

19717 North Frederick Road
Germantown, MD 20876

Collateral Asset Summary – Loan No. 19
Fox Chapel Shopping Center

Cut-off Date Balance: \$15,500,000
Cut-off Date LTV: 44.3%
U/W NCF DSCR: 3.38x
U/W NOI Debt Yield: 14.1%

Mortgage Loan Information

Loan Seller: CGMRC
Loan Purpose: Refinance
Sponsor: Robert B. Gould; Stephen R. Grayson
Borrower: Fox Chapel LLC
Original Balance: \$15,500,000
Cut-off Date Balance: \$15,500,000
% by Initial UPB: 1.6%
Interest Rate: 3.8500%
Payment Date: 6th of each month
First Payment Date: December 6, 2016
Maturity Date: November 6, 2026
Amortization: Interest Only
Additional Debt: None
Call Protection: L(25), D(91), O(4)
Lockbox / Cash Management⁽¹⁾: Hard / Springing

Reserves

	Initial	Monthly
Taxes:	\$82,535	\$27,512
Insurance:	\$34,476	\$2,873
Replacement:	\$0	\$2,859
TI/LC⁽²⁾:	\$0	\$6,670
Free Rent:	\$13,950	\$0

Financial Information

Cut-off Date Balance / Sq. Ft.:	\$136
Balloon Balance / Sq. Ft.:	\$136
Cut-off Date LTV:	44.3%
Balloon LTV:	44.3%
Underwritten NOI DSCR:	3.61x
Underwritten NCF DSCR:	3.38x
Underwritten NOI Debt Yield:	14.1%
Underwritten NCF Debt Yield:	13.2%

Property Information

Single Asset / Portfolio: Single Asset
Property Type: Anchored Retail
Collateral: Fee Simple
Location: Germantown, MD
Year Built / Renovated: 1987 / 1999
Total Sq. Ft.: 114,344
Property Management: Rappaport Management Company
Underwritten NOI: \$2,185,017
Underwritten NCF: \$2,044,790
Appraised Value: \$35,000,000
Appraisal Date: September 1, 2016

Historical NOI

Most Recent NOI:	\$2,259,705 (T-12 August 31, 2016)
2015 NOI:	\$2,350,578 (December 31, 2015)
2014 NOI:	\$2,153,076 (December 31, 2014)
2013 NOI:	\$1,773,554 (December 31, 2013)

Historical Occupancy

Most Recent Occupancy:	97.7% (August 24, 2016)
2015 Occupancy:	97.9% (December 31, 2015)
2014 Occupancy:	98.2% (December 31, 2014)
2013 Occupancy:	NAV

- (1) In place cash management will be triggered upon (i) an event of default, (ii) the DSCR falling below 1.20x and (iii) the Specified Tenant (as defined in the loan documents) (1) being in default under its lease, (2) not being in actual, physical possession of its space or open for business, (3) giving notice that it is terminating or cancelling its space, (4) filing for bankruptcy or similar insolvency, and (5) failing to extend or renew its lease.
- (2) The TI/LC reserve is subject to a cap of \$240,122.

TRANSACTION HIGHLIGHTS

- **Property/Amenities.** The Fox Chapel Shopping Center property is a 114,344 sq. ft. grocery-anchored shopping center located in Germantown, Maryland. The property is currently 97.7% occupied as of August 24, 2016 by 21 retail tenants and anchored by Great Wall International Supermarket. Great Wall International Supermarket subleases 52,706 sq. ft. of space from Giant Food, who currently has a lease expiration in April 2022 with one five-year extension option through the sublease term of April 2027. Gold's Gym is the second largest tenant occupying 19,070 sq. ft. or 16.7% of net rentable area. Gold's Gym has been located at the property since June 2012 and has a lease expiration in May 2022 with one five-year option remaining. Other tenants include Honey Pig Korean BBQ, Indian Palace Bar & Tandoor, Righttime Medical Center, Fox Chapel Animal Hospital and Bonchon Chicken.
- **Location/Market.** The Fox Chapel Shopping Center property is located at 19717 North Frederick Road in Germantown, Maryland, approximately 26 miles northwest of the Washington, DC central business district. Germantown is the third most populous city in Maryland, following Baltimore and Columbia. The immediate subject neighborhood is an established residential area with proximity to community retail and office parks. Major land uses within the neighborhood include Montgomery College, which has 4,000 students and a 109-acre campus for the US Department of Energy. There are 33,000 vehicles that travel along Frederick Road per day and 27,000 vehicles that travel along Middlebrook Road per day.
- **Sponsorship/Management.** Fox Chapel Shopping Center is 100% owned by Fox Chapel LLC, which is owned by Stephen R. Grayson and Robert B. Gould the sponsors and carveout guarantors. Mr. Grayson and Mr. Gould are long time Washington DC commercial real estate developers. The sponsors are active investors in hotel, office, retail, and residential properties throughout the Washington DC MSA. The sponsors have developed 1 million sq. ft. of commercial retail properties over their careers. The property is managed by the Rappaport Management Company, an independent third party. The Rappaport Management Company provides leasing, tenant representation, property management, marketing, development, construction management and a consulting service for retail space in shopping centers throughout Washington, DC, Maryland, and Virginia. Its portfolio includes more than 15 million sq. ft. in over 50 shopping centers.