

## Mortgage Loan No. 14 — Bayshore Mall

### Mortgage Loan Information

Mortgage Loan Seller:	Column
Original Principal Balance <sup>(1)</sup> :	\$23,500,000
Cut-off Date Principal Balance <sup>(1)</sup> :	\$23,500,000
% of Pool by IPB:	1.9%
Loan Purpose:	Refinance
Borrower:	Bay Shore Mall, LP
Sponsor:	Rouse Properties, LP
Interest Rate:	3.9620%
Note Date:	10/15/2014
Maturity Date:	11/6/2024
Interest-only Period:	36 months
Original Term:	120 months
Original Amortization:	360 months
Amortization Type:	IO-Balloon
Call Protection:	L(28),Def(88),O(4)
Lockbox:	Hard
Additional Debt <sup>(1)</sup> :	Yes
Additional Debt Balance <sup>(1)</sup> :	\$23,000,000
Additional Debt Type <sup>(1)</sup> :	Pari Passu
Additional Future Debt Permitted:	No

### Escrows and Reserves

	Initial	Monthly	Initial Cap
Taxes:	\$43,588	\$7,072	N/A
Insurance <sup>(4)</sup> :	\$0	Springing	N/A
Replacement Reserves:	\$9,844	\$9,844	\$236,259
TI/LC:	\$14,696	\$14,696	\$176,356
Holdback <sup>(5)</sup> :	\$2,472,461	\$0	N/A
Deferred Maintenance:	\$1,210	N/A	N/A

### Sources and Uses

Sources	Proceeds	% of Total
Mortgage Loan <sup>(1)</sup>	\$46,500,000	100.0%
<b>Total Sources</b>	<b>\$46,500,000</b>	<b>100.0%</b>

### Property Information

Single Asset / Portfolio:	Single Asset
Title:	Fee & Leasehold
Property Type - Subtype:	Retail - Regional Mall
Net Rentable Area (SF) <sup>(2)</sup> :	515,912
Location:	Eureka, CA
Year Built / Renovated:	1987 / 2013
Occupancy <sup>(3)</sup> :	88.9%
Occupancy Date:	1/31/2015
Number of Tenants:	67
2011 NOI:	N/A
2012 NOI:	\$2,638,339
2013 NOI:	\$3,707,261
2014 NOI:	\$4,614,818
UW Economic Occupancy:	82.2%
UW Revenues:	\$7,685,398
UW Expenses:	\$2,966,592
UW NOI:	\$4,718,806
UW NCF:	\$4,309,051
Appraised Value / PSF:	\$69,000,000 / \$134
Appraisal Date:	9/2/2014

### Financial Information<sup>(1)</sup>

Cut-off Date Loan / SF:	\$90
Maturity Date Loan / SF:	\$78
Cut-off Date LTV:	67.4%
Maturity Date LTV:	58.2%
UW NCF DSCR:	1.62x
UW NOI Debt Yield:	10.1%

Uses	Proceeds	% of Total
Return of Equity	\$43,251,531	93.0%
Upfront Reserves	2,541,799	5.5
Closing Costs	706,669	1.5
<b>Total Uses</b>	<b>\$46,500,000</b>	<b>100.0%</b>

- (1) The Bayshore Mall loan is part of a loan evidenced by two *pari passu* notes with an aggregate original principal balance of \$46.5 million. The financial information presented in the chart above reflects the cut-off date balance of the \$46.5 million Bayshore Mall Whole Loan.
- (2) The owned collateral of 515,912 SF on 60.29 acres excludes Kohl's (59,235 SF, LXD 12/2056, NYSE:KSS, BBB S&P, Baa1 Moody's, BBB+ Fitch), which is owned by a third party.
- (3) The property is 88.9% leased by 67 tenants (82.4% leased excluding temporary tenants). Three new tenants representing 7.2% of the collateral (Staples 2.4%, Planet Fitness 3.9%, Salt Tree 1.0%) have executed leases but are not yet in occupancy.
- (4) Monthly insurance escrow is waived so long as (1) no event of default is continuing and (2) borrower provides evidence that blanket policies are in effect.
- (5) Holdback (Unfunded Obligations Reserve) – The borrower funded a reserve for tenant improvements, tenant allowances and leasing commissions of \$2,472,461 for Planet Fitness.

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**The Loan.** Bayshore Mall is secured by a fee and leasehold interest in a 515,912 SF regional mall located on 65.8 acres in Eureka, California. The owned collateral of 515,912 SF on 60.29 acres excludes Kohl's (59,235 SF, LXD 12/2056, NYSE:KSS, BBB S&P, Baa1 Moody's, BBB+ Fitch). The whole loan has an outstanding principal balance of \$46.5 million (the "Bayshore Mall Whole Loan"), which is comprised of two *pari passu* notes, Note A-1 and Note A-2. Note A-1 has an outstanding principal balance as of the cut-off date of \$23.5 million and is being contributed to the CSAIL 2015-C1 Commercial Mortgage Trust. Note A-2 has an outstanding principal balance as of the cut-off date of \$23.0 million and is expected to be contributed to a future securitization trust. The holder of Note A-1 (the "Controlling Noteholder") will be the trustee of the CSAIL 2015-C1 Commercial Mortgage Trust. The trustee of the CSAIL 2015-C1 Commercial Trust (or, prior to the occurrence and continuance of a control termination event, the controlling class representative) will be entitled to exercise all of the rights of the Controlling Noteholder with respect to the Bayshore Mall Whole Loan; however, the holder of Note A-2 will be entitled, under certain circumstances, to consult with respect to certain major decisions. The Bayshore Mall Whole Loan has a 10-year term and, subsequent to a 36 month interest-only period, will amortize on a 30-year schedule.

**The Borrower.** The borrowing entity is Bay Shore Mall, LP, a bankruptcy remote special purpose entity formed for the sole purpose of owning and operating the subject property.

**The Sponsor.** The loan sponsor and nonrecourse carve-out guarantor is Rouse Properties, LP ("Rouse"). Rouse is a subsidiary of Rouse Properties, Inc. (NYSE:RSE), a public retail real estate investment trust based in New York, with a current market cap of approximately \$950 million as of September 26, 2014. The current Rouse portfolio contains 36 malls in 22 states, totaling 25.5 million SF, of which 11.9 million SF are malls and free-standing assets. As of December 31, 2013, Rouse reported total assets of \$2.02 billion and net equity of \$455.3 million.

**The Property.** The property is a 515,912 SF (collateral only) enclosed regional mall located on 60.29 acres. The development contains four one-story buildings consisting of a main mall building with three attached anchor store tenant buildings occupied by Sears (87,939 SF), Wal-Mart (73,270 SF), and Kohl's (59,235 SF, non-collateral). There is also a ground leased McDonald's outparcel. The buildings were constructed in two phases in 1987 and 1989, and a \$2.5 million renovation was completed in December 2013. The borrower ground leases the northernmost portion of the site from the City of Eureka for overflow parking, which commenced August 19, 1992 and expires August 18, 2047. The total ground rent is \$520,140 for the entire term and has been fully paid. The number of parking spaces at the property is 2,680, resulting in a parking ratio of approximately 5.21 spaces per 1,000 SF of net rentable area.

As of January 31, 2015, the property was 88.9% leased by 67 tenants (82.4% leased excluding temporary tenants). Anchors at the property include Sears (87,939 SF), Wal-Mart (73,270 SF) and Kohl's (59,235 SF, non-collateral). Junior anchors at the property include, Bed Bath & Beyond (25,759 SF), Ross Dress for Less (25,657 SF), T.J. Maxx (21,098 SF), Planet Fitness 3Q15 (20,000 SF), Petco (15,067 SF), Staples 4Q15 (12,406 SF) ULTA (11,735 SF), Pier 1 Imports (10,942 SF) and The Sports Authority (10,006 SF). Junior anchors are located along the front side of the mall. In addition to its anchors and junior anchors, the property's in-line tenants include national tenants such as Victoria's Secret, Foot Locker, Rue 21, Zumiez, Kay Jewelers, The Children's Place, and others. Gross mall sales for all tenants that reported as of the trailing-twelve-month period ending on December, 2014 were approximately \$147.21 million.

**The Market.** Bayshore Mall is located approximately 2 miles southwest of the central business district/Old Town in Eureka, California. Eureka, California is along the pacific coast in northern California. Primary access to the property is from Highway 101, the primary north/south commercial arterial for the northern California coast connecting with San Francisco to the south and Oregon to the north. Secondary access is from Harris Street, the primary east/west arterial in central/southern Eureka. Neighborhood area land uses consist of a mix of retail, hospitality and commercial businesses along Highway 101 to the north and south, with mostly residential uses to the east. The property and surrounding retail development, comprise the primary retail hub for this portion of northern California. According to Co-Star, for the second quarter 2014, there were 44 retail centers totaling approximately 2.0 million SF within 20 miles of the property, mostly located along Highway 101. The average vacancy rate for these centers was 3.6%, down from 5.2% in 2013. The average asking rental rate is \$10.52 PSF, a 4.1% increase from \$10.11 PSF for 2013. Per the appraiser, there is no new competition either proposed or under construction in the subject area. The

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appraiser estimates that the property's primary trade area extends to a 40 mile radius, and secondary trade area spans a 60-mile radius. In January 2014, approximately 53,100 households with an average household income of approximately \$54,600 are located within the primary trade area.

### Historical In-line Sales and Occupancy Costs<sup>(1)</sup>

	2012	2013	TTM <sup>(2)</sup>
In-line Sales PSF <sup>(3)</sup>	\$317	\$325	\$337
Occupancy Costs	8.7%	11.1%	11.6%

- (1) In-line Sales PSF and Occupancy Costs are for comparable tenants less than 10,000 SF reporting at least 12 months of sales.
- (2) TTM In-line Sales PSF and Occupancy Costs represent the trailing twelve months ending on December 31, 2014. Historical In-line Sales PSF and Occupancy Costs are for comparable tenants as reported by the sponsor.
- (3) In-line Sales PSF excludes cell phone retailers, personal services, the tenant Avenue, Radio Shack and Wet Seal due to pending bankruptcy, and excludes temporary tenants that do not report sales.

### Tenant Summary<sup>(1)</sup>

Tenant	Ratings Moody's/S&P/Fitch <sup>(2)</sup>	Net Rentable Area (SF)	% of Total NRA	Base Rent PSF	Sales PSF <sup>(3)</sup>	Occupancy Costs <sup>(3)(4)</sup>	Lease Expiration Date
Sears	Caa1/CCC+ / CC	87,939	17.0%	\$3.25	N/A	N/A	11/30/2019
Wal-Mart	Aa2 / AA / AA	73,270	14.2%	\$4.00	N/A	N/A	6/3/2022
Bed Bath & Beyond	Baa1 / A- / NA	25,759	5.0%	\$9.00	\$192	5.5%	1/31/2019
Ross Dress for Less	A3 / A- / NA	25,657	5.0%	\$10.61	\$365	4.3%	1/31/2020
T.J. Maxx	A3 / A+ / NA	21,098	4.1%	\$9.28	N/A	N/A	8/31/2023
Planet Fitness <sup>(5)</sup>	B1 / NA / NA	20,000	3.9%	\$11.25	N/A	N/A	11/30/2024
Petco	B3 / B / NA	15,067	2.9%	\$15.25	\$270	6.8%	9/30/2024
Bounce- A-Palooza	NA / NA / NA	15,000	2.9%	\$4.22	\$21	20.5%	9/30/2015
Staples <sup>(6)</sup>	Baa2/BBB-/BBB-	12,406	2.4%	\$16.00	N/A	N/A	11/30/2024
ULTA	NA / NA / NA	11,735	2.3%	\$19.50	N/A	N/A	2/29/2024
Pier 1 Imports	B1 / B+ / NA	10,942	2.1%	\$16.10	N/A	N/A	6/30/2016

- (1) Based on the underwritten rent roll dated January 31, 2015.
- (2) Ratings provided are for the parent company of the entity listed in the "Tenant" field whether or not the parent company guarantees the lease.
- (3) Sales PSF and Occupancy Costs represent sales for the trailing twelve-month period ending on December 31, 2014.
- (4) Occupancy Costs exclude utility charges.
- (5) Planet Fitness has a signed lease and is expected to open for business in Q3 2015.
- (6) Staples has signed a lease but will not take occupancy until Q4 2015.

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

Year	Number of Leases Expiring	Net Rentable Area Expiring	% of NRA Expiring	Base Rent Expiring	% of Base Rent Expiring	Cumulative Net Rentable Area Expiring	Cumulative % of NRA Expiring	Cumulative Base Rent Expiring	Cumulative % of Base Rent Expiring
Vacant	NAP	57,079	11.1%	NAP	NAP	57,079	11.1%	NAP	NAP
2015	3	17,222	3.3%	88,360	1.7%	74,301	14.4%	88,360	1.7%
2016	14	25,930	5.0%	623,213	11.7%	100,231	19.4%	711,573	13.4%
2017	16	45,330	8.8%	430,718	8.1%	145,561	28.2%	1,142,290	21.5%
2018	6	18,433	3.6%	465,448	8.8%	163,994	31.8%	1,607,738	30.2%
2019	8	136,084	26.4%	1,103,053	20.8%	300,078	58.2%	2,710,791	51.0%
2020	4	30,700	6.0%	461,587	8.7%	330,778	64.1%	3,172,379	59.7%
2021	2	7,611	1.5%	96,592	1.8%	338,389	65.6%	3,268,971	61.5%
2022	1	73,270	14.2%	293,080	5.5%	411,659	79.8%	3,562,051	67.0%
2023	7	33,039	6.4%	649,929	12.2%	444,698	86.2%	4,211,980	79.2%
2024	5	69,214	13.4%	1,037,193	19.5%	513,912	99.6%	5,249,173	98.8%
2025 & beyond	1	2,000	0.4%	66,400	1.2%	515,912	100.0%	5,315,573	100.0%
<b>Total</b>	<b>67</b>	<b>515,912</b>	<b>100.0%</b>	<b>5,315,573</b>	<b>100.0%</b>				

(1) Based on the underwritten rent roll.

### Operating History and Underwritten Net Cash Flow

	2012	2013	2014 <sup>(1)</sup>	Underwritten	PSF	% <sup>(2)</sup>
Rents in Place <sup>(3)</sup>	\$3,573,670	\$3,874,808	\$4,794,235	\$5,315,573	\$10.30	56.9%
Vacant Income	0	0	0	1,228,146	2.38	13.1%
Percentage Rent	73,266	218,713	117,863	146,356	0.28	1.6%
<b>Gross Potential Rent</b>	<b>\$3,646,936</b>	<b>\$4,093,521</b>	<b>\$4,912,098</b>	<b>\$6,690,076</b>	<b>\$12.97</b>	<b>71.6%</b>
Total Reimbursements	1,115,343	1,455,546	1,750,310	1,935,158	3.75	20.7%
Other Income	722,507	693,696	704,089	723,452	1.40	7.7%
<b>Net Rental Income</b>	<b>\$5,484,786</b>	<b>\$6,242,763</b>	<b>\$7,366,497</b>	<b>\$9,348,686</b>	<b>\$18.12</b>	<b>100.0%</b>
(Vacancy/Collection Loss)	(1,846)	(26,803)	(22,526)	(1,663,288)	(3.22)	(17.8%)
<b>Effective Gross Income</b>	<b>\$5,482,940</b>	<b>\$6,215,960</b>	<b>\$7,343,971</b>	<b>\$7,685,398</b>	<b>\$14.90</b>	<b>82.2%</b>
<b>Total Expenses</b>	<b>\$2,844,601</b>	<b>\$2,508,699</b>	<b>\$2,729,153</b>	<b>\$2,966,592</b>	<b>\$5.75</b>	<b>38.6%</b>
<b>Net Operating Income</b>	<b>\$2,638,339</b>	<b>\$3,707,261</b>	<b>\$4,614,818</b>	<b>\$4,718,806</b>	<b>\$9.15</b>	<b>61.4%</b>
Non-Recurring Item	411,598	232,628	0	0	0.00	0.0%
Total TI/LC, Capex/RR	0	0	0	409,755	0.79	5.3%
<b>Net Cash Flow</b>	<b>\$2,226,741</b>	<b>\$3,474,633</b>	<b>\$4,614,818</b>	<b>\$4,309,051</b>	<b>\$8.35</b>	<b>56.1%</b>

(1) The 2014 column represents the trailing twelve months ending on December 31, 2014.

(2) Percentage column represents percent of Net Rental Income for all revenue lines and represents percent of Effective Gross Income for the remainder of fields.

(3) UW Rents in Place include rent bumps applied to tenant rents through December 31, 2015 amounting to \$52,636.