

16027 Ventura Boulevard  
Encino, CA 91436

Collateral Asset Summary – Loan No. 14  
**16027 Ventura Boulevard**

**Cut-off Date Balance:** \$25,000,000  
**Cut-off Date LTV:** 65.8%  
**U/W NCF DSCR:** 1.88x  
**U/W NOI Debt Yield:** 8.9%

**Mortgage Loan Information**

**Loan Seller:** CREFI  
**Loan Purpose:** Refinance  
**Borrower Sponsor:** David Y. Lee  
**Borrower:** 16027 Ventura Hope, LLC  
**Original Balance:** \$25,000,000  
**Cut-off Date Balance:** \$25,000,000  
**% by Initial UPB:** 2.7%  
**Interest Rate:** 4.2300%  
**Payment Date:** 6<sup>th</sup> of each month  
**First Payment Date:** October 6, 2017  
**Maturity Date:** September 6, 2027  
**Amortization:** Interest only  
**Additional Debt:** None  
**Call Protection:** L(24), D(92), O(4)  
**Lockbox / Cash Management<sup>(1)</sup>:** Hard / Springing

**Reserves**

	Initial	Monthly
<b>Taxes:</b>	\$169,015	\$28,169
<b>Insurance<sup>(2)</sup>:</b>	\$0	Springing
<b>Replacement:</b>	\$0	\$1,874
<b>TI/LC<sup>(3)</sup>:</b>	\$0	\$14,054
<b>Unfunded Obligations Reserve<sup>(4)</sup></b>	\$459,130	\$0

**Financial Information**

<b>Cut-off Date Balance / Sq. Ft.:</b>	\$222
<b>Balloon Balance / Sq. Ft.:</b>	\$222
<b>Cut-off Date LTV<sup>(5)</sup>:</b>	65.8%
<b>Balloon LTV<sup>(5)</sup>:</b>	65.8%
<b>Underwritten NOI DSCR:</b>	2.07x
<b>Underwritten NCF DSCR:</b>	1.88x
<b>Underwritten NOI Debt Yield:</b>	8.9%
<b>Underwritten NCF Debt Yield:</b>	8.1%

(1) In place cash management will be triggered upon the occurrence of a Trigger Period. A "Trigger Period" commences upon the occurrence of (i) an event of default, (ii) the DSCR falling below 1.20x until such time that the DSCR is at least 1.20x for two consecutive calendar quarters or (iii) if the balance in the TI/LC reserve account is less than \$650,000, on the date which is six months prior to the expiration of the Life Alert Emergency Response, Inc. ("Life Alert") lease.

**Property Information**

**Single Asset / Portfolio:** Single Asset  
**Property Type:** Suburban Office  
**Collateral:** Fee Simple  
**Location:** Encino, CA  
**Year Built / Renovated:** 1980 / 2017  
**Total Sq. Ft.:** 112,435  
**Property Management:** Jamison Services, Inc.  
**Underwritten NOI<sup>(6)</sup>:** \$2,220,053  
**Underwritten NCF:** \$2,014,574  
**Appraised Value<sup>(5)</sup>:** \$38,000,000  
**Appraisal Date<sup>(5)</sup>:** October 1, 2017

**Historical NOI<sup>(6)</sup>**

<b>Most Recent NOI:</b>	\$1,708,990 (TTM March 31, 2017)
<b>2016 NOI:</b>	\$1,493,588 (December 31, 2016)
<b>2015 NOI:</b>	\$1,609,300 (December 31, 2015)
<b>2014 NOI:</b>	\$1,521,061 (December 31, 2014)

**Historical Occupancy**

<b>Most Recent Occupancy:</b>	88.4% (April 1, 2017)
<b>2016 Occupancy:</b>	83.7% (December 31, 2016)
<b>2015 Occupancy:</b>	77.0% (December 31, 2015)
<b>2014 Occupancy:</b>	75.3% (December 31, 2014)

- (2) The borrower is required to deposit 1/12 of the annual insurance premiums into the insurance reserve if an acceptable blanket insurance policy is no longer in place.
- (3) Commencing on the first payment date and continuing on each payment date up to and including the payment date in September 2019, the borrower must deposit an amount equal to \$14,054 into the TI/LC reserve account. Beginning on the payment date in October 2019 and continuing on each payment date through the payment date in September 2021, the borrower must deposit an amount equal to \$28,109 into the TI/LC reserve account. The TI/LC reserve account is subject to a cap of \$650,000, and, if at any time during the loan term the account exceeds the cap of \$650,000 and subsequently falls below, the borrower must deposit an amount equal to \$14,054 on each monthly payment date until the cap of \$650,000 is met again.
- (4) The Initial Unfunded Obligations Reserve deposit of \$459,130 (Life Alert: \$411,759; Liberty West: \$16,699; Malka Sedeghan: \$11,552; Linda S. Dawson: \$9,824; BRC Advisors: \$4,944 and D & O Eco Services, Inc.: \$4,351) will be used to cover free rent owed to tenants and disbursed periodically until January 2019.
- (5) The Cut-off Date LTV and Balloon LTV are based on, and the Appraised Value reflects, the "As Stabilized" appraised value of \$38.0 million as of October 1, 2017. The "As Stabilized" appraised value assumes that economic stabilization is achieved, the property's current renovation is completed and all outstanding leasing costs associated with recent leases are paid off. At loan origination, \$459,130 was reserved for free rent. Based on the "As-is" appraised value of \$37.0 million as of May 3, 2017, the Cut-off Date LTV and Balloon LTV of the 16027 Ventura Boulevard Loan are each 67.6%.
- (6) The increase in Underwritten NOI over Historical NOI is due to the property's positive leasing trend and increases in base rent.

**TRANSACTION HIGHLIGHTS**

- Property.** The 16027 Ventura Boulevard property is a 112,435 sq. ft., six-story, office property located within the central San Fernando Valley area, in Encino, California. Built in 1980 and currently undergoing a renovation, the 16027 Ventura Boulevard property has 18,900 sq. ft. floor plates that can accommodate both single-tenant and multi-tenant usage. The property is also located in close proximity to Interstate 405 and Route 101. The 16027 Ventura Boulevard property is currently 88.4% occupied by 20 office tenants and 1 retail tenant, Bank of the West. The largest tenant, Life Alert, which comprises 35.3% of UW Base Rent, has been headquartered at the property since 1999, expanded into an additional 5,171 sq. ft. in 2012 and recently exercised their 5-year renewal option through July 2022. The fourth largest tenant, Bank of the West, the only retail tenant at the 16027 Ventura Boulevard property, also occupies 2,689 sq. ft. of office space and accounts for 10.6% of UW Base Rent. No other tenant at the 16027 Ventura Boulevard property comprises more than 8.8% of UW Base Rent.
- Market.** The 16027 Ventura Boulevard property is located in the Encino office submarket, which, as of first quarter 2017, is comprised of approximately 5.0 million sq. ft. of office space with a current vacancy rate of 8.3% and average asking rent of 30.47 per sq. ft. The Encino office submarket, which was mainly developed in the 1980's, has seen little office development since then and has experienced five straight years of positive net absorption. As of the fourth quarter 2016, the average household incomes within a 1-, 3- and 5-mile radius of the 16027 Ventura Boulevard property were \$155,231, \$103,223, and \$93,850, respectively. Also as of the fourth quarter 2016, the average population within a 1-, 3- and 5-mile radius of the 16027 Ventura Boulevard property were 11,319, 157,162, and 476,511, respectively. Encino is a community within the San Fernando Valley (part of the city of Los Angeles). There are approximately 3,800 businesses employing about 27,138 people at an annual payroll of approximately \$1.4 billion. The local economy provides jobs primarily in health care, social services and professional services, such as the accounting, real estate, financial planning and legal sectors.