

The following table presents certain information relating to the lease rollover schedule at the Doral Plaza Property based on initial lease expiration dates:

Lease Expiration Schedule⁽¹⁾

Year Ending December 31,	Expiring Owned GLA	% of Owned GLA	Cumulative % of Owned GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent \$ per SF	# of Expiring Leases
MTM	0	0.0%	0.0%	\$0	0.0%	\$0.00	0
2018	0	0.0	0.0%	0	0.0	0.00	0
2019	41,275	42.4	42.4%	1,216,349	49.4	29.47	8
2020	31,675	32.5	74.9%	530,296	21.5	16.74	2
2021	12,174	12.5	87.3%	365,760	14.8	30.04	2
2022	0	0.0	87.3%	0	0.0	0.00	0
2023	11,033	11.3	98.7%	297,891	12.1	27.00	1
2024	1,299	1.3	100.0%	53,909	2.2	41.50	1
2025	0	0.0	100.0%	0	0.0	0.00	0
2026	0	0.0	100.0%	0	0.0	0.00	0
2027	0	0.0	100.0%	0	0.0	0.00	0
2028	0	0.0	100.0%	0	0.0	0.00	0
2029 & Thereafter	0	0.0	100.0%	0	0.0	0.00	0
Vacant	0	0.0	100.0%	0	0.0	0.00	0
Total / Wtd. Avg.	97,456	100.0%		\$2,464,205	100.0%	\$25.29	14

(1) Calculated based on approximate square footage occupied by each Owned Tenant.

The following table presents certain information relating to historical occupancy at the Doral Plaza Property:

Historical Leased %⁽¹⁾

2014	2015	2016	As of 9/18/2017
100.0%	100.0%	100.0%	100.0%

(1) As provided by the borrowers and reflects average occupancy for the indicated year ended December 31 unless specified otherwise.

- **Operating History and Underwritten Net Cash Flow.** The following table presents certain information relating to the historical operating performance and the Underwritten Net Cash Flow at the Doral Plaza Property:

Cash Flow Analysis⁽¹⁾

	2015	2016	Annualized T11 Ending 11/30/2017	Underwritten ⁽²⁾	Underwritten \$ per SF
Base Rent	\$2,335,876	\$2,391,995	\$2,438,527	\$2,464,205	\$25.29
Overage / Percentage Rent	111,602	101,492	96,980	96,980	1.00
Total Reimbursement Revenue	725,002	799,347	824,815	855,656	8.78
Other Revenue	11,129	7,774	7,898	7,774	0.08
Gross Revenue	3,183,609	3,300,608	3,368,220	3,424,616	35.14
Less Vacancy Loss	0	0	0	(167,554)	(1.72)
Effective Gross Income	\$3,183,609	\$3,300,608	\$3,368,220	\$3,257,062	\$33.42
Total Operating Expenses	\$817,724	\$890,470	\$907,456	\$925,346	\$9.50
Net Operating Income	\$2,365,885	\$2,410,138	\$2,460,764	\$2,331,716	\$23.93
Ti/LC	0	0	0	89,953	0.92
Capital Expenditures	0	0	0	14,618	0.15
Net Cash Flow	\$2,365,885	\$2,410,138	\$2,460,764	\$2,227,144	\$22.85

(1) Certain items such as straight line rent, interest expense, interest income, lease cancellation income, depreciation, amortization, debt service payments and any other non-recurring or non-operating items were excluded from the historical presentation and are not considered for the underwritten cash flow.

(2) Underwritten cash flow based on contractual rents as of September 18, 2017 and contractual rent steps through December 31, 2018.