

OLYMPIA MEDICAL PLAZA

| Mortgaged Property Information | | Mortgage Loan Information | |
|--|-------------------------|---------------------------------------|--------------|
| Number of Mortgaged Properties | 1 | Originator | CGMRC |
| Location (City/State) | Los Angeles, California | Cut-off Date Principal Balance | \$19,900,157 |
| Property Type | Office | Cut-off Date Principal Balance per SF | \$221.17 |
| Size (SF) | 89,977 | Percentage of Initial Pool Balance | 1.7% |
| Total Occupancy as of 8/1/2011 | 84.5% | Number of Related Mortgage Loans | None |
| Owned Occupancy as of 8/1/2011 | 84.5% | Type of Security | Fee Simple |
| Year Built / Latest Renovation | 1984 / 2010 | Mortgage Rate | 6.0300% |
| Appraised Value | \$35,600,000 | Original Term to Maturity (Months) | 120 |
| | | Original Amortization Term (Months) | 360 |
| Underwritten Revenues | \$3,950,123 | Escrows | |
| Underwritten Expenses | \$1,401,693 | | |
| Underwritten Net Operating Income (NOI) | \$2,548,430 | Upfront | Monthly |
| Underwritten Net Cash Flow (NCF) | \$2,267,423 | Taxes | \$108,183 |
| Cut-off Date LTV Ratio | 55.9% | Insurance | \$0 |
| Maturity Date LTV Ratio | 47.7% | Replacement Reserves | \$0 |
| DSCR Based on Underwritten NOI / NCF | 1.77x / 1.57x | TI/LC ⁽¹⁾ | \$500,000 |
| Debt Yield Based on Underwritten NOI / NCF | 12.8% / 11.4% | Other | \$0 |

| Sources and Uses | | | |
|------------------|--------------|--------|-----------------------------|
| Sources | \$ | % | Uses |
| Loan Amount | \$19,990,000 | 99.8% | Loan Payoff |
| Other Sources | 50,000 | 0.2 | Sponsor Equity Distribution |
| | | | Reserves |
| | | | Closing Costs |
| Total Sources | \$20,040,000 | 100.0% | Total Uses |

(1) TI/LC reserves are capped at \$500,000.

The following table presents certain information relating to the tenants at the Olympia Medical Plaza Property:

Ten Largest Tenants Based on Underwritten Base Rent

| Tenant Name | Credit Rating (Fitch/MIS/S&P) ⁽¹⁾ | Tenant GLA | % of GLA | UW Base Rent | % of Total UW Base Rent | UW Base Rent \$ per SF | Lease Expiration |
|--|---|---------------|---------------|--------------------|----------------------------|---------------------------|---------------------|
| Olympia Healthcare, LLC ⁽²⁾ | NR / NR / NR | 24,532 | 27.3% | \$956,748 | 30.6% | \$39.00 | 7/31/2026 |
| Synergy Hematology Oncology Assoc. | NR / NR / NR | 10,095 | 11.2 | 400,671 | 12.8 | 39.69 | 03/31/2014 |
| Ludmilla, Bess, M.D. | NR / NR / NR | 5,123 | 5.7 | 212,074 | 6.8 | 41.40 | 02/28/2014 |
| Yakov Treyzon, M.D. | NR / NR / NR | 4,363 | 4.8 | 183,814 | 5.9 | 42.13 | 6/17/2012 |
| Michael D. Smith, M.D. | NR / NR / NR | 4,282 | 4.8 | 210,161 | 6.7 | 49.08 | 10/31/2012 |
| Nassir Medical Group | NR / NR / NR | 3,047 | 3.4 | 138,417 | 4.4 | 45.43 | MTM |
| Peter Ruane | NR / NR / NR | 2,739 | 3.0 | 115,538 | 3.7 | 42.18 | 03/31/2012 |
| Jonathan M. Engel, DDS | NR / NR / NR | 2,623 | 2.9 | 123,922 | 4.0 | 47.24 | 01/31/2019 |
| Dr. Robert M. Karns | NR / NR / NR | 2,161 | 2.4 | 80,130 | 2.6 | 37.08 | 09/30/2020 |
| Jaseng Holdings Corp. | NR / NR / NR | 2,013 | 2.2 | 79,135 | 2.5 | 39.31 | 09/30/2015 |
| Ten Largest Tenants | | 60,978 | 67.8% | \$2,500,608 | 80.0% | \$41.01 | |
| Remaining Tenants | | 14,747 | 16.4 | 624,841 | 20.0 | 42.37 | |
| Vacant ⁽³⁾ | | 14,252 | 15.8 | 0 | 0.0 | 0.00 | |
| Total / Wtd. Avg. All Owned Tenants | | 89,977 | 100.0% | \$3,125,449 | 100.0% | \$41.27 | |

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

(2) Affiliates of the borrower have entered into a master lease with the borrower for 10 units totaling approximately 24,532 square feet at the mortgaged property, which represents approximately 27.3% of the total net rentable area. The 10 borrower affiliates sublease their individual premises under the master lease, and each sublease is guaranteed individually by the tenant.

(3) Vacant space is based on the underwritten rent roll and includes 280 SF (0.3% of GLA) occupied by the on-site engineer. Actual occupancy was 84.5% as of 8/1/2011.

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The following table presents the lease rollover schedule at the Olympia Medical Plaza Property, based on initial lease expiration dates:

Lease Expiration Schedule⁽¹⁾

| 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 Tenants |
|--------------------------|--------------------|----------------|---------------------------|--------------------|-------------------------|------------------------|-----------------------|
| MTM | 6,198 | 6.9% | 6.9% | \$257,342 | 8.2% | \$41.52 | 4 |
| 2012 | 17,584 | 19.5 | 26.4% | 788,687 | 25.2 | 44.85 | 7 |
| 2013 | 3,574 | 4.0 | 30.4% | 157,268 | 5.0 | 44.00 | 3 |
| 2014 | 16,216 | 18.0 | 48.4% | 649,824 | 20.8 | 40.07 | 3 |
| 2015 | 2,837 | 3.2 | 51.6% | 111,528 | 3.6 | 39.31 | 2 |
| 2016 | 0 | 0.0 | 51.6% | 0 | 0.0 | 0.00 | 0 |
| 2017 | 0 | 0.0 | 51.6% | 0 | 0.0 | 0.00 | 0 |
| 2018 | 0 | 0.0 | 51.6% | 0 | 0.0 | 0.00 | 0 |
| 2019 | 2,623 | 2.9 | 54.5% | 123,922 | 4.0 | 47.24 | 1 |
| 2020 | 2,161 | 2.4 | 56.9% | 80,130 | 2.6 | 37.08 | 1 |
| 2021 | 0 | 0.0 | 56.9% | 0 | 0.0 | 0.00 | 0 |
| 2022 & Thereafter | 24,532 | 27.3 | 84.2% | 956,748 | 30.6 | 39.00 | 9 |
| Vacant ⁽²⁾ | 14,252 | 15.8 | 100.0% | 0 | 0.0 | 0.00 | 0 |
| Total / Wtd. Avg. | 89,977 | 100.0% | | \$3,125,449 | 100.0% | \$41.27 | 30 |

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

(2) Vacant space is based on the underwritten rent roll and includes 280 SF (0.3% of GLA) occupied by the on-site engineer. Actual occupancy was 84.5% as of 8/1/2011.

The following table presents certain information relating to historical leasing at the Olympia Medical Plaza Property:

Historical Leased %⁽¹⁾

| | 2008 | 2009 | 2010 |
|-------------|-------|-------|-------|
| Owned Space | 77.0% | 84.0% | 87.0% |

(1) As provided by the borrower and reflects average occupancy for the year.

■ **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 Olympia Medical Plaza Property:

Cash Flow Analysis⁽¹⁾

| | 2009 | 2010 | TTM 5/31/2011 | Underwritten ⁽²⁾ | Underwritten \$ per SF |
|-----------------------------|--------------------|--------------------|--------------------|-----------------------------|------------------------|
| Base Rent | \$2,603,282 | \$2,924,721 | \$2,875,425 | \$3,086,565 | \$34.30 |
| Contractual Rent Steps | 0 | 0 | 0 | 38,884 | 0.43 |
| Gross Up Vacancy | 0 | 0 | 0 | 598,584 | 6.65 |
| Total Rent | \$2,603,282 | \$2,924,721 | \$2,875,425 | \$3,724,033 | \$41.39 |
| Total Reimbursables | 48,230 | 13,745 | 10,560 | 11,314 | 0.13 |
| Parking Income | 861,651 | 871,357 | 870,599 | 813,360 | 9.04 |
| Other Income | 5,116 | 66 | 33 | 0 | 0.00 |
| Less Vacancy & Credit Loss | 0 | 0 | 0 | (598,584) | (6.65) |
| Effective Gross Income | \$3,518,279 | \$3,809,889 | \$3,756,617 | \$3,950,123 | \$43.90 |
| Total Operating Expenses | \$1,251,623 | \$1,245,866 | \$1,265,961 | \$1,401,693 | \$15.58 |
| Net Operating Income | \$2,266,656 | \$2,564,023 | \$2,490,656 | \$2,548,430 | \$28.32 |
| TI/LC | 0 | 0 | 0 | 263,012 | 2.92 |
| Capital Expenditures | 0 | 0 | 0 | 17,995 | 0.20 |
| Net Cash Flow | \$2,266,656 | \$2,564,023 | \$2,490,656 | \$2,267,423 | \$25.20 |

(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 flows.

(2) Underwritten cash flow is based on the 8/1/2011 rent roll with rent steps through 2/1/2012.