

Surveillance Roundtable



August 5, 2020

The Current Surveillance Environment

- Real estate news cycle never ends
- Challenges
 - Natural lag in financial reporting
 - Delayed appraisals
 - Separating the wheat from the chaff
 - True delinquency rates

Delinquency By Property Type

Delinquency (as of July 2020)		Jul-20	Jun-20	May-20	Apr-20
AssetType	Balance (\$)	Delinquent (%)			
Health Care	\$7,951,052	0.2%	0.2%	0.2%	0.0%
Hotel	\$21,212,909,722	24.0%	24.2%	17.7%	2.3%
Industrial	\$270,793,297	1.0%	1.0%	1.1%	0.7%
MHC	\$76,889,940	0.7%	0.7%	0.3%	0.7%
Mixed Use	\$1,373,798,513	4.8%	5.8%	3.1%	0.7%
Multifamily	\$1,997,721,054	0.8%	0.8%	0.8%	0.3%
Office	\$4,342,399,494	2.8%	3.1%	2.5%	1.9%
Other	\$655,179,391	2.2%	4.5%	3.3%	1.4%
Retail	\$22,980,208,177	16.1%	17.1%	10.0%	4.0%
Self Storage	\$37,726,473	0.2%	0.2%	0.2%	0.1%
Grand Total	\$52,955,577,113	6.9%	7.2%	5.0%	1.6%

Forbearance By Property Type

Forbearance since April 2020 (balance as of July 2020)		Jul-20
AssetType	Balance (\$)	Forbearance (%)
Health Care	172,582,781	5.1%
Hotel	4,756,667,186	5.4%
Industrial	25,566,970	0.1%
MHC	-	0.0%
Mixed Use	94,572,571	0.3%
Multifamily	2,082,568,851	0.8%
Office	21,977,417	0.0%
Other	544,500,000	1.8%
Retail	2,249,134,686	1.6%
Self Storage	-	0.0%
Grand Total	9,947,570,462	1.3%

CBL Specially Serviced Loans – July 2020

Loan	Conduit Securitizations	Current Balance	City	State	DBRS Morningstar Market Rank	YE2019 DSCR	NCF Change Since Issuance	CBL Tier
West County Center	JPMCC 2012-LC9	\$ 172,364,302	Des Peres	MO	3	1.75x	-17.5%	1
Arbor Place Mall	JPMCC 2012-C6	\$ 105,420,306	Douglasville	GA	3	1.56x	2.4%	2
Hamilton Place	GSMS 2016-GS3	\$ 99,265,462	Chattanooga	TN	3	1.76x	-15.9%	1
Park Plaza	WFRBS 2011-C3	\$ 76,805,433	Little Rock	AR	4	1.03x	-25.0%	2
The Outlet Shoppes of the Bluegrass	JPMBB 2014-C26	\$ 69,189,111	Simpsonville	KY	2	1.66x	-9.5%	1
Burnsville Center	GSMS 2010-C1	\$ 63,372,144	Burnsville	MN	3	1.05x	-41.0%	3
Asheville Mall	JPMCC 2011-C5	\$ 62,673,565	Asheville	NC	2	1.30x	-6.0%	2
Jefferson Mall	JPMCC 2012-CIBX	\$ 61,074,455	Louisville	KY	3	1.41x	-3.8%	1
Southpark Mall	JPMCC 2012-CIBX	\$ 57,623,026	Colonial Heights	VA	3	1.42x	-9.5%	1
The Outlet Shoppes at Gettysburg	JPMBB 2015-C32	\$ 36,763,782	Gettysburg	PA	2	1.04x	-34.9%	3
Hickory Point Mall	BSCMS 2006-PW11	\$ 27,446,366	Forsyth	IL	3	0.86x	-36.5%	-
Eastgate Mall	WFRBS 2011-C4	\$ 24,366,950	Union Township	OH	3	2.65x	-13.4%	2
		\$ 856,364,901			2.9	1.49x	-15.5%	

WPG Specially Serviced Loans – July 2020

Loan	Conduit Securitizations	Current Balance	City	State	DBRS Morningstar Market Rank	YE2019 DSCR	NCF Change Since Issuance	WPG Tier
Cottonwood Mall	COMM 2014-CCRE17	\$ 94,120,992	Albuquerque	NM	3	1.50x	-20.5%	1
Brunswick Square	WFRBS 2014-C20	\$ 68,957,413	East Brunswick	NJ	3	1.21x	-21.3%	1
Mall at Johnson City	GSMS 2010-C1	\$ 47,511,081	Johnson City	TN	2	1.52x	-1.2%	1
Lincolnwood Town Center	JPMCC 2014-C20	\$ 46,976,508	Lincolnwood	IL	5	0.93x	-39.2%	1
Charlottesville Fashion Square	JPMBB 2014-C21	\$ 44,570,208	Charlottesville	VA	2	1.46x	-16.9%	Noncore
Grand Central Mall	GSMS 2010-C1	\$ 38,228,950	Vienna	WV	2	1.63x	-16.3%	1
Oak Court Mall	WFCMT 2014-LC16	\$ 35,840,093	Memphis	TN	3	1.04x	-42.4%	2
Port Charlotte Town Center	WFRBS 2011-C2	\$ 33,563,381	Port Charlotte	FL	2	1.63x	-4.4%	1
Muncie Mall	JPMBB 2014-C19	\$ 32,746,539	Muncie	IN	2	-	-	Noncore
Anderson Mall	MSBAM 2013-C8	\$ 16,953,535	Anderson	SC	2	0.62x	-67.0%	2
		\$ 459,468,701			2.7	1.24x	-20.6%	

Pyramid Group Specially Serviced Loans – July 2020

Loan	Conduit Securitizations	Current Balance	City	State	DBRS Morningstar Market Rank	YE2019 DSCR	NCF Change Since Issuance
Palisades Center	PCT 2016-PLSD	\$ 418,500,000	West Nyack	NY	4	2.07x	-17.7%
Crossgates Mall	COMM 2012-CCRE1	\$ 261,194,357	Albany	NY	3	1.38x	2.5%
Walden Galleria	JPMCC 2012-WLDN	\$ 246,170,112	Cheektowaga	NY	3	1.30x	-13.7%
Holyoke Mall	JPMCC 2011-C3	\$ 181,757,699	Holyoke	MA	2	1.12x	-30.6%
Poughkeepsie Galleria	UBSC 2011-C1	\$ 139,184,316	Poughkeepsie	NY	3	0.88x	-31.4%
Sangertown Square	JPMCC 2011-C3	\$ 53,403,443	New Hartford	NY	3	1.09x	-23.9%
Champlain Centre	GSMS 2011-GC5	\$ 29,627,415	Plattsburgh	NY	2	1.47x	-24.5%
Hampshire Mall	WFRBS 2011-C3	\$ 19,903,805	Hadley	MA	2	1.44x	10.4%
Aviation Mall	WFRBS 2011-C2	\$ 19,728,833	Queensbury	NY	2	0.98x	-47.5%
Poughkeepsie Galleria II	WFRBS 2011-C5	\$ 7,250,743	Poughkeepsie	NY	3	2.22x	18.9%
		\$ 1,376,720,723			3.1	1.48x	-16.4%

New York City Single Tenant Retail Concerns

- Pre-Pandemic Struggles
 - Tenant Bankruptcies
- Pandemic Induced Struggles
 - Tenant / Landlord Disputes
 - Tenant Bankruptcies
- Re-leasing in a Changed Retail Environment

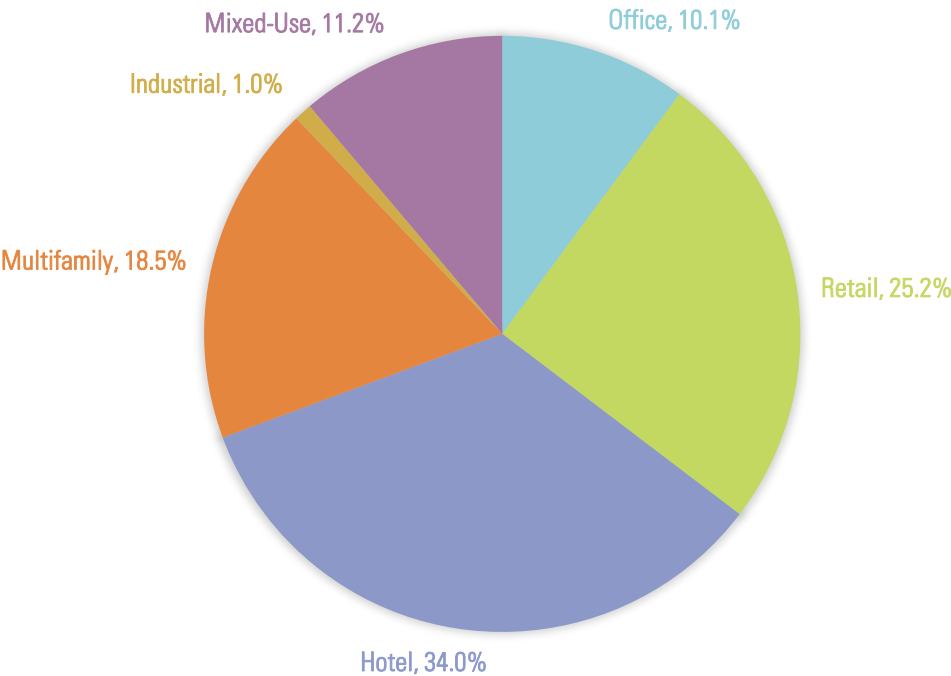
CRE CLO Performance Update – July 2020 Reporting

- Total Universe Balance of \$38.22BB*
 - Specially Serviced Balance of \$589.34MM
 - Rate of 1.5%
 - Modified Loan Balance of \$2.15BB
 - Rate of 5.6%

– *includes hybrid transactions as defined by DBRS Morningstar

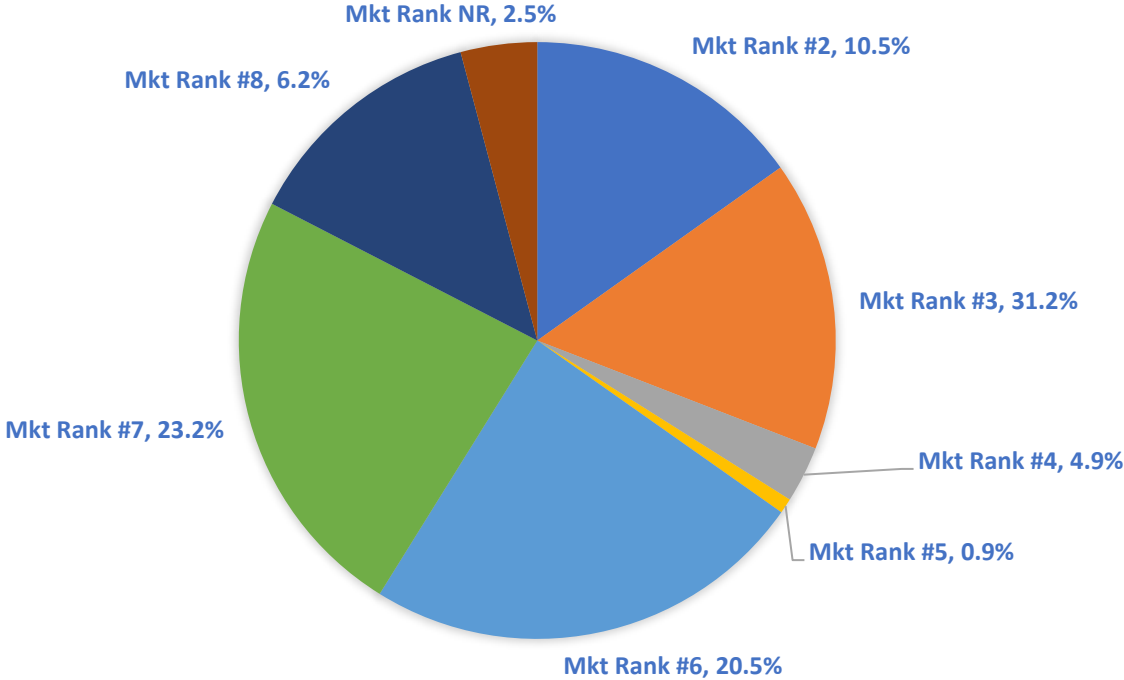
Specially Serviced by Property Type

CRE CLO SPECIAL SERVICING BY PROPERTY TYPE

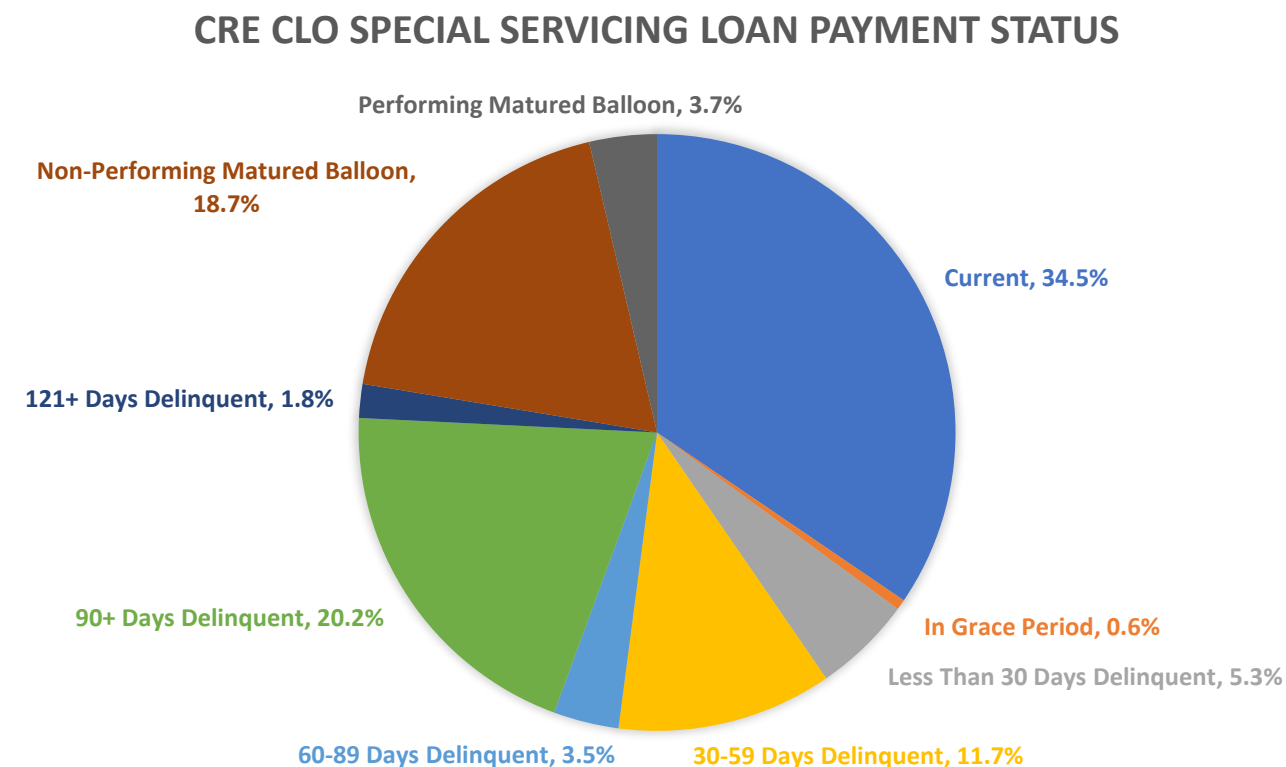


Specially Serviced by DBRS Morningstar Market Rank

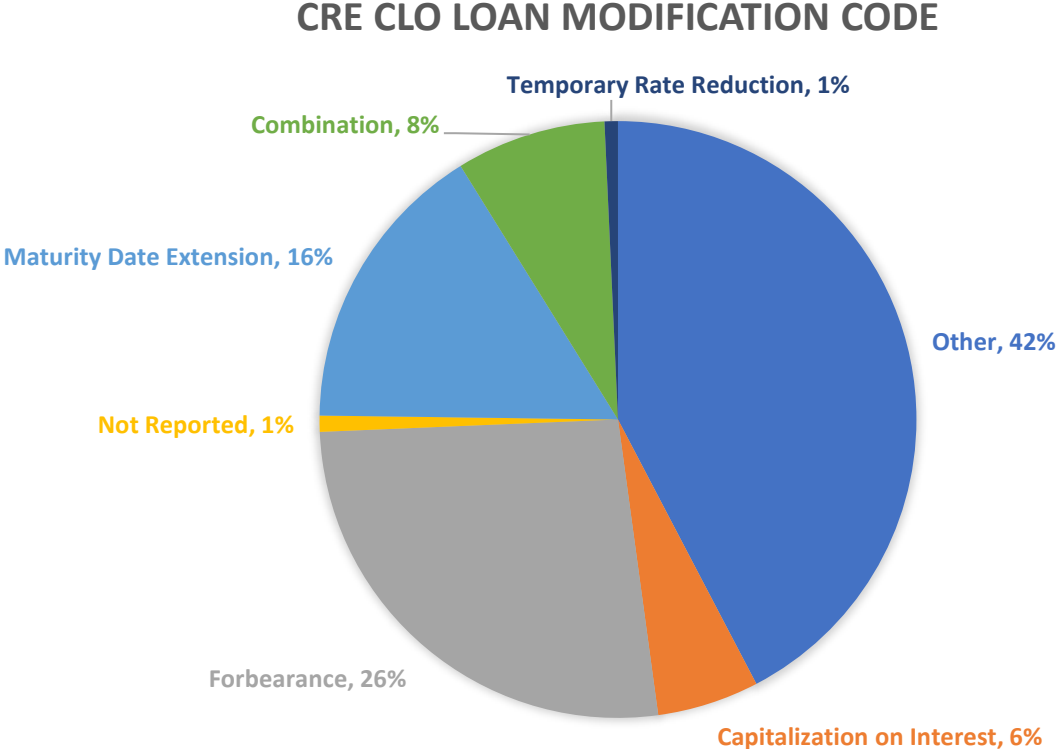
CRE CLO SPECIAL SERVICING BY MARKET RANK



Specially Serviced by Payment Status



Modified Loans by IRP Code



Example Definition of Modified Loan

- **“Modified Mortgage Loan”:** A Mortgage Loan that has been modified by the Special Servicer pursuant to the Servicing Agreement in a manner that:
 - (a) except as expressly contemplated by the related Asset Documents, reduces or delays in a material and adverse manner the amount or timing of any payment of principal or interest due thereon;
 - (b) except as expressly contemplated by the related Asset Documents, results in a release of the lien of the mortgage on any material portion of the related Mortgaged Property without a corresponding principal prepayment in an amount not less than the fair market value (as is), as determined by an appraisal delivered to the Special Servicer (at the expense of the related borrower and upon which the Special Servicer may conclusively rely), of the property to be released; or
 - (c) in the reasonable good faith judgment of the Special Servicer, otherwise materially impairs the value of the security for such Mortgage Loan or reduces the likelihood of timely payment of amounts due thereon.

Questions?

Thanks for attending!