

Various, PA

Collateral Asset Summary – Loan No. 16

**East Hills Industrial Portfolio**

**Cut-off Date Balance:** \$23,417,063  
**Cut-off Date LTV:** 70.1%  
**U/W NCF DSCR:** 1.43x  
**U/W NOI Debt Yield:** 10.2%

**Mortgage Loan Information**

<b>Loan Seller:</b>	GACC
<b>Loan Purpose:</b>	Refinance
<b>Sponsor:</b>	James Brumbaugh; Louis Mihalko
<b>Borrower:</b>	124 Donald, LLC; 136 Jaycee, LLC; 210 Industrial, LLC; 303 Emglo, LLC; 388 Ebensburg, LLC; 395 Vejo, LLC; 401 Broad Street Holdings, LLC; 423 Walters, LLC; CVMH Lot, LLC
<b>Original Balance:</b>	\$23,500,000
<b>Cut-off Date Balance:</b>	\$23,417,063
<b>% by Initial UPB:</b>	2.9%
<b>Interest Rate:</b>	4.9300%
<b>Payment Date:</b>	6 <sup>th</sup> of each month
<b>First Payment Date:</b>	February 6, 2016
<b>Maturity Date:</b>	January 6, 2026
<b>Amortization:</b>	360 months
<b>Additional Debt:</b>	None
<b>Call Protection<sup>(1)</sup>:</b>	L(27), D(89), O(4)
<b>Lockbox / Cash Management:</b>	Hard / In Place

**Property Information**

<b>Single Asset / Portfolio:</b>	Portfolio of nine properties
<b>Property Type:</b>	Various
<b>Collateral:</b>	Fee Simple
<b>Location:</b>	Various, PA
<b>Year Built / Renovated:</b>	Various / Various
<b>Total Sq. Ft.:</b>	589,847
<b>Property Management:</b>	Mihalko Holdings, LLC
<b>Underwritten NOI:</b>	\$2,395,754
<b>Underwritten NCF:</b>	\$2,146,797
<b>Appraised Value:</b>	\$33,390,000
<b>Appraisal Date:</b>	August 26, 2015

**Historical NOI**

<b>Most Recent NOI:</b>	\$2,595,585 (T-12 August 31, 2015)
<b>2014 NOI:</b>	\$2,388,386 (December 31, 2014)
<b>2013 NOI:</b>	\$2,604,608 (December 31, 2013)
<b>2012 NOI:</b>	\$2,562,324 (December 31, 2012)

**Historical Occupancy**

<b>Current Occupancy:</b>	90.8% (Various)
<b>2014 Occupancy:</b>	86.4% (December 31, 2014)
<b>2013 Occupancy:</b>	88.5% (December 31, 2013)
<b>2012 Occupancy:</b>	NAV

**Reserves**

	<b>Initial</b>	<b>Monthly</b>
<b>Taxes:</b>	\$192,003	\$38,401
<b>Insurance:</b>	\$18,641	\$9,321
<b>Replacement:</b>	\$0	\$6,566
<b>TI/LC<sup>(2)</sup>:</b>	\$0	\$17,598
<b>Required Repairs:</b>	\$94,713	NAP
<b>Environmental:</b>	\$40,000	\$0
<b>Lease Sweep<sup>(3)</sup>:</b>	\$0	Springing

**Financial Information**

<b>Cut-off Date Balance / Sq. Ft.:</b>	\$40
<b>Balloon Balance / Sq. Ft.:</b>	\$33
<b>Cut-off Date LTV:</b>	70.1%
<b>Balloon LTV:</b>	57.7%
<b>Underwritten NOI DSCR:</b>	1.60x
<b>Underwritten NCF DSCR:</b>	1.43x
<b>Underwritten NOI Debt Yield:</b>	10.2%
<b>Underwritten NCF Debt Yield:</b>	9.2%

(1) On any date after the lockout period ends, the borrowers may obtain the release of an individual property upon a bona fide third-party sale provided, among other things, (i) the LTV for the remaining properties does not exceed the lesser of the LTV immediately preceding such release and 70.4%, (ii) the DSCR for the remaining properties is not less than the greater of the DSCR immediately preceding such release and 1.36x and (iii) the borrowers partially defease the Mortgage Loan in an amount equal (the "Release Amount") to the greater of 125% of the allocated loan amount for the released property or 100% of the net sales proceeds from the released property, which in no event may be less than 94% of the gross sale price of such released property. In addition, in the event that the sole tenant of the 934 Franklin Street property exercises its option to purchase such property and the purchase is made before the expiration of the lockout period, the borrower may obtain the release of such property, provided, among other things, the borrower prepays a portion of the outstanding principal balance of the Mortgage Loan in an amount equal to the Release Amount together with the applicable prepayment fee.

(2) TI/LC reserves are subject to a cap of \$750,000.

(3) On each monthly payment date during a Lease Sweep Period, the borrower is required to deposit all excess cash into the Lease Sweep Reserve. A "Lease Sweep Period" will commence (i) six months prior to the expiration of a Lease Sweep Lease or upon the date required under a Lease Sweep Lease which the tenant is required to give notice of its exercise of a renewal option (and such renewal has not been so exercised), (ii) upon the early termination, early cancellation or early surrender of a Lease Sweep Lease or upon the borrowers' receipt of notice by a tenant of its intent to effect an early termination, early cancellation or early surrender of its Lease Sweep Lease, (iii) upon the date the tenant discontinues (i.e., "goes dark") its business at all or substantially all of its premises, (iv) upon a monetary or material nonmonetary default by the tenant under its lease or (v) upon a bankruptcy or insolvency proceeding of a tenant or its parent. A "Lease Sweep Lease" means (i) each of the Kongsberg Defense lease and the Martin Baker America lease and (ii) any replacement lease that, either individually, or when taken together with any other lease of the same tenant, covers all or substantially all of the rentable square feet of the space covered by the applicable Lease Sweep Lease.

**TRANSACTION HIGHLIGHTS**

- Properties.** The East Hills Industrial Portfolio properties are comprised of eight flex industrial properties and one parking lot totaling a combined 589,847 sq. ft. The properties are currently 90.8% occupied as December 15, 2015 and have maintained a weighted average historical occupancy above 88.5% since 2013. The tenants occupying the properties are predominantly in the defense, social services, retail medical and contract services sector and approximately 62.1% of the NRA is occupied by rated, publicly traded or national companies. The parking lot space is leased by Conemaugh Valley Hospital, a local hospital that uses the site for offsite employee parking. The tenant's use of the 423 Walters Avenue property as an ejector seat manufacturing facility (industrial) is legal non-conforming (the current zoning requires commercial use). For additional information, see "Description of the Mortgage Pool-Use Restrictions".
- Market.** The properties are located in the Johnstown-Somerset industrial submarket within the Johnstown, Pennsylvania metropolitan statistical area ("Johnstown MSA"). According to the appraisal, the Johnstown MSA had a 2015 total population of 140,863 with a 2015 median household income of \$41,335. Johnstown's industries include the medical, educational, defense and communications sectors. Several companies such as Lockheed Martin, American Red Cross, Concurrent Technologies Corporation, Conemaugh Health System and Northrup Grumman have facilities in the Johnstown MSA. According to the appraisal, the Johnstown-Somerset industrial submarket has a total inventory of approximately 5.8 million sq. ft. with a vacancy rate of 6.3% as of the fourth quarter of 2015. No new supply has been added to the submarket in the past eight years and asking rent has averaged \$4.34 PSF from 2007 to 2014. The Johnstown MSA is served by John Murtha Johnstown-Cambria County Airport and also benefits from proximity to a network of highways which includes U.S. Routes 219, 119, 22, and State Route 56, which connect to Pittsburgh and other neighboring cities.
- Tenancy.** The properties are currently occupied by 21 tenants as of December 15, 2015. The largest tenant, Kongsberg Defense, currently occupies 34.1% of the total properties sq. ft. and contributes 27.3% of the base rent. Kongsberg Defense recently exercised an early five-year extension options to renew its lease through January 2023. Lockheed Martin, representing 5.8% of the total portfolio NRA, also recently exercised the first of three remaining renewal options at the 303 Industrial Park Road property for one year through January 2017 at base rent of \$6.43 PSF.