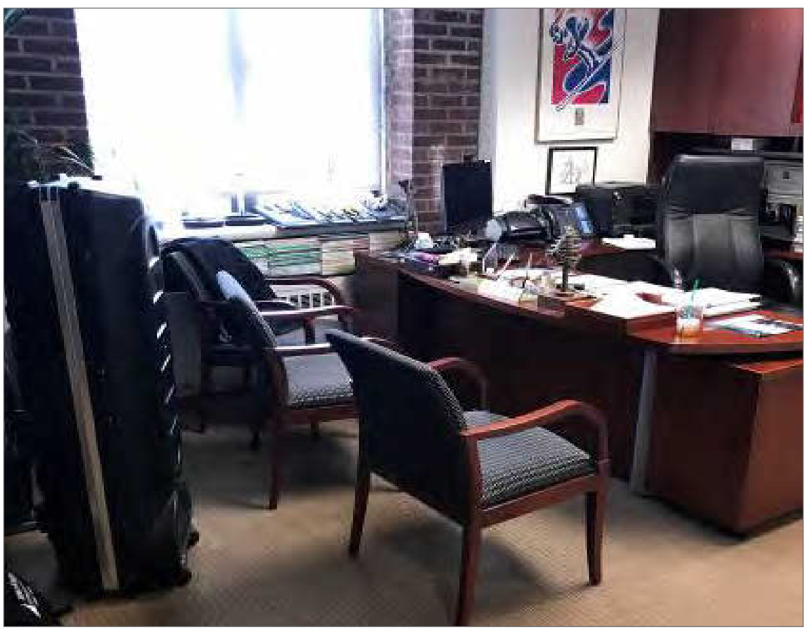
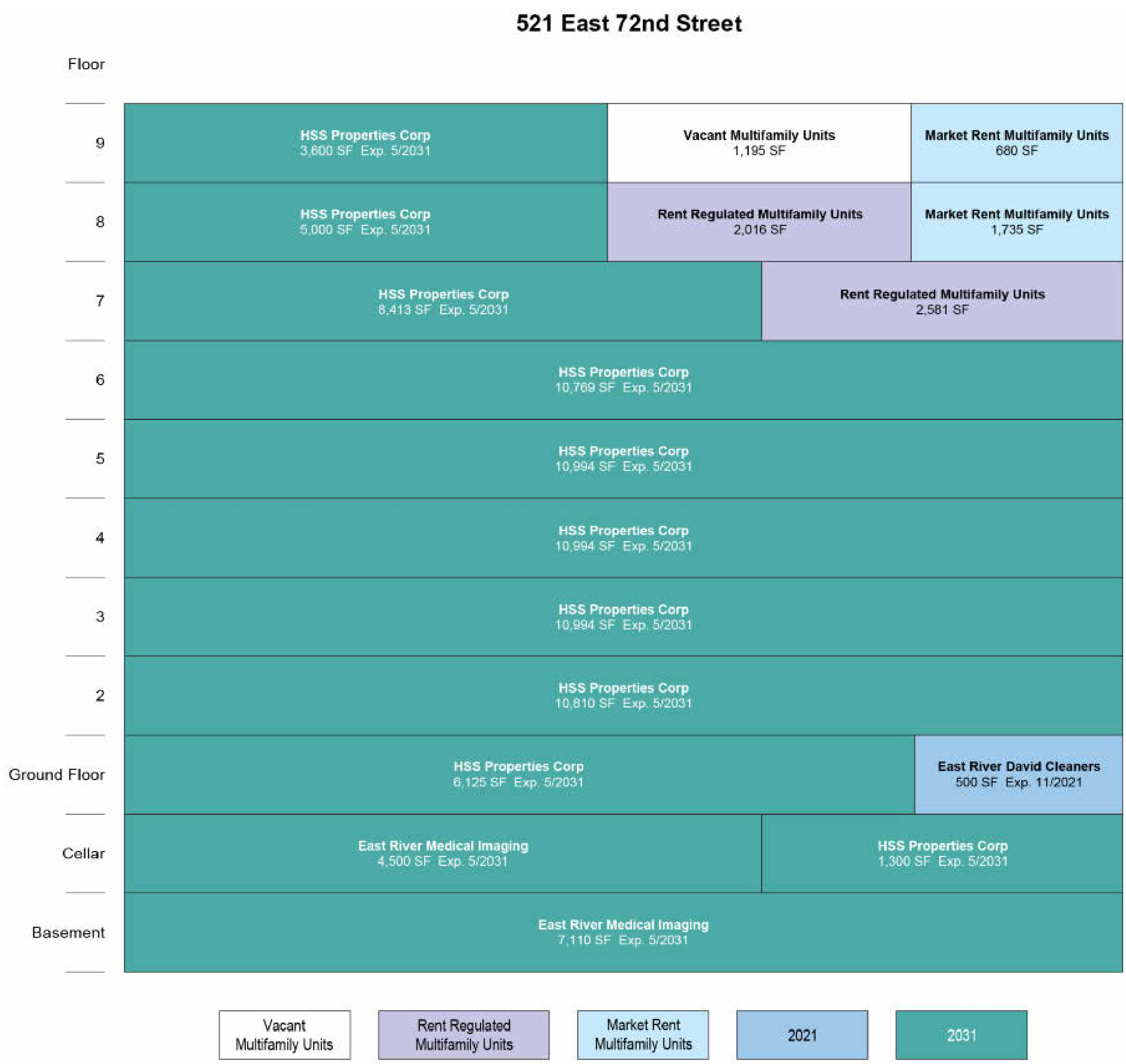
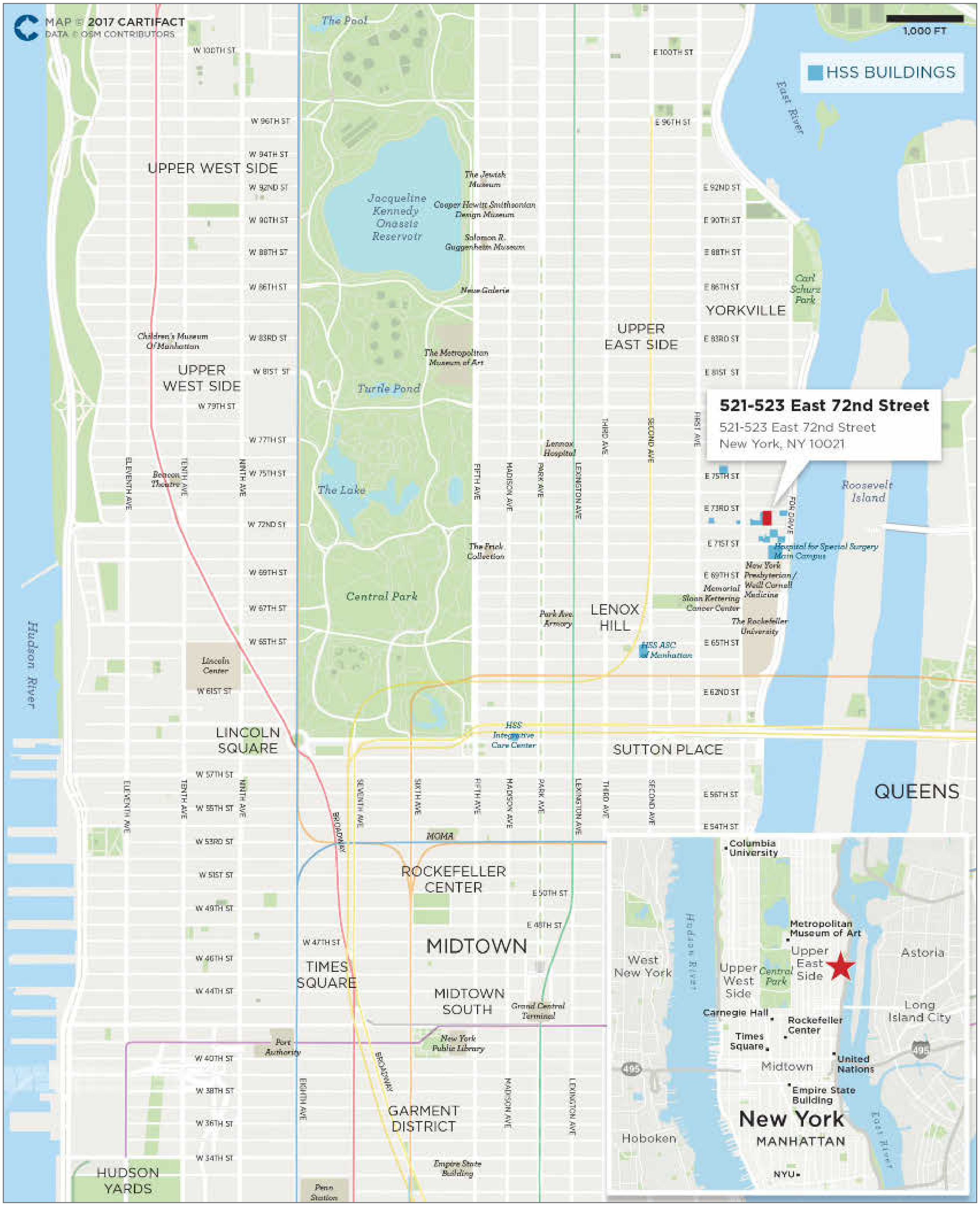
521-523 East 72nd Street



521-523 East 72nd Street



521-523 East 72nd Street



521-523 East 72nd Street

Mortgage Loan Information	
Mortgage Loan Seller:	JPMCB
Original Principal Balance[(1)]:	$50,000,000
Cut-off Date Principal Balance[(1)]:	$50,000,000
% of Pool by IPB:	4.5%
Loan Purpose:	Refinance
Borrower:	521 East 72nd St. Realty Company II, L.L.C.
Sponsor:	Sheldon H. Solow
Interest Rate:	3.95000%
Note Date:	7/6/2017
Maturity Date:	8/1/2027
Interest-only Period:	120 months
Original Term:	120 months
Original Amortization:	None
Amortization Type:	Interest Only
Call Protection[(2)]:	L(26),Def(88),O(6)
Lockbox / Cash Management:	Hard / Springing
Additional Debt:	Yes
Additional Debt Balance:	$35,000,000
Additional Debt Type:	Pari Passu

Property Information	
Single Asset / Portfolio:	Single Asset
Title:	Fee
Property Type - Subtype[(3)]:	Mixed Use – Office/Multifamily
Net Rentable Area (SF)[(3)]:	99,316
Location:	New York, NY
Year Built / Renovated:	1920 / 1991
Occupancy:	98.8%
Occupancy Date:	5/3/2017
Number of Tenants[(4)]:	3
2014 NOI[(5)]:	$6,213,206
2015 NOI[(5)]:	$5,793,821
2016 NOI:	$5,863,030
TTM NOI (as of 3/2017)[(6)]:	$5,911,843
UW Economic Occupancy:	98.8%
UW Revenues:	$10,210,206
UW Expenses:	$3,538,075
UW NOI[(6)]:	$6,672,131
UW NCF:	$6,576,517
Appraised Value / Per SF:	$144,100,000 / $1,451
Appraisal Date:	5/11/2017

Escrows and Reserves[(7)]	Initial	Monthly	Initial Cap
Taxes:	$380,472	$190,236	N/A
Insurance:	$9,647	$4,823	N/A
Replacement Reserves:	$0	Springing	N/A
TI/LC:	$0	Springing	N/A
Other:	$1,231,285	$0	N/A

Financial Information[(1)]	
Cut-off Date Loan / SF:	$856
Maturity Date Loan / SF:	$856
Cut-off Date LTV:	59.0%
Maturity Date LTV:	59.0%
UW NCF DSCR:	1.93x
UW NOI Debt Yield:	7.8%

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan[(1)]	$85,000,000	100.0%	Payoff Existing Debt	$48,948,617	57.6%
			Closing Costs	1,869,301	2.2
			Upfront Reserves	1,621,404	1.9
			Return of Equity	32,560,678	38.3
Total Sources	**$85,000,000**	**100.0%**	**Total Uses**	**$85,000,000**	**100.0%**

(1) The 521-523 East 72nd Street loan is part of a whole loan evidenced by two *pari passu* notes with an aggregate original principal balance of $85.0 million. The information presented in the chart titled "Financial Information" reflects the Cut-off Date balance of the $85.0 million 521-523 East 72nd Street Whole Loan (as defined below).
(2) The lockout period will be at least 26 payments beginning with and including the first payment date of September 1, 2017. Defeasance of the full 521-523 East 72nd Street Whole Loan is permitted at any time after the earlier to occur of (i) July 6, 2020 and (ii) two years after the closing date of the final securitization that holds a promissory note evidencing all or a portion of the 521-523 East 72nd Street Whole Loan (the "REMIC Prohibition Period").
(3) The property includes a total of 99,316 square feet of rentable area which consists of 90,609 square feet of medical office space, 8,207 square feet of multifamily space and 500 square feet of retail space.
(4) Excludes 10 multifamily units. There are three free market multifamily units, five rent regulated multifamily units and two vacant multifamily units at the property.
(5) The decrease in 2015 NOI from 2014 NOI was primarily due to a decrease in occupancy from 94.2% to 93.6%.
(6) The increase in UW NOI from TTM NOI is primarily due to a new lease with HSS for 3,413 square feet totaling $355,635 in annual rent which commenced on January 30, 2017 and the inclusion of rent steps for commercial tenants through June 2018 totaling $208,895.
(7) For a full description of Escrows and Reserves, please refer to *"Escrows and Reserves"* below.

521-523 East 72nd Street

The Loan. The 521-523 East 72nd Street loan is secured by a first mortgage lien on the borrower's fee interest in a 99,316 square foot mixed-use building located within the Upper East Side neighborhood of Manhattan, New York. The loan is a part of a whole loan (the "521-523 East 72nd Street Whole Loan"), which has an outstanding principal balance as of the Cut-off Date of $85.0 million and is comprised of two *pari passu* notes, each as described below. Note A-1, with an outstanding principal balance as of the Cut-off Date of $50.0 million, is the controlling note and is being contributed to the JPMDB 2017-C7 Trust. Note A-2, with an outstanding principal balance as of the Cut-off Date of $35.0 million, is expected to be contributed to one or more future securitization trusts. The relationship between the holders of the 521-523 East 72nd Street Whole Loan will be governed by a co-lender agreement as described under the "*Description of the Mortgage Pool—The Whole Loans—The Serviced Pari Passu Whole* Loans" in the Prospectus. The 521-523 East 72nd Street Whole Loan has a 10-year term and will be interest only for the entire term.

Whole Loan Summary				
Note	**Original Balance**	**Cut-off Date Balance**	**Note Holder**	**Controlling Piece**
A-1	$50,000,000	$50,000,000	JPMDB 2017-C7	Yes
A-2	35,000,000	35,000,000	JPMCB	No
Total	**$85,000,000**	**$85,000,000**		

The Borrower. The borrowing entity for the 521-523 East 72nd Street Whole Loan is 521 East 72nd St. Realty Company II, L.L.C., a Delaware limited liability company and special purpose entity.

The Loan Sponsor. The loan sponsor and nonrecourse carve-out guarantor is Sheldon H. Solow, who has been an owner and developer of commercial and residential properties in New York since 1950. Sheldon H. Solow has a real estate portfolio consisting of approximately 18 commercial and residential properties in New York City including 9 West 57th Street, 265 East 66th Street, One East River Place and 419 East 60th Street.

The Property. The 521-523 East 72nd Street property is a nine-story, 99,316 square foot, Class B mixed-use building located between York Avenue and FDR Drive on East 72nd Street within the Upper East Side neighborhood of Manhattan, New York. As of May 3, 2017, the property was 98.8% leased to two medical office tenants, a dry cleaner, three tenants occupying free market multifamily units and five tenants occupying rent regulated multifamily units, and the property also includes two vacant market rate multifamily units.

The property's largest tenant is HSS Properties Corporation ("HSS"), an affiliate of the Hospital of Special Surgery, which utilizes the 521-523 East 72nd Street property as medical office space and leases 86.7% of the net rentable area (excluding multifamily space) through May 2031. HSS has been a tenant at the 521-523 East 72nd Street property since 1993 and has expanded its space multiple times over the past 23 years. HSS utilizes its space at the property for physicians' offices and women's sports medicine. The Hospital of Special Surgery is a New York City based hospital which is currently ranked by a third-party survey as the number one hospital in the world for orthopedics and third in the world for rheumatology. Founded in 1863, the Hospital of Special Surgery is the oldest orthopedic hospital in the United States and performs more than 29,000 surgeries annually. The Hospital of Special Surgery is affiliated with the New York-Presbyterian Healthcare System (rated Aa3 by Moody's and AA by Fitch) through a corporate relationship agreement and serves as the principal orthopedic and rheumatology facility for its Upper East Side campus. The Hospital of Special Surgery is also affiliated with Weill Cornell Medical College, Memorial Sloan-Kettering Cancer Center and Rockefeller University and is able to borrow through Government National Mortgage Association (GNMA) collateralized taxable revenue bonds. HSS has one five-year renewal option which would extend its lease to May 2036. The second largest tenant, East River Medical Imaging ("ERMI"), leases 12.7% of the net rentable area (excluding multifamily space) through May 2031 and has been a tenant at the 521-523 East 72nd Street property since 1991. ERMI is a privately owned, independent imaging center which has been in business for over 40 years and offers various patient services including bone densitometry, computed tomography (CT) scans, magnetic resonance imaging (MRI), interventional radiology and musculoskeletal ultrasound scans. ERMI has one five-year renewal option which would extend its lease to May 2036.

The 521-523 East 72nd Street property is located among six other properties on the Upper East Side which collectively serve as the Hospital of Special Surgery's main campus. The 521-523 East 72nd Street property is located in close proximity to other major medical centers and medical education institutions including New York Presbyterian Hospital, Lenox Hill Hospital, Memorial Sloan-Kettering, Weill Cornell Medical College and The Rockefeller University. The 521-523 East 72nd Street property is located within 0.4 miles of the 72nd Street Q subway line on Second Avenue and within 0.2 miles of the 71st Street exit of FDR Drive.

According to the appraisal, the Upper East Side is one of the most affluent neighborhoods in the borough of Manhattan and is home to many of New York City's attractions including the Metropolitan Museum of Art, the Guggenheim Museum, the Frick Museum, the Cooper-Hewitt Smithsonian National Design Museum, the Jewish Museum, the Neue Galerie, numerous art galleries and entertainment options along with world-class luxury retailers.

521-523 East 72nd Street

According to the appraisal, the 521-523 East 72nd Street property is located in the East Side submarket of the New York City office market. As of the first quarter of 2017, the East Side had a total office inventory of 20.9 million square feet consisting of 44 buildings, average asking rents of $70.79 per square foot and a vacancy rate of 6.1%. According to a third party market report, as of June 2017, the Upper East Side medical office submarket had approximately 309,780 square feet of medical office inventory consisting of 10 buildings with a vacancy rate of 1.5%. The appraisal identified four comparable medical office buildings including 261 East 78th Street, 429 East 75th Street, 1421 Third Avenue and 115 East 61st Street, each of which had an occupancy of 100.0%. The property's weighted average in place office rent of $104.73 per square foot is approximately 4.7% above the appraisal's concluded office market rent of $100.00 per square foot.

Historical and Current Occupancy(1)

2014	2015	2016	Current(2)
94.2%	93.6%	98.3%	98.8%

(1) Historical Occupancies are as of December 31 of each respective year.
(2) Current Occupancy is as of May 3, 2017.

Tenant Summary(1)

Tenant	Ratings Moody's/S&P/Fitch	Net Rentable Area (SF)	% of Total NRA(2)	Base Rent PSF	% of Total Base Rent(2)	Lease Expiration Date
HSS Properties Corporation	NA / NA / NA	78,999	86.7%	$106.42	88.0%	5/31/2031
East River Medical Imaging	NA / NA / NA	11,610	12.7%	$93.27	11.3%	5/31/2031
East River David Cleaners	NA / NA / NA	500	0.5%	$136.99	0.7%	11/14/2021

(1) Based on the underwritten rent roll dated May 3, 2017.
(2) Based on 91,109 square feet which excludes 8,207 square feet and $106,000 of base rent from multifamily units.

Lease Rollover Schedule(1)(2)(3)

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	0	0.0%	NAP	NAP	0	0.0%	NAP	NAP
2017	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	1	500	0.5	68,495	0.7	500	0.5%	$68,495	0.7%
2022	0	0	0.0	0	0.0	500	0.5%	$68,495	0.7%
2023	0	0	0.0	0	0.0	500	0.5%	$68,495	0.7%
2024	0	0	0.0	0	0.0	500	0.5%	$68,495	0.7%
2025	0	0	0.0	0	0.0	500	0.5%	$68,495	0.7%
2026	0	0	0.0	0	0.0	500	0.5%	$68,495	0.7%
2027	0	0	0.0	0	0.0	500	0.5%	$68,495	0.7%
2028 & Beyond	2	90,609	99.5%	9,489,899	99.3	91,109	100.0%	$9,558,394	100.0%
Total	**3**	**91,109**	**100.0%**	**$9,558,394**	**100.0%**				

(1) Based on the underwritten rent roll dated May 3, 2017 and includes rent steps for commercial tenants through June 2018 totaling $208,895.
(2) Based on 91,109 square feet which excludes 8,207 square feet and $106,000 of base rent from multifamily units.
(3) Certain tenants may have termination options (which may become exercisable prior to the originally stated expiration date of the tenant lease) that are not considered in the above Lease Rollover Schedule.

521-523 East 72nd Street

Operating History and Underwritten Net Cash Flow	2014	2015	2016	TTM[1]	Underwritten	Per Square Foot[2]	%[3]
Rents in Place	$8,879,005	$8,553,912	$8,838,063	$8,963,782	$9,664,394	$97.31	94.5%
Vacant Income	0	0	0	0	65,725	0.66	0.6
Gross Potential Rent	**$8,879,005**	**$8,553,912**	**$8,838,063**	**$8,963,782**	**$9,730,119**	**$97.97**	**95.2%**
Total Reimbursements	481,190	573,958	380,511	307,373	493,608	4.97	4.8
Net Rental Income	**$9,360,195**	**$9,127,870**	**$9,218,574**	**$9,271,155**	**$10,223,727**	**$102.94**	**100.0%**
(Vacancy/Credit Loss)	0	0	0	0	(120,687)	(1.22)	(1.2)
Other Income[4]	142,261	100,807	140,009	107,166	107,166	1.08	1.0
Effective Gross Income	**$9,502,456**	**$9,228,677**	**$9,358,583**	**$9,378,321**	**$10,210,206**	**$102.81**	**99.9%**
Total Expenses	**$3,289,250**	**$3,434,856**	**$3,495,553**	**$3,466,478**	**$3,538,075**	**$35.62**	**34.7%**
Net Operating Income[5][6]	**$6,213,206**	**$5,793,821**	**$5,863,030**	**$5,911,843**	**$6,672,131**	**$67.18**	**65.3%**
Total TI/LC, Capex/RR	0	0	0	0	95,614	0.96	0.9
Net Cash Flow	**$6,213,206**	**$5,793,821**	**$5,863,030**	**$5,911,843**	**$6,576,517**	**$66.22**	**64.4%**

(1) TTM represents the trailing 12-month period ending March 31, 2017.
(2) Based on 99,316 square feet which includes 8,207 square feet of multifamily space.
(3) Percentage column represents percent of Net Rental Income for all revenue lines and represents percent of Effective Gross Income for the remainder of fields.
(4) Other Income consists of additional tenant fees and laundry operations income.
(5) The decrease in 2015 Net Operating Income from 2014 Net Operating Income was primarily due to a decrease in occupancy from 94.2% to 93.6%.
(6) The increase in Underwritten Net Operating Income from TTM Net Operating Income is primarily due to a new lease with HSS for 3,413 square feet totaling $355,635 in annual rent which commenced on January 30, 2017 and the inclusion of rent steps for commercial tenants through June 2018 totaling $208,895.

Property Management. The property is managed by Solow Management Corp., an affiliate of the borrower, under a management agreement that is automatically renewed monthly.

Escrows and Reserves. At origination, the borrower deposited $1,231,285 for outstanding tenant improvements and leasing commissions related to the HSS lease, $380,472 for real estate taxes and $9,647 for insurance reserves.

Tax Escrows - On a monthly basis, the borrower is required to escrow 1/12 of annual estimated tax payments, which currently equates to $190,236.

Insurance Escrows - On a monthly basis, the borrower is required to escrow 1/12 of the annual insurance premiums, which currently equates to $4,823.

Replacement Reserves - The requirement for the borrower to make monthly deposits to the replacement reserve is waived so long as no event of default or DSCR Trigger Event (as defined below) has occurred and is continuing. Following the occurrence and during the continuance of an event of default or DSCR Trigger Event, the borrower is required to deposit $1,655 monthly (approximately $0.20 per square foot annually) for replacement reserves.

TI/LC Reserves - The requirement for the borrower to make monthly deposits into the TI/LC reserve is waived so long as no event of default or DSCR Trigger Event has occurred and is continuing. Following the occurrence and during the continuance of an event of default or DSCR Trigger Event, the borrower is required to deposit $8,276 monthly (approximately $1.00 per square foot annually) for TI/LC reserves.

Lockbox / Cash Management. The 521-523 East 72nd Street Whole Loan is structured with a hard lockbox and springing cash management. The borrower and property manager were required at origination to deliver letters to all commercial tenants at the property directing them to pay rents into a lockbox account. All funds in the lockbox account are required to be swept on a daily basis into the borrower's operating account, unless a Trigger Period (as defined below) is continuing, in which event such funds are required to be swept each business day into the cash management account controlled by the lender and disbursed on each payment date in accordance with the loan documents. During any Trigger Period, all excess cash flow after payment of debt service, required reserves and operating expenses is required to be deposited into the excess cash flow subaccount and held as additional collateral for the 521-523 East 72nd Street Whole Loan. The lender has been granted a first priority security interest in the cash management account.

A "Trigger Period" means the period after the occurrence of (a) an event of default, (b) the bankruptcy or insolvency of the borrower or property manager or (c) a DSCR Trigger Event, in each case continuing until the earlier of the payment date occurring after the date the Trigger Period is cured as described below or the payment in full of all principal and interest under the 521-523 East 72nd Street Whole Loan.

521-523 East 72nd Street

A "DSCR Trigger Event" means the date on which the debt service coverage ratio (as calculated in the loan documents) based on the trailing three months falls below 1.30x.

A Trigger Period may be cured by (i) with respect to clause (a) above, the acceptance of a cure by the lender of the related event of default, (ii) with respect to clause (b) above, solely with respect to a bankruptcy or insolvency of the property manager, if the borrower replaces such property manager within 60 days of such action in accordance with the loan documents, and (iii) with respect to clause (c) above, the achievement of a debt service coverage ratio (as calculated in the loan documents and based on the trailing three month period) of at least 1.30x for two consecutive calendar quarters.

Permitted Mezzanine Debt. The sole member of the borrower is permitted to obtain a single tier of mezzanine indebtedness secured by the ownership interests in the borrower upon satisfaction of certain terms and conditions (or a written waiver of such conditions by the lender) which include, without limitation, the following (i) the mezzanine lender meets a qualified lender definition in the loan documents, (ii) the combined loan-to-value ratio on the origination date of the mezzanine loan does not exceed 59.0%, (iii) the combined debt service coverage ratio (as calculated in the loan documents and based on the 12 months immediately preceding the origination date of the mezzanine loan) is not less than 1.93x and (iv) the lenders enter into an intercreditor agreement in form and substance reasonably acceptable to the mortgage lender and the rating agencies.