Reston EastPointe

Mortgage Loan Information	
Mortgage Loan Seller:	JPMCB
Original Principal Balance:	$38,000,000
Cut-off Date Principal Balance:	$38,000,000
% of Pool by IPB:	3.5%
Loan Purpose:	Acquisition
Borrower:	Reston EastPointe Property Corp.
Sponsor:	LPC Commercial Services, Inc.
Interest Rate:	4.20000%
Note Date:	11/8/2016
Maturity Date:	12/1/2023
Interest-only Period:	84 months
Original Term:	84 months
Original Amortization:	None
Amortization Type:	Interest Only
Call Protection:	L(27),Def(51),O(6)
Lockbox:	Hard
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:	Office - Suburban
Net Rentable Area (SF):	195,230
Location:	Reston, VA
Year Built / Renovated:	2007 / N/A
Occupancy:	85.6%
Occupancy Date:	8/31/2016
Number of Tenants:	5
2013 NOI:	$4,344,877
2014 NOI:	$4,469,173
2015 NOI:	$5,068,734
TTM NOI (as of 9/2016)(1):	$5,024,264
UW Economic Occupancy:	87.1%
UW Revenues:	$6,041,200
UW Expenses:	$2,077,266
UW NOI(1):	$3,963,934
UW NCF:	$3,529,182
Appraised Value / Per SF(2):	$61,200,000 / $313
Appraisal Date:	10/5/2016

Escrows and Reserves	Initial	Monthly	Initial Cap
Taxes:	$59,736	$59,736	N/A
Insurance:	$0	Springing	N/A
Replacement Reserves:	$3,254	$3,254	$39,046
TI/LC:	$1,150,000	$48,808	N/A
Other(3):	$2,023,260	$0	N/A

Financial Information	
Cut-off Date Loan / SF:	$195
Maturity Date Loan / SF:	$195
Cut-off Date LTV(2):	62.1%
Maturity Date LTV(2):	62.1%
UW NCF DSCR:	2.18x
UW NOI Debt Yield:	10.4%

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	$38,000,000	60.3%	Purchase Price	$58,000,000	92.0%
Sponsor Equity	25,068,492	39.7	Upfront Reserves	3,236,250	5.1
			Closing Costs	1,832,242	2.9
Total Sources	**$63,068,492**	**100.0%**	**Total Uses**	**$63,068,492**	**100.0%**

(1) The decrease in UW NOI from TTM NOI is primarily due to Vencore vacating 25,348 square feet, representing the entire fifth floor, in June 2016.
(2) The Appraised Value / Per SF, Cut-off Date LTV and Maturity Date LTV are calculated based on the "hypothetical as-is" value, which assumes that $2.0 million is reserved to lease-up the vacant space on the 5th floor and $1.15 million is reserved for other tenant improvements and outstanding leasing commissions, all of which was reserved for at origination. The "as-is" value as of October 5, 2016 is $58.0 million, which results in a Cut-off Date LTV and Maturity Date LTV of 65.5%.
(3) Initial Other Escrows and Reserves consists of a $2.0 million reserve for tenant improvements and leasing commissions related to space at the property that was vacant as of the origination date, which is required to be released to the borrower provided that the property achieves an NOI debt yield (as calculated in the loan documents) of 10.5% or greater based on the trailing three-month period and $23,260 for free rent.

The Loan. The Reston EastPointe loan is secured by a first mortgage lien on the borrower's fee interest in a 195,230 square foot Class A office building located in Reston, Virginia. The Reston EastPointe loan has a seven-year term and is interest-only for the full term of the loan. The borrowing entity for the Reston EastPointe loan is Reston EastPointe Property Corp., a Delaware corporation and special purpose entity. The loan is structured to be Shariah compliant with a master lease in place between the borrower and an affiliate of the borrower. See "*Risk Factors–Risks Relating to Shariah Compliant Loans*" and "*Description of the Mortgage Pool–Certain Terms of the Mortgage Loans–Shariah Compliant Loans*" in the Preliminary Prospectus for additional information regarding Shariah compliant loans.

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The nonrecourse carve-out guarantor is LPC Commercial Services, Inc., an affiliate of the loan sponsor, which is a joint venture between Mohammed I. Alsubeaei & Sons Investment Company ("MASIC"), Lincoln Property Company ("LPC") and Ritz Banc Group ("RBG"). MASIC is a professional investment company located in Saudi Arabia. Founded in 1933, MASIC is involved in asset management including equities, fixed income, private equity funds, direct investments and real estate, and its investments include real estate, financial services, agricultural manufacturing, industrial and retail. MASIC has executed multiple international real estate deals over the past three years, including four multifamily deals, a mezzanine financed condo development in the U.S., the South Bank Tower mezzanine financing in London and the acquisition of a retail store in Germany.

LPC is one of the largest privately held, full-service real estate organizations in the United States. Founded in 1965 and based in Dallas, Texas, LPC maintains a presence in more than 200 cities in the United States and 10 cities in Europe and South America in both commercial and residential real estate markets. LPC has developed approximately 75.0 million square feet of commercial office space, over 11.0 million square feet of specialty retail space, 52.0 million square feet of industrial space and currently manages over 138.0 million square feet of commercial assets globally. The cumulative development volume exceeds $28.0 billion in commercial assets.

RBG was founded in 2012 and is a private equity and alternative asset manager headquartered in Washington D.C. RBG partners with high net worth family offices and institutional investors to advise on real estate investments in the U.S. as well as to co-invest. As of January 2017, RBG had more than $250.0 million in assets under management.

The loan sponsor used loan proceeds to purchase the Reston EastPointe property for $58.0 million.

The Property. The Reston EastPointe property is an eight-story, 195,230 square foot Class A office building with an adjacent parking garage located in Reston, Virginia. As of August 31, 2016, the property was 85.6% occupied by five tenants with six leases. The largest tenant, Vencore, Inc ("Vencore"), leases 54.8% of net rentable area through November 2020. Founded in 1972, Vencore provides information solutions, engineering and analysis to the U.S. intelligence community, Department of Defense and federal and civilian agencies. Vencore and its Applied Communication Sciences subsidiary employ 4,000 employees across 17 states in the U.S. and have an international presence. Vencore originally took occupancy in October 2009 with a lease covering approximately 120,727 square feet. Vencore's lease contained an option allowing it to downsize its space. In June 2016, Vencore exercised this option and vacated the entire fifth floor of the building, totaling approximately 25,348 square feet, which accounts for the majority of vacancy at the property. Prior to vacating the fifth floor, Vencore also subleased 59,850 square feet of its remaining space to three tenants in 2014 and 2015. The three subleases are to STG, Inc. ("STG") for 37,243 square feet, Cyveillance, Inc. for 11,556 square feet and Vistronix, LLC for 11,051 square feet. Inclusive of the subleased spaces, Vencore accounts for 66.1% of underwritten base rent and its lease contains two five-year extension options. The second largest tenant, Blue Canopy, LLC ("Blue Canopy"), originally took occupancy of 14,855 square feet through February 2023 and expanded its space in 2015 by subleasing 25,171 square feet from Farmers Insurance Exchange through February 2019, for a total of 20.5% of net rentable area. Blue Canopy is headquartered at the property and accounts for 23.2% of underwritten base rent. Founded in 2001, Blue Canopy provides data analytics, cloud computing, data science and enterprise information technology consultancy and services for the federal government and commercial markets, including the Department of Defense, Department of Homeland Security and Fortune 1000 Companies. The third largest tenant under a direct lease, Vistronix, LLC ("Vistronix"), leases 10,374 square feet through November 2024, for a total of 5.3% of net rentable area. Headquartered at the property, Vistronix accounts for 6.3% of underwritten base rent and its lease contains one remaining five-year extension option. Inclusive of the 11,051 square feet subleased from Vencore, Vistronix occupies 11.0% of net rentable area and accounts for 12.3% of underwritten base rent. Vistronix is a software developer with a focus on advanced analytics, signal processing, cloud computing, and large-scale data management. Vistronix provides national security information systems and services to federal agencies. The third largest tenant by square footage is STG, which subleases 19.1% of net rentable area. STG was founded in 1986 and is currently headquartered at the property. STG provides mission-critical technology, cyber and data solutions to more than 50 U.S. federal agencies. STG's client base is spread across more than 250 locations internationally. STG accounts for 20.2% of underwritten base rent under its sublease to Vencore. From 2013 to 2015, the property has maintained an average occupancy of 94.7%.

Built in 2007, the property is located near several major demand generators. Reston Town Center, approximately 1.8 miles from the property, is a mixed-use development offering more than 50 shops, 30 restaurants, an 11-screen cinema, an open-air pavilion, luxury residences and a four-diamond Hyatt Regency hotel. The property is approximately 0.8 miles from the Wiehle-Reston East Station, which opened in 2014 and is part of the transportation infrastructure servicing Northern Virginia, as well as approximately 8.9 and 21.0 miles from the Washington Dulles International Airport and Ronald Reagan Washington National Airport, respectively. Collectively, these airports served approximately 44.7 million passengers in 2015. Additionally, Washington D.C. and the Pentagon are located approximately 15.7 and 15.3 miles east of the property, respectively. The property features 461 spaces in the adjacent three-story parking garage and 193 surface spaces, for a total of 654 parking spaces (approximately 3.3 spaces per 1,000 square feet).

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The Market. According to the appraisal, the property is located in the Reston office submarket. The property is located along Dulles Toll Road, which has experienced several corporate relocations. General Dynamics (NYSE: GD), a global aerospace and defense company, is building its future 160,000 square foot headquarters on an adjacent lot to the property, and Bechtel Corp., a global engineering, construction and project management company, relocated a majority of its 1,100 employees from its Maryland office to its Reston headquarters. Dulles Toll Road provides direct access to Interstate-495, which circles Washington D.C. and connects to both Maryland and Virginia suburbs. Transportation is also provided via the Washington Metropolitan Transit Authority Metrorail system, which, according to the appraisal, has the second highest ridership in the U.S. with approximately 271.2 million riders in 2014. The system is currently undergoing a project to add the Silver Line, a 23-mile extension with 11 new stations. Phase I, which added five new stations, was completed in July 2014 and provides a transfer-free ride into downtown Washington D.C. and Maryland. The property is approximately 0.8 miles from the Wiehle-Reston East station, which is one of the new stations. Phase II, which plans to add six additional stations and provide a transfer-free ride from Washington Dulles International Airport to downtown Washington, is expected to be completed by 2018.

As of the second quarter of 2016, the Reston Class A office submarket consisted of approximately 8.6 million square feet of office space with an overall vacancy rate of 9.4%. The appraisal identified five comparable properties built between 1989 and 2008 ranging in size from approximately 139,176 to 260,000 square feet. Average asking rents for the comparable properties range from $32.00 to $38.00 per square foot. The weighted average underwritten rents at the Reston EastPointe property are $35.26. The estimated 2016 population within a one-, three- and five-mile radius is approximately 8,538, 72,918 and 214,362, respectively, with median household income of $105,729, $113,902 and $126,192, respectively.

Tenant Summary(1)

Tenant	Ratings Moody's/S&P/Fitch	Net Rentable Area (SF)	% of Total NRA	Base Rent PSF	% of Total Base Rent	Lease Expiration Date
Vencore, Inc(2)(3)	NA / B / NA	107,075	54.8%	$36.40	66.1%	11/30/2020
Blue Canopy, LLC(4)(5)(6)	NA / NA / NA	40,026	20.5%	$34.15	23.2%	Various
Vistronix, LLC(7)(8)	NA / NA / NA	10,374	5.3%	$35.67	6.3%	11/30/2024
Acclaim Technical Services	NA / NA / NA	7,241	3.7%	$29.83	3.7%	6/30/2025
Uptown Reston East, Inc	NA / NA / NA	2,485	1.3%	$17.82	0.8%	12/31/2020

(1) Based on the underwritten rent roll.
(2) The S&P rating is specific to Vencore, Inc., a subsidiary of the parent company Veritas Capital Fund Management, L.L.C.
(3) Vencore subleases 37,243 square feet to STG, Inc., 11,556 square feet to Cyveillance, Inc. and 11,051 square feet to Vistronix, LLC.
(4) Blue Canopy occupies a total of 40,026 square feet, of which, 14,855 square feet is on a direct lease and 25,171 square feet is subleased. Blue Canopy's subleased space of 25,171 square feet expires February 28, 2019 and its direct lease of 14,855 square feet expires February 28, 2023. Base Rent PSF represents the weighted average underwritten base rent across both Blue Canopy leased spaces. Blue Canopy occupies 25,171 square feet at $32.00 per square foot and 14,855 square feet at $37.79 per square foot.
(5) Blue Canopy subleases 25,171 square feet of its space from Farmers Insurance Exchange, which pays in-place base rent of $37.79 per square foot.
(6) Blue Canopy has the right to terminate its lease on July 31, 2019 with 12 months' notice and payment of a termination fee equal to unamortized leasing costs plus one month of base rent.
(7) Inclusive of the 11,051 square feet subleased from Vencore, Vistronix occupies 21,425 square feet.
(8) Vistronix has the right to terminate its lease on November 30, 2020 with nine months' notice and payment of a termination fee equal to unamortized leasing costs, which may not exceed $600,000.

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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	28,029	14.4%	NAP	NAP	28,029	14.4%	NAP	NAP
2017 & MTM	0	0	0.0	$0	0.0%	28,029	14.4%	$0	0.0%
2018	0	0	0.0	0	0.0	28,029	14.4%	$0	0.0%
2019	1	25,171	12.9	805,472	13.7	53,200	27.2%	$805,472	13.7%
2020	2	109,560	56.1	3,941,898	66.9	162,760	83.4%	$4,747,370	80.5%
2021	0	0	0.0	0	0.0	162,760	83.4%	$4,747,370	80.5%
2022	0	0	0.0	0	0.0	162,760	83.4%	$4,747,370	80.5%
2023	1	14,855	7.6	561,370	9.5	177,615	91.0%	$5,308,740	90.1%
2024	1	10,374	5.3	370,041	6.3	187,989	96.3%	$5,678,781	96.3%
2025	1	7,241	3.7	215,999	3.7	195,230	100.0%	$5,894,780	100.0%
2026	0	0	0.0	0	0.0	195,230	100.0%	$5,894,780	100.0%
2027	0	0	0.0	0	0.0	195,230	100.0%	$5,894,780	100.0%
2028 & Beyond	0	0	0.0	0	0.0	195,230	100.0%	$5,894,780	100.0%
Total	**6**	**195,230**	**100.0%**	**$5,894,780**	**100.0%**				

(1) Based on the underwritten rent roll.

Operating History and Underwritten Net Cash Flow

	2013	2014	2015	TTM[1]	Underwritten	Per Square Foot	%[2]
Rents in Place	$5,979,980	$6,224,510	$6,787,115	$6,773,192	$5,894,780	$30.19	85.0%
Vacant Income	0	0	0	0	896,928	4.59	12.9
Gross Potential Rent	**$5,979,980**	**$6,224,510**	**$6,787,115**	**$6,773,192**	**$6,791,708**	**$34.79**	**97.9%**
Total Reimbursements	162,956	149,543	162,595	141,487	146,420	0.75	2.1
Net Rental Income	**$6,142,936**	**$6,374,053**	**$6,949,710**	**$6,914,679**	**$6,938,128**	**$35.54**	**100.0%**
(Vacancy/Credit Loss)	0	0	0	0	(896,928)	(4.59)	(12.9)
Other Income	(364)	0	38	26,564	0	0.00	0.0
Effective Gross Income	**$6,142,572**	**$6,374,053**	**$6,949,747**	**$6,941,243**	**$6,041,200**	**$30.94**	**87.1%**
Total Expenses	**$1,797,695**	**$1,904,880**	**$1,881,013**	**$1,916,979**	**$2,077,266**	**$10.64**	**34.4%**
Net Operating Income[3]	**$4,344,877**	**$4,469,173**	**$5,068,734**	**$5,024,264**	**$3,963,934**	**$20.30**	**65.6%**
Total TI/LC, Capex/RR	0	0	0	0	434,752	2.23	7.2
Net Cash Flow	**$4,344,877**	**$4,469,173**	**$5,068,734**	**$5,024,264**	**$3,529,182**	**$18.08**	**58.4%**
Occupancy[4]	**90.4%**	**95.2%**	**98.6%**	**85.6%**	**87.1%**		

(1) TTM represents the trailing 12-month period ending September 30, 2016.
(2) % 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 decrease in Underwritten Net Operating Income from TTM Net Operating Income is primarily due to Vencore vacating 25,348 square feet, representing the entire fifth floor, in June 2016.
(4) Historical occupancies are as of December 31 of each respective year. TTM Occupancy is as of August 31, 2016. Underwritten Occupancy represents economic occupancy.

Permitted Mezzanine Debt. In connection with a bona fide sale of the property to a third party and assumption of the loan in accordance with the loan agreement, the owners of the transferee are permitted to obtain a mezzanine loan secured by the ownership interests in the transferee upon satisfaction of certain terms and conditions which include, without limitation, (i) the mezzanine lender meets a qualified lender provision in the loan documents, (ii) after giving effect to the mezzanine loan, the combined loan-to-value ratio does not exceed 62.1%, (iii) after giving effect to the mezzanine loan, the combined debt service coverage ratio (as calculated in the loan documents and based on the trailing three months) is not less than 2.23x, (iv) after giving effect to the mezzanine loan, the combined debt yield (as calculated in the loan documents and based on the trailing three months) is not less than 9.4% and (iv) the lenders enter into an intercreditor agreement in form and substance reasonably acceptable to the lenders.