







Mortgaged Property Information		Mortgage Loan Information	
Number of Mortgaged Properties	1	Loan Seller	GSMC
Location (City/State)	Redlands, California	Cut-off Date Principal Balance	\$46,500,000
Property Type	Retail	Cut-off Date Principal Balance per SF	\$184.80
Size (SF)	251,621	Percentage of Initial Pool Balance	4.8%
Total Occupancy as of 4/17/2017 <sup>(1)</sup>	99.7%	Number of Related Mortgage Loans	None
Owned Occupancy as of 4/17/2017 <sup>(1)</sup>	99.7%	Type of Security	Fee Simple
Year Built / Latest Renovation	2007 / NAP	Mortgage Rate	4.6500%
Appraised Value	\$74,000,000	Original Term to Maturity (Months)	120
		Original Amortization Term (Months)	NAP
		Original Interest Only Period (Months)	120
		Escrows	
Underwritten Revenues	\$5,752,794	Taxes	Upfront Monthly
Underwritten Expenses	\$1,392,040	Insurance	\$45,333 \$22,667
Underwritten Net Operating Income (NOI)	\$4,360,754	Replacement Reserves <sup>(3)</sup>	\$0 \$3,452
Underwritten Net Cash Flow (NCF)	\$4,213,968	TI/LC <sup>(4)</sup>	\$500,000 \$20,968
Cut-off Date LTV Ratio	62.8%	Other <sup>(5)</sup>	\$504,599 \$0
Maturity Date LTV Ratio <sup>(2)</sup>	62.0%		
DSCR Based on Underwritten NOI / NCF	1.99x / 1.92x		
Debt Yield Based on Underwritten NOI / NCF	9.4% / 9.1%		

Sources and Uses					
Sources	\$	%	Uses	\$	%
Loan Amount	\$46,500,000	100.0%	Loan Payoff	\$42,090,355	90.5%
			Principal Equity Distribution	2,912,569	6.3
			Reserves	1,049,932	2.3
			Closing Cost	447,144	1.0
Total Sources	\$46,500,000	100.0%	Total Uses	\$46,500,000	100.0%

- (1) Total Occupancy and Owned Occupancy include Tuesday Morning (13,206 SF) which has executed a lease, but has not taken occupancy or begun paying rent. Tuesday Morning is expected to take occupancy in June 2017 and begin paying rent in July 2017. We cannot assure you that this tenant will open for business or begin paying rent as anticipated or at all. Total Occupancy and Owned Occupancy excluding this tenant are both 94.5%.
- (2) The Maturity Date LTV Ratio is calculated using the "as stabilized" appraised value of \$75,000,000. The Maturity Date LTV Ratio calculated based on the "as-is" appraised value of \$74,000,000 is 62.8%. See "—Appraisal" below.
- (3) Replacement reserves are capped at \$124,272. See "—Escrows" below.
- (4) TI/LC reserves are capped at \$750,000. See "—Escrows" below.
- (5) Other reserve represents \$446,375 for tenant improvement, leasing commissions and capital expenditures and \$58,224 gap rent for Tuesday Morning, assuming Tuesday Morning takes occupancy at the end of June 2017. See "—Escrows" below.

- **The Mortgage Loan.** The mortgage loan (the "**Redlands Town Center Loan**") is evidenced by a note in the original principal amount of \$46,500,000 and is secured by a first mortgage encumbering the borrower's fee simple interest in a retail property located in Redlands, California (the "**Redlands Town Center Property**"). The Redlands Town Center Loan was originated by Goldman Sachs Mortgage Company on April 28, 2017 and represents approximately 4.8% of the Initial Pool Balance. The Redlands Town Center Loan has an outstanding principal balance as of the Cut-off Date of \$46,500,000, and an interest rate of 4.6500% *per annum*. The borrower utilized the proceeds of the Redlands Town Center Loan to refinance existing debt on the Redlands Town Center Property, fund reserves and pay origination costs.

The Redlands Town Center Loan had an initial term of 120 months and has a remaining term of 120 months as of the Cut-off Date. The Redlands Town Center Loan requires interest only payments on each due date through the scheduled maturity date in May 2027. Voluntary prepayment of the Redlands Town Center Loan is prohibited prior to the due date in February 2027. At any time after the second anniversary of the securitization Closing Date, the Redlands Town Center Loan may be defeased in full with direct, non-callable obligations of the United States of America.

- **The Mortgaged Property.** The Redlands Town Center Property is a 251,621 SF anchored retail property located in Redlands, California. The Redlands Town Center Property was built in 2007, and was purchased by the borrower sponsor in September 2008 for \$65 million. The Redlands Town Center Property is 99.7% leased as of April 17, 2017 by a mix of national and local tenants, including Babies/Toys "R" Us (64,000 SF), JCPenney (98,840 SF) and Tuesday Morning (13,206 SF). Recent leasing at the Redlands Town Center Property has included nine renewals being signed since January 2015.



## REDLANDS TOWN CENTER

The Redlands Town Center Property is located at the intersection of West Lugonia Ave and Alabama Street, approximately 0.25 miles from the I-10 freeway. The Redlands Town Center Property is located in a regional retail corridor, across the street from Citrus Plaza and Mountain Grove Shopping Center, which are power centers, each with approximately 500,000 SF. Citrus Plaza is an approximately 91% occupied regional power center that was built in 2005, and is anchored by Target and Kohl's. Mountain Grove at Citrus Plaza is 100% occupied, was built in 2014 and is anchored by Hawkins Theatre, Ross Dress for Less, and 24 Hour Fitness.

The following table presents certain information relating to the anchor tenants (of which, certain tenants may have co-tenancy provisions) at the Redlands Town Center Property:

Tenant Name	Credit Rating (Fitch/MIS/S&P) <sup>(1)</sup>	Tenant GLA	% of Total GLA	Mortgage Loan Collateral Interest	Total Rent	Total Rent \$ per SF	Owned Anchor Tenant Lease Expiration	Tenant Sales \$ per SF <sup>(2)</sup>	Occupancy Cost	Renewal / Extension Options
<b>Anchors</b>										
Babies/Toys "R" Us	CC / Caa2 / B-	64,000	25.4%	Yes	\$1,724,006	\$26.94	1/31/2023	NA	NA	6, 5-year options
JCPenney <sup>(3)</sup>	NR / NR / B+	98,840	39.3	Yes	\$694,683	\$7.03	7/31/2026	NA	NA	6, 5-year options
<b>Total Anchors</b>		<b>162,840</b>	<b>64.7%</b>							
<b>Jr. Anchor</b>										
Tuesday Morning <sup>(4)</sup>	NR / NR / NR	13,206	5.2%	Yes	\$337,330	\$25.54	8/31/2027	NA	NA	3, 5-year options
<b>Total Jr. Anchor</b>		<b>13,206</b>	<b>5.2%</b>							
Occupied In-line		67,444	26.8%		\$3,110,015	\$46.11				
Occupied Outparcel		7,456	3.0%		\$317,638	\$42.60				
Vacant Spaces		675	0.3%		\$0	\$0.00				
<b>Total Owned SF</b>		<b>251,621</b>	<b>100.0%</b>							
<b>Total SF</b>		<b>251,621</b>	<b>100.0%</b>							

(1) Certain ratings are those of the parent company whether or not the parent guarantees the lease.

(2) Sales are based on the year end 2016 as provided by the borrower.

(3) JCPenney is a ground leased tenant. The tenant owns the improvements and the borrower owns the land.

(4) Tuesday Morning has the right to terminate its lease if the landlord fails to deliver its space by August 2017.

## REDLANDS TOWN CENTER

The following table presents certain information relating to the major tenants (of which, certain tenants may have co-tenancy provisions) at the Redlands Town Center Property:

### Ten Largest Tenants Based on Underwritten Base Rent

Tenant Name	Credit Rating (Fitch/MIS/S&P) <sup>(1)</sup>	Tenant GLA	% of GLA	UW Base Rent	% of Total UW Base Rent	UW Base Rent \$ per SF	Tenant Sales per SF <sup>(2)</sup>	Occupancy Cost	Lease Expiration	Renewal / Extension Options
Babies/Toys "R" Us	CC / Caa2 / B-	64,000	25.4%	\$1,345,520	27.7%	\$21.02	NA	NA	1/31/2023	6, 5-year options
JCPenney <sup>(3)</sup>	NR / NR / B+	98,840	39.3	460,728	9.5	4.66	NA	NA	7/31/2026	6, 5-year options
Tuesday Morning <sup>(4)</sup>	NR / NR / NR	13,206	5.2	237,708	4.9	18.00	NA	NA	8/31/2027	3, 5-year options
Sleep Train	NR / NR / NR	5,000	2.0	230,000	4.7	46.00	NA	NA	6/30/2019	2, 5-year options
Wescom Credit Union	NR / NR / NR	5,300	2.1	220,896	4.5	41.68	NA	NA	10/31/2019	2, 5-year options
Aaron Brothers	NR / NR / NR	6,102	2.4	201,366	4.1	33.00	NA	NA	6/30/2018	3, 5-year options
Buffet Star Restaurant	NR / NR / NR	6,000	2.4	182,332	3.8	30.39	\$436	9.7%	2/28/2022	2, 5-year options
Men's Wearhouse	NR / B3 / B	5,211	2.1	177,070	3.6	33.98	NA	NA	7/31/2022	2, 5-year options
Leroy's Board Shop	NR / NR / NR	5,291	2.1	174,603	3.6	33.00	\$125	33.4%	11/30/2017	NA
Massage Envy	NR / NR / NR	4,000	1.6	146,400	3.0	36.60	\$272	16.7%	4/30/2024	2, 5-year options
<b>Ten Largest Tenants</b>		<b>212,950</b>	<b>84.6%</b>	<b>\$3,376,623</b>	<b>69.5%</b>	<b>\$15.86</b>				
Remaining Owned Tenants		37,996	15.1	1,479,256	30.5	38.93				
Vacant Spaces (Owned Space)		675	0.3	0	0.0	0.00				
<b>Totals / Wtd. Avg. Tenants</b>		<b>251,621</b>	<b>100.0%</b>	<b>\$4,855,880</b>	<b>100.0%</b>	<b>\$19.35</b>				

(1) Certain ratings are those of the parent company whether or not the parent guarantees the lease.

(2) Sales are based on the year end 2016 as provided by the borrower.

(3) JCPenney is a ground leased tenant. The tenant owns the improvements and the borrower owns the land.

(4) Tuesday Morning has the right to terminate its lease if the landlord fails to deliver its space by August 2017.

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

### Lease Expiration Schedule<sup>(1)</sup>

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
2017	12,027	4.8	4.8%	474,359	9.8	39.44	6
2018	7,989	3.2	8.0%	287,053	5.9	35.93	3
2019	16,778	6.7	14.6%	727,223	15.0	43.34	5
2020	5,188	2.1	16.7%	227,345	4.7	43.82	3
2021	2,322	0.9	17.6%	78,368	1.6	33.75	1
2022	23,301	9.3	26.9%	748,756	15.4	32.13	5
2023	65,760	26.1	53.0%	1,413,601	29.1	21.50	2
2024	4,000	1.6	54.6%	146,400	3.0	36.60	1
2025	0	0.0	54.6%	0	0.0	0.00	0
2026	100,375	39.9	94.5%	515,067	10.6	5.13	2
2027	13,206	5.2	99.7%	237,708	4.9	18.00	1
2028 & Thereafter	0	0.0	99.7%	0	0.0	0.00	0
Vacant	675	0.3	100.0%	0	0.0	0.00	0
<b>Total / Wtd. Avg. Tenants</b>	<b>251,621</b>	<b>100.0%</b>		<b>\$4,855,880</b>	<b>100.0%</b>	<b>\$19.35</b>	<b>29</b>

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

The following table presents certain information relating to historical occupancy at the Redlands Town Center Property:

### Historical Leased % & In-line Sales<sup>(1)</sup>

	2014	2015	2016
Occupancy <sup>(2)</sup>	98.7%	99.1%	96.0%
In-Line Tenant (<10,000 SF) Sales per SF <sup>(3)</sup>	\$384	\$430	\$416

(1) As provided by the borrower.

(2) Reflects average occupancy for the indicated year ended December 31 unless specified otherwise.

(3) For periods 2014, 2015 and 2016, represents sales for in-line tenants with less than 10,000 SF reported by the tenants to the borrower sponsor.

- **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 Redlands Town Center Property:

### Cash Flow Analysis<sup>(1)</sup>

	2014	2015	2016	TTM 2/28/2017	Underwritten <sup>(2)</sup>	Underwritten \$ per SF
Base Rent	\$4,500,482	\$4,621,164	\$4,465,414	\$4,411,179	\$4,855,880	\$19.30
Total Reimbursables	1,148,687	1,175,534	1,228,177	1,221,201	1,169,419	4.65
Other Income	41,879	42,369	32,052	29,528	28,852	0.11
Less Vacancy & Credit Loss	0	0	0	0	(301,357)	(1.20)
Effective Gross Income	\$5,691,049	\$5,839,067	\$5,725,644	\$5,661,908	\$5,752,794	\$22.86
Total Operating Expenses	\$1,322,533	\$1,372,805	\$1,358,290	\$1,435,196	\$1,392,040	\$5.53
<b>Net Operating Income</b>	<b>\$4,368,515</b>	<b>\$4,466,263</b>	<b>\$4,367,354</b>	<b>\$4,226,712</b>	<b>\$4,360,754</b>	<b>\$17.33</b>
TI/LC	0	0	0	0	105,362	0.42
Capital Expenditures	0	0	0	0	41,424	0.16
<b>Net Cash Flow</b>	<b>\$4,368,515</b>	<b>\$4,466,263</b>	<b>\$4,367,354</b>	<b>\$4,226,712</b>	<b>\$4,213,968</b>	<b>\$16.75</b>

(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 April 17, 2017 and contractual rent steps through May 2018.

- **Appraisal.** According to the appraisal, the Redlands Town Center Property had an “as-is” appraised value of \$74,000,000 as of March 16, 2017 and a total “as stabilized” value of \$75,000,000 as of July 1, 2017, which assumes that the Redlands Town Center Property has a stabilized occupancy of 96% as of July 1, 2017.
- **Environmental Matters.** According to a Phase I environmental report, dated April 7, 2017, there are no recognized environmental conditions or recommendations for further action at the Redlands Town Center Property other than the immediate repair of the roof leak over the northern building security office maintenance room and cleanup of all observed mold growth.
- **Market Overview and Competition.** The Redlands Town Center Property is located in Redlands, California. As of 2016, within a 3-mile radius of the property there are 26,047 households, with an average household income of \$76,995.

According to the appraisal, as of the fourth quarter 2016, within a 3-mile radius of the Redlands Town Center Property there is a total of 5,652,142 SF of retail space, with a current vacancy of approximately 344,780 SF or 6.1%. Average rental rates within the same 3-mile radius were \$18.15 per SF as of 4Q 2016.

The following table presents certain information relating to the primary competition for the Redlands Town Center Property:

### Competitive Set<sup>(1)</sup>

	Redlands Town Center	Citrus Plaza	Mountain Grove at Citrus Plaza	Pavilion at Redlands	Orange Tree Marketplace
Distance from Subject	-	0.3 miles	0.6 miles	1.5 miles	0.1 miles
Property Type	Retail	Power Center	Power Center	Retail	Retail
Year Built	2007	2005	2014	1993	2005
Total GLA	251,621	523,037	460,699	253,508	85,789
Total Occupancy	99.7%	91%	100%	94%	100%
Anchors & Jr. Anchors	Babies/Toys "R" Us, JCPenney, Tuesday Morning	Target, Kohl's	Hawkins Theatre, Ross Dress for Less, 24 Hour Fitness	NA	Marshalls, Jo-Ann

(1) Source: Appraisal.

- **The Borrower.** The borrower is Redlands Town Center Retail III, LLC, a single-purpose, single-asset entity. Legal counsel to the borrower delivered a non-consolidation opinion in connection with the origination of the Redlands Town Center Loan. The non-recourse carveout guarantors under the Redlands Town Center Loan are Hugo F. Aviles, Gary C. Otto, the Aviles Family Trust Dated 11/7/2003 and The Otto Family Inter Vivos Trust dated 10/24/2002; each guarantor is an indirect owner of the borrower.
- **Escrows.** On the origination date, the borrower funded (i) a tax reserve in the amount of \$45,333, (ii) a tenant improvements and leasing commissions reserve in the amount of \$500,000 and (iii) an unfunded obligations reserve in the amount of \$504,599 in connection with tenant improvement, leasing commission and capital expenditures obligations of the borrower (\$446,375) and free rent (\$58,244) attributable to the Tuesday Morning tenant.

On each due date during the continuance of a Redlands Town Center Trigger Period, the borrower is required to fund (i) a tax and insurance reserve in an amount equal to one-twelfth of the amount that the lender reasonably estimates will be necessary to pay taxes and insurance premiums over the then succeeding 12-month period, unless (x) in the case of taxes, any applicable lease requires the related tenants to pay all taxes due, such tenants timely pay all related taxes, the borrower provides evidence of such tax payments, there is no continuing event of default and no default exists under the applicable leases and (y) in the case of insurance premiums, the borrower is maintaining a blanket policy in accordance with the related loan documents and there is no continuing event of default, and upon request of the lender, the borrower provides evidence of renewals of such policies and payment of related premiums, (ii) a tenant improvements and leasing commissions reserve in an amount equal to \$20,968, capped at \$750,000, (iii) a capital expenditure reserve in an amount equal to \$3,452, capped at \$124,272 and (iv) during the continuation of a Redlands Town Center Trigger Period caused by a Rollover Trigger Event attributable to the Babies/Toys "R" Us tenant, the rollover reserve is capped at \$3,000,000.

In addition, on each due date during the continuance of a Redlands Town Center Trigger Period, the related loan documents require an excess cash flow reserve as discussed under "*Lockbox and Cash Management*" below.



A “**Redlands Town Center Trigger Period**” means any period (i) commencing when the trailing 12-month debt service coverage ratio (as calculated under the related loan documents) is less than 1.25x until the trailing 12-month debt service coverage ratio is greater than 1.25x for two consecutive fiscal quarters; (ii) after the borrower’s failure after 10 business days’ notice to deliver any monthly, quarterly or annual report until such reports are delivered; (iii) from the occurrence of a Non-Renewal Trigger Event until either, among other conditions, the applicable Rollover Tenant renews or extends its lease and is in occupancy of all its space or there is an approved substitute lease for its space; (iv) from the occurrence of a Vacating Trigger Event, until either, among other conditions, the lender is provided with evidence reasonably satisfactory that such Rollover Tenant is in operation of its space and is paying rent or the space has been relet under one or more approved substitute leases; (v) from the occurrence of a Bankruptcy Trigger Event until (1) the case is dismissed within 60 days and the Rollover Tenant is paying normal monthly rent, (2) the Rollover Tenant has affirmed its lease and is paying normal monthly rent, or (3) the lease is terminated and the space relet pursuant to one or more approved substitute leases; or (vi) commencing upon the earlier to occur of (x) Tuesday Morning terminating or giving notice to terminate its lease prior to taking occupancy at the Mortgaged Property or (y) September 1, 2017, if Tuesday Morning is not occupying its space, open for business and paying full unabated rent until either (x) Tuesday Morning is occupying its space, open for business and paying full unabated rent or (y) an amount equal to \$446,375 has accumulated in the excess cash flow reserve.

A “**Rollover Trigger Event**” means the earliest of any of the following: (w) the date that any of Babies/Toys “R” Us, JCPenney, and any successor tenant which takes occupancy of all or a portion of a space pursuant to an approved substitute lease (each a “**Rollover Tenant**”) gives notice to terminate or vacate all or a material portion of its space, (x) the Rollover Tenant has not given notice to renew its lease as of the date that is the earlier of (a) the date required pursuant to the lease, or (for Babies/Toys “R” Us, nine months prior to expiration and JCPenney, six months prior to expiration (either of clauses (w) or (x), a “**Non-Renewal Trigger Event**”), (y) the date that any Rollover Tenant goes dark, discontinues its operations or business in all or substantially all of its space, vacates or is otherwise not in occupancy of all or substantially all of its space for a period of 30 consecutive days or more (other than for casualties, condemnations, renovations or alterations in accordance with its lease) (a “**Vacating Trigger Event**”) or (z) the date of the filing of a bankruptcy petition by or against any Rollover Tenant or its guarantor under the lease under the bankruptcy code (a “**Bankruptcy Trigger Event**”).

- **Lockbox and Cash Management.** The Redlands Town Center Loan is structured with a hard lockbox and springing cash management. The related loan documents require the borrower to direct tenants to pay rent directly to a lender-controlled lockbox account and all cash revenues relating to the Redlands Town Center Property and all other money received by the borrower or the property manager with respect to the Redlands Town Center Property (other than tenant termination fees and tenant security deposits) be deposited into such lockbox account by the end of the second business day following receipt. At the end of each business day, all funds in the lockbox account are required to be swept into (a) if no Redlands Town Center Trigger Period or event of default under the Redlands Town Center Loan is continuing, the borrower’s operating account, or (b) during the continuance of a Redlands Town Center Trigger Period or event of default under the Redlands Town Center Loan, the cash management account.

On each due date during the continuance of a Redlands Town Center Trigger Period or, at the lender’s discretion, during an event of default under the Redlands Town Center Loan, the related loan documents require that all amounts on deposit in the cash management account be used to pay debt service, required reserves and operating expenses, and that all remaining amounts be reserved in (i) an excess cash flow reserve account with respect to a Redlands Town Center Trigger Period other than a Redlands Town Center Trigger Period due to a Rollover Trigger Event, and (ii) a rollover reserve with respect to a Rollover Trigger Event.

- **Property Management.** The Redlands Town Center Property is managed by Athena Management, Inc., pursuant to a management agreement. Under the related loan documents, the Redlands Town Center Property is required to remain managed by Athena Management, Inc. or any other management company specified in the related loan documents or otherwise approved by the lender in accordance with the related loan documents and with respect to which a Rating Agency Confirmation has been received. The lender has the right to replace, or require the borrower to replace, the property manager and require the borrower to engage a property manager selected by the borrower and (unless otherwise provided in the related loan documents) reasonably approved by the lender (i) during the continuance of an event of default under the Redlands Town Center Loan, (ii) following any foreclosure, conveyance in lieu of foreclosure or other similar transaction, (iii) during the continuance of a material default by the property manager under the management agreement (after the expiration of any applicable notice and/or cure periods), (iv) if the property manager files or is the subject of a petition in bankruptcy or (v) if a trustee or receiver is appointed for the property manager's assets or the property manager makes an assignment for the benefit of its creditors or is adjudicated insolvent.
- **Mezzanine or Secured Subordinate Indebtedness.** Not permitted.
- **Terrorism Insurance.** So long as TRIPRA or a similar subsequent statute is in effect, the borrower is required to maintain terrorism insurance for foreign and domestic acts (as those terms are defined in TRIPRA or similar subsequent statute) in an amount equal to the full replacement cost of the Redlands Town Center Property (plus 12 months of rental loss and/or business interruption coverage plus an additional period of indemnity covering the 12 months following restoration). If TRIPRA or a similar or subsequent statute is not in effect, then provided that terrorism insurance is commercially available, the borrower is required to carry terrorism insurance throughout the term of the Redlands Town Center Loan as described in the preceding sentence, but in that event the borrower is not required to spend more than two times the amount of the insurance premium that is payable at that time in respect of the property and business interruption/rental loss insurance required under the related loan documents (without giving effect to the cost of terrorism, flood and earthquake components of such property and business interruption/rental loss insurance), and if the cost of terrorism insurance exceeds such amount, then the borrower is required to purchase the maximum amount of terrorism insurance available with funds equal to such amount. In either such case, terrorism insurance may not have a deductible in excess of \$50,000. The required terrorism insurance may be included in a blanket policy so long as the borrower provides evidence satisfactory to the lender that the insurance premiums for the Redlands Town Center Property are separately allocated to the Redlands Town Center Property and that the policy will provide the same protection as a separate policy. See *"Risk Factors—Terrorism Insurance May Not Be Available for All Mortgaged Properties"* in the Prospectus.