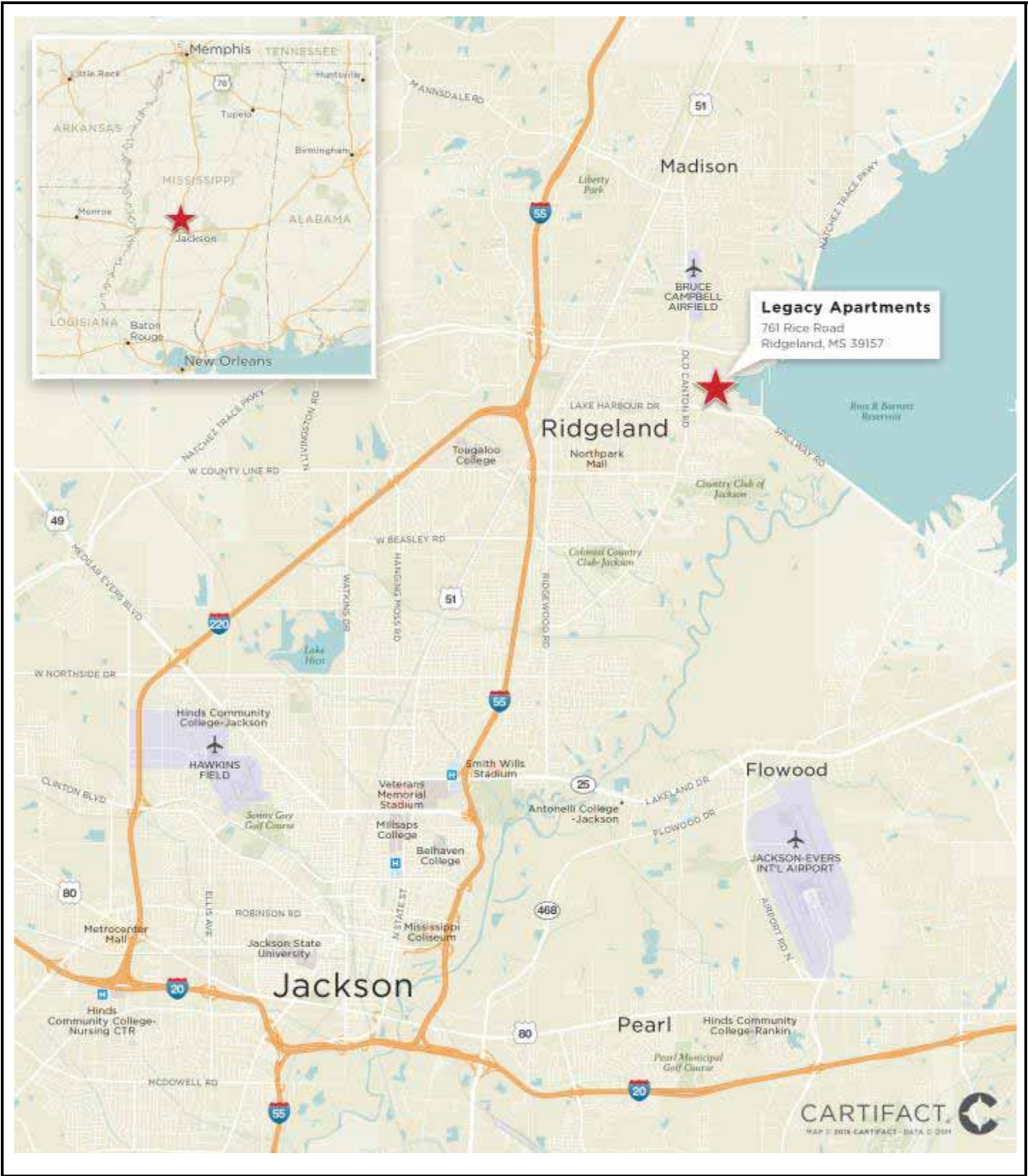


Legacy Apartments



Legacy Apartments



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Mortgage Loan Information

Mortgage Loan Seller:	JPMCB
Original Principal Balance:	\$27,500,000
Cut-off Date Principal Balance:	\$27,500,000
% of Pool by IPB:	3.3%
Loan Purpose:	Refinance
Borrower:	Legacy Park, LLC
Sponsor:	George R. Walker III
Interest Rate:	3.98900%
Note Date:	1/21/2015
Maturity Date:	2/1/2025
Interest-only Period:	48 months
Original Term:	120 months
Original Amortization:	360 months
Amortization Type:	IO-Balloon
Call Protection:	L(25),Grtr1%orYM(92),O(3)
Lockbox:	CMA
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:	Multifamily - Garden
Net Rentable Area (Units):	248
Location:	Ridgeland, MS
Year Built / Renovated:	2004 / N/A
Occupancy:	96.4%
Occupancy Date:	12/9/2014
Number of Tenants:	N/A
2011 NOI:	\$1,852,713
2012 NOI:	\$2,067,515
2013 NOI:	\$2,213,476
TTM NOI (as of 11/2014):	\$2,157,173
UW Economic Occupancy:	94.0%
UW Revenues:	\$3,511,586
UW Expenses:	\$1,312,177
UW NOI:	\$2,199,409
UW NCF:	\$2,137,409
Appraised Value / Per Unit:	\$37,950,000 / \$153,024
Appraisal Date:	12/12/2014

Escrows and Reserves⁽¹⁾

	Initial	Monthly	Initial Cap
Taxes:	\$51,612	\$25,806	N/A
Insurance:	\$0	Springing	N/A
Replacement Reserves:	\$6,200	\$6,200	N/A
TI/LC:	\$0	\$0	N/A
Other:	\$0	\$0	N/A

Financial Information

Cut-off Date Loan / Unit:	\$110,887
Maturity Date Loan / Unit:	\$98,303
Cut-off Date LTV:	72.5%
Maturity Date LTV:	64.2%
UW NCF DSCR:	1.36x
UW NOI Debt Yield:	8.0%

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	\$27,500,000	100.0%	Payoff Existing Debt	\$18,259,199	66.4%
			Return of Equity	8,802,750	32.0
			Closing Costs	380,238	1.4
			Upfront Reserves	57,812	0.2
Total Sources	\$27,500,000	100.0%	Total Uses	\$27,500,000	100.0%

(1) For a full description of Escrows and Reserves, please refer to "Escrows and Reserves" below.

The Loan. The Legacy Apartments loan has an outstanding principal balance of \$27.5 million and is secured by a first mortgage lien on a Class A garden-style, multifamily property totaling 248 units located in Ridgeland, Mississippi. The loan has a 10-year term and, subsequent to a four-year interest-only period, will amortize on a 30-year schedule.

The Borrower. The borrowing entity for the loan is Legacy Park, LLC, a Mississippi limited liability company and special purpose entity.

Legacy Apartments

The Sponsor. The loan sponsor and nonrecourse carve-out guarantor of the mortgage loan is George R. Walker III. Mr. Walker is the Chief Executive Officer of Heritage Properties ("Heritage"), a Jackson, Mississippi based real estate company that was founded in 1982 as a multifamily and commercial property manager. Heritage has grown into a full-service real estate company with services including, construction, property management, leasing and sales. Its property management division currently manages 45 multifamily properties with over 10,000 units in Alabama, Louisiana, Mississippi, Tennessee and Texas. The management portfolio is concentrated in Mississippi where it manages over 7,300 units at 34 properties with over 2,800 units at 13 properties in and around Jackson. Heritage developed the property in 2004 and has owned and operated the property since development.

The Property. Legacy Apartments is a 248 unit, Class A garden-style multifamily property that was developed by the sponsor in 2004. The property consists of 13 two- and three-story buildings with 40 one-bedroom, 150 two-bedroom and 58 three-bedroom units. Amenities include a 2,313 square foot leasing/community center, a 1,425 square foot 24-hour fitness center building, as well as an 810 square foot car wash/maintenance shop building. Other property amenities include a gated entry, a swimming pool, tanning bed, outdoor fireplace, tennis court with pavilion and dog park. A sports court area adjoining the swimming pool which includes a pavilion, horseshoes, shuffleboard and bocce ball court is also being completed. The borrower is in the process of renovating the units at the property. The renovations include installation of laminate wood-look floors and granite-style countertops and new ceiling fans for all of the units. At origination of the loan, 159 of the total 248 units had been upgraded with the new floors and 193 units had been upgraded with the new countertops, and the new ceiling fans have not been installed in any of the units. The borrower has spent over \$1.0 million (\$4,032 per unit) upgrading the property in 2014. The borrower was not required to reserve funds for completion of the renovations, however, if the renovations are not completed within two years of the origination date, all excess cash will be swept and held by the lender as additional collateral (please refer to "Lockbox / Cash Management" below).

The property is located in Ridgeland, Mississippi, approximately 11 miles north of Jackson central business district. Ridgeland primarily serves as a suburb of Jackson which is the state capital of Mississippi and county seat of Hinds County. The property's location allows for convenient access to the area's employment, retail, cultural and recreational demand drivers including the Highland Colony office submarket, Northpark Mall, Renaissance at Colony Park and the Ross Barnett Reservoir. The Highland Colony submarket contains over 2.5 million square feet and has some of Jackson's highest quality office buildings. Northpark Mall is a 1.2 million square foot regional mall owned by Simon. The Renaissance at Colony Park is a lifestyle center with premium retail shops such as Mississippi's only Apple store. Ross Barnett Reservoir is a 33,000 acre lake visited by an estimated 2.5 million people each year for a source of outdoor recreation.

The appraisal identified four competitive multifamily properties in the market that were built between 1995 and 2004 and range in size from 168 to 328 units. The occupancy of these four rent comparables ranged from 95.0% to 98.0% with an average of 96.5%. The average rent at the competitive properties ranged from \$854 to \$1,149 per unit or \$0.93 to \$1.01 per square foot. By comparison, the property's average monthly rent is \$1,203 per unit or \$1.02 per square foot. The appraisal points to the property's extensive amenities and higher quality as reasons for its higher rents. There are no new multifamily properties planned, under construction or recently completed nearby. According to the appraisal there is limited availability of vacant multifamily land in the Ridgeland market and it is unlikely that new apartments will be added to the submarket or nearby submarkets.

Historical and Current Occupancy ⁽¹⁾			
2011	2012	2013	Current ⁽²⁾
93.8%	97.4%	95.8%	96.4%

(1) Historical Occupancies are as of December 31 of each respective year.

(2) Current Occupancy is as of December 9, 2014.

Multifamily Unit Mix ⁽¹⁾									
Unit Type	# of Units	% of Total	Occupied Units	Occupancy	Average Unit Size (Square Feet)	Average Monthly Rental Rate	Average Monthly Rental Rate PSF	Monthly Market Rental Rate	Monthly Market Rental Rate PSF
1 Bedroom (w/ Study)	20	8.1%	18	90.0%	853	\$1,083	\$1.27	\$1,079	\$1.26
1 Bedroom	20	8.1	20	100.0%	882	\$1,107	\$1.25	\$1,109	\$1.26
2 Bedroom	150	60.5	143	95.3%	1,179	\$1,177	\$1.00	\$1,197	\$1.01
3 Bedroom	58	23.4	58	100.0%	1,389	\$1,338	\$0.96	\$1,342	\$0.97
Total/Wtd. Avg.	248	100.0%	239	96.4%	1,178	\$1,203	\$1.02	\$1,214	\$1.03

(1) Based on the underwritten rent roll.

Legacy Apartments

	Operating History and Underwritten Net Cash Flow				Underwritten	Per Unit	% ⁽²⁾
	2011	2012	2013	TTM ⁽¹⁾			
Rents in Place ⁽³⁾	\$3,391,706	\$3,446,105	\$3,510,141	\$3,548,498	\$3,449,880	\$13,911	94.8%
Vacant Income	0	0	0	0	126,438	510	3.5
Gross Potential Rent	\$3,391,706	\$3,446,105	\$3,510,141	\$3,548,498	\$3,576,318	\$14,421	98.3%
Reimbursements	61,073	61,084	63,559	59,717	63,529	256	1.7
Net Rental Income	\$3,452,779	\$3,507,189	\$3,573,700	\$3,608,215	\$3,639,847	\$14,677	100.0%
(Vacancy/Credit Loss/Concessions)	(297,589)	(109,240)	(189,895)	(231,586)	(218,393)	(881)	(6.0)
Other Income	88,390	100,143	114,746	90,132	90,132	363	2.5
Effective Gross Income	\$3,243,580	\$3,498,092	\$3,498,551	\$3,466,761	\$3,511,586	\$14,160	96.5%
Total Expenses	\$1,390,867	\$1,430,577	\$1,285,075	\$1,309,588	\$1,312,177	\$5,291	37.4%
Net Operating Income	\$1,852,713	\$2,067,515	\$2,213,476	\$2,157,173	\$2,199,409	\$8,869	62.6%
Replacement Reserves	0	0	0	0	62,000	250	1.8
Net Cash Flow	\$1,852,713	\$2,067,515	\$2,213,476	\$2,157,173	\$2,137,409	\$8,619	60.9%

(1) The TTM Column represents the trailing twelve-month period ending on November 30, 2014.

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

(3) Underwritten Rents in Place are based on the December 9, 2014 rent roll annualized.

Property Management. The Legacy Apartments property is managed by Heritage Properties, Inc., an affiliate of the sponsor.

Escrows and Reserves. At origination, the borrower deposited into escrow \$51,612 for real estate taxes and \$6,200 for replacement reserves.

Tax Escrows - On a monthly basis, the borrower is required to escrow 1/12 of the annual estimated tax payments, which currently equates to \$25,806.

Insurance Escrows - The requirement for the borrower to make monthly deposits into the insurance escrow is waived so long as no event of default exists and the borrower provides satisfactory evidence that the property is insured under an approved blanket policy in accordance with the loan documents.

Replacement Reserves - On a monthly basis, the borrower is required to escrow \$6,200 (approximately \$300 per unit annually) for replacement reserves.

Lockbox / Cash Management. The loan is structured with a CMA lockbox. The borrower and property manager are required to deposit all rents directly to the lockbox account. All funds in the lockbox account shall be remitted to the borrower on a daily basis until the occurrence of a Cash Sweep Event. During a Cash Sweep Event, all funds on deposit in the lockbox account will be swept on a daily basis to a cash management account under the control of the lender and disbursed during each interest period of the loan term in accordance with the loan documents. During a Cash Sweep Event, all excess cash flow after payment of debt service, required reserves and operating expenses will be held as additional collateral for the loan.

A "Cash Sweep Event" means (i) the occurrence or continuance of an event of default under the loan documents, (ii) the debt service coverage ratio as calculated in the loan documents based on a trailing six-month period falls below 1.125x, (iii) the occurrence of a Renovation Trigger Event or (iv) any bankruptcy action of the borrower or manager.

A "Renovation Trigger Event" would be triggered if the borrower fails to complete the ongoing renovations within two years of the origination date. The borrower must provide lender with renovation completion evidence in order to prevent this trigger event.