

215 West 125<sup>th</sup> Street

## Mortgage Loan Information

Mortgage Loan Seller:	JPMCB
Original Principal Balance:	\$33,000,000
Cut-off Date Principal Balance:	\$33,000,000
% of Pool by IPB:	2.5%
Loan Purpose:	Acquisition
Borrower:	BVK 215 West 125 <sup>th</sup> Street, LLC
Sponsor:	RREEF Spezial Invest GmbH
Interest Rate:	4.27800%
Note Date:	6/26/2015
Maturity Date:	7/1/2025
Interest-only Period:	120 months
Original Term:	120 months
Original Amortization:	None
Amortization Type:	Interest Only
Call Protection:	L(25),Grtr1%orYM(93),O(2)
Lockbox:	CMA
Additional Debt:	Yes
Additional Debt Balance:	\$4,500,000
Additional Debt Type:	Subordinate Debt

## Property Information

Single Asset / Portfolio:	Single Asset
Title:	Fee / Leasehold
Property Type - Subtype:	Office - CBD
Net Rentable Area (SF):	167,919
Location:	New York, NY
Year Built / Renovated:	1971 / 2001
Occupancy <sup>(1)</sup> :	94.1%
Occupancy Date:	3/31/2015
Number of Tenants:	9
2012 NOI:	\$2,118,098
2013 NOI:	\$2,842,505
2014 NOI:	\$3,233,464
TTM NOI (as of 4/2015):	\$3,713,222
UW Economic Occupancy:	89.7%
UW Revenues:	\$7,530,609
UW Expenses:	\$4,431,693
UW NOI <sup>(1)</sup> :	\$3,098,916
UW NCF:	\$2,632,476
Appraised Value / Per SF:	\$56,000,000 / \$333
Appraisal Date:	4/21/2015

## Escrows and Reserves

	Initial	Monthly	Initial Cap
Taxes:	\$0	Springing	N/A
Insurance:	\$0	Springing	N/A
Replacement Reserves:	\$0	Springing	N/A
TI/LC:	\$0	Springing	N/A
Other <sup>(2)</sup> :	\$272,105	\$35,202	N/A

## Financial Information

Cut-off Date Loan / SF:	\$197
Maturity Date Loan / SF:	\$197
Cut-off Date LTV:	58.9%
Maturity Date LTV:	58.9%
UW NCF DSCR:	1.83x
UW NOI Debt Yield:	9.4%

## Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	\$33,000,000	64.2%	Purchase Price	\$49,456,952	96.3%
Sponsor Equity	18,371,957	35.8	Closing Costs	1,642,901	3.2
			Upfront Reserves	272,105	0.5
<b>Total Sources</b>	<b>\$51,371,957</b>	<b>100.0%</b>	<b>Total Uses</b>	<b>\$51,371,957</b>	<b>100.0%</b>

(1) Occupancy and UW NOI include monthly rent from CUNY, which has executed a lease but has not commenced paying rent. Without this tenant, the property's occupancy is 89.9%.

(2) Initial Other Escrows and Reserves include \$166,498 for free rent reserve and \$105,607 for a ground lease reserve.

**The Loan.** The 215 West 125<sup>th</sup> Street loan has an outstanding principal balance of \$33.0 million and is secured by a first mortgage lien on the borrower's fee/leasehold interest in a six-story, 167,919 square foot office building located in Uptown Manhattan, New York. The loan has a 10-year term and will be interest-only for the entire term of the loan. The borrowing entity for the 215 West 125<sup>th</sup> Street loan is BVK 215 West 125<sup>th</sup> Street, LLC, a Delaware limited liability company and special purpose entity. The loan sponsor is RREEF Spezial Invest GmbH ("RREEF"), the primary real estate investment business of the Deutsche Bank Asset Management division. During the past 40 years, RREEF has built a real estate investing business, with over 600 professionals located in 21 cities around the world and approximately \$47.1 billion in assets under management. RREEF employs a disciplined investment approach and offers a diverse range of strategies and solutions across the risk/return and geographic spectrum. RREEF's customers include governments, corporations, insurance companies, endowments and retirement plans worldwide. The previously existing debt was securitized in 2006 as part of the BACM 2006-2 securitization.

**The Property.** 215 West 125<sup>th</sup> Street is a Class B office building located on an approximately 0.7 acre site at 215 West 125<sup>th</sup> Street between Adam Clayton Powell Jr Boulevard and Frederick Douglass Boulevard in Harlem, New York. The property was constructed in 1971 and renovated in 2001. The six-story property totals 167,919 square feet and consists of 153,737 square feet of multi tenant office space and 14,182 square feet of grade level retail space along 125<sup>th</sup> Street. The property also includes a 60-space parking garage.

## 215 West 125<sup>th</sup> Street

As of March 31, 2015, the property was 94.1% leased by nine tenants. The property's largest tenant is New York State Workers' Compensation Board, which first took occupancy in May 2001 and currently occupies 26.9% of the net rentable area through September 2019. The New York State Workers' Compensation Board protects the rights of employees and employers by ensuring the proper delivery of benefits to those who are injured or ill, and by promoting compliance with the law. The property serves as the sole Manhattan office for the New York State Workers' Compensation Board. The second largest tenant is Emblem Health, which first took occupancy in January 2012 and currently occupies 20.3% of the net rentable area through January 2032 with two, five-year extension options. Emblem Health is New York State's largest neighborhood health insurance and wellness company. Founded in 1937, Emblem Health has been providing quality health insurance plans for working New Yorkers and their families for over 75 years. The third largest tenant is Columbia University, which took occupancy in May 2003 and currently occupies 19.7% of the net rentable area through May 2018 with one, five-year extension option. For more than 250 years, Columbia University has been a leader in higher education in the nation and around the world. The property is home to Columbia's National Center for Disaster Preparedness Earth Institute.

**The Market.** 215 West 125<sup>th</sup> Street is situated in the 125<sup>th</sup> Street corridor of the Harlem neighborhood of Manhattan, New York City. The property is served by the bus and subway system with the 1, 2, 3, 4, 5, A, B, C, and D lines running through the neighborhood. The Harlem East 125<sup>th</sup> Street station of the Metro North is located directly east of the property at 125<sup>th</sup> Street and Park Avenue. According to the appraisal, the 10027 zip code trade area contains approximately 62,707 people with a median household income of \$36,275 as of 2015.

According to the appraisal, the property is located in the Uptown submarket of Manhattan. As of the first quarter of 2015, the office submarket consisted of 490 buildings totaling approximately 14.6 million square feet of office space with an overall vacancy rate of 4.0% and average rents of \$44.73 per square foot. This compares to 4.7% and \$41.76 per square foot respectively with the first quarter of 2014. The appraisal identified six directly competitive office properties built between 1910 and 2015 and ranging in size from approximately 13,130 to 408,651 square feet. Excluding the 5 West 125<sup>th</sup> Street comparable, which is not yet completed, the comparable properties reported occupancies ranging from 90.1% to 100.0% with a weighted average of 90.2%. Asking rents for the comparable properties range from \$29.47 to \$45.00 per square foot with a weighted average rental rate of \$36.79. The appraisal identified six directly competitive leases of retail spaces along commercial corridors similar to 125<sup>th</sup> Street, ranging in size from approximately 1,500 to 39,000 square feet. Asking rents for the comparable properties range from \$55.13 to \$168.52 per square foot with a weighted average rental rate of \$89.15. The in-place retail rental rate at the property is \$113.83 per square foot, which is below the appraisal concluded retail market rent of \$115.00 per square foot. The in-place retail rental rate at the property is \$33.82 per square foot, which is below the appraisal concluded retail market rent of \$38.00 per square foot.

Tenant	Tenant Summary <sup>(1)</sup>			Base Rent	Base Rent PSF	Lease Expiration Date
	Ratings <sup>(2)</sup> Moody's/S&P/Fitch	Net Rentable Area (SF)	% of Total NRA			
New York State Workers' Compensation Board	Aa1 / AA+ / AA+	45,205	26.9%	\$1,663,544	\$36.80	9/30/2019
Emblem Health	NA / NA / NA	34,170	20.3%	\$1,256,892	\$36.78	1/31/2032
Columbia University	Aaa / NA / NA	33,068	19.7%	\$1,257,907	\$38.04	5/31/2018
New York State Dept of Labor	Aa1 / AA+ / AA+	26,546	15.8%	\$963,620	\$36.30	8/31/2019
CUNY <sup>(3)</sup>	NA / NA / NA	7,113	4.2%	\$256,068	\$36.00	6/30/2024
Carter's Retail <sup>(4)</sup>	NA / BB+ / NA	5,008	3.0%	\$482,655	\$96.38	7/31/2024
Bank of America	Baa1 / A- / A	4,849	2.9%	\$557,635	\$115.00	3/31/2017
New York City Community Board 10 <sup>(5)</sup>	Aa2 / AA / AA	2,058	1.2%	\$62,255	\$30.25	1/20/2018
UPS Dropbox <sup>(6)</sup>	Aa3 / A+ / AA-	0	0.0%	\$1,200	\$1,200	MTM

(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 (or in the case of some tenants, parent government entity) guarantees the lease.

(3) CUNY has the option to terminate its lease beginning on March 17, 2019 with 12 months' prior notice and payment of a termination fee equal to unamortized costs of all tenant improvements, brokerage commissions paid in connection with the lease and tenant's free rent. The tenant has rent abatement until August 20, 2015.

(4) Carter's Retail has the option to terminate its lease so long as gross sales for the period from January 1, 2017 and December 31, 2017 are less than \$2.2 million with six months' prior notice by March 31, 2018, and payment of a termination fee equal to \$200,000. The tenant has partial rent abatement until July 31, 2016.

(5) New York City Community Board 10 has the option to terminate its lease anytime with 12 months' prior notice and payment of a termination fee equal to unamortized costs of all tenant improvements, brokerage commissions paid in connection with the lease and tenant's free rent.

(6) UPS Dropbox has the option to terminate its lease at any time with one months' prior notice.

215 West 125<sup>th</sup> StreetLease Rollover Schedule<sup>(1)</sup>

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	9,902	5.9%	NAP	NAP	9,902	5.9%	NAP	NAP
2015 & MTM	1	0	0.0	\$1,200	0.0%	9,902	5.9%	\$1,200	0.0%
2016	0	0	0.0	0	0.0	9,902	5.9%	\$1,200	0.0%
2017	1	4,849	2.9	557,635	8.6	14,751	8.8%	\$558,835	8.6%
2018	2	35,126	20.9	1,320,161	20.3	49,877	29.7%	\$1,878,996	28.9%
2019	2	71,751	42.7	2,627,164	40.4	121,628	72.4%	\$4,506,160	69.3%
2020	0	0	0.0	0	0.0	121,628	72.4%	\$4,506,160	69.3%
2021	0	0	0.0	0	0.0	121,628	72.4%	\$4,506,160	69.3%
2022	0	0	0.0	0	0.0	121,628	72.4%	\$4,506,160	69.3%
2023	0	0	0.0	0	0.0	121,628	72.4%	\$4,506,160	69.3%
2024	2	12,121	7.2	738,723	11.4	133,749	79.7%	\$5,244,883	80.7%
2025	0	0	0.0	0	0.0	133,749	79.7%	\$5,244,883	80.7%
2026 & Beyond	1	34,170	20.3	1,256,892	19.3	167,919	100.0%	\$6,501,775	100.0%
<b>Total</b>	<b>9</b>	<b>167,919</b>	<b>100.0%</b>	<b>\$6,501,775</b>	<b>100.0%</b>				

(1) Based on the underwritten rent roll.

## Operating History and Underwritten Net Cash Flow

	2012	2013	2014	TTM <sup>(1)</sup>	Underwritten	Per Square Foot	% <sup>(2)</sup>
Rents in Place <sup>(3)</sup>	\$4,559,133	\$5,198,668	\$5,597,078	\$5,895,191	\$6,501,775	\$38.72	80.7%
Vacant Income	0	0	0	0	352,415	2.10	4.4
<b>Gross Potential Rent</b>	<b>\$4,559,133</b>	<b>\$5,198,668</b>	<b>\$5,597,078</b>	<b>\$5,895,191</b>	<b>\$6,854,190</b>	<b>\$40.82</b>	<b>85.1%</b>
Total Reimbursements	485,788	831,248	710,369	937,968	1,204,773	7.17	14.9
<b>Net Rental Income</b>	<b>\$5,044,921</b>	<b>\$6,029,917</b>	<b>\$6,307,447</b>	<b>\$6,833,159</b>	<b>\$8,058,963</b>	<b>\$47.99</b>	<b>100.0%</b>
(Vacancy/Credit Loss)	0	0	0	0	(830,073)	(4.94)	(10.3)
Other Income	438,370	371,257	400,729	369,533	301,719	1.80	3.7
<b>Effective Gross Income</b>	<b>\$5,483,291</b>	<b>\$6,401,173</b>	<b>\$6,708,177</b>	<b>\$7,202,692</b>	<b>\$7,530,609</b>	<b>\$44.85</b>	<b>93.4%</b>
<b>Total Expenses</b>	<b>\$3,365,193</b>	<b>\$3,558,668</b>	<b>\$3,474,712</b>	<b>\$3,489,470</b>	<b>\$4,431,693</b>	<b>\$26.39</b>	<b>58.8%</b>
<b>Net Operating Income</b>	<b>\$2,118,098</b>	<b>\$2,842,505</b>	<b>\$3,233,464</b>	<b>\$3,713,222</b>	<b>\$3,098,916</b>	<b>\$18.45</b>	<b>41.2%</b>
Total TI/LC, Capex/RR	0	0	0	0	466,440	2.78	6.2
<b>Net Cash Flow</b>	<b>\$2,118,098</b>	<b>\$2,842,505</b>	<b>\$3,233,464</b>	<b>\$3,713,222</b>	<b>\$2,632,476</b>	<b>\$15.68</b>	<b>35.0%</b>
<b>Occupancy<sup>(4)</sup></b>	<b>91.0%</b>	<b>91.0%</b>	<b>94.1%</b>	<b>94.1%</b>	<b>89.7%</b>		

(1) TTM column is based on the trailing 12 month period ending April 30, 2015.

(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) The increase in Underwritten Rents in Place from TTM is the result of two recent leases, CUNY (4.2% of the net rentable area) and Carter's Retail (3.0% of the net rentable area) being signed in 2014 and their respective rent abatements during the 2014 period. These two tenant's combined annual base rent totals \$738,723.

(4) Historical Occupancies are as of December 31 of each respective year. TTM Occupancy is most current occupancy as of March 31, 2015. Underwritten Occupancy represents economic occupancy.

**Partial Releases.** In the event the property is converted to a condominium structure, the borrower is permitted to release one or more retail units after expiration of the lockout period, upon certain terms and conditions including, without limitation: (i) the partial prepayment of 125% of the allocated loan amount for the unit (the release amount will be the portion of the loan allocable to the applicable unit as determined by the lender at the time of the conversion); (ii) the borrower will continue to have the right to appoint the majority of the members of the condominium association board and control the board; and (iii) after the release, the debt service coverage ratio (calculated based on the trailing 12 months) is equal to or greater than the greater of (a) the product of 2.30 multiplied by a fraction of which (1) the numerator is the sum of the release amounts of all units (including the units to be released), and (2) the denominator is the sum of the then-current outstanding principal amount of the loan, and (b) the debt service coverage ratio immediately preceding the release (including the property being released) based on the trailing 12 months. See "Description of the Mortgaged Properties – Certain Terms and Conditions of the Mortgage Loans – Releases of Individual Mortgaged Properties" in the Prospectus Supplement.

215 West 125<sup>th</sup> Street

**Permitted Mezzanine Debt.** In connection with a permitted sale of the property and assumption of the loan, the loan agreement permits future mezzanine financing secured by the ownership interests in the borrower upon certain terms and conditions which include, without limitation: (i) no event of default has occurred and is continuing, (ii) the combined loan-to-value ratio does not exceed 59.0%, (iii) the aggregate debt service coverage ratio, as calculated in the loan documents and including the mezzanine loan, is not less than 1.75x, (iv) the debt yield, as calculated in the loan documents and including the mezzanine loan, is not less than 9.39% and (v) an acceptable intercreditor agreement has been executed.

**Subordinate Debt.** The sponsor, RREEF Spezial Invest GmbH, has provided a \$4,500,000 unsecured loan to the borrower. The parties have entered into a subordination and standstill agreement, which subordinates the unsecured debt to the mortgage loan and restricts the unsecured lender from enforcing its remedies during the term of the loan.