

# HEINZ 57 CENTER

Mortgaged Property Information		Mortgage Loan Information	
Number of Mortgaged Properties	1	Loan Seller	SMF I
Location (City/State)	Pittsburgh, Pennsylvania	Cut-off Date Principal Balance <sup>(3)</sup>	\$25,944,493
Property Type	Office	Cut-off Date Principal Balance per SF <sup>(2)</sup>	\$108.40
Size (SF)	699,610	Percentage of Initial Pool Balance	2.2%
Total Occupancy as of 11/16/2015 <sup>(1)</sup>	95.6%	Number of Related Mortgage Loans	None
Owned Occupancy as of 11/16/2015 <sup>(1)</sup>	95.6%	Type of Security	Fee Simple
Year Built / Latest Renovation	1913 / 1999	Mortgage Rate	4.99000%
Appraised Value	\$110,600,000	Original Term to Maturity (Months)	120
		Original Amortization Term (Months)	360
		Original Interest Only Period (Months)	NAP
		Borrower Sponsor <sup>(4)</sup>	William Rudolph and Charles Perlow
Underwritten Revenues	\$11,974,125	<b>Escrows</b>	
Underwritten Expenses	\$4,669,980		
Underwritten Net Operating Income (NOI)	\$7,304,146		
Underwritten Net Cash Flow (NCF)	\$6,364,224		
Cut-off Date LTV Ratio <sup>(2)</sup>	68.6%		
Maturity Date LTV Ratio <sup>(2)</sup>	56.5%		
DSCR Based on Underwritten NOI / NCF	1.49x / 1.30x		
Debt Yield Based on Underwritten NOI / NCF	9.6% / 8.4%		

Sources and Uses				
Sources	\$	%	Uses	%
Loan Combination Amount	\$76,000,000	100.0%	Loan Payoff	\$66,850,701 88.0%
			Reserves	6,935,957 9.1
			Principal Equity Distribution	1,271,838 1.7
			Closing Costs	941,504 1.2
Total Sources	\$76,000,000	100.0%	Total Uses	\$76,000,000 100.0%

- (1) Heinz currently leases 309,623 square feet (approximately 44.3% of the net rentable area) at the property. However, Heinz vacated the Heinz 57 Center property between mid-2013 and early 2014 and does not currently occupy any of its leased space. Heinz does not have any termination options and continues to pay rent under its lease which expires on July 31, 2026. Occupancy was calculated on the basis of Heinz still occupying the leased space for which it pays rent. Occupancy without regard to the vacant Heinz space is 51.4%. Approximately 53.1% of the Heinz space is subleased through 2026 which equates to an occupancy rate of 74.9%.
- (2) Calculated on the aggregate outstanding principal balance of the Heinz 57 Center loan combination of \$76,000,000.
- (3) The Cut-off Date Principal Balance of \$25,944,493 is evidenced by note A-2 (a non-controlling note), which is part of a \$76,000,000 loan combination evidenced by two *pari passu* notes. The controlling *pari passu* companion loan evidenced by note A-1 has a principal balance of \$49,893,255 as of the Cut-off Date, and was contributed to the JPMCC 2015-JP1 securitization.
- (4) William Rudolph and Charles Perlow are the guarantors of the non-recourse carveouts under the Heinz 57 Center Loan.
- (5) TI/LC reserves are capped at \$1,600,000.
- (6) Other reserves represent a Heinz rollover reserve related to future tenant improvements and leasing commissions related to the Heinz leased space.

## HEINZ 57 CENTER

The following table presents certain information relating to the tenants at the Heinz 57 Center Property:

### Ten Largest Owned Tenants Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P)	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent \$ per SF	Lease Expiration	Renewal / Extension Options
Heinz <sup>(1)</sup>	BBB- / Baa3 / NR	309,623	44.3%	\$6,822,743	61.0%	\$22.04	7/31/2026	(2)
BDO USA, LLP	NR / NR / NR	63,179	9.0	1,405,733	12.6	22.25	8/31/2025	2, 5-year options
Port Authority of Allegheny County	NR / NR / NR	70,575	10.1	1,164,488	10.4	16.50	6/30/2020	1, 5-year option
Burlington Coat Factory <sup>(3)</sup>	NR / NR / NR	140,509	20.1	600,000	5.4	4.27	3/31/2024	NA
University of Pittsburgh Medical Center	NR / NR / NR	16,806	2.4	358,640	3.2	21.34	5/31/2018	2, 5-year options
Duquesne Club Fitness Center	NR / NR / NR	36,417	5.2	226,239	2.0	6.21	5/30/2020	1, 6-year option
Rite Aid	B / B3 / B	10,570	1.5	200,830	1.8	19.00	10/31/2019	1, 5-year option
Robert Morris University <sup>(4)</sup>	NR / Baa3 / NR	6,538	0.9	137,298	1.2	21.00	9/30/2022	2, 5-year options
The PA Bar Institute	NR / NR / NR	5,626	0.8	115,333	1.0	20.50	5/31/2018	2, 5-year options
Canadian Fur Company	NR / NR / NR	4,958	0.7	42,067	0.4	8.48	1/31/2016	NA
<b>Ten Largest Owned Tenants</b>		<b>664,801</b>	<b>95.0%</b>	<b>\$11,073,371</b>	<b>99.0%</b>	<b>\$16.66</b>		
Remaining Owned Tenants		4,351	0.6	112,857	1.0	25.94		
Vacant		30,458	4.4	0	0.0	0.00		
<b>Total / Wtd. Avg. All Owned Tenants</b>		<b>699,610</b>	<b>100.0%</b>	<b>\$11,186,228</b>	<b>100.0%</b>	<b>\$16.72</b>		

- (1) Heinz currently leases 309,623 square feet (approximately 44.3% of the net rentable area) at the property. However, Heinz vacated the Heinz 57 Center property between mid-2013 and early 2014 and does not currently occupy any of its leased space. Heinz does not have any termination options and continues to pay rent under its lease which expires on July 31, 2026. Occupancy was calculated on the basis of Heinz still occupying the leased space for which it pays rent. Occupancy without regard to the vacant Heinz space is 51.4%. Approximately 53.1% of the Heinz space is subleased through 2026 which equates to an occupancy rate of 74.9%.
- (2) Heinz has one, 5-year renewal option and one, 4-year renewal option.
- (3) Burlington Coat Factory has the right to terminate its lease with six months' notice if certain sales thresholds are not achieved. Average gross sales for Burlington Coat Factory are below the threshold and Burlington Coat Factory currently has the right to terminate its lease at any time.
- (4) Robert Morris University has the right to terminate its lease on October 1, 2017 or on October 1, 2019 with payment of a termination fee equal to unamortized landlord costs.

The following table presents the lease rollover schedule at the Heinz 57 Center Property, based on initial lease expiration dates:

### Lease Expiration Schedule<sup>(1)</sup>

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	1,380	0.2%	0.2%	\$30,677	0.3%	\$22.23	1
2016	4,958	0.7	0.9%	42,067	0.4	8.48	1
2017	0	0.0	0.9%	0	0.0	0.00	0
2018	22,432	3.2	4.1%	473,973	4.2	21.13	2
2019	10,570	1.5	5.6%	200,830	1.8	19.00	1
2020	109,963	15.7	21.3%	1,472,907	13.2	13.39	5
2021	0	0.0	21.3%	0	0.0	0.00	0
2022	6,538	0.9	22.3%	137,298	1.2	21.00	1
2023	0	0.0	22.3%	0	0.0	0.00	0
2024	140,509	20.1	42.4%	600,000	5.4	4.27	1
2025	63,179	9.0	51.4%	1,405,733	12.6	22.25	1
2026	309,623	44.3	95.6%	6,822,743	61.0	22.04	1
2027 & Thereafter	0	0.0	95.6%	0	0.0	0.00	0
Vacant	30,458	4.4	100.0%	0	0.0	0.00	0
<b>Total / Wtd. Avg.</b>	<b>699,610</b>	<b>100.0%</b>		<b>\$11,186,228</b>	<b>100.0%</b>	<b>\$16.72</b>	<b>14</b>

- (1) Calculated based on approximate square footage occupied by each Owned Tenant.

The following table presents certain information relating to historical leasing at the Heinz 57 Center Property:

## Historical Leased %<sup>(1)</sup>

	2012	2013	2014	As of 11/16/2015 <sup>(2)</sup>
Owned Space	95.0%	94.0%	94.0%	95.6%

(1) As provided by the borrower and represents occupancy as of December 31 for the indicated year unless otherwise stated.

(2) Heinz currently leases 309,623 square feet (approximately 44.3% of the net rentable area) at the property. However, Heinz vacated the Heinz 57 Center property between mid-2013 and early 2014 and does not currently occupy any of its leased space. Heinz does not have any termination options and continues to pay rent under its lease which expires on July 31, 2026. Occupancy was calculated on the basis of Heinz still occupying the leased space for which it pays rent. Occupancy without regard to the vacant Heinz space is 51.4%. Approximately 53.1% of the Heinz space is subleased through 2026 which equates to an occupancy rate of 74.9%.

- **Operating History and Underwritten Net Cash Flow.** The following table presents certain information relating to the Underwritten Net Cash Flow at the Heinz 57 Center Property:

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

	2012	2013	2014	TTM 9/30/2015	Underwritten <sup>(2)</sup>	Underwritten \$ per SF
Base Rent	\$10,844,042	\$10,856,168	\$10,813,013	\$10,961,939	\$11,186,228	\$15.99
Contractual Rent Steps	0	0	0	0	0	0.00
Gross Up Vacancy	0	0	0	0	807,056	1.15
Total Rent	\$10,844,042	\$10,856,168	\$10,813,013	\$10,961,939	\$11,993,284	\$17.14
Total Reimbursables	541,962	627,312	643,683	656,899	704,743	1.01
Other Income <sup>(3)</sup>	158,786	174,566	90,470	83,155	83,155	0.12
Vacancy & Credit Loss	0	0	0	0	(807,056)	(1.15)
Effective Gross Income	\$11,544,790	\$11,658,046	\$11,547,166	\$11,701,993	\$11,974,125	\$17.12
Total Operating Expenses	\$4,448,690	\$4,577,365	\$4,372,085	\$4,447,147	\$4,669,980	\$6.68
<b>Net Operating Income</b>	<b>\$7,096,100</b>	<b>\$7,080,681</b>	<b>\$7,175,081</b>	<b>\$7,254,846</b>	<b>\$7,304,146</b>	<b>\$10.44</b>
TI/LC	0	0	0	0	800,000	1.14
Capital Expenditures	0	0	0	0	139,922	0.20
<b>Net Cash Flow</b>	<b>\$7,096,100</b>	<b>\$7,080,681</b>	<b>\$7,175,081</b>	<b>\$7,254,846</b>	<b>\$6,364,224</b>	<b>\$9.10</b>

(1) 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.

(2) Underwritten Base Rent based on the in place rent roll dated November 16, 2015.

(3) Other Income includes storage rent, conference room rent, tenant services and other miscellaneous items.