

331 Santa Monica Boulevard
Santa Monica, CA 90401

Collateral Asset Summary – Loan No. 20

The Tides Building

Cut-off Date Balance: \$19,995,000
Cut-off Date LTV: 51.3%
U/W NCF DSCR: 1.95x
U/W NOI Debt Yield: 8.3%

Mortgage Loan Information

Loan Seller: GACC
Loan Purpose: Refinance
Borrower Sponsor: Donald Passman
Borrower: Santa Monica Tides, LLC
Original Balance: \$19,995,000
Cut-off Date Balance: \$19,995,000
% by Initial UPB: 1.8%
Interest Rate: 4.1800%
Payment Date: 6th of each month
First Payment Date: July 6, 2017
Maturity Date: June 6, 2027
Amortization: Interest Only
Additional Debt: None
Call Protection: L(24), D(91), O(5)
Lockbox / Cash Management⁽¹⁾: Springing Hard / Springing

Reserves

	Initial	Monthly
Taxes:	\$126,096	\$25,219
Insurance:	\$3,693	\$1,847
Replacement:	\$0	\$578
Ti/LC⁽²⁾:	\$1,000,000	\$2,111
Free Rent:	\$108,033	\$0
Lease Sweep⁽³⁾:	\$0	Springing

Financial Information

Cut-off Date Balance / Sq. Ft.:	\$547
Balloon Balance / Sq. Ft.:	\$547
Cut-off Date LTV:	51.3%
Balloon LTV:	51.3%
Underwritten NOI DSCR:	1.96x
Underwritten NCF DSCR:	1.95x
Underwritten NOI Debt Yield:	8.3%
Underwritten NCF Debt Yield:	8.3%

(1) A hard lockbox and in place cash management will be triggered upon (i) an event of default, (ii) the DSCR falling below 1.45x (1.40x in the case of cash management) until the DSCR is at least 1.45x for two consecutive calendar quarters, (iii) solely with respect to the lockbox, 8 months prior to the initial lease expiration ("First Roll") or 14 months prior to a later lease expiration ("Later Roll") of Burke Williams Day Spa ("Burke Williams") (or any replacement lease covering the majority of such space, each a "Sweep Lease"), and (iv) commencement of a Major Tenant Sweep Event.

Property Information

Single Asset / Portfolio: Single Asset
Property Type: Retail/Multifamily
Collateral: Fee Simple
Location: Santa Monica, CA
Year Built / Renovated: 2003 / NAP
Total Sq. Ft.: 36,535
Property Management: Sunzone Real Estate Group, Inc.
Underwritten NOI: \$1,660,180
Underwritten NCF: \$1,653,238
Appraised Value: \$39,000,000
Appraisal Date: April 7, 2017

Historical NOI

Most Recent NOI:	\$1,765,498 (T-12 March 31, 2017)
2016 NOI:	\$1,476,386 (December 31, 2016)
2015 NOI⁽⁴⁾:	\$1,268,805 (December 31, 2015)
2014 NOI:	\$1,316,938 (December 31, 2014)

Historical Occupancy

Most Recent Occupancy⁽⁵⁾:	100.0% (May 2, 2017)
2016 Occupancy:	100.0% (December 31, 2016)
2015 Occupancy⁽⁴⁾:	91.5% (December 31, 2015)
2014 Occupancy:	100.0% (December 31, 2014)

- (2) The borrower deposit \$1.0 million into an upfront Ti/LC reserve for unidentified future leasing costs. Amounts in the Ti/LC reserve will be capped at \$250,000 in the event Burke Williams renews its lease or is replaced with a qualified lease with a minimum five year term, and any funds then on deposit in excess of the cap will be released to the borrower. Borrower's obligation to make monthly Ti/LC deposits will cease if the leases for all commercial space extend at least two years beyond the maturity date.
- (3) A "Major Tenant Sweep Event" will commence on (i) earlier of 6 months prior to First Roll, 12 months prior to a Later Roll, 12 months prior to maturity if the Sweep Lease expires within 24 months following loan maturity and tenant has not provided renewal notice as required, (ii) the date the tenant under a Sweep Lease (A) surrenders, cancels or terminates its lease or goes dark (or provides notice thereof), or (B) is subject to bankruptcy or insolvency proceedings.
- (4) A tenant occupying 8.5% of total NRA and 12.2% of the retail NRA vacated at the beginning of 2015.
- (5) The property is currently 100.0% leased by three retail tenants and six apartment units. Retail tenant, Blue LA, has been paying rent since December 2015 and is currently planning and in the process of acquiring the building permits for the build-out of their suite, which is estimated to be completed by the end of 2017 and open for business in January 2018.

TRANSACTION HIGHLIGHTS

- Property.** The Tides Building property is a three-story, 36,535 sq. ft. mixed-use building that is currently 100.0% leased by three retail tenants, located on the ground and second floor, and six luxury apartment units located on the third floor. The six Class A apartment units, which feature townhome layouts with views of the Pacific Ocean and the Third Street Promenade, comprise 11,200 sq. ft. (30.7% of total NRA). The three retail tenants include Burke Williams (20,747 sq. ft., 56.8% of total NRA), Blue LA (3,093 sq. ft., 8.5% of total NRA) and Jamba Juice (1,495 sq. ft., 4.1% of total NRA). The property has an average occupancy of 97.0% since 2007. In addition, the property also features 22 on-site parking stalls for the residential units.
- Tenants.** Burke Williams is an original tenant at The Tides Building property and has been in occupancy since it was built in 2003. The tenant's lease expires in December 2018 and a hard lockbox and in place cash management will be triggered in the event the lease has not been renewed by November 1, 2017. Blue LA develops technologies for environmental challenges, including the development of clean transport. The Tides Building property will serve as Blue LA's flagship west coast location and will include a showroom for their electric car. The showroom is expected to be open to the public in January 2018. Bolloré SA, Blue LA's parent company, has guaranteed tenant's rent payments (up to \$8.0 million) which amount will be automatically reduced each month by an amount equal to the tenant's base rent and any additional rent paid.
- Location.** The Tides Building property is located one block away from the Third Street Promenade in Downtown Santa Monica, California, near employment, entertainment and retail centers. As of year-end 2016, the Santa Monica/Westside/Downtown submarket has a 3.2% apartment vacancy rate, and 3.6% retail vacancy rate. Within a three-mile radius around The Tides Building property, the estimated 2016 population is approximately 171,725 with an estimated 2016 average household income of approximately \$126,474. The Tides Building property is located at the intersection of 4th Street and Santa Monica Boulevard, where traffic counts are in excess of 22,500 cars daily.