

## Mortgage Loan No. 13 — 6-8 West 28th Street

### Mortgage Loan Information

<b>Mortgage Loan Seller:</b>	Natixis
<b>Original Principal Balance:</b>	\$26,000,000
<b>Cut-off Date Principal Balance:</b>	\$26,000,000
<b>% of Pool by IPB:</b>	2.7%
<b>Loan Purpose:</b>	Refinance
<b>Borrower:</b>	JTRE Nomad 8 W 28th LLC
<b>Sponsor:</b>	Jack Terzi
<b>Interest Rate:</b>	4.4100%
<b>Note Date:</b>	8/11/2017
<b>Maturity Date:</b>	9/6/2027
<b>Interest-only Period:</b>	120 months
<b>Original Term:</b>	120 months
<b>Original Amortization:</b>	None
<b>Amortization Type:</b>	Interest Only
<b>Call Protection:</b>	L(31), Def(85), O(4)
<b>Lockbox:</b>	Springing
<b>Additional Debt:</b>	No
<b>Additional Debt Balance:</b>	N/A
<b>Additional Debt Type:</b>	N/A
<b>Additional Future Debt Permitted:</b>	No

### Escrows and Reserves

	Initial	Monthly	Initial Cap
<b>Taxes:</b>	\$42,000	\$13,981	N/A
<b>Insurance:</b>	\$27,300	\$2,244	N/A
<b>Replacement Reserves<sup>(2)</sup>:</b>	\$0	\$333	\$11,970
<b>TI/LC<sup>(3)</sup>:</b>	\$0	\$3,325	\$119,700
<b>Free Rent Reserve:</b>	\$236,567	\$0	N/A
<b>Deferred Maintenance:</b>	\$26,875	\$0	N/A
<b>Elevator Work Reserve:</b>	\$170,625	\$0	N/A

### Sources and Uses

Sources	Proceeds	% of Total
<b>Mortgage Loan</b>	\$26,000,000	100.0%
<b>Total Sources</b>	<b>\$26,000,000</b>	<b>100.0%</b>

### Property Information

<b>Single Asset / Portfolio:</b>	Single Asset
<b>Title:</b>	Fee
<b>Property Type - Subtype:</b>	Mixed Use – Office/Retail
<b>Net Rentable Area (SF):</b>	26,600
<b>Location:</b>	New York, NY
<b>Year Built / Renovated:</b>	1915, 1920 / 2017
<b>Occupancy:</b>	100.0%
<b>Occupancy Date:</b>	2/1/2018
<b>Number of Tenants:</b>	5
<b>2014 NOI<sup>(1)</sup>:</b>	N/A
<b>2015 NOI<sup>(1)</sup>:</b>	N/A
<b>2016 NOI<sup>(1)</sup>:</b>	N/A
<b>2017 NOI<sup>(1)</sup>:</b>	\$815,132
<b>UW Economic Occupancy:</b>	95.0%
<b>UW Revenues:</b>	\$2,297,496
<b>UW Expenses:</b>	\$303,371
<b>UW NOI<sup>(1)</sup>:</b>	\$1,994,125
<b>UW NCF:</b>	\$1,950,235
<b>Appraised Value / Per SF:</b>	\$40,500,000 / \$1,523
<b>Appraisal Date:</b>	2/28/2018

### Financial Information

<b>Cut-off Date Loan / SF:</b>	\$977
<b>Maturity Date Loan / SF:</b>	\$977
<b>Cut-off Date LTV:</b>	64.2%
<b>Maturity Date LTV:</b>	64.2%
<b>UW NOI DSCR:</b>	1.72x
<b>UW NCF DSCR:</b>	1.68x
<b>UW NOI Debt Yield:</b>	7.7%
<b>UW NCF Debt Yield:</b>	7.5%

Uses	Proceeds	% of Total
<b>Payoff Existing Debt</b>	\$18,007,461	69.3%
<b>Return of Equity</b>	6,807,491	26.2
<b>Upfront Reserves</b>	503,367	1.9
<b>Closing Costs</b>	681,681	2.6
<b>Total Uses</b>	<b>\$26,000,000</b>	<b>100.0%</b>

- (1) The property was acquired in 2015, and subsequently underwent an extensive renovation, which was completed in 2017. Historical financial information was unavailable. The increase in UW NOI from 2017 NOI is primarily due to new leases signed in 2017, free rent in 2017 (all outstanding free rent was reserved) and rent steps taken through March 31, 2019.
- (2) If the replacement reserve falls below \$5,985, the borrower is required to escrow on a monthly basis \$333 until the cap is met.
- (3) If the TI/LC reserve falls below \$59,850, the borrower is required to escrow on a monthly basis \$3,325 until the cap is met.

## Mortgage Loan No. 13 — 6-8 West 28th Street

**The Loan.** The 6-8 West 28th Street loan is a \$26.0 million first mortgage loan secured by the fee interest in a 26,600 SF mixed use office/retail building located in New York, New York. The loan has a 10-year term and is interest-only for the term of the loan.

**The Borrower.** The borrowing entity for the loan is JTRE Nomad 8 W 28<sup>th</sup> LLC, a Delaware limited liability company and special purpose entity. The borrowing entity is 100.0% owned by Nomad 28<sup>th</sup> Street LLC, which is 100.0% owned by NOMAD 28<sup>th</sup> Street Partners LLC, which is 93.0% owned by Terzi NOMAD 28<sup>th</sup> Street LLC and 7.0% owned by Cyanma 28<sup>th</sup> Street LLC. Terzi NOMAD 28<sup>th</sup> Street LLC is 100% owned by Jack Terzi.

**The Sponsor.** The loan's sponsor and nonrecourse carve-out guarantor is Jack Terzi. Mr. Terzi founded JTRE Holdings in 2008 and currently owns a portfolio of 11 assets in New York City with an estimated value in excess of \$279.0 million.

**The Property.** The property is a 26,600 SF four-story mixed use property consisting of 14,000 SF of retail and 12,600 SF of office space, located in New York, New York. The property was originally comprised of two abutting buildings but is now operating as a single property, with connected floors from the second through the fourth levels. The two buildings were completed in 1915 and 1920, respectively, and are situated on a 4,938 SF site. The property recently underwent a renovation/upgrade program that included a new roof, new lobby, new floors, new elevator, new mechanicals, a new electrical system, refurbished façade and new windows. The total capital investment was reported at approximately \$3.2 million, to which an additional approximately \$9.1 million was reportedly invested by tenants for their buildouts. The retail component is currently 100.0% leased to three tenants. The office component is currently 100.0% leased to two tenants. A company owned by the loan's sponsor occupies the 4<sup>th</sup> floor. In addition, there are 31,335 SF of unused air rights associated with the property.

The largest tenant at the property, Lansco 28th LLC, leases 6,300 SF (23.7% of the net rentable area) through October, 2027. Lansco 28th LLC is a New York-based full service real estate firm that provides advisory, sales and leasing services to the commercial office and retail marketplace. The firm represents national and international tenants as well as major developers and landlords. The second largest tenant at the property, JTRE, LLC, leases 6,300 SF (23.7% of the net rentable area) through October, 2029. JTRE, LLC is a borrower affiliate and the manager of the property. Founded by Jack Terzi, the company offers expertise in landlord and tenant representation in the commercial, retail and industrial fields, as well as property assessment, marketing services and negotiating. The third largest tenant at the property, W.J. Enterprise, Inc., leases 5,000 SF (18.8% of the net rentable area) through November, 2028. W.J. Enterprise, Inc. is doing business on the second floor at the property as Miss Kim's. The concept is an upscale night-life lounge and karaoke business with a daytime café business. There are seven karaoke rooms, open spaces and semi-private spaces appropriate for gatherings and office meetings. The fourth largest tenant at the property, Bondi-6 West 28th Street, LLC, leases 4,500 SF (16.9% of the net rentable area) through July, 2029. Bondi-6 West 28th Street, LLC is doing business as Bondi Sushi, a fast casual sushi concept that utilizes sustainably sourced fish and organic, locally sourced vegetables in its meals. The concept has a limited menu designed by sushi chef advisor Hiroji Sawatari. In the back of the restaurant there is an 8-seat omakase sushi bar with a referral-only reservation system called "H" where Mr. Sawatari prepares his recipes. The fifth largest tenant at the property, Express Yourself, LLC, leases 4,500 SF (16.9% of the net rentable area) through February, 2028. Express Yourself, LLC is doing business as Made Nice, a fast casual restaurant founded by Daniel Humm and Will Guidara. Mr. Humm and Mr. Guidara are co-owners of the hospitality group Make It Nice, which owns and operates the three Michelin-stars Eleven Madison Park restaurant, the Michelin-star The NoMad restaurant, and The NoMad Bar.

The property benefits from its location along West 28<sup>th</sup> Street, between Fifth Avenue and Broadway, in the NoMad neighborhood (Flatiron office submarket) of Midtown South Manhattan. NoMad is in high demand by bar/restaurant tenants drawn to this neighborhood by the recent and ongoing development of new residential and hotel projects. Victor Homes is currently building a high-rise condominium project at Fifth Avenue and 30th Street and a new 199-unit luxury condominium development is also under construction along Madison Avenue and East 30th Street. The Lam Group is building a 300-room Virgin Hotel across from the property on Broadway between 29th and 30th Streets. A 164-room hotel is planned at 1185 Broadway on the corner of 28th Street. The NoMad Hotel (one block south) and the Ace Hotel (one block north) are located along Broadway in close proximity to the property.

## Mortgage Loan No. 13 — 6-8 West 28th Street

Primary access to the location is provided by the N, R & W trains situated west of the property at 28th Street and Broadway. In addition, the B, D, F, and M trains have stops within a few blocks of the property. Bus service is available along the avenues. Cross town bus service is available in both directions along 23rd Street and 34th Street. Regional transportation is available to the north of the subject property at Penn Station (34th Street and Seventh Avenue - Long Island Railroad, NJ Transit and Amtrak) and from Grand Central Station (42nd Street and Park Avenue – Metro North Railroad). The local subway lines connect with these facilities, which also provide access to the regional airports (Newark Liberty Airport in New Jersey and JFK Airport in Queens, New York).

**The Market.** The property is located in Midtown South Manhattan in the NoMad neighborhood, situated just north of Madison Square Park between 23rd and 34th Streets, around Fifth Avenue, Madison Avenue and Park Avenue South. The NoMad neighborhood is home to many hotels (including the NoMad Hotel and the Ace Hotel) and restaurants, as well as a number of entertainment facilities including movie theaters. Nearby neighborhoods include Chelsea, Midtown, and Murray Hill, New York. According to the appraisal, tourism is a major demand driver for the area with nearby attractions including the Empire State Building and Madison Square Garden. In addition, NoMad has seen substantial recent growth in the number of residential buildings, between luxury condo conversions and construction of new condo towers. Furthermore, the 1, 2, 3, B, D, F, M, N, Q, R and W subway lines are within a 5-block radius of the property and nearby cross town bus service is available in both directions.

As of the third quarter of 2017, the Midtown South retail market contained 17.0 million SF of retail space with an overall vacancy rate of 4.0% and 74.2 million SF of office space with an overall vacancy of 6.9%. The appraisal concluded market rents of \$160.00 PSF NNN for ground floor retail space, \$100.00 PSF NNN for the second floor retail space and \$57.00 PSF for office space. According to the appraisal, the property's competitive set consists of the five retail properties detailed in the table below.

### Retail Competitive Set Summary<sup>(1)</sup>

Property	Year Built / Renovated	NRA (SF)	Est. Rent PSF	Est. Occ.	Proximity (miles)	Retail Tenants
6-8 West 28th Street	1915, 1920 / 2017	Grade 9,250 Bsmt 4,750	\$115	100.0%	N/A	W.J. Enterprise, Inc., Express Yourself, LLC, Bondi-6 West 28th Street, LLC
1145 Broadway	1925 / 2017	Grade 1,300 Bsmt 1,000	\$323	100.0%	0.1	Fuku
3 East 28th Street	1921 / NAP	Grade 3,653 Bsmt 1,469	\$120	100.0%	0.0	Quality Eats
1158 Broadway	1920 / NAP	Grade 1,980 1,100	\$252-\$300	100.0%	0.1	Cha Cha Matcha, Dr Smood
15 West 28th Street	1900 / NAP	Grade 1,700 2,200	\$166-\$175	100.0%	0.0	&pizza, Sugarfish
39 West 24th Street	2008 / NAP	Grade 2,185	\$123	100.0%	0.4	Shay & Ivy

(1) Source: Appraisal and third party research report.

### Historical and Current Occupancy<sup>(1)</sup>

2014	2015	2016	2017	Current <sup>(2)</sup>
N/A	N/A	N/A	100.0%	100.0%

(1) The property was acquired in 2015, and subsequently underwent an extensive renovation, which was completed in 2017. Historical occupancies are unavailable.

(2) Based on the February 1, 2018 underwritten rent roll.

## Mortgage Loan No. 13 — 6-8 West 28th Street

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

Tenant	Ratings Moody's/S&P/Fitch	Net Rentable Area (SF)	% of Total NRA	Base Rent PSF	% of Total Base Rents	Lease Expiration Date
Lansco 28th LLC	NA / NA / NA	6,300	23.7%	\$57.68	15.6%	10/31/2027
JTRE, LLC	NA / NA / NA	6,300	23.7	\$55.62	15.0	10/31/2029
W.J. Enterprise, Inc.	NA / NA / NA	5,000	18.8	\$106.09	22.8	11/30/2028
Express Yourself, LLC	NA / NA / NA	4,500	16.9	\$100.20	19.3	2/28/2028
Bondi-6 West 28th Street, LLC	NA / NA / NA	4,500	16.9	\$141.17	27.3	7/31/2029
<b>Total:</b>		<b>26,600</b>	<b>100.0%</b>	<b>\$87.61</b>	<b>100.0%</b>	

(1) Based on the February 1, 2018 underwritten rent roll. Base Rent PSF includes base rent and rent increases occurring through March 31, 2019.

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

Year	Number of Leases Expiring	NRA Expiring	% of NRA Expiring	Base Rent Expiring	% of Base Rent Expiring	Cumulative NRA Expiring	Cumulative % of NRA Expiring	Cumulative Base Rent Expiring	Cumulative % of Base Rent Expiring
Vacant	NAP	0	0.0%	NAP	NAP	0	0.0%	NAP	NAP
MTM	0	0	0.0	\$0	0.0%	0	0.0%	0	0.0%
2018	0	0	0.0	0	0.0	0	0.0%	0	0.0%
2019	0	0	0.0	0	0.0	0	0.0%	0	0.0%
2020	0	0	0.0	0	0.0	0	0.0%	0	0.0%
2021	0	0	0.0	0	0.0	0	0.0%	0	0.0%
2022	0	0	0.0	0	0.0	0	0.0%	0	0.0%
2023	0	0	0.0	0	0.0	0	0.0%	0	0.0%
2024	0	0	0.0	0	0.0	0	0.0%	0	0.0%
2025	0	0	0.0	0	0.0	0	0.0%	0	0.0%
2026	0	0	0.0	0	0.0	0	0.0%	0	0.0%
2027	1	6,300	23.7	363,384	15.6	6,300	23.7%	363,384	15.6%
2028 & Beyond	4	20,300	76.3	1,966,988	84.4	26,600	100.0%	2,330,372	100.0%
<b>Total</b>	<b>5</b>	<b>26,600</b>	<b>100.0%</b>	<b>\$2,330,372</b>	<b>100.0%</b>				

(1) Based on the February 1, 2018 underwritten rent roll.

## Mortgage Loan No. 13 — 6-8 West 28th Street

### Operating History and Underwritten Net Cash Flow

	2015 <sup>(1)</sup>	2016 <sup>(1)</sup>	2017 <sup>(1)</sup>	Appraisal	Underwritten <sup>(1)</sup>	PSF	% <sup>(2)</sup>
Rents in Place	N/A	N/A	\$1,018,356	\$2,224,960	\$2,330,372	\$87.61	96.4%
Vacant Income	N/A	N/A	0	0	0	\$0.00	0.0%
<b>Gross Potential Rent</b>	<b>N/A</b>	<b>N/A</b>	<b>\$1,018,356</b>	<b>\$2,224,960</b>	<b>\$2,330,372</b>	<b>\$87.61</b>	<b>96.4%</b>
Total Reimbursements	N/A	N/A	\$22,606	\$115,889	\$88,045	\$3.31	3.6%
<b>Net Rental Income</b>	<b>N/A</b>	<b>N/A</b>	<b>\$1,040,962</b>	<b>\$2,340,849</b>	<b>\$2,418,417</b>	<b>\$90.92</b>	<b>100.0%</b>
(Vacancy/Collection Loss)	N/A	N/A	0	(144,576)	(120,921)	(\$4.55)	(5.0%)
Other Income	N/A	N/A	0	68,750	0	\$0.00	0.0%
<b>Effective Gross Income</b>	<b>N/A</b>	<b>N/A</b>	<b>\$1,040,962</b>	<b>\$2,265,023</b>	<b>\$2,297,496</b>	<b>\$86.37</b>	<b>95.0%</b>
<b>Total Expenses</b>	<b>N/A</b>	<b>N/A</b>	<b>\$225,830</b>	<b>\$278,223</b>	<b>\$303,371</b>	<b>\$11.40</b>	<b>13.2%</b>
<b>Net Operating Income</b>	<b>N/A</b>	<b>N/A</b>	<b>\$815,132</b>	<b>\$1,986,800</b>	<b>\$1,994,125</b>	<b>\$74.97</b>	<b>86.8%</b>
Total TI/LC, Capex/RR	N/A	N/A	0	0	43,890	\$1.65	1.9%
<b>Net Cash Flow</b>	<b>N/A</b>	<b>N/A</b>	<b>\$815,132</b>	<b>\$1,986,800</b>	<b>\$1,950,235</b>	<b>\$73.32</b>	<b>84.9%</b>

- (1) The property was acquired in 2015, and subsequently underwent an extensive renovation, which was completed in 2017. Historical financial information is unavailable. The increase in UW NOI from 2017 NOI is primarily due to new leases signed in 2017, free rent in 2017 (all outstanding free rent was reserved) and rent steps taken through March 31, 2019.
- (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.