Mortgaged Property Information	1
Number of Mortgaged Properties	1
Location (City/State)	Doral, Florida
Property Type	Retail
Size (SF)	97,456
Total Occupancy as of 9/18/2017	100.0%
Owned Occupancy as of 9/18/2017	100.0%
Year Built / Latest Renovation	2003 / NAP
Appraised Value	\$39,000,000
Underwritten Revenues	\$3,257,062
Underwritten Expenses	\$925,346
Underwritten Net Operating Income (NOI)	\$2,331,716
Underwritten Net Cash Flow (NCF)	\$2,227,144
Cut-off Date LTV Ratio	63.8%
Maturity Date LTV Ratio	63.8%
DSCR Based on Underwritten NOI / NCF	2.04x / 1.95x
Debt Yield Based on Underwritten NOI / NCF	9.4% / 8.9%

Mortgage Loan Info	Mortgage Loan Information					
Loan Seller		GSMC				
Cut-off Date Principal Balance		\$24,900,000				
Cut-off Date Principal Balance per SF		\$255.50				
Percentage of Initial Pool Balance		2.8%				
Number of Related Mortgage Loans		None				
Type of Security	Fee Simple a	and Leasehold				
Mortgage Rate		4.5285%				
Original Term to Maturity (Months)		120				
Original Amortization Term (Months)		NAP				
Original Interest Only Period (Months)		120				
Borrower Sponsor <sup>(1)</sup>	I	Brian Schmier				
Escrows						
	Upfront	Monthly				
Taxes	\$36,812	\$12,271				
Insurance	\$26,747	\$7,018				
Replacement Reserves	\$0	\$1,218				
TI/LC	\$0	\$8,333				
Other <sup>(2)</sup>	\$424,600	\$0				

Sources	and	Uses
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Sources	\$	%	Uses	\$	%
Loan Amount	\$24,900,000	63.6%	Purchase Price	\$38,250,000	97.8%
Principal's New Cash Contribution	14,228,231	36.4	Reserves	488,159	1.2
			Closing Costs	390,072	1.0
Total Sources	\$39,128,231	100.0%	Total Uses	\$39,128,231	100.0%

The following table presents certain information relating to the major tenants (of which, certain tenants may have cotenancy provisions) at the Doral Plaza Property:

## Ten Largest Tenants Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P) <sup>(1)</sup>	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent \$ per SF	Lease Expiration	Tenant Sales \$ per SF <sup>(2)</sup>	Occupancy Cost	Renewal / Extension Options
Office Depot	NR / NR / B	16,175	16.6%	\$414,889	16.8%	\$25.65	8/31/2019	NA	NA	3, 5-year options
Bed Bath & Beyond	NR / Baa2 / BBB	28,053	28.8	378,716	15.4	13.50	1/31/2020	\$373	6.7%	4, 5-year options
Pier 1 Imports	NR/NR/B	10,582	10.9	301,587	12.2	28.50	2/28/2021	NA	NA	2, 5-year options
Petco	NR / NR / B-	11,033	11.3	297,891	12.1	27.00	1/31/2023	NA	NA	2, 5-year options
Party City	NR / NR / NR	10,930	11.2	277,715	11.3	25.41	9/30/2019	\$276	12.3%	1, 5-year option
Fuddruckers	NR/NR/NR	6,000	6.2	211,942	8.6	35.32	4/30/2019	\$665	7.0%	3, 5-year options
Sprint	B+ / B3 / B	3,622	3.7	151,581	6.2	41.85	12/31/2020	NA	NA	NA
Moe's Southwest Grill	NR / NR / NR	2,400	2.5	94,386	3.8	39.33	5/31/2019	\$684	7.1%	2, 5-year options
Sally Beauty Supply	NR / NR / BB+	1,592	1.6	64,173	2.6	40.31	1/31/2021	\$588	8.6%	NA
Starbucks	A- / A3 / A-	1,402	1.4	59,375	2.4	42.35	3/31/2019	NA	NA	3, 5-year options
Ten Largest Tenants		91,789	94.2%	\$2,252,254	91.4%	\$24.54				
Remaining Owned Tenants		5,667	5.8	211,952	8.6	37.40				
Vacant Spaces (Owned Space)		0	0.0	0	0.0	0.00				
Totals / Wtd. Avg. Tenants		97,456	100.0%	\$2,464,205	100.0%	\$25.29				

Brian Schmier is the non-recourse carveout guarantor under the Doral Plaza Loan.

Other reserve represents a deferred maintenance reserve primarily to replace roofing at the Doral Plaza Property.

Certain ratings are those of the parent company whether or not the parent guarantees the lease.

Sales information presented with respect to the Doral Plaza Property is based upon information provided by the borrowers and in certain instances, sales figures represent estimates as tenants are not required to report, or otherwise may not have timely reported sales. The borrowers do not independently verify sales information because such information is self-

The following table presents certain information relating to the lease rollover schedule at the Doral Plaza Property based on initial lease expiration dates:

## Lease Expiration Schedule(1)

Year Ending December 31,	Expiring Owned GLA	% of Owned GLA	Cumulative % of Owned GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent \$ per SF	# of Expiring Leases
MTM	0	0.0%	0.0%	\$0	0.0%	\$0.00	0
2018	0	0.0	0.0%	0	0.0	0.00	0
2019	41,275	42.4	42.4%	1,216,349	49.4	29.47	8
2020	31,675	32.5	74.9%	530,296	21.5	16.74	2
2021	12,174	12.5	87.3%	365,760	14.8	30.04	2
2022	0	0.0	87.3%	0	0.0	0.00	0
2023	11,033	11.3	98.7%	297,891	12.1	27.00	1
2024	1,299	1.3	100.0%	53,909	2.2	41.50	1
2025	0	0.0	100.0%	0	0.0	0.00	0
2026	0	0.0	100.0%	0	0.0	0.00	0
2027	0	0.0	100.0%	0	0.0	0.00	0
2028	0	0.0	100.0%	0	0.0	0.00	0
2029 & Thereafter	0	0.0	100.0%	0	0.0	0.00	0
Vacant	0	0.0	100.0%	0	0.0	0.00	0
Total / Wtd. Avg.	97,456	100.0%		\$2,464,205	100.0%	\$25.29	14

Calculated based on approximate square footage occupied by each Owned Tenant.

The following table presents certain information relating to historical occupancy at the Doral Plaza Property:

## Historical Leased %(1)

2014	2015	2016	As of 9/18/2017
100.0%	100.0%	100.0%	100.0%

<sup>(1)</sup> As provided by the borrowers and reflects average occupancy for the indicated year ended December 31 unless specified otherwise.

Operating History and Underwritten Net Cash Flow. The following table presents certain information relating to the historical operating performance and the Underwritten Net Cash Flow at the Doral Plaza Property:

## Cash Flow Analysis<sup>(1)</sup>

	2015	2016	Annualized T11 Ending 11/30/2017	Underwritten <sup>(2)</sup>	Underwritten \$ per SF
Base Rent	\$2,335,876	\$2,391,995	\$2,438,527	\$2,464,205	\$25.29
Overage / Percentage Rent	111,602	101,492	96,980	96,980	1.00
Total Reimbursement Revenue	725,002	799,347	824,815	855,656	8.78
Other Revenue	11,129	7,774	7,898	7,774	0.08
Gross Revenue	3,183,609	3,300,608	3,368,220	3,424,616	35.14
Less Vacancy Loss	0	0	0	(167,554)	(1.72)
Effective Gross Income	\$3,183,609	\$3,300,608	\$3,368,220	\$3,257,062	\$33.42
Total Operating Expenses	\$817,724	\$890,470	\$907,456	\$925,346	\$9.50
Net Operating Income	\$2,365,885	\$2,410,138	\$2,460,764	\$2,331,716	\$23.93
TI/LC	0	0	0	89,953	0.92
Capital Expenditures	0	0	0	14,618	0.15
Net Cash Flow	\$2,365,885	\$2,410,138	\$2,460,764	\$2,227,144	\$22.85

Certain items such as straight line rent, interest expense, interest income, lease cancellation income, depreciation, amortization, debt service payments and any other non-recurring or non-operating items were excluded from the historical presentation and are not considered for the underwritten cash flow.

Underwritten cash flow based on contractual rents as of September 18, 2017 and contractual rent steps through December 31, 2018.