

Riverview Office Tower

Mortgage Loan Information

Mortgage Loan Seller:	JPMCB
Original Principal Balance:	\$22,275,000
Cut-off Date Principal Balance:	\$22,241,118
% of Pool by IPB:	2.0%
Loan Purpose:	Acquisition
Borrower:	PWA Riverview Office Tower, LP
Sponsor:	John M. Schneider
Interest Rate:	5.06950%
Note Date:	9/27/2013
Maturity Date:	10/1/2023
Interest-only Period:	None
Original Term:	120 months
Original Amortization:	300 months
Amortization Type:	Balloon
Call Protection:	L(25),Grtr1%orYM(94),O(1)
Lockbox:	CMA
Additional Debt:	N/A
Additional Debt Balance:	N/A
Additional Debt Type:	N/A

Property Information

Single Asset / Portfolio:	Single Asset
Title:	Fee
Property Type - Subtype:	Office - Suburban
Net Rentable Area (SF):	235,271
Location:	Bloomington, MN
Year Built / Renovated:	1973 / 2012
Occupancy:	89.7%
Occupancy Date:	9/19/2013
Number of Tenants:	32
2010 NOI:	\$2,041,115
2011 NOI:	\$2,005,551
2012 NOI:	\$2,493,974
TTM NOI (as of 8/2013):	\$2,306,885
UW Economic Occupancy:	85.0%
UW Revenues:	\$5,137,469
UW Expenses:	\$2,678,311
UW NOI:	\$2,459,159
UW NCF:	\$2,137,780
Appraised Value / Per SF:	\$31,000,000 / \$132
Appraisal Date:	8/15/2013

Escrows and Reserves

	Initial	Monthly	Initial Cap
Taxes:	\$63,633	\$63,633	N/A
Insurance:	\$0	Springing	N/A
Replacement Reserves:	\$7,032	\$7,032	\$253,152
TI/LC:	\$19,606	\$19,606	N/A
Other⁽¹⁾:	\$2,632,609	Springing	N/A

Financial Information

Cut-off Date Loan / SF:	\$95
Maturity Date Loan / SF:	\$71
Cut-off Date LTV:	71.7%
Maturity Date LTV:	53.9%
UW NCF DSCR:	1.36x
UW NOI Debt Yield:	11.1%

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Mortgage Loan	\$22,275,000	75.0%	Purchase Price	\$26,267,160	88.4%
Sponsor Equity	7,441,370	25.0	Upfront Reserves	2,722,880	9.2
			Closing Costs	726,330	2.4
Total Sources:	\$29,716,370	100.0%	Total Sources:	\$29,716,370	100.0%

(1) Initial Other reserves includes approximately \$1.7 million for free rent obligations related to four tenants and \$1.0 million for outstanding tenant improvements and leasing commissions related to ten tenants.

The Loan. The Riverview Office Tower loan is secured by a first mortgage lien on a 235,271 square foot office building located in Bloomington, Minnesota. The loan has an outstanding principal balance of approximately \$22.2 million. The Riverview Office Tower loan has a 10-year term and amortizes on a 25-year schedule. The loan's sponsor and nonrecourse carve-out guarantor is John M. Schneider. Mr. Schneider is the President and CEO of PWA Real Estate Advisors, a real estate acquisition, advisory, brokerage and management firm based in Pittsburgh, Pennsylvania. PWA Real Estate Advisors has a portfolio of eight commercial properties totaling approximately 1.4 million square feet.

The Property. Riverview Office Tower is a Class B office property located in Bloomington, Minnesota along the Minnesota River. The 15-story property is comprised of 235,271 square feet of office space. The property was constructed in 1973 and was most recently renovated in 2012. The property offers tenants various amenities, including a 24-hour fitness center, cafeteria, convenience store, conference room, training room and a six-story, 1,210-space parking garage that results in a parking ratio of 5.14 spaces per 1,000 square feet of net rentable area.

Riverview Office Tower

As of September 2013, the property was 89.7% leased by 32 tenants. The largest tenant at the property, RELS Valuation, leases 37.3% of the net rentable area through March 2017 and has two 3-year extension options. RELS Valuation has been a tenant at the property since 2002 and has expanded multiple times since initially taking occupancy. The second largest tenant, Tunheim Partners, Inc., leases 6.4% of the net rentable area through September 2025 and has one 5-year extension option. Tunheim Partners, Inc. has been a tenant at the property since 1996 and currently leases 15,019 square feet. Tunheim Partners, Inc. is a public relations and communications firm that was founded in 1990 and is headquartered at the property. The third largest tenant, the Institute for Clinical Systems Improvement ("ICSI"), leases 5.2% of the net rentable area through March 2019 and has one 2-year extension option. ICSI is a non-profit health care improvement organization that unites clinicians, health plans, employers and policymakers.

The Market. The property is located in Bloomington, Minnesota just off of Interstate 494, within the Minneapolis/St. Paul metropolitan statistical area, with views of the Minnesota River. The property is also afforded access to the Minneapolis central business district, Target Field and the Minneapolis/St. Paul International Airport via the Metro Transit light rail system which has a stop less than one block from the property. Additionally, the property is located approximately one mile from the Mall of America. According to the appraisal, the property is located in the Southwest submarket of the Twin Cities which contains approximately 14.3 million square feet of office space. Vacancy in the submarket for Class B properties was estimated at 16.1% with average asking rents of \$21.46 per square foot on a full service gross basis, as of fourth quarter of 2012. The appraisal identified six comparable properties built between 1966 and 1986 and ranging in size from approximately 127,000 to 381,367 square feet. The comparable properties reported occupancies ranging from 80.1% to 95.7%.

Tenant Summary ⁽¹⁾					
Tenant	Ratings Moody's/S&P/Fitch ⁽²⁾	Net Rentable Area (SF)	% of Total NRA	Base Rent PSF	Lease Expiration Date
RELS Valuation	NA / NA / NA	87,667	37.3%	\$25.00	3/31/2017
Tunheim Partners, Inc.	NA / NA / NA	15,019	6.4%	\$13.75	9/30/2025
Institute for Clinical Systems Improvement	NA / NA / NA	12,281	5.2%	\$15.00	3/31/2019
ACUO Technologies, LLC	NA / NA / NA	12,128	5.2%	\$14.50	7/31/2015
Erstad & Reimer	NA / NA / NA	10,285	4.4%	\$13.50	5/31/2017
Travel One Inc.	NA / NA / NA	9,795	4.2%	\$14.25	9/30/2016
Independent Order of Foresters	NA / NA / NA	6,962	3.0%	\$15.40	12/31/2016
NWP Services Corporation	NA / NA / NA	5,081	2.2%	\$14.60	1/31/2015
Integrated Equity Management	NA / NA / NA	4,138	1.8%	\$14.35	10/31/2017
Plymouth Ridge	NA / NA / NA	3,924	1.7%	\$9.00	11/30/2015

(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 guarantees the lease.

Operating History and Underwritten Net Cash Flow							
	2010	2011	2012	TTM ⁽¹⁾	Underwritten	Per Square Foot	% ⁽²⁾
Rents in Place	\$2,201,795	\$2,778,257	\$3,487,797	\$3,453,314	\$3,863,813	\$16.42	65.1%
Vacant Income	0	0	0	0	350,784	1.49	5.9
Gross Potential Rent	\$2,201,795	\$2,778,257	\$3,487,797	\$3,453,314	\$4,214,597	\$17.91	71.1%
Total Reimbursements	2,172,430	1,653,555	1,539,955	1,539,581	1,717,014	7.30	28.9
Net Rental Income	\$4,374,224	\$4,431,812	\$5,027,752	\$4,992,895	\$5,931,611	\$25.21	100.0%
(Vacancy/Credit Loss)	(2,500)	2,500	0	0	(889,742)	(3.78)	(15.0)
Other Income	95,483	70,447	137,355	168,063	95,600	0.41	1.6
Effective Gross Income	\$4,467,207	\$4,504,759	\$5,165,107	\$5,160,958	\$5,137,469	\$21.84	86.6%
Total Expenses	\$2,426,092	\$2,499,208	\$2,671,133	\$2,854,073	\$2,678,311	\$11.38	52.1%
Net Operating Income	\$2,041,115	\$2,005,551	\$2,493,974	\$2,306,885	\$2,459,159	\$10.45	47.9%
Total TI/LC, Capex/RR	0	0	0	0	321,378	1.37	6.3
Net Cash Flow	\$2,041,115	\$2,005,551	\$2,493,974	\$2,306,885	\$2,137,780	\$9.09	41.6%
Occupancy	77.0%	86.0%	88.0%	89.7%	85.0%		

(1) TTM column represents the trailing twelve month period ending in August 31, 2013.

(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.