

## WOODHAWK CLUB APARTMENTS

Mortgaged Property Information		Mortgage Loan Information	
Number of Mortgaged Properties	1	Loan Seller	MC-Five Mile
Location (City/State)	Pittsburgh, Pennsylvania	Cut-off Date Principal Balance	\$29,500,000
Property Type	Multifamily	Cut-off Date Principal Balance per Unit	\$67,660.55
Size (Units)	436	Percentage of Initial Pool Balance	2.5%
Total Occupancy as of 3/31/2013	93.6%	Number of Related Mortgage Loans	None
Owned Occupancy as of 3/31/2013	93.6%	Type of Security	Fee Simple
Year Built / Latest Renovation	1989 / 2004	Mortgage Rate	4.2700%
Appraised Value	\$40,050,000	Original Term to Maturity (Months)	120
		Original Amortization Term (Months)	336
		Original Interest Only Period (Months)	24
		Borrower Sponsor <sup>(1)</sup>	Marcia Deaktor
Underwritten Revenues	\$4,749,727	Escrows	
Underwritten Expenses	\$2,105,728		
Underwritten Net Operating Income (NOI)	\$2,643,999		
Underwritten Net Cash Flow (NCF)	\$2,531,854		
Cut-off Date LTV Ratio	73.7%		
Maturity Date LTV Ratio	61.0%		
DSCR Based on Underwritten NOI / NCF	1.46x / 1.40x		
Debt Yield Based on Underwritten NOI / NCF	9.0% / 8.6%		

Sources and Uses					
Sources	\$	%	Uses	\$	%
Loan Amount	\$29,500,000	99.8%	Loan Payoff	\$21,426,632	72.5%
Principal Equity Contribution	63,244	0.2	Settlement Payments <sup>(3)</sup>	6,727,500	22.8
			Reserves	812,947	2.7
			Closing Costs	596,165	2.0
Total Sources	\$29,563,244	100.0%	Total Uses	\$29,563,244	100.0%

(1) Marcia Deaktor is the guarantor of the non-recourse carveouts under the Woodhawk Club Apartments Loan.

(2) Other reserve is made up of \$200,713 for deferred maintenance and \$9,000 relating to an upfront litigation escrow.

(3) \$6,727,500 of the loan proceeds were used to satisfy settlement agreements with the lenders on unrelated projects undertaken by her son, for which the non-recourse carveout guarantor provided loan repayment guarantees.

The following table presents certain information relating to the units and rent at the Woodhawk Club Apartments Property:

Unit Type	# of Units	Average SF per Unit	Monthly Market Rent per Unit	Yearly Market Rent per Unit	Monthly Actual Rent per Unit	Yearly Actual Rent per Unit
1 Bed / 1 Bath (Raven)	40	662	\$875	\$10,500	\$868	\$10,416
1 Bed / 1 Bath (Willet)	10	740	900	10,800	898	10,776
1 Bed / 1 Bath (Osprey)	78	730	925	11,100	913	10,956
1 Bed / 1 Bath (Falon)	28	819	950	11,400	933	11,196
2 Bed / 1 Bath (Hawk)	114	937	975	11,700	968	11,616
2 Bed / 2 Bath (Condor)	120	1,044	1,100	13,200	1,068	12,816
2 Bed / 2 Bath (Eagle)	46	1,133	1,150	13,800	1,118	13,416
<b>Total / Wtd. Avg.</b>	<b>436</b>	<b>913</b>	<b>\$1,006</b>	<b>\$12,077</b>	<b>\$988</b>	<b>\$11,862</b>

Source: As provided by the borrower.

The following table presents certain information relating to historical leasing at the Woodhawk Club Apartments Property:

### Historical Leased %<sup>(1)(2)</sup>

	2010	2011	2012	As of 3/31/2013
Owned Space	95.0%	96.0%	95.0%	93.6%

(1) As provided by the borrower.

(2) Occupancy is based on the average occupancy for the specified year.

## WOODHAWK CLUB APARTMENTS

- **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 Woodhawk Club Apartments Property:

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

	2010	2011	2012	TTM 2/28/2013	Underwritten	Underwritten \$ per Unit
Base Rent <sup>(2)</sup>	\$4,298,230	\$4,745,344	\$4,704,742	\$4,749,870	\$5,404,500	\$12,395.64
Other Income	0	0	0	0	0	0.00
Total Rent Revenue	\$4,298,230	\$4,745,344	\$4,704,742	\$4,749,870	\$5,404,500	\$12,395.64
Concessions <sup>(3)</sup>	0	0	0	0	(290,517)	(666.32)
Vacancy <sup>(4)</sup>	0	0	0	0	(340,484)	(780.93)
Model Units <sup>(5)</sup>	0	0	0	0	(23,772)	(54.52)
Effective Gross Income	\$4,298,230	\$4,745,344	\$4,704,742	\$4,749,870	\$4,749,727	\$10,893.87
Total Operating Expenses	\$2,043,247	\$2,166,621	\$2,109,731	\$2,115,633	\$2,105,728	\$4,829.65
<b>Net Operating Income</b>	<b>\$2,254,983</b>	<b>\$2,578,723</b>	<b>\$2,595,011</b>	<b>\$2,634,237</b>	<b>\$2,643,999</b>	<b>\$6,064.22</b>
Replacement Reserves <sup>(6)</sup>	28,363	2,709	62,411	80,456	112,145	257.21
<b>Net Cash Flow</b>	<b>\$2,226,620</b>	<b>\$2,576,014</b>	<b>\$2,532,600</b>	<b>\$2,553,781</b>	<b>\$2,531,854</b>	<b>\$5,807.00</b>

(1) Certain items such as straight line rent, interest expense, interest 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 flows.

(2) Base rent is underwritten in accordance with the appraiser's estimated market rents. The appraiser's estimate of annual premium income (\$138,900) is included in the base rent.

(3) The underwritten concession loss is calculated based on the current concession being offered at the Woodhawk Club Apartments Property, which is quoted to prospective tenants as one month's free rent on a 14-month lease. This equates to an annualized concession loss of 6.1% which, when applied to income derived from occupied non-corporate units, is equivalent to 5.4% of Base Rent.

(4) Vacancy loss is underwritten at 6.3% of base rent, which is consistent with the actual vacancy at the Woodhawk Club Apartments Property.

(5) The Woodhawk Club Apartments Property has two model units (Units 1105 and 1117) which represent an annual rental loss of \$23,772.

(6) Replacement reserves are underwritten at \$112,145/year (\$257/unit/year), based on the engineer's recommended reserves less the upfront deposit into the account at closing (\$299,288).