### Collateral Asset Summary – Loan No. 2

# **AHIP Northeast Portfolio II**

Cut-off Date Balance: Cut-off Date LTV: U/W NCF DSCR: U/W NOI Debt Yield: \$57,700,000 56.2% 2.19x 14.7%







Residence Inn Mt. Laurel at Bishop's Gate



Homewood Suites by Hilton Allentown-Bethlehem Airport



TownePlace Suites Arundel Mills BWI Airport



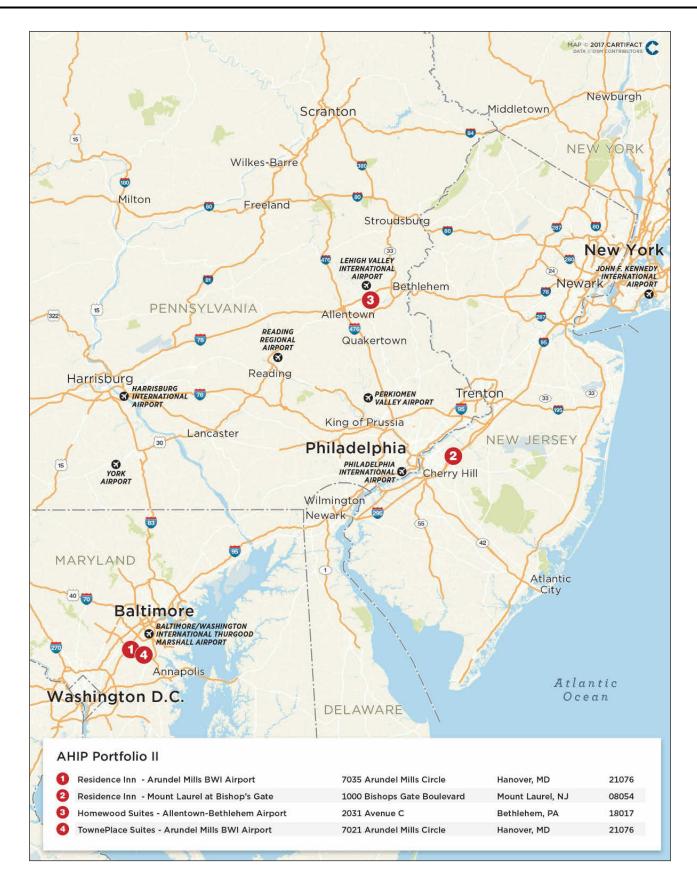


Residence Inn Arundel Mills BWI Airport

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 \$57,700,000

 Cut-off Date LTV:
 56.2%

 U/W NCF DSCR:
 2.19x

 U/W NOI Debt Yield:
 14.7%

Mortgage Loan Information

Loan Seller: GACC
Loan Purpose: Acquisition

Sponsor: American Hotel Income Properties REIT

Payment Date: 6th of each month
First Payment Date: August 6, 2017
Maturity Date: July 6, 2027

**Amortization:** Interest only for first 60 months; 360

months thereafter

Additional Debt: None

Call Protection<sup>(2)</sup>: L(26), D(90), O(4) Lockbox / Cash Management: Hard / Springing

	Reserves <sup>(3)</sup>	
	Initial	Monthly
Taxes:	\$452,158	\$30,000
Insurance:	\$0	Springing
FF&E:	\$0	Springing
PIP:	\$1,975,474	NAP

Financial Information	
Cut-off Date Balance / Room:	\$116,097
Balloon Balance / Room:	\$106,207
Cut-off Date LTV <sup>(4)</sup> :	56.2%
Balloon LTV <sup>(4)</sup> :	51.4%
Underwritten NOI DSCR <sup>(5)</sup> :	2.42x
Underwritten NCF DSCR <sup>(5)</sup> :	2.19x
Underwritten NOI Debt Yield:	14.7%
Underwritten NCF Debt Yield:	13.3%
Underwritten NOI Debt Yield at Balloon:	16.0%
Underwritten NCF Debt Yield at Balloon:	14.5%

**Property Information** 

Single Asset / Portfolio: Portfolio of four properties

Property Type: Extended Stay Hospitality

Collateral: Fee Simple Location: Various

Year Built / Renovated: Various / Various

 Total Rooms:
 497

 Property Management<sup>(6)</sup>:
 Various

 Underwritten NOI<sup>(7)</sup>:
 \$8,466,470

 Underwritten NCF<sup>(7)</sup>:
 \$7,670,109

 Appraised Value<sup>(4)</sup>:
 \$102,600,000

 Appraisal Dates<sup>(8)</sup>:
 Various

	Historical NOI <sup>(7)</sup>
Most Recent NOI:	\$8,620,564 (T-12 March 31, 2017)
2016 NOI:	\$8,500,512 (December 31, 2016)
2015 NOI:	\$8,573,651 (December 31, 2015)
2014 NOI:	\$8,027,853 (December 31, 2014)

Historical Occupancy <sup>(7)</sup>							
Most Recent Occupancy:	88.9% (March 31, 2017)						
2016 Occupancy:	86.8% (December 31, 2016)						
2015 Occupancy:	86.7% (December 31, 2015)						
2014 Occupancy:	87.0% (December 31, 2014)						

- (1) The borrowers for the AHIP Northeast Portfolio II Loan are AHIP MD Hanover 7021 Properties LLC; AHIP MD Hanover 7021 Enterprises LLC; AHIP NJ Mount Laurel Properties LLC; AHIP NJ Mount Laurel Enterprises LLC; AHIP PA Bethlehem Properties LLC; AHIP PA Bethlehem Enterprises LLC; AHIP MD Hanover 7035 Properties LLC; AHIP MD Hanover 7035 Enterprises LLC.
- (2) Partial release is permitted. See "Partial Release" herein.
- (3) See "Initial Reserves" and "Ongoing Reserves" herein.
- (4) The Appraised Value, Cut-off Date LTV and Balloon LTV are calculated based on the "As Complete" value for the AHIP Northeast Portfolio II Properties, which assumes the completion of the required PIP at each property. The estimated cost of each respective PIP was reserved in full at loan origination. Based on the "As Is" appraised value as of June 1, 2017 of \$96,500,000, the AHIP Northeast Portfolio II Loan has a Cut-off Date LTV and Balloon LTV of 59.8% and 54.7%, respectively.
- (5) Based on amortizing payments. Based on the current interest only debt service payments, the Underwritten NOI DSCR and Underwritten NCF DSCR are 3.23x and 2.93x, respectively.
- (6) The property managers for the AHIP Northeast Portfolio II Properties are: One MD Hanover 7021 Management LLC; One MD Hanover 7035 Management LLC; One PA Bethlehem HW Management LLC, One NJ Mount Laurel 1001 Management LLC.
- (7) Underwritten NOI, Underwritten NCF, Property Information, Historical NOI, Historical Occupancy and Financial Information are based on the aggregate of the four hospitality properties that comprise the AHIP Northeast Portfolio II Properties.
- (8) The Appraisal Dates for the AHIP Northeast Portfolio II Properties are as of June 1, 2018 for the Residence Inn - Arundel Mills BWI Airport, Residence Inn - Mount Laurel at Bishop's Gate and TownePlace Suites - Arundel Mills BWI Airport properties and as of June 1, 2019 for the Homewood Suites - Allentown-Bethlehem Airport property.

# Collateral Asset Summary – Loan No. 2

# AHIP Northeast Portfolio II

Cut-off Date Balance: Cut-off Date LTV: U/W NCF DSCR: U/W NOI Debt Yield: \$57,700,000 56.2% 2.19x 14.7%

Historical Occupancy, ADR, RevPAR <sup>(1)</sup>											
	AHIP Norti	heast Portfoli	Il Portfolio	C	ompetitive Se	t	Penetration Fac				
Year	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR		
2014 <sup>(2)</sup>	87.0%	\$117.92	\$102.64	80.5%	\$101.09	\$81.38	108.1%	116.7%	126.3%		
2015 <sup>(3)</sup>	85.8%	\$119.11	\$102.25	81.1%	\$101.66	\$82.40	105.9%	117.3%	124.2%		
2016(3)	86.1%	\$123.48	\$106.26	81.4%	\$105.16	\$85.62	105.8%	117.8%	124.5%		
T-12 Mar 2017 <sup>(3)</sup>	88.9%	\$121.92	\$108.41	81.6%	\$106.18	\$86.51	109.0%	115.1%	125.3%		

<sup>(1)</sup> Occupancy, ADR and RevPAR represent estimates from the weighted average figures in the hospitality research reports for each of the four AHIP Northeast Portfolio II Portfolio Properties. The variances between the underwriting, the appraisal and the above table with respect to Occupancy, ADR and RevPAR at the AHIP Northeast Portfolio II Properties are attributable to variances in reporting methodologies and/or timing differences.

<sup>3)</sup> Source: March 2017 hospitality research report

	Portfolio Summary											
Property Name	Rooms	Year Built/ Renov.	Franchise	Allocated Loan Amount (\$)	% of Allocate d Loan Amount	UW NCF	Appraised Value <sup>(1)</sup>	2011-2016 Approx. Cap Ex. Amount	2017-2019 PIP Amount			
Residence Inn - Arundel Mills BWI Airport	131	2003/2016	Marriott	\$17,546,199	30.4%	\$2,346,538	\$31,200,000	\$2,200,000	\$241,883			
Residence Inn - Mount Laurel at Bishop's Gate	144	2007/2012, 2015	Marriott	\$16,308,967	28.3%	\$2,167,019	\$29,000,000	\$1,650,000	\$253,980			
Homewood Suites - Allentown-Bethlehem Airport	113	2006/2012	Hilton	\$12,653,509	21.9%	\$1,550,669	\$22,500,000	\$1,000,000	\$1,133,187			
TownePlace Suites - Arundel Mills BWI Airport	109	2008/2015	Marriott	\$11,191,326	19.4%	\$1,605,883	\$19,900,000	\$990,000	\$346,425			
Total	497			\$57,700,000	100.0%	\$7,670,109	\$102,600,000	\$5,840,000	\$1,975,475			

<sup>(1)</sup> The Appraised Value represents the "As Complete" appraised value which assumes that the scheduled PIP renovations at each of the properties have been completed as of June 1, 2018 for the Residence Inn - Arundel Mills BWI Airport, Residence Inn - Mount Laurel at Bishop's Gate and TownePlace Suites - Arundel Mills BWI Airport properties and as of June 1, 2019 for the Homewood Suites - Allentown-Bethlehem Airport property.

**The Loan.** The AHIP Northeast Portfolio II mortgage loan (the "AHIP Northeast Portfolio II Loan") is a fixed rate loan with an Original Balance and Cut-off Date Balance of \$57.7 million secured by the borrowers' fee simple interests in four extended stay hotels containing collectively 497 rooms (the "AHIP Northeast Portfolio II Properties", and each, an "AHIP Northeast Portfolio II Property") located in Hanover, Maryland, Mount Laurel, New Jersey, and Bethlehem, Pennsylvania.

The AHIP Northeast Portfolio II Loan has a 10-year term and amortizes on a 30-year schedule after an initial 60-month interest only period. The AHIP Northeast Portfolio II Loan accrues interest at a fixed rate equal to 4.4800% per annum.

The Cut-off Date LTV and Balloon LTV of 56.2% and 51.4%, respectively, are calculated based on the "As Complete" value of \$102.6 million for the AHIP Northeast Portfolio II Properties, which assumes the completion of the required property improvement plan ("PIP") at each AHIP Northeast Portfolio II Property, the estimated cost of which was reserved at loan origination. Based on the "As Is" appraised value as of June 2017 of \$96.5 million, the AHIP Northeast Portfolio II Loan has a Cut-off Date LTV of 59.8%. The "As is" appraised value of \$96.5 million corresponds to the borrower sponsor's cost basis for the AHIP Northeast Portfolio II of \$96.4 million, inclusive of the \$95.4 million allocated purchase price and the approximately \$2.0 million PIP. See the "Portfolio Summary" table above for PIP reserve information on a property-by-property basis. The appraiser also concluded an "As Stabilized" value as of June 1, 2019 and June 1, 2020, as applicable, of \$107.0 million, assuming PIP completion, which would result in a Cut-off Date LTV and Balloon LTV of 53.9% and 49.3%, respectively.

The AHIP Northeast Portfolio II Loan proceeds, along with approximately \$40.7 million of sponsor equity, were used to acquire the AHIP Northeast Portfolio II Properties for a purchase price of \$95.4 million, fund approximately \$2.4 million in upfront reserves and pay closing costs of \$550,853. The most recent prior financing of the AHIP Northeast Portfolio II Properties was not included in a securitization.

Sources and Uses <sup>(1)</sup>										
Sources	Proceeds	% of Total	Uses	Proceeds	% of Total					
Loan Amount	\$57,700,000	58.7%	Purchase Price	\$95,400,000	97.0%					
Borrower Equity	\$40,678,486	41.3%	Reserves	\$2,427,633	2.5%					
			Closing Costs	\$550,853	0.6%					
Total Sources	\$98,378,486	100.0%	Total Uses	\$98,378,486	100.0%					

<sup>(1)</sup> The allocated purchase prices are as follows: the Residence Inn - Mount Laurel (\$28,200,000), Residence Inn - Arundel Mills BWI Airport (\$28,900,000), Homewood Suites - Allentown-Bethlehem Airport (\$19,800,000), and TownePlace Suites - Arundel Mills BWI Airport (\$18,500,000).

<sup>2)</sup> Source: December 2016 hospitality research report.

Collateral Asset Summary – Loan No. 2

### AHIP Northeast Portfolio II

Cut-off Date Balance: Cut-off Date LTV: U/W NCF DSCR: U/W NOI Debt Yield: \$57,700,000 56.2% 2.19x 14.7%

**The Borrowers / Borrower Sponsor.** The borrowers are AHIP MD Hanover 7021 Properties LLC; AHIP MD Hanover 7021 Enterprises LLC; AHIP NJ Mount Laurel Properties LLC; AHIP NJ Mount Laurel Enterprises LLC; AHIP PA Bethlehem Properties LLC; AHIP ND Hanover 7035 Properties LLC; and AHIP MD Hanover 7035 Enterprises LLC (each, an "AHIP Northeast Portfolio II Borrower" and together, the "AHIP Northeast Portfolio II Borrower"), each structured to be bankruptcy-remote with two independent directors in its organizational structure.

The sponsor of the AHIP Northeast Portfolio II Borrowers and non-recourse carveout guarantor for the AHIP Northeast Portfolio II Loan is American Hotel Income Properties REIT Inc. ("AHIP REIT Inc."). AHIP REIT Inc. is the United States holding company for all of American Hotel Income Properties REIT LP's ("AHIP REIT L.P.") U.S. assets. AHIP REIT L.P. (TSX: HOT.UN), is a publicly owned real estate investment trust that invests in the real estate markets across United States. AHIP REIT L.P. invests in transportation oriented select-service, and limited service hotel portfolios in close proximity to railroads, airports, highway interchanges and other transportation hubs servicing as demand generators. AHIP REIT L.P. was formed in 2012 and is based in Vancouver, British Columbia.

Following the acquisition of the AHIP Northeast Portfolio Properties, AHIP REIT Inc. has holdings of 113 hotel properties totaling approximately 11,570 guestrooms across the United States.

**The Properties.** The AHIP Northeast Portfolio II Properties consist of four extended stay hotels containing collectively 497 rooms. The hotels are located in the cities of Hanover, Maryland, Mount Laurel, New Jersey, and Bethlehem, Pennsylvania, and three of the hotels are located less than 10 miles from airports. The four AHIP Northeast Portfolio II Properties consist of:

- The 131-room Residence Inn Arundel Mills BWI Airport property is located in Hanover, Maryland along State Highway MD 100 and less than five miles east of BWI Airport and approximately 13 miles southwest of the Baltimore central business district ("CBD"). The Residence Inn Arundel Mills BWI Airport property is subject to a relicensing agreement with Marriott International, Inc. that expires in 2023 with a 10-year extension option. The Residence Inn Arundel Mills BWI Airport property is subject to an option to purchase the property in favor of the original developer and the right to such purchase option is limited to a default by the borrower under the applicable master declaration document, for which the lender has a 30-day cure right. See "Description of the Mortgage Pool—Tenant Issues—Purchase Options and Rights of First Refusal" in the Prospectus.
- The 144-room Residence Inn Mount Laurel at Bishop's Gate property is located in Mount Laurel, New Jersey along I-295 and is approximately 15 miles east of the Philadelphia CBD. The Residence Inn Mount Laurel at Bishop's Gate property is subject to a relicensing agreement with Marriott International, Inc. that expires in 2027 with a 10-year extension option.
- The 113-room Homewood Suites Allentown-Bethlehem Airport property is located in Bethlehem, Pennsylvania and approximately one mile east of the Lehigh Valley International Airport and 8 miles northeast of the Queen City Municipal Airport. The Homewood Suites Allentown-Bethlehem Airport property is subject to a relicensing agreement with Hilton Franchise Holdings, LLC that was renewed at loan origination and expires in 2032.
- The 109-room TownePlace Suites Arundel Mills BWI Airport property is located in Hanover, Maryland along State Highway MD 100 and less than five miles east of BWI Airport and approximately 13 miles southwest of the Baltimore CBD. The TownePlace Suites Arundel Mills BWI Airport property is subject to a relicensing agreement with Marriott International, Inc. that expires in 2032. The TownePlace Suites Arundel Mills BWI Airport property is subject to an option to purchase and right of first refusal to purchase the property in favor of the original developer. The right to such purchase option is limited to a default by the borrower under the applicable master declaration document and right of first refusal will not apply to a foreclosure or deed in lieu of foreclosure in connection with the AHIP Northeast Portfolio II Loan. The right of first refusal will expire and be of no further force and effect on or about December 21, 2020. See "Description of the Mortgage Pool—Tenant Issues—Purchase Options and Rights of First Refusal" in the Prospectus.

AHIP REIT Inc. purchased the AHIP Northeast Portfolio II Properties as part of a larger 18-hotel portfolio that was acquired from MCR Development for a total portfolio purchase price of approximately \$395,000,000. The AHIP Northeast Portfolio II Properties have an allocated purchase price of \$95,400,000 (\$191,952 per room). See the "Portfolio Summary" table for information on a property-by-property basis.

**Environmental Matters.** The Phase I environmental reports, dated May 10, 2017, for each of Residence Inn - Arundel Mills BWI Airport, Homewood Suites - Allentown-Bethlehem Airport and TownePlace Suites - Arundel Mills BWI Airport and dated May 16, 2017 for Residence Inn - Mount Laurel at Bishop's Gate, each recommended no further action at the applicable AHIP Northeast Portfolio II Properties.

#### Collateral Asset Summary - Loan No. 2

## AHIP Northeast Portfolio II

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**The Market.** The AHIP Northeast Portfolio II Properties are located proximate to headquarters as well as large regional offices of several companies within their respective local areas and derive demand from corporate clients in the area, with a weighted average corporate demand segmentation of 53.5% for commercial, 16.2% for meeting and group and 30.0% for leisure according to the appraisals. The AHIP Northeast Portfolio II Properties have outperformed their respective markets and realized a weighted average RevPAR index ranging from 112.3% to 134.4% since 2014 according to hospitality research reports.

#### Hanover, Maryland

The Residence Inn - Arundel Mills BWI Airport and TownePlace Suites - Arundel Mills BWI Airport properties are located within 0.2 miles of each other in Hanover, Maryland within the greater Baltimore metropolitan statistical area ("MSA"). The local area is approximately 13 miles southwest of Baltimore and 28 miles northeast of Washington D.C. The neighborhood serves as a dominant retail corridor with proximity to MD 295 and I-95, major thoroughfares traveled by motorists navigating through either Washington D.C. or Baltimore and is supported by the presence of Baltimore-Washington International Thurgood Marshall (BWI) Airport. BWI Airport underwent an approximate \$125.0 million expansion project in 2013-2016 and accommodated approximately 25.1 million passengers in 2016, representing a 5.5% increase year-over-year. Economic activity and development within the immediate area is largely centered around Arundel Mills, a shopping mall, with numerous regional offices representing a variety of industries led by the government and technology sectors including; Aerotech, TEKsystems, Verizon, Keller Foundation and Sienna. Additional drivers in the area include Fort Meade, Guinness Brewing Factory, Maryland Live! Casino, Medieval Times dinner theater and an Egyptian-themed 24-screen theatre.

According to the appraisal, the Residence Inn - Arundel Mills BWI Airport property's estimated demand segmentation is approximately 65.0% commercial, 10.0% meeting & group and 25.0% leisure, while the TownePlace Suites - Arundel Mills BWI Airport property's estimated demand segmentation is approximately 65.0% commercial, 25.0% meeting & group and 10% leisure.

The appraiser noted that there are no new extended—stay hotels expected to compete with either the Residence Inn - Arundel Mills BWI Airport or the TownePlace Suites - Arundel Mills BWI Airport properties. The appraiser did identify a new 310-room Live! Hotel that is expected to open in 2018, which is not expected to compete due to its amenity offering including a 1,500-seat concert venue, flexible meeting space, a dining café, gelato bar, day spa, salon, and retail store. Additionally, the appraiser did not include in new supply a rumored Cambria Hotel & Suites, two miles west of the Residence Inn - Arundel Mills BWI Airport and the TownePlace Suites - Arundel Mills BWI Airport properties. The appraiser also excluded two hotels in early planning stages: the 110-room Hilton Garden Inn and 110-room Homewood Suites hotel, which are tentatively meant to replace the properties that went offline in September 2016.

According to a March 2017 hospitality report, each of the Residence Inn - Arundel Mills BWI Airport property and the TownePlace Suites - Arundel Mills BWI Airport property competes with five other hotels. The respective performance relative to the competitive set is illustrated below.

Historical Occupancy, ADR, RevPAR <sup>(1)</sup>										
	Residence Inn - Arundel Mills BWI Airport property			c	ompetitive Se	t	P	tor		
Year	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	
2014(2)	89.4%	\$125.87	\$112.52	83.6%	\$101.10	\$84.53	106.9%	124.5%	133.1%	
2015 <sup>(3)</sup>	89.6%	\$126.08	\$112.97	82.2%	\$103.49	\$85.09	109.0%	121.8%	132.8%	
2016 <sup>(3)</sup>	86.6%	\$130.58	\$113.07	81.3%	\$103.41	\$84.10	106.5%	126.3%	134.4%	
T-12 Mar 2017 <sup>(3)</sup>	90.2%	\$128.65	\$116.09	84.5%	\$103.50	\$87.42	106.8%	124.3%	132.8%	

- (1) Occupancy, ADR and RevPAR sourced from the hospitality research report. The variances between the underwriting, the appraisal and the above table with respect to Occupancy, ADR and RevPAR at the AHIP Northeast Portfolio II Properties are attributable to variances in reporting methodologies and/or timing differences.
- (2) Source: December 2016 hospitality research report.
- (3) Source: March 2017 hospitality research report

	Historical Occupancy, ADR, RevPAR <sup>(1)</sup>											
		wnePlace Sui Iills BWI Airpe		С	ompetitive Se	et	P	ctor				
Year	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR			
2014 <sup>(2)</sup>	88.2%	\$112.66	\$99.41	85.0%	\$97.37	\$82.81	103.8%	115.7%	120.1%			
2015 <sup>(3)</sup>	86.5%	\$113.90	\$98.55	86.1%	\$97.09	\$83.61	100.5%	117.3%	117.9%			
2016 <sup>(3)</sup>	83.8%	\$117.89	\$98.75	85.3%	\$98.18	\$83.70	98.3%	120.1%	118.0%			
T-12 Mar 2017 <sup>(3)</sup>	88.1%	\$114.58	\$100.96	85.2%	\$96.67	\$82.35	103.4%	118.5%	122.6%			

- (1) Occupancy, ADR and RevPAR sourced from the hospitality research report. The variances between the underwriting, the appraisal and the above table with respect to Occupancy, ADR and RevPAR at the AHIP Northeast Portfolio II Properties are attributable to variances in reporting methodologies and/or timing differences.
- (2) Source: December 2016 hospitality research report.
- (3) Source: March 2017 hospitality research report.

Collateral Asset Summary - Loan No. 2

### AHIP Northeast Portfolio II

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#### Mount Laurel, New Jersey

The Residence Inn - Mount Laurel at Bishop's Gate property is located in Mount Laurel Township, New Jersey within the greater Philadelphia MSA. The local area is approximately 17 miles east of Philadelphia and has a diversified economy based in the finance, insurance and professional services sectors led by such companies as PHH Mortgage, TD Bank and Amica Mutual Insurance. The township is largely characterized by Class A office buildings, including Bishops Gate Corporate Center, which is adjacent to the Residence Inn - Mount Laurel at Bishop's Gate property.

Mount Laurel offers a variety of leisure destinations including Flyers Skate Zone, the official practice arena of the NHL's Philadelphia Flyers that hosts a variety of events including local and regional hockey tournaments. Additional leisure attractions under construction within the neighborhood include a Topgolf entertainment complex that will open in late 2017, approximately 1.5 miles north of the Residence Inn - Mount Laurel at Bishop's Gate property, and is planned as a 65,000 sq. ft., three-level complex with climate-controlled hitting bays, event spaces for groups, food and drink menus and interactive golf simulation systems.

According to the appraisal, the Residence Inn - Mount Laurel at Bishop's Gate property's estimated demand segmentation is approximately 45.0% commercial, 20.0% meeting & group and 35.0% leisure.

The appraiser noted that there are no new extended—stay hotels that are expected to compete with Residence Inn - Mount Laurel at Bishop's Gate property. The appraiser did identify two newly constructed hotels in the area that are expected to compete with the Residence Inn - Mount Laurel at Bishop's Gate property, including: a 135-room SpringHill Suites that opened in June 2017 one mile to the west. While the hotel is not considered to be extended stay product, the appraiser weighted this hotel as 100.0% competitive due to its location and similar demand base in the Mount Laurel neighborhood. Additionally, a new 101-room Hampton Inn is expected to open by the end of 2017 one block to the west. The Hampton Inn is not an extended stay product, however, the appraiser weighted the Hampton Inn as 50.0% competitive given it is expected to offer guestrooms that would capture similar demand as the Residence Inn - Mount Laurel at Bishop's Gate.

According to a March 2017 hospitality report, the Residence Inn - Mount Laurel at Bishop's Gate property competes with six other hotels. The performance at the Residence Inn - Mount Laurel at Bishop's Gate property relative to the competitive set is illustrated below.

	Historical Occupancy, ADR, RevPAR <sup>(1)</sup>										
	Residence Inn - Mount Laurel at Bishop's Gate property			Competitive Set			P	tor			
Year	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR		
2014 <sup>(2)</sup>	85.1%	\$119.84	\$102.02	75.6%	\$101.01	\$76.34	112.7%	118.6%	133.6%		
2015 <sup>(3)</sup>	81.2%	\$122.65	\$99.62	77.0%	\$100.08	\$77.09	105.4%	122.6%	129.2%		
2016 <sup>(3)</sup>	84.0%	\$126.12	\$105.89	77.5%	\$105.25	\$81.53	108.4%	119.8%	129.9%		
T-12 Mar 2017 <sup>(3)</sup>	86.6%	\$118.74	\$102.82	77.5%	\$107.75	\$83.54	111.7%	110.2%	123.1%		

- (1) Occupancy, ADR and RevPAR sourced from the hospitality research report. The variances between the underwriting, the appraisal and the above table with respect to Occupancy, ADR and RevPAR at the AHIP Northeast Portfolio II Properties are attributable to variances in reporting methodologies and/or timing differences.
- (2) Source: December 2016 hospitality research report.
- (3) Source: March 2017 hospitality research report.

#### Bethlehem, Pennsylvania

The Homewood Suites - Allentown-Bethlehem Airport property is located less than one mile from Interstate 78 in the suburb of Bethlehem, Pennsylvania within one mile of the Lehigh Valley International Airport (ABE). Corporate drivers to the area include its proximity to corporate headquarters and regional offices of companies including Volvo, Amazon, Kraft, Whole Foods Market, Behr Paints, Nestle and Home Depot, among others. Leisure attractions within 15 miles of the Homewood Suites - Allentown-Bethlehem Airport include Dorney Park & Wildwater Kingdom, Agri-Plex Allentown Fairgrounds, Coca Cola Park, Sands Casino Resort and Crayola Experience.

According to the appraisal, the Homewood Suites - Allentown-Bethlehem Airport property's estimated demand segmentation is approximately 40.0% commercial, 10.0% meeting & group and 50.0% leisure.

The appraiser noted that there are no new extended-stay hotels that are expected to compete with the Homewood Suites - Allentown-Bethlehem Airport property.

According to a March 2017 hospitality report, the Homewood Suites - Allentown-Bethlehem Airport property competes with five other hotels. The performance of the Homewood Suites - Allentown-Bethlehem Airport property relative to the competitive set is illustrated below.

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# AHIP Northeast Portfolio II

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	Historical Occupancy, ADR, RevPAR <sup>(1)</sup>											
		ood Suites - A hem Airport p		C	ompetitive Se	t	P	Factor				
Year	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR			
2014 <sup>(2)</sup>	85.4%	\$111.35	\$95.08	79.0%	\$104.75	\$82.77	108.1%	106.3%	114.9%			
2015(3)	86.7%	\$111.55	\$96.73	80.1%	\$105.96	\$84.88	108.3%	105.3%	114.0%			
2016 <sup>(3)</sup>	90.5%	\$117.25	\$106.09	83.0%	\$113.79	\$94.43	109.0%	103.0%	112.3%			
T-12 Mar 2017 <sup>(3)</sup>	90.9%	\$125.26	\$113.81	80.1%	\$116.46	\$93.26	113.5%	107.6%	122.0%			

<sup>(1)</sup> Occupancy, ADR and RevPAR sourced from the hospitality research report. The variances between the underwriting, the appraisal and the above table with respect to Occupancy, ADR and RevPAR at the AHIP Northeast Portfolio II Properties are attributable to variances in reporting methodologies and/or timing differences.

#### Cash Flow Analysis.

		Cas	h Flow Analysis				
	2013	2014	2015	2016	T-12 3/31/2017	U/W	U/W per Room
Occupancy	84.6%	87.0%	86.7%	86.8%	88.9%	87.8%	
ADR	\$112.74	\$117.91	\$123.18	\$122.80	\$121.76	\$122.50	
RevPAR	\$95.37	\$102.64	\$106.80	\$106.56	\$108.25	\$107.56	
Room Revenue	\$17,300,858	\$18,619,176	\$19,374,795	\$19,383,798	\$19,636,224	\$19,512,606	\$39,261
Other Revenue	410,240	471,785	413,186	404,910	399,071	396,414	\$798
Total Revenue	\$17,711,098	\$19,090,961	\$19,787,981	\$19,788,708	\$20,035,295	\$19,909,020	\$40,058
Operating Expenses	4,414,434	4,599,067	4,597,597	4,614,692	4,663,037	4,630,411	\$9,317
Undistributed Expenses	4,463,236	4,750,010	4,913,631	4,976,120	5,043,805	5,107,741	\$10,277
<b>Gross Operating Profit</b>	\$8,833,428	\$9,741,884	\$10,276,753	\$10,197,896	\$10,328,453	\$10,170,868	\$20,465
Management Fee <sup>(1)</sup>	575,588	620,444	643,113	643,135	651,133	597,271	\$1,202
Total Fixed Charges	886,766	1,093,587	1,059,989	1,054,249	1,056,756	1,107,127	\$2,228
Net Operating Income	\$7,371,074	\$8,027,853	\$8,573,651	\$8,500,512	\$8,620,564	\$8,466,470	\$17,035
FF&E <sup>(2)</sup>	708,444	763,638	791,519	791,548	801,412	796,361	\$1,602
Net Cash Flow	\$6,662,630	\$7,264,215	\$7,782,132	\$7,708,964	\$7,819,152	\$7,670,109	\$15,433

<sup>(1)</sup> U/W Management Fee is 3.0% of gross revenues.

**Property Management.** The AHIP Northeast Portfolio II Properties are managed by One MD Hanover 7035 Management LLC, One NJ Mount Laurel 1001 Management LLC, One PA Bethlehem HW Management LLC and One MD Hanover 7021 Management LLC, affiliates of One Lodging Management, Inc., which is an affiliate of the AHIP Northeast Portfolio II Borrowers.

**Lockbox / Cash Management.** The AHIP Northeast Portfolio II Loan is structured with a hard lockbox and springing cash management. All credit card receipts are required to be deposited directly into a clearing account controlled by the lender and the AHIP Northeast Portfolio II Borrowers and property manager are required to deposit all other rent and payments into the clearing account within one day of receipt. Unless a Trigger Period (as defined below) is ongoing, all amounts on deposit in the clearing account are required to be swept daily into the AHIP Northeast Portfolio II Borrowers' account. During a Trigger Period, all amounts on deposit in the clearing account are required to be swept daily into an account controlled by the lender.

A "Trigger Period" will commence upon (i) an event of default under the loan documents or (ii) the occurrence of a Low Debt Service Period (as defined below).

A "Low Debt Service Period" will occur if the debt service coverage ratio for the trailing 12-month period is less than 1.25x on the last day of any calendar quarter and will end if the debt service coverage ratio for the trailing 12-month period is at least 1.30x for two consecutive calendar quarters.

**Initial Reserves.** At loan origination, the AHIP Northeast Portfolio II Borrowers deposited (i) \$452,158 into a tax reserve account and (ii) \$1,975,474 into a PIP reserve account.

<sup>(2)</sup> Source: December 2016 hospitality research report.

<sup>(3)</sup> Source: March 2017 hospitality research report.

<sup>(2)</sup> U/W FF&E represents 4.0% of gross revenues.

### Collateral Asset Summary – Loan No. 2

## AHIP Northeast Portfolio II

Cut-off Date Balance: Cut-off Date LTV: U/W NCF DSCR: U/W NOI Debt Yield:

\$57,700,000 56.2% 2.19x 14.7%

**Ongoing Reserves.** On a monthly basis, the AHIP Northeast Portfolio II Borrowers are required to deposit monthly reserves of (i) 1/12 of the estimated annual real estate taxes, which currently equals approximately \$30,000, into a tax reserve account. Beginning in July 2019, the AHIP Northeast Portfolio II Borrowers are required to deposit the greater of (x) 1/12 of 4.0% of the estimated annual rents deposited on a monthly basis and (y) the amount required by the franchise agreement into a reserve for furniture, fixtures and equipment ("the FF&E Reserve"). In lieu of making such deposits in to the FF&E Reserve, the AHIP Northeast Portfolio II Borrowers may deliver a letter of credit in an amount equal to 4.0% of rents for the 12 months prior to delivery, to be adjusted annually. In the event an acceptable blanket insurance policy is no longer in place, the AHIP Northeast Portfolio II Borrowers will be required to deposit monthly 1/12 of the annual insurance premiums. The AHIP Northeast Portfolio II Borrowers currently have a blanket insurance policy in place.

Current Mezzanine or Subordinate Indebtedness. None.

Future Mezzanine or Subordinate Indebtedness Permitted. None.

Partial Release. Following the lockout period, the AHIP Northeast Portfolio II Borrowers are permitted to obtain the release of an individual AHIP Northeast Portfolio II Property upon a bona fide third-party sale provided, among other things, (i) the AHIP Northeast Portfolio II Borrowers defease an amount of principal equal to 110.0% of the allocated loan amount for the AHIP Northeast Portfolio II Property being released; (ii) after giving effect to the sale and the defeasance, (a) the debt service coverage ratio for the remaining AHIP Northeast Portfolio II Properties is no less than the greater of the debt service coverage ratio immediately preceding the sale and 2.14x and (b) the loan to value ratio for the remaining properties is no more than the lesser of the loan to value ratio immediately preceding the sale and 56.2%; provided, that if the debt yield for the remaining AHIP Northeast Portfolio II Properties is 15.0% or higher, the release is not subject to such loan to value ratio condition; and (iii) such release is in compliance with REMIC-related requirements.