

Pinecrest Town Center

Mortgage Loan Information

Mortgage Loan Seller:	JPMCB
Original Principal Balance:	\$23,525,000
Cut-off Date Principal Balance:	\$23,525,000
% of Pool by IPB:	2.4%
Loan Purpose:	Acquisition
Borrower:	COFE Town Center, LLC
Sponsors:	Eugenio Cosculluela, Jr. and Mario A. Fernandez
Interest Rate:	4.10000%
Note Date:	5/1/2015
Maturity Date:	5/1/2025
Interest-only Period:	36 months
Original Term:	120 months
Original Amortization:	360 months
Amortization Type:	IO-Balloon
Call Protection:	L(25),Grtr1%orYM(92),O(3)
Lockbox:	Springing
Additional Debt:	N/A
Additional Debt Balance:	N/A
Additional Debt Type:	N/A

Property Information

Single Asset / Portfolio:	Single Asset
Title:	Fee
Property Type - Subtype:	Mixed Use – Retail/Office
Net Rentable Area (SF):	94,175
Location:	Pinecrest, FL
Year Built / Renovated:	1985 / 2004
Occupancy:	86.8%
Occupancy Date:	2/26/2015
Number of Tenants:	52
2012 NOI:	\$1,146,726
2013 NOI:	\$1,377,511
2014 NOI⁽¹⁾:	\$1,495,781
TTM NOI⁽²⁾	N/A
UW Economic Occupancy:	87.4%
UW Revenues:	\$3,226,426
UW Expenses:	\$1,214,945
UW NOI⁽¹⁾:	\$2,011,481
UW NCF:	\$1,856,093
Appraised Value / Per SF:	\$32,000,000 / \$340
Appraisal Date:	3/6/2015

Escrows and Reserves

	Initial	Monthly	Initial Cap
Taxes:	\$122,526	\$17,504	N/A
Insurance:	\$0	Springing	N/A
Replacement Reserves⁽³⁾:	\$75,000	Springing	\$28,272
TI/LC⁽⁴⁾:	\$475,000	Springing	\$423,792
Other⁽⁵⁾:	\$1,202,925	\$0	N/A

Financial Information

Cut-off Date Loan / SF:	\$250
Maturity Date Loan / SF:	\$217
Cut-off Date LTV:	73.5%
Maturity Date LTV:	63.8%
UW NCF DSCR:	1.36x
UW NOI Debt Yield:	8.6%

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	\$23,525,000	68.6%	Purchase Price	\$32,000,000	93.3%
Sponsor Equity	10,787,566	31.4	Upfront Reserves	1,875,451	5.5
			Closing Costs	437,116	1.3
Total Sources	\$34,312,566	100.0%	Total Uses	\$34,312,566	100.0%

(1) UW NOI is higher than 2014 NOI due to new leasing, burn-off of rent concessions, reduced expenses and increased common area maintenance reimbursements attributable to new or renewal tenants in 2014 and 2015.

(2) TTM NOI was not provided by the seller.

(3) Monthly deposits of \$1,178 into the Replacement Reserve are required on the first payment date the Replacement Reserve balance is below the \$28,272 cap, and on each payment date thereafter, until such time the Replacement Reserve balance exceeds the cap.

(4) Monthly deposits of \$11,772 into the TI/LC reserve are required beginning on the earlier to occur of (i) the first payment date after the aggregate amount on reserve (excluding all amounts attributable to any lease termination payments) is less than \$200,000 or (ii) the payment date occurring in June, 2018, until such time the amount on deposit equals or exceeds \$423,792.

(5) Initial Other Escrows and Reserves consist of a capital expenditures reserve in the amount of \$880,000, an outstanding tenant improvement reserve in the amount of \$173,492, a free rent reserve in the amount of \$86,933 and an environmental remediation reserve in the amount of \$62,500.

The Loan. The Pinecrest Town Center loan has an outstanding principal balance of approximately \$23.5 million as of the Cut-off Date and is secured by a first mortgage lien on a 94,175 square foot mixed use retail and office center located in Pinecrest, Florida. The loan has a 10-year term, and subsequent to a three-year interest-only period, will amortize on a 30-year schedule. The loan sponsors and nonrecourse carve-out guarantors are Eugenio Cosculluela, Jr. and Mario A. Fernandez, affiliates of COFE Properties, a full-service real estate investment firm headquartered in Dadeland, Florida. Led by Mr. Cosculluela and Mr. Fernandez, COFE Properties specializes in the acquisition and repositioning of real estate assets specifically in the South Florida region. The company currently owns six other assets in the South Florida market. Proceeds from the mortgage loan were used to acquire the property from American Commercial Realty Corp for approximately \$32.0 million.

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The Property. The Pinecrest Town Center property consists of a four-story, 33,691 square foot office building with an adjacent 60,484 square foot retail center for 94,175 square feet of total space. The total property is situated on an approximately 5.24-acre site and contains 383 surface and roof deck parking spaces with a parking ratio of approximately 4.07 spaces per 1,000 square feet. Both the retail building and office component were constructed in 1985 and later renovated in 2004. Since 2011, the previous sponsor spent approximately \$2.0 million in capital expenditures to make general property improvements. The property is well situated along South Dixie Highway, a major thoroughfare that traverses throughout Miami-Dade County and provides direct access to the Palmetto Expressway, approximately two miles north of the property. Additionally, the property is located approximately 3.4 miles south of Dadeland Mall, an approximately 1.5 million square foot shopping mall owned by Simon Property Group, Inc. Dadeland mall reported in-line sales per square foot of approximately \$1,143 for 2014. As of February 26, 2015, Pinecrest Town Center was 86.8% occupied by 52 tenants.

The largest tenant, Coldwell Banker, is one of the largest real estate brokerage firms in the world with over 3,000 offices across 50 countries. The company is owned by Realogy Holdings Corp., a publicly traded company that owns or has ownership interests in businesses such as Better Homes and Gardens Real Estate, Century 21, The Corcoran Group, ERA, Sotheby's International, ZipRealty, NRTY LLC and Title Resource Group. Coldwell Banker's lease commenced in May 2011 and expires in November 2018 with an on-going termination option beginning in May 2016. The lease contains one five-year renewal option. The tenant occupies 7,982 square feet (8.5% of the net rentable area) at the property. The second largest tenant, Get Smart, is an educational superstore headquartered in Pinecrest, Florida. The company sells education supplies to cater to classrooms and offices, arts and crafts, early learning and teacher resources and tools. In addition to a physical store, the company sells its products through its online catalogue. Get Smart's most recent lease commenced March 2014 and expires in March 2024 and contains two five-year renewal options. The tenant occupies 6,002 square feet (6.4% of the net rentable area) at the property. The third largest tenant, Esslinger Wooten-Maxwell, is a prominent South Florida real estate brokerage company. Founded in 1964, the company has expanded its presence to 10 offices with over 650 associates across Miami-Dade and Broward County. The company was acquired by HomeServices of America, Inc. in 2003, an affiliate of Berkshire Hathaway Inc. The Esslinger Wooten-Maxwell lease commenced in September 2011 and expires in September 2018 and contains two five-year renewal options. The tenant currently occupies 4,390 square feet of space (4.7% of the net rentable area) at the property.

The Market. The Pinecrest Town Center property is located in the Coral Gables / Kendall / Richmond retail submarket of Miami, which according to the appraisal had total retail inventory of approximately 7.7 million square feet with an overall vacancy rate of 7.0% as of the fourth quarter of 2014. Additionally, the property is located within the South Dade office submarket which, according to the appraisal, had total office inventory of approximately 3.7 million square feet with a vacancy rate of 14.4% as of the fourth quarter of 2014. Population within the property's three-mile trade area was 97,797 with an estimated 2014 average household income of \$103,093 as of 2014. The appraisal concluded market rent for the property of \$30.00 to \$33.00 per square foot for retail space and \$26.50 to \$40.00 per square foot for office space. The in-place retail rent at the property ranged from \$19.72 to \$44.71 per square foot with a weighted average of \$30.64 per square foot, which is below the appraisal's concluded market rents. The in-place office rent at the property ranged from \$20.00 to \$46.30 per square foot with a weighted average of \$30.13, which is slightly above the appraisal's concluded market rents.

Tenant Summary ⁽¹⁾					
Tenant	Ratings ⁽²⁾ Moody's/S&P/Fitch	Net Rentable Area (SF)	% of Total NRA	Base Rent PSF	Lease Expiration Date
Coldwell Banker	NA / NA / NA	7,982	8.5%	\$40.52	5/31/2016
Get Smart	NA / NA / NA	6,002	6.4%	\$20.31	3/31/2024
Esslinger Wooten-Maxwell	Aa2 / AA / A+	4,390	4.7%	\$32.79	9/30/2018
Sea Siam	NA / NA / NA	4,000	4.2%	\$40.84	4/30/2026
ProMD Practice	NA / NA / NA	3,591	3.8%	\$20.80	12/31/2018
Westside Bagels too Pinecrest	NA / NA / NA	3,552	3.8%	\$36.26	2/28/2025
State Farm	NA / AA / NA	2,973	3.2%	\$26.03	1/31/2021
Miami Postal Credit Union	NA / NA / NA	2,800	3.0%	\$29.87	6/30/2023
Premiere Dental	NA / NA / NA	2,606	2.8%	\$28.09	1/31/2024
Corbett Companies	NA / NA / NA	2,450	2.6%	\$26.61	8/31/2018

(1) Based on the underwritten rent roll.

(2) Ratings provided are for the parent company of the entity listed in the "Tenant" field whether or not the parent company guarantees the lease.

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Lease Rollover Schedule ⁽¹⁾									
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	12,456	13.2%	NAP	NAP	12,456	13.2%	NAP	NAP
2015 & MTM	13	7,204	7.6	\$212,534	8.4%	19,660	20.9%	\$212,534	8.4%
2016	20	26,644	28.3	870,078	34.5	46,304	49.2%	\$1,082,612	42.9%
2017	3	4,980	5.3	164,515	6.5	51,284	54.5%	\$1,247,127	49.4%
2018	5	12,783	13.6	330,884	13.1	64,067	68.0%	\$1,578,011	62.5%
2019	3	4,015	4.3	137,549	5.4	68,082	72.3%	\$1,715,560	68.0%
2020	0	0	0.0	0	0.0	68,082	72.3%	\$1,715,560	68.0%
2021	3	7,133	7.6	237,684	9.4	75,215	79.9%	\$1,953,244	77.4%
2022	0	0	0.0	0	0.0	75,215	79.9%	\$1,953,244	77.4%
2023	1	2,800	3.0	83,636	3.3	78,015	82.8%	\$2,036,880	80.7%
2024	2	8,608	9.1	195,105	7.7	86,623	92.0%	\$2,231,986	88.4%
2025	1	3,552	3.8	128,796	5.1	90,175	95.8%	\$2,360,781	93.5%
2026 & Beyond	1	4,000	4.2	163,363	6.5	94,175	100.0%	\$2,524,144	100.0%
Total	52	94,175	100.0%	\$2,524,144	100.0%				

(1) Based on the underwritten rent roll.

Operating History and Underwritten Net Cash Flow						
	2012	2013	2014	Underwritten	Per Square Foot	% ⁽¹⁾
Rents in Place	\$2,009,300	\$2,102,837	\$2,319,310	\$2,524,144	\$26.80	68.3%
Vacant Income	0	0	0	365,422	3.88	9.9
Gross Potential Rent	\$2,009,300	\$2,102,837	\$2,319,310	\$2,889,566	\$30.68	78.2%
Total Reimbursements	515,903	446,498	386,644	803,952	8.54	21.8
Net Rental Income	\$2,525,203	\$2,549,335	\$2,705,955	\$3,693,518	\$39.22	100.0%
(Vacancy/Credit Loss)	(214,451)	(132,308)	(120,422)	(467,092)	(4.96)	(12.6)
Effective Gross Income	\$2,310,752	\$2,417,027	\$2,585,532	\$3,226,426	\$34.26	87.4%
Total Expenses	\$1,164,026	\$1,039,517	\$1,089,751	\$1,214,945	\$12.90	37.7%
Net Operating Income⁽²⁾	\$1,146,726	\$1,377,511	\$1,495,781	\$2,011,481	\$21.36	62.3%
Total TI/LC, Capex/RR	0	0	0	155,389	1.65	4.8
Net Cash Flow	\$1,146,726	\$1,377,511	\$1,495,781	\$1,856,093	\$19.71	57.5%
Occupancy⁽³⁾	82.5%	83.3%	90.9%	87.4%		

(1) Percentage column represents percent of Net Rental Income for all revenue lines and represents percent of Effective Gross Income for the remainder of fields.

(2) The increase in Underwritten Net Operating Income from 2014 Net Operating Income is due to new leasing, burn off of rent concessions, reduced expenses and increased common area maintenance reimbursements attributable to new or renewal tenants in 2014 and 2015.

(3) Historical occupancies are as of December 31 of each respective year. Underwritten occupancy represents economic occupancy.

Environmental Issue. The Phase I environmental assessment ("ESA") obtained at origination indicates that a dry cleaning facility currently operates at the mortgaged property. The consultant observed external storage of dry cleaning solvents in two 30-gallon drums behind the dry cleaning machine without secondary containment. The consultant also noted the concrete floor in the vicinity of the dry cleaning machine and waste storage area was coated with an epoxy sealant that appeared to be deteriorating or entirely missing in certain areas. As a result of the dry cleaning operation, the ESA characterized the existence of this tenant as a recognized environmental condition. The mortgaged property is currently on a list for funding to be allocated under a state remediation database, but eligibility may be rescinded if the facility is found to not be in compliance with hazardous waste rules. In addition, the ESA also indicates that the state agency will likely not remediate the mortgaged property for some time due to its priority on the list, and soil vapor issues remain a concern at the mortgaged property. The ESA provided a worst-case estimate of \$50,000 to install and operate a sub-slab depressurization system and operate it for one year to mitigate this concern. At origination, the borrower was required to reserve \$62,500 to cover the cost of installation of the system.