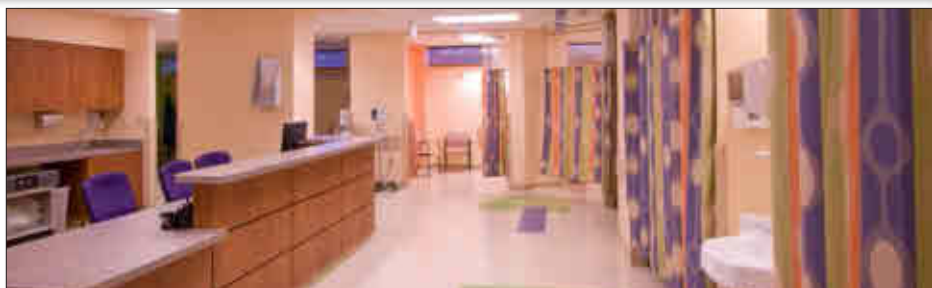


5730 Glenridge Drive Northeast  
Atlanta, GA 30328

Collateral Asset Summary – Loan No. 9  
**Glenridge Medical Center I**

<b>Cut-off Date Balance:</b>	\$28,935,709
<b>Cut-off Date LTV:</b>	67.8%
<b>U/W NCF DSCR:</b>	1.25x
<b>U/W NOI Debt Yield:</b>	8.6%



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Collateral Asset Summary – Loan No. 9

## Glenridge Medical Center I

**Cut-off Date Balance:** \$28,935,709  
**Cut-off Date LTV:** 67.8%  
**U/W NCF DSCR:** 1.25x  
**U/W NOI Debt Yield:** 8.6%

### Mortgage Loan Information

**Loan Seller:** CCRE  
**Loan Purpose<sup>(1)</sup>:** Acquisition / Refinance  
**Sponsors:** Scott C. Honan; Lea Richmond III  
**Borrower:** Glenridge MOB I SPE, LLC  
**Original Balance:** \$29,000,000  
**Cut-off Date Balance:** \$28,935,709  
**% by Initial UPB:** 4.1%  
**Interest Rate:** 5.1120%  
**Payment Date:** 6<sup>th</sup> of each month  
**First Payment Date:** December 6, 2015  
**Maturity Date:** November 6, 2025  
**Amortization:** 360 months  
**Additional Debt:** NAP  
**Call Protection<sup>(2)</sup>:** L(26), D(91), O(3)  
**Lockbox / Cash Management:** Hard / In Place

### Reserves<sup>(3)</sup>

	Initial	Monthly
<b>Taxes:</b>	\$33,333	\$16,667
<b>Insurance:</b>	\$20,250	\$2,250
<b>Replacement:</b>	\$0	\$3,594
<b>TI/LC:</b>	\$0	Springing
<b>Required Repairs<sup>(4)</sup>:</b>	\$323,965	NAP
<b>Debt Service<sup>(5)</sup>:</b>	\$286,047	NAP
<b>Occupancy<sup>(6)</sup>:</b>	\$7,001,000	Springing
<b>Outstanding TI<sup>(7)</sup>:</b>	\$3,384,965	NAP

### Financial Information

<b>Cut-off Date Balance / Sq. Ft.:</b>	\$262
<b>Balloon Balance / Sq. Ft.:</b>	\$216
<b>Cut-off Date LTV<sup>(8)</sup>:</b>	67.8%
<b>Balloon LTV<sup>(8)</sup>:</b>	56.0%
<b>Underwritten NOI DSCR:</b>	1.32x
<b>Underwritten NCF DSCR:</b>	1.25x
<b>Underwritten NOI Debt Yield:</b>	8.6%
<b>Underwritten NCF Debt Yield:</b>	8.1%
<b>Underwritten NOI Debt Yield at Balloon:</b>	10.4%
<b>Underwritten NCF Debt Yield at Balloon:</b>	9.9%

### Property Information

**Single Asset / Portfolio:** Single Asset  
**Property Type:** Medical Office  
**Collateral:** Fee Simple  
**Location:** Atlanta, GA  
**Year Built / Renovated:** 1974 / 2008, 2014  
**Total Sq. Ft.:** 110,576  
**Property Management:** Honan Property Management, LLC; EBS Property Investments, LLC  
**Underwritten NOI<sup>(9)</sup>:** \$2,494,066  
**Underwritten NCF:** \$2,358,058  
**"As Is" Appraised Value:** \$37,800,000  
**"As Is" Appraisal Date:** June 30, 2015  
**"As Complete" Appraised Value<sup>(9)</sup>:** \$42,700,000  
**"As Complete" Appraisal Date:** January 1, 2017

### Historical NOI

<b>Most Recent NOI<sup>(9)</sup>:</b>	\$1,636,830 (T-12 September 30, 2015)
<b>2014 NOI:</b>	\$1,537,214 (December 31, 2014)
<b>2013 NOI:</b>	\$1,370,918 (December 31, 2013)
<b>2012 NOI:</b>	\$1,265,823 (December 31, 2012)

### Historical Occupancy

<b>Most Recent Occupancy<sup>(9)</sup>:</b>	95.1% (November 12, 2015)
<b>2014 Occupancy</b>	75.3% (December 31, 2014)
<b>2013 Occupancy:</b>	75.3% (December 31, 2013)
<b>2012 Occupancy:</b>	74.3% (December 31, 2012)

- (1) In conjunction with the Glenridge Medical Center I Loan origination, the borrower sponsor acquired a 50% interest in the borrower. See "The Borrower / Sponsor" below.
- (2) Partial release is permitted. See "Partial Release" below.
- (3) See "Initial Reserves" and "Ongoing Reserves" below.
- (4) The borrower deposited \$323,965 into an immediate repair reserve, which represents 125% of the engineer's estimated immediate repairs.
- (5) The borrower deposited \$286,047 into a debt service reserve account as additional collateral until all tenants are in occupancy.
- (6) The borrower deposited approximately \$7.0 million into an occupancy reserve associated with four recently executed leases until tenants are in occupancy and paying rent. Approximately \$335,000 of the reserve is earmarked for future leasing and is not allocated for a specific tenant.
- (7) The borrower deposited approximately \$3.3 million into an outstanding TI reserve account earmarked for Georgia Urology (\$1,489,157, of which \$658,710 is pending disbursement to the borrower), Atlanta Institute for ENT (\$683,000), Honan Property Management (\$562,510) and Medical Dermatology Specialists (\$530,298). The borrower also deposited \$120,000 for the build out of new tenant space.
- (8) The Cut-off Date LTV and Balloon LTV are based on the "As Complete" Appraised Value as of January 1, 2017, which assumes all tenant improvement allowance costs, leasing costs, rent abatement and capital expenditures associated with 35,796 sq. ft. of newly executed leases have been completed. The borrower deposited approximately \$10.4 million in the Occupancy and Outstanding TI reserves in connection with the completion of such items. Based on the "As-Is" appraised value of \$37.8 million, the Cut-off Date LTV is 76.5%. The Cut-off Date LTV based on the "As-Is" appraised value and loan amount net of the \$10.4 million earmarked for the tenants' occupancy is approximately 49.2%.
- (9) Since July 2015, the borrower sponsor has executed four leases, representing approximately 32.4% of the net rentable area and approximately \$1.0 million of U/W Base Rent. See "The Property" below.

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Collateral Asset Summary – Loan No. 9  
**Glenridge Medical Center I**

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**U/W NCF DSCR:** 1.25x  
**U/W NOI Debt Yield:** 8.6%

Tenant Summary						
Tenant	Ratings (Fitch/Moody's/S&P)	Net Rentable Area (Sq. Ft.)	% of Net Rentable Area	U/W Base Rent PSF	% of Total U/W Base Rent	Lease Expiration
HCA Surgery Center	BB/Ba2/NR	41,491	37.5%	\$32.89	43.4%	9/30/2023 <sup>(1)</sup>
GA Urology <sup>(2)</sup>	NR/NR/NR	15,532	14.0%	\$29.00	14.3%	8/31/2026
Atlanta Ophthalmology	NR/NR/NR	11,624	10.5%	\$27.82	10.3%	3/31/2023
Physicians Pain & Rehab	NR/NR/NR	10,733	9.7%	\$26.00	8.9%	10/31/2021
Honan Property Management <sup>(3)</sup>	NR/NR/NR	7,500	6.8%	\$29.00	6.9%	2/28/2029
<b>Total Major Office Tenants</b>		<b>86,880</b>	<b>78.6%</b>	<b>\$30.33</b>	<b>83.8%</b>	
Remaining Office Tenants <sup>(4)</sup>		18,246	16.5%	\$27.82	16.2%	
<b>Total Occupied Office Tenants</b>		<b>105,126</b>	<b>95.1%</b>	<b>\$29.89</b>	<b>100.0%</b>	
Vacant Office		5,450	4.9%			
<b>Total</b>		<b>110,576</b>	<b>100.0%</b>			

- (1) HCA Surgery Center has two five-year renewal options and no termination options. The Glenridge Medical Center I Loan is structured with a cash flow sweep related to HCA Surgery Center's lease expiration. See "Ongoing Reserves" below.
- (2) GA Urology, an affiliate of the borrower, took occupancy of its space on January 8, 2016 and will commence paying rent on July 8, 2016. The borrower deposited \$2,343,000 in connection with this tenant's occupancy and \$391,000 in connection with this tenant's free rent period, which represents ten months of rent. It is anticipated the borrower will request such amounts shortly.
- (3) Honan Property Management, an affiliate of the borrower, is not yet in occupancy and is not yet paying rent. According to the borrower, it is anticipated that Honan Property Management will take occupancy of its space beginning in April 2016 and will commence paying rent thereafter. The borrower reserved \$1,131,375 in connection with the build out related to this tenant's occupancy. The Honan Property Management lease is guaranteed by Scott C. Honan, who is a guarantor of the Glenridge Medical Center I Loan.
- (4) Remaining Office Tenants include one tenant (Atlanta Institute for ENT, PC (6.33% NRA)) that is affiliated with the borrower and not yet in occupancy (according to the borrower, it is anticipated that this tenant will take occupancy in April 2016) and one other tenant (Medical Dermatology Specialists (4.97% NRA)) that is not yet in occupancy (according to the borrower it is anticipated that this tenant will take occupancy in January 2016). The borrower deposited \$3,264,965 into an outstanding TI reserve with \$683,000 earmarked for Atlanta Institute for ENT, PC and \$530,298 earmarked for Medical Dermatology Specialists.

Lease Rollover Schedule <sup>(1)(2)</sup>								
Year	# of Leases Expiring	Total Expiring Sq. Ft.	% of Total Sq. Ft. Expiring	Cumulative Sq. Ft. Expiring	Cumulative % of Sq. Ft. Expiring	Annual U/W Base Rent PSF	% U/W Base Rent Rolling	Cumulative % of U/W Base Rent
MTM	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2016	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2017	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2018	0	0	0.0%	0	0.0%	\$0.00	0.0%	0.0%
2019	2	5,482	5.0%	5,482	5.0%	\$28.51	5.0%	5.0%
2020	0	0	0.0%	5,482	5.0%	\$0.00	0.0%	5.0%
2021	2	10,733	9.7%	16,215	14.7%	\$26.00	8.9%	13.9%
2022	0	0	0.0%	16,215	14.7%	\$0.00	0.0%	13.9%
2023 <sup>(3)</sup>	3	53,115	48.0%	69,330	62.7%	\$31.78	53.7%	67.6%
2024	0	0	0.0%	69,330	62.7%	\$0.00	0.0%	67.6%
2025	0	0	0.0%	69,330	62.7%	\$0.00	0.0%	67.6%
2026	2	22,532	20.4%	91,862	83.1%	\$29.00	20.8%	88.4%
Thereafter	3	13,264	12.0%	105,126	95.1%	\$27.59	11.6%	100.0%
Vacant	NAP	5,450	4.9%	110,576	100.0%	NAP	NAP	
<b>Total / Wtd. Avg.</b>	<b>12</b>	<b>110,576</b>	<b>100.0%</b>			<b>\$29.89</b>	<b>100.0%</b>	

- (1) Certain tenants have lease termination options that may become exercisable prior to the originally stated expiration date of the tenant lease that are not considered in the lease rollover schedule.
- (2) Lease Rollover Schedule includes three tenants that are not yet in occupancy. Please see footnotes (2), (3) and (4) on the above "Tenant Summary" chart.
- (3) The Glenridge Medical Center I Loan is structured with a cash flow sweep related to HCA Surgery Center's lease expiration in 2023. See "Ongoing Reserves" below.

**The Loan.** The Glenridge Medical Center I loan (the "Glenridge Medical Center I Loan") is a fixed rate loan secured by the borrower's fee simple interest in a 110,576 sq. ft. mid-rise medical office property, comprised of one five-story suburban office building

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Collateral Asset Summary – Loan No. 9

**Glenridge Medical Center I**

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**U/W NCF DSCR:** 1.25x  
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located at 5730 Glenridge Drive Northeast in Atlanta, Georgia (the “**Glenridge Medical Center I Property**”) with an original principal balance of \$29.0 million. The Glenridge Medical Center I Loan has a 10-year term and amortizes on a 30-year schedule. The Glenridge Medical Center I Loan accrues interest at a fixed rate equal to 5.1120% and has a cut-off date balance of approximately \$28.9 million. Loan proceeds were used to retire existing debt of approximately \$17.0 million, pay closing costs, fund reserves of approximately \$11.0 million, and return equity to the borrower. Based on the “As Complete” appraised value of \$42,700,000 million as of January 1, 2017, the cut-off date LTV is 67.8%. The “As Complete” appraised value assumes all tenant improvement allowance costs, leasing costs, rent abatement and capital expenditures associated with 35,796 sq. ft. of newly executed leases have been completed. The lender reserved approximately \$10.4 million in connection with the completion of such items.

Sources and Uses					
Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	\$29,000,000	100.0%	Loan Payoff	\$16,959,863	58.5%
			Reserves	\$11,049,560	38.1%
			Closing Costs	\$914,042	3.2%
			Return of Equity <sup>(1)</sup>	\$76,534	0.3%
<b>Total Sources</b>	<b>\$29,000,000</b>	<b>100.0%</b>	<b>Total Uses</b>	<b>\$29,000,000</b>	<b>100.0%</b>

(1) In conjunction with the Glenridge Medical Center I Loan origination, the borrower sponsors acquired a 50% interest in the borrower. In lieu of contributing cash equity to facilitate the 50% purchase, Richmond Honan Medical Properties, Inc. assumed leasing and management responsibilities. The other 50% interest in the borrower is owned by EBS Property Investments, LLC.

**The Borrower / Sponsor.** The borrower, Glenridge MOB I SPE, LLC, is a single purpose Delaware limited liability company structured to be bankruptcy-remote with one independent director in its organizational structure. The sponsors of the borrower and the non-recourse carveout guarantors are Scott C. Honan and Lea Richmond III, jointly and severally.

Scott C. Honan and Lea Richmond III are co-founders of Richmond Honan Medical Properties, Inc., a subsidiary of Richmond Honan Development and Acquisitions LLC (“**Richmond Honan**”). Richmond Honan is a full service real estate company specializing in the development, acquisition and management of medical office buildings. With over 40 years of experience, Richmond Honan and/or its related companies have developed approximately 3.0 million sq. ft. of medical office buildings.

**The Property.** The Glenridge Medical Center I Property is a five-story, 110,576 sq. ft. mid-rise medical office building located in Atlanta, Georgia. Originally developed in 1974 as a multi-tenant office building, EBS Property Investments, LLC (“**EBS**”) acquired the Glenridge Medical Center I Property in 2005 and subsequently began converting the Glenridge Medical Center I Property to medical office. From 2008 to 2014, EBS invested approximately \$8.2 million in capital expenditures, which included a complete lobby renovation, new elevators and HVAC system, exterior canopy replacement and a full renovation of the terrace level.

As of November 12, 2015, the Glenridge Medical Center I Property was 95.1% leased by 10 tenants. The three largest tenants at the Glenridge Medical Center I Property lease a total of 62.0% of the total net rentable area (“**NRA**”) and account for 68.0% of the underwritten base rent. The largest tenant, HCA Surgery Center, leases 41,491 sq. ft., or 37.5% of total NRA, and accounts for 43.4% of underwritten base rent. The second largest tenant, GA Urology, leases 15,532 sq. ft. or 14.0% of total NRA, and accounts for 14.3% of underwritten base rent. The third largest tenant, Atlanta Ophthalmology, leases 11,624 sq. ft., or 10.5% of total NRA, and accounts for 10.3% of underwritten base rent.

**Environmental Matters.** The Phase I environmental report dated July 6, 2015 recommended the implementation of an asbestos operation and maintenance plan at the Glenridge Medical Center I Property, which is currently in place.

**Major Tenants.**

**HCA Surgery Center (41,491 sq. ft.; 37.5% of NRA; 43.4% of U/W Base Rent)** HCA Surgery Center is a subsidiary of HCA Holdings, Inc. (“**HCA**”) (rated BB/Ba2/NR by Fitch/Moody’s/S&P). Founded in 1968, HCA is a healthcare services company comprised of 165 hospitals and 115 freestanding surgery centers in 20 states and England, and employs approximately 204,000 individuals. Services offered by HCA Surgery Center at the Glenridge Medical Center I Property include ambulatory surgery, endoscopy, ENT, gynecology, laparoscopic surgery, plastic surgery, pediatrics and urology, among others. According to the tenant, HCA Surgery Center has invested approximately \$10.0 million in capital improvements and equipment.

HCA Surgery Center has two five-year renewal options and no termination options. HCA Surgery Center has been a tenant at the Glenridge Medical Center I Property for approximately seven years.

**GA Urology (15,532 sq. ft.; 14.0% of NRA; 14.3% of U/W Base Rent)** Comprised of 41 urologists located in 30 offices and ambulatory surgery centers in the Atlanta metro area, GA Urology is the largest urology practice in Atlanta and the Southeast. According to the borrower, GA Urology is relocating two of its locations to the Glenridge Medical Center I Property.



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**U/W NOI Debt Yield:** 8.6%

GA Urology is an affiliate of the borrower and has no termination options.

*Atlanta Ophthalmology (11,624 sq. ft.; 10.5% of NRA; 10.3% of U/W Base Rent)* Atlanta Ophthalmology is an eye care and surgery center comprised of six doctors. Offered services include eye exams, glaucoma treatment, lasik and corneal transplants, among others.

Atlanta Ophthalmology has two, five-year renewal options and no termination options. Atlanta Ophthalmology has been a tenant at the Glenridge Medical Center I Property for approximately five years.

**The Market.** The Glenridge Medical Center I Property is located at the intersection of Interstate 285 and Georgia 400 within the Central Perimeter office submarket, approximately 12.0 miles north of the Atlanta central business district. In particular, the Glenridge Medical Center I Property is located within less than 1.0 mile from a three-hospital complex totaling over 1,000 beds referred to as “Pill Hill”, which includes Scottish Rite Children’s Medical Center, St. Joseph’s Hospital/Emory Healthcare and Northside Hospital. The 2015 population and median household within a three-mile radius are 92,672 and \$71,486, respectively.

As of Q1 2015, the Central Perimeter general office submarket reported an average asking rent of \$22.94 PSF with a 14.9% vacancy rate. The appraiser analyzed a set of four medical office comparable buildings and concluded a market rent of \$29.00 PSF with a 5.0% vacancy rate.

Comparable Set <sup>(1)</sup>						
Building	City, State	Year Built / Renovated	Occupancy	Total Size (Sq. Ft.)	Base Rent	Expense Basis <sup>(2)</sup>
<b>Glenridge Medical Center I Property</b>	Atlanta, GA	1974 / 2008-2014	95% <sup>(3)</sup>	110,576 <sup>(3)</sup>	\$29.89 <sup>(4)</sup>	Full Service
Northside Doctor’s Center 960 & 980	Atlanta, GA	1970 / NAV	95%	204,000	\$27.00	Gross
Doctor’s Center Four	Atlanta, GA	2003 / NAV	93%	208,546	\$32.00 - \$33.00	Full Service
Scottis Rite Medical Arts	Atlanta, GA	1989 / NAV	100%	92,567	\$29.00	Full Service
Meridian Mark Plaza	Atlanta, GA	1999 / NAV	97%	160,401	\$30.50	Full Service
<b>Total / Wtd. Avg.<sup>(5)</sup>:</b>			<b>96%</b>	<b>665,514</b>	<b>\$29.85</b>	

(1) Source: appraisal.

(2) Full Service Base Rent includes lease provisions for passing on escalating reimbursement costs to the tenant. Gross Base Rent represents a fixed cost for reimbursements with no escalations.

(3) Based on U/W rent roll dated November 12, 2015.

(4) Represents U/W Base Rent PSF.

(5) Total / Wtd. Avg. excludes Glenridge Medical Center I Property.

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**Cash Flow Analysis.**

Cash Flow Analysis						
	2012	2013	2014	T-12 9/30/2015	U/W	U/W PSF
Base Rent <sup>(1)</sup>	\$1,819,703	\$2,031,679	\$2,179,113	\$2,226,965	\$3,151,066	<b>\$28.50</b>
Value of Vacant Space	0	0	0	0	158,050	\$1.43
<b>Gross Potential Rent</b>	<b>\$1,819,703</b>	<b>\$2,031,679</b>	<b>\$2,179,113</b>	<b>\$2,226,965</b>	<b>\$3,309,116</b>	<b>\$29.93</b>
Total Recoveries	50,497	29,731	70,613	79,317	210,968	1.91
Other Income	80,783	89,909	37,659	138,169	150,792	1.36
Less: Vacancy <sup>(2)</sup>	0	0	0	0	(176,004)	(1.59)
<b>Effective Gross Income</b>	<b>\$1,950,983</b>	<b>\$2,151,319</b>	<b>\$2,287,385</b>	<b>\$2,444,451</b>	<b>\$3,494,871</b>	<b>\$31.61</b>
Total Operating Expenses	685,160	780,401	750,171	807,621	1,000,805	9.05
<b>Net Operating Income<sup>(3)</sup></b>	<b>\$1,265,823</b>	<b>\$1,370,918</b>	<b>\$1,537,214</b>	<b>\$1,636,830</b>	<b>\$2,494,066</b>	<b>\$22.56</b>
TI/LC	0	0	0	0	92,884	0.84
Capital Expenditures	0	0	0	0	43,125	0.39
<b>Net Cash Flow</b>	<b>\$1,265,823</b>	<b>\$1,370,918</b>	<b>\$1,537,214</b>	<b>\$1,636,830</b>	<b>\$2,358,058</b>	<b>\$21.33</b>

(1) U/W Base Rent is based on the rent roll dated November 12, 2015 and includes \$168,117 in rent bumps through October 31, 2016. U/W Base Rent includes approximately \$1.0 million associated with four recently executed leases for tenants that are not yet in occupancy. The borrower deposited approximately \$10.4 million into reserves in connection with such recently executed leases.

(2) U/W Vacancy is based on an economic vacancy of 5.0%, which is in-line with the appraiser's conclusion. As of November 12, 2015, the Glenridge Medical Center I Property was 95.1% leased.

(3) The increase in Net Operating Income from T-12 9/30/2015 to U/W is primarily a result of the borrower executing four leases since July 2015, which represent approximately 32.4% of the net rentable area and approximately \$1.0 million of U/W Base Rent.

**Property Management.** The Glenridge Medical Center I Property is managed by Honan Property Management, LLC and EBS Property Investments, LLC, affiliates of the borrower.

**Lockbox / Cash Management.** The Glenridge Medical Center I Loan is structured with a hard lockbox and in place cash management. The tenants have been instructed to deposit all rents into the lockbox account controlled by the lender that was established at origination. Unless a Cash Trap Period has occurred, all amounts of excess cash in the clearing account will be swept into the borrower's account.

A "**Cash Trap Period**" will occur upon (i) an event of default, (ii) the bankruptcy of the borrower, general partner of the borrower, guarantor or property manager or (iii) the occurrence of a Lease Trigger Period.

A "**Lease Trigger Period**" will occur upon the earlier to occur of (i) 12 months prior to HCA Surgery Center's lease expiration, (ii) the date upon which HCA Surgery Center is required to notify the borrower of its intent to renew or terminate such lease, (iii) the date on which HCA Surgery Center fails to continuously operate, (iv) the date on which HCA Surgery Center becomes involved in a bankruptcy action, (v) the date on which HCA Surgery Center gives notice of its intent to terminate its lease or vacate its space prior to the lease expiration date or (vi) commencing on October 6, 2022, the expiration or termination of any lease unless the Glenridge Medical Center I Property is at least 90.0% occupied by tenants whose leases expire on or after November 6, 2028.

**Initial Reserves.** At loan origination, the borrower deposited (i) \$33,333 into a tax reserve account, (ii) \$20,250 into an insurance reserve account, (iii) \$7,001,000 into an occupancy reserve account which includes (u) \$2,734,000 related to Georgia Urology, (v) \$1,131,375 related to Honan Property Management, (w) \$1,055,950 related to Atlanta Institute for ENT, (x) \$829,675 related to Medical Dermatology Specialists, (y) \$915,000 as additional collateral to be held until the previously listed tenants are all in occupancy and (z) approximately \$335,000 of the reserve is earmarked for future leasing and is not allocated for a specific tenant, (iv) \$3,264,965 into an outstanding TI reserve account earmarked for Georgia Urology (\$1,489,157), Atlanta Institute for ENT (\$683,000), Honan Property Management (\$562,510) and Medical Dermatology Specialists (\$530,298), (v) \$286,047 into a debt service reserve account as additional collateral until all tenants are in occupancy, (vi) \$120,000 into a construction management reserve account for the build out of new tenant space and (vii) 323,965 into an immediate repair reserve, which represents 125% of the engineer's estimated immediate repairs at the Glenridge Medical Center I Property.

**Ongoing Reserves.** On a monthly basis, the borrower is required to deposit (i) 1/12 of the estimated annual real estate taxes, which currently equates to \$16,667, into a tax reserve account, (ii) 1/12 of the annual insurance premiums, which currently equates to \$2,250, into an insurance reserve account, (iii) \$3,594 (\$0.39 PSF annually) into a replacement reserve account, and (iv) with respect to the rollover reserve account, the borrower is required to make monthly deposits of (x) \$6,909 from December 6, 2019 through and including November 6, 2021, (y) \$22,568 from December 6, 2021 through and including November 6, 2023 and (z) \$9,212 from December 6, 2023 through and including November 6, 2025.

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**Glenridge Medical Center I**

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<b>U/W NCF DSCR:</b>	1.25x
<b>U/W NOI Debt Yield:</b>	8.6%

Additionally, upon the occurrence of a Lease Trigger Period, all excess cash is required to be deposited into an occupancy reserve account.

**Current Mezzanine or Subordinate Indebtedness.** None.

**Future Mezzanine or Subordinate Indebtedness Permitted.** None.

**Partial Release.** After the expiration of the lockout period, the borrower may obtain the release of a portion of the Glenridge Medical Center I Property, which parcel consists of a portion of the parking lot (such parcel, the “**Release Parcel**”), provided, among other things, (i) the borrower pays the lender a release price of \$940,722 per acre, (ii) if an affiliate of the borrower intends to construct a medical office building on the Release Parcel, the borrower is required to deliver to the lender an acceptable anti-poaching agreement and (iii) the Glenridge Medical Center I Property maintains sufficient parking after the release as determined by the lender. The appraiser estimated the size of the Release Parcel to be 1.94 acres with a value of approximately \$1.825 million. The value was not included in the “As Complete” or “As Is” appraised value.

5730 Glenridge Drive Northeast  
Atlanta, GA 30328

Collateral Asset Summary – Loan No. 9  
**Glenridge Medical Center I**

**Cut-off Date Balance:** \$28,935,709  
**Cut-off Date LTV:** 67.8%  
**U/W NCF DSCR:** 1.25x  
**U/W NOI Debt Yield:** 8.6%

**Glenridge Medical Center I**

Floor				
3	HCA Adult Surgery Center 23,315 SF (Suite 400)			
2	HCA Pediatric Surgery Center 18,176 SF (Suite 300)	Atl. Surg. Art 2,396 SF (Suite 310)	Vacant 1,700 SF (Suite 350)	
1	GA Urology 15,532 SF (Suite 200)	Northside ENT 3,086 SF (Suite 250)	Vacant 1,885 SF (Suite 230B)	
Lobby	Atlanta Ophthalmology 11,624 SF (Suite 120)	Physicians Pain & Rehab 6,903 SF (Suite 110)	Physicians Pain & Rehab 3,830 SF (Suite 100)	
Terrace	HPM (Office and Storage) 7,764 SF (Suites T2 and T2b)	Atlanta Institute for ENT, PC 7,000 SF (Suite T1)	Med. Derm. Specialists 5,500 SF (Suite T3)	Vacant 1,865 SF (Suite T4)



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