

Commercial Mortgage Presale Report

Wachovia Bank Commercial Mortgage Trust, Series 2005-C17

\$2,808,561,259 Commercial Mortgage Pass-Through Certificates

	Class	Ratings	Subord- ination (%)
\$133,240,000	A-1*	AAA	20.000
\$375,240,000	A-1A*†	AAA	20.000
\$290,000,000	A-2*	AAA	20.000
\$82,400,000	A-3*	AAA	20.000
\$235,000,000	A-PB*	AAA	20.000
\$1,130,969,000	A-4*	AAA	20.000
\$193,088,000	A-J	AAA	13.125
\$2,701,179,000	X-P†‡	AAA	—
\$2,808,561,258	X-C†‡	AAA	—
\$77,236,000	B	AA	10.375
\$24,574,000	C	AA-	9.500
\$49,150,000	D	A	7.750
\$28,086,000	E†	A-	6.750
\$28,085,000	F†	BBB+	5.750
\$31,597,000	G†	BBB	4.625
\$38,618,000	H†	BBB-	3.250
\$7,021,000	J†	BB+	3.000
\$10,532,000	K†	BB	2.625
\$14,043,000	L†	BB-	2.125
\$7,021,000	M†	B+	1.875
\$7,022,000	N†	B	1.625
\$7,021,000	O†	B-	1.375
\$38,618,258	P†	NR	—

*Super senior. †Privately placed pursuant to Rule 144A.
‡Notional amount and interest only. NR – Not rated.

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The preliminary ratings do not reflect final ratings and are based on information provided by issuers as of Feb. 28, 2005. These preliminary ratings are contingent on final documents conforming to information already received. Collateral may be added or dropped from the portfolio. Ratings are not a recommendation to buy, sell, or hold any security. The prospectus and other offering material should be reviewed prior to any purchase.

■ Presale Report

The preliminary ratings listed at left reflect the credit enhancement provided to each class by subordination of classes junior to it, the positive and negative features of the underlying collateral, and the integrity of the legal and financial structures, including advancing for liquidity by the master servicer and the trustee. The preliminary ratings do not address the likelihood or frequency of principal prepayments or the receipt of prepayment premiums, default interest, additional interest, or penalties. The preliminary ratings on the interest-only certificates address only the likelihood of receiving interest payments while principal on the related certificates remains outstanding. All figures and percentages presented in this report are, in the case of loans that have been split into an A/B or A/B/C note structure, based on the balances of the A notes contributed to the pool and may not be reflective of the whole loan amounts (the combined A and B note balances).

■ Strengths

- Five loans, representing 15.3% of the pool, have credit characteristics consistent with investment-grade obligations.
- High-quality assets, with 64.6% of the pool receiving a property quality grade of “B+” or higher.
- The pool is geographically diverse, with no geographic concentration representing more than 12.4% of the pool.
- Loans secured by multiple assets or loans that are cross-collateralized and cross-defaulted represent 25.0% of the pool.

Transaction Highlights

Collateral: 229 fixed-rate loans on 291 multifamily and commercial properties

Fitch Stressed Debt Service Coverage Ratio: 1.22 times (x)

Issuer Debt Service Coverage Ratio: 1.53x

Fitch Stressed Weighted Average Mortgage Rate: 8.84%

Issuer Weighted Average Mortgage Rate: 5.42%

Fitch Loan-to-Value Ratio: 91.6%

Issuer Loan-to-Value Ratio: 70.1%

Loan Size Range: \$1,157,979–\$216,000,000

Average Loan Size: \$12,264,460

Financial Structure: Sequential pay

March 9, 2005

Parties to Transaction

Underwriters

- Wachovia Capital Markets, LLC
- Citigroup Global Markets Inc.
- Countrywide Securities Corporation
- ABN AMRO Incorporated
- Credit Suisse First Boston LLC
- Goldman, Sachs & Co.

Master Servicer

- Wachovia Bank, National Association (rated 'CMS2' by Fitch Ratings) (see *Fitch Research dated Dec. 22, 2004, available on Fitch's web site at www.fitchratings.com*)

Special Servicer

- Allied Capital Corporation (rated 'CSS3+' by Fitch) (see *Fitch press release dated April 20, 2004, available on Fitch's web site at www.fitchratings.com*)

Trustee

- Wells Fargo Bank, N.A. (rated 'AA/F1+' by Fitch)

Depositor

- Wachovia Commercial Mortgage Securities, Inc.

Originators

- Wachovia Bank, National Association (64.3% of pool)
- Countrywide Commercial Real Estate Finance, Inc. (14.4%)
- Citigroup Global Markets Realty Corp. (13.3%)
- Artesia Mortgage Capital Corporation (8.0%)

■ Concerns

- Of the pool, 67.4% has a Fitch stressed loan-to-value ratio (LTV) greater than 90.0%, and 3.6% has a Fitch stressed debt service coverage ratio (DSCR) less than 1.0 times (x).
- Of the pool, 10.7% consists of interest-only loans. Additionally, 52.1% of the pool has a remaining interest-only period between five and 60 months prior to amortization.
- Of the pool, 39.6% has or allows for future debt.

Loan Features

	% of Pool
Escrow Requirements	
Tax	80.7
Insurance	68.7
Capital Expenditures	67.7
Leasing Costs*	
Up-Front	31.9
Ongoing	23.8
Nonrecourse Carveouts**	
Environmental	100.0
Fraud	100.0

*As a percentage of commercial properties. **Either to an individual or a well-capitalized entity.

■ Mitigants

- The presence of higher leveraged loans is reflected in the credit enhancement levels. In addition, 15.5% of the pool is secured by multifamily properties, which have been more stable property types historically.
- The presence of interest-only loans with full or partial interest-only periods is reflected in the credit enhancement levels. Additionally, two loans (representing 8.7% of the pool) with full or partial interest-only periods have credit characteristics consistent with investment-grade obligations.
- Credit enhancement levels reflect the significant percentage of properties that have or allow for future debt.

■ Credit Issues

For more details about underwriting, credit issues, and Fitch's rating methodology, see the Rating Methodology Highlights section on page 27.

Cash Flow Analysis

- Of the pool, 63.2% was reviewed by Fitch.
- Fitch's aggregate cash flow is \$312,087,392.
- The issuer's aggregate cash flow is \$325,735,719.
- The cash flow variance is 4.19%.
- Of the pool, 3.6% has a Fitch stressed DSCR below 1.0x.
- Of the pool, 14.9% has a Fitch stressed DSCR above 1.5x.
- Of the pool, 67.4% has a Fitch LTV greater than 90%.
- Of the pool, 8.2% has a Fitch LTV less than 65%.

Property Type Summary

Property Type	% of Pool	DSCR (x)		LTV (%)		Loan Per Sq. Ft./Unit (\$) [†]	Average PMM Score
		Issuer	Stressed*	Issuer	Stressed**		
Office	38.4	1.56	1.23	69.6	88.6	177	2.35
Retail	24.9	1.42	1.16	72.7	97.6	162	2.63
Multifamily	15.5	1.35	1.10	73.5	103.4	88,482	2.56
Lodging	9.8	2.16	1.63	57.4	64.3	63,457	4.46
Mixed Use	5.2	1.34	1.09	72.5	95.1	92	2.95
Industrial	2.9	1.36	1.15	75.0	92.3	44	2.64
Special Purpose [‡]	1.8	1.41	1.17	72.9	93.4	104	3.32
Self-Storage	0.7	1.32	0.85	67.6	142.6	201	2.36
Land [§]	0.7	1.54	1.42	62.4	77.7	N.A.	3.31

*Stressed debt service coverage ratio (DSCR): Average of Fitch constant DSCR and Fitch term DSCR. **Stressed loan-to-value ratio (LTV): Current loan balance/Fitch value. [†]Weighted average. [‡]Specifically, two mortgaged properties that are operated as parking garages and three mortgaged properties that are used for childcare. [§]Includes the fee interest in land in which the ground tenant has improved and leased as 13 limited-service hotels. Sq. Ft. – Square foot. PMM – Property Market Metric™. N.A. – Not applicable.

Origination

Fitch met with each originator and made an assessment of its origination practices based on interviews with management, as well as an examination of a sample of source documents and credit files. It is Fitch's opinion that the originators have demonstrated good origination, underwriting, and closing practices, which is reflected in the subordination levels.

Credit-Assessed Loans

Based on Fitch's credit assessment, the following five loans, representing 15.3% of the pool, have credit characteristics consistent with investment-grade obligations on a stand-alone basis. In the context of the pool, the loan's credit characteristic may be one or more notches better.

The following table summarizes each loan's credit characteristics in the context of the pool.

	%	Pooled
One & Two International Place	7.7	BBB-
Tharaldson Pool I-B	2.8	BBB
Tharaldson Pool I-A	2.1	BBB+
Great Wolf Resorts Pool	1.8	AA-
200 Varick Street	1.0	AA-

For a collateral summary review of these loans, see pages 7–26.

Fitch Ratings Stressed DSCR and LTV

The following table summarizes the pool's Fitch stressed DSCRs and LTVs:

	%
Fitch Stressed DSCRs	
Greater than 1.74x	6.1
1.50x–1.74x	8.7
1.35x–1.49x	1.8
1.25x–1.34x	10.7
1.15x–1.24x	16.7
1.00x–1.14x	52.4
Less than 1.00x	3.6
Fitch Stressed LTVs	
Less than 65%	8.2
65%–74%	12.6
75%–80%	1.7
81%–85%	1.9
86%–90%	8.6
91%–100%	38.8
Greater than 100%	28.6

Loan Diversity

The following represents the pool's loan concentrations:

- Top three loan concentrations: 17.9%.
- Top 10 loan concentrations: 34.7%.
- The pool's Loan Diversity Index is 126 excluding investment-grade loans. This score indicates a pool diversity in line with other recent fixed-rate fusion deals.

Sponsor Concentration

The following table represents the pool's sponsor concentrations greater than 5.0%:

	%
Prudential Property Investment Separate Account	7.7
Meyer Chetrit & Margaret & Cindy Dolgin; Jacob Chetrit and Arbor Realty SR, Inc.	6.4
Digital Realty Trust, L.P., Digital Realty Trust, Inc.	5.5

Geographic Concentration

The following table shows the pool's geographic concentrations greater than 5.0%:

	%
New York Tri-State Area	12.4
Massachusetts	12.3
California	10.1
Northern	3.4
Southern	6.7
Texas	8.0
Washington, D.C.	6.3
Virginia	6.1
Florida	5.4

The New York tri-state area concentration includes 11 properties located in New York City, northern New Jersey, and southern Connecticut. One property located in New York City, 200 Varick Street (1.0% of the pool), has credit characteristics consistent with investment-grade obligations. The California concentration includes four properties located in Northern California (3.4% of the pool) and 16 properties located in Southern California (6.7%). Additionally, one property in Massachusetts, One & Two International Place (7.7% of the pool), has credit characteristics consistent with investment-grade obligations.

Property Market Metric™

The pool's average Property Market Metric™ (PMM) score is 2.72, which is in line with scores for the majority of other recent fixed-rate deals and reflects an average percentage of property types that have exhibited greater market and cash flow volatility historically. The following table summarizes the pool's PMM scores:

	%
PMM 1	18.7
PMM 2	19.6
PMM 3	43.0
PMM 4	9.5
PMM 5	7.5
PMM 6	1.7

Property Quality

Fitch inspected a representative sample of the pool by originator, property type, geographic distribution, and loan size. The following summarizes the property inspections performed by Fitch:

- Fitch-inspected properties: 54.9%.
- Number of top 10 loans inspected: 10.
- Of the inspected properties, Fitch conducted on-site property management interviews: 44.1%.

Fitch considered the overall collateral quality average as compared to that for other recent fixed-rate fusion deals, with none of the properties receiving a grade below "B-". The results of Fitch's site inspections are shown in the following table:

	%
"B+" or Higher	64.6
"B" or "B-"	35.4
"C+" or Lower	0.0

Volatility Assessment

The pool's weighted average volatility score is 2.81, which is in line with scores for other fixed-rate deals. The score represents the relative loan-level risk associated with the pool. The following table summarizes the distribution of the volatility scores:

	%
Volatility 1	0.0
Volatility 2	30.1
Volatility 3	60.6
Volatility 4	9.3
Volatility 5	0.0

Subordinate and Other Additional Financing

The following represents a summary of loans in the pool with subordinate and other additional financing:

- Seven loans (5.3% of the pool) have junior participation interests held outside the trust.
- Five loans (7.5% of the pool) have existing mezzanine debt that is secured by a pledge of equity interest in the borrower. Additionally, one loan (1.0% of the pool) has existing mezzanine debt secured by a pledge of equity interest in the borrower, as well as a second mortgage on the property, and another loan (1.5% of the pool) has preferred equity also secured by interests in the borrower.
- Twenty-four loans (11.6% of the pool) allow for additional future mezzanine debt.

The holders of the junior participation interests generally have the following primary rights:

- To appoint an operating adviser.
- To appoint a special servicer, subject to rating agency confirmation.
- To cure monetary defaults through advances on the senior participation.
- To purchase the senior participation.

The holders of the mezzanine interests generally have the following primary rights:

- To approve the property operating budget.

Subordinate and Other Additional Financing

Property Name	Senior Interest Trust Balance (\$)	% of Pool	Junior Interest Nontrust Balance (\$)	In-Place Unsecured Debt (\$)	Mezzanine Balance (\$)	Total Debt (\$)
450 West 33rd Street*	132,500,000	4.7	—	—	85,000,000	352,500,000
Great Wolf Resorts Pool	49,843,594	1.8	25,000,000	—	—	74,843,594
Cabrillo Palisades	43,000,000	1.5	8,000,000	—	10,644,000**	61,644,000
Cadbury Schweppes	36,000,000	1.3	4,047,559	—	—	40,047,559
AMLI at Bent Tree Apartments	27,475,000	1.0	—	—	6,500,000	33,975,000
Westland Mall	19,456,803	0.7	—	—	1,000,000	20,456,803
Inverness Landing	16,176,355	0.6	—	—	2,450,000	18,626,355
Spokane Integrated Medical Plaza	16,100,000	0.6	—	2,500,000	—	18,600,000
Marathon Center	8,219,562	0.3	515,000	—	—	8,734,562
Spokane Integrated Medical Plaza Parking Garage	5,500,000	0.2	—	2,500,000	—	8,000,000
Market Fair Shopping Center	4,239,459	0.2	285,000	—	—	4,524,459
Firewheel Corners Shopping Center	4,400,000	0.2	280,000	—	—	4,680,000
Kmart Plaza Shopping Center	3,900,000	0.1	290,000	—	—	4,190,000
Total	366,810,773	13.1	—	—	—	—

*The property also secures one other pari passu companion loan totaling \$135 million that is not an asset of the trust. **Preferred equity, also secured by interests in the borrower. Note: Numbers may not add due to rounding.

- To terminate, under certain conditions, property management.
- To cure monetary defaults through advances on the first mortgage.
- To purchase the first mortgage loan.

The presence of additional financing is reflected in the credit enhancement levels.

Encumbered Interests

The following table summarizes the pool by encumbered interest:

	%
Fee	90.1
Leasehold	3.4
Fee and Leasehold	5.5

All leasehold mortgage loans have lender-friendly terms. The credit enhancement levels reflect the additional risk posed by these leasehold mortgages.

State Foreclosure Laws

- Of the pool, 66.3% is secured by properties located in states that allow for power of sale foreclosures. The subordination levels reflect the lower loss severity associated with properties in these states.
- Of the pool, 33.7% is secured by properties located in states that require judicial foreclosures. The subordination levels reflect the higher loss severity associated with properties in these states.

Multiple Assets/Cross-Collateralization

Loans secured by multiple assets or loans that are cross-collateralized and cross-defaulted represent 25.0% of the pool. These loans are considered to have a lower loss severity.

Terrorism Insurance

Currently, approximately 98.9% of the pool has insurance policies that do not specifically exclude coverage for acts of terrorism. Generally, the lender has the ability to request (under a catch-all provision in the mortgage documents) that each borrower maintain insurance coverage as stipulated by the lender, as long as such insurance is available at a commercially reasonable rate. However, there can be no guaranty that terrorism insurance will be in place on an ongoing basis.

Third-Party Reports

Phase I environmental reports and property condition reports prepared in the past 12 months were available on 100% of the loans. In certain cases, phase II reports also were supplied. Fitch reviewed a summary of the reports. The credit enhancement levels reflect the environmental issues noted.

Typically, up-front reserves of 125% of the engineer's recommended amount were required for deferred maintenance issues, or the engineer's cost estimate was immaterial. Thirteen loans, representing 14.6% of the pool, have deferred maintenance issues in excess of \$100,000. Of these, 11 loans (5.4% of the pool) have escrowed 100% or more of the up-front estimated repair costs. One loan (7.7% of the

Largest Loan Summary

Property Name	Property		Property Quality	% of Pool	Loan Per Sq. Ft./ Unit (\$)	DSCR (x)		LTV (%)	
	Type	State				Issuer	Stressed*	Issuer	Stressed**
One & Two International Place	OF	MA	A	7.7	233	1.77	1.34	61.7	70.3
Digital Realty Trust Portfolio	OF/Mixed Use	Various	B+	5.5	109	1.55	1.34	68.2	82.0
450 West 33rd Street	OF	NY	B	4.7	158	1.22	1.03	67.3	98.8
Olympia Portfolio	Retail/OF	FL/GA	B/B+	3.1	210	1.25	1.09	68.8	93.0
Tharaldson Pool I-B	Hotel-LS	Various	B/B+	2.8	55,561	2.36	1.82	54.3	49.8
111 Massachusetts Avenue	OF	DC	B+	2.7	270	1.34	1.06	76.5	102.5
Residence Inn #1 Portfolio	Hotel-LS	Various	B/B+	2.3	57,824	1.43	1.20	71.1	91.9
Tharaldson Pool I-A	Hotel-LS/LF	Various	B/B+	2.1	42,553†	2.09	1.75	54.5	53.8
Metro Place III & IV	OF	VA	B+	2.0	162	1.53	1.19	64.6	88.3
1001 Connecticut Avenue & 1701 K Street	OF	DC	B+	1.9	242	1.27	1.08	77.9	98.1
Top 10 Subtotal				34.7	—	1.58	1.29	66.5	81.8

*Stressed debt service coverage ratio (DSCR): Average of Fitch constant DSCR and Fitch term DSCR. **Stressed loan-to-value ratio (LTV): Current loan balance/Fitch value. †Calculation excludes the 11 mortgaged properties that are leased fee (LF) interest. Sq. Ft. – Square foot. OF – Office. LS – Limited service. Note: Numbers may not add due to rounding.

pool), One & Two International Place, has escrowed 34% of the up-front estimated repair costs.

Seismic studies were completed on 26 properties representing 16.0% of the pool that were in locations deemed to have seismic risk. Two properties (0.8% of the pool) have a probable maximum loss (PML) in excess of 20%. Earthquake insurance for Harbormaster Office & Marina (0.3% of the pool and PML of 29%) was waived since the land value is higher than the loan amount contributed to the trust. The other property with a PML in excess of 20% has earthquake insurance in place. Credit enhancement levels reflect the seismic risk of the pool.

■ Surveillance

Fitch will review this transaction on an ongoing basis, which includes a committee review at least annually. Information can be found on Fitch's web site at www.fitchratings.com.

■ Collateral Summary Review

The following pages, 7–26, provide a collateral summary review of the top 10 loans and credit-assessed loans.

Loan No. 1 — One & Two International Place

Fitch Credit Assessment (in the context of the pool): 'BBB-'				
Trust Debt Summary Trust Amount: \$216,000,000 Maturity Date: 1/11/15 Interest Rate: 5.205% Amortization: Two years interest only, then 30-year amortization schedule Sponsor: Prudential Property Investment Separate Account Purchase Price-Date: \$679,000,000-1/10/05				
Stressed				
Debt Stack	Amt. (\$ Mil.)	Amt. psf (\$)	DSCR (x)	LTV (%)
A-1 Note*	216.0	233	1.34	70.3
A-2 Note*	216.0	233	1.34	70.3
Total	432.0	233	1.34	70.3
Property Summary Property Type: Office Collateral: Fee Total Size: 1,852,501 sf Location: Boston, MA Years Built: 1987/1992				
<small>*The A-1 and A-2 notes are pari passu. Only the A-1 note will be included in this transaction. The A-2 note will be securitized in a future transaction. DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – square feet. psf – per square foot. NRA – Net rentable area. Note: Numbers may not add due to rounding.</small>				
Tenant/Occupancy Summary Major Tenants: Deutsche Bank/Scudder Investments (20.4% of NRA) (rated 'AA-' by Fitch) Ropes & Gray (17.4% of NRA) Choate Hall & Stewart (8.4% of NRA) Occupancy: 89.6% leased (as 1/31/05) 79.8% occupied (as of 1/31/05)				
Structural Features Summary Lock Box: Springing. Ongoing Reserves: Taxes, insurance, and replacement reserves (\$0.10 psf). Up-Front Reserves: \$2.1 million to cure deferred maintenance; \$22.3 million for pre-existing leasing costs and \$5.0 million for free rent allowances. Leasing Cost Reserve: If the DSCR falls below 1.15x, monthly payments of \$228,900 are required for leasing costs.				

Fitch Commentary

Strengths

- The property is a high-quality asset located in the Boston central business district (CBD). International Place consists of two interconnected office towers with such amenities as state-of-the-art building systems, diverse functional floor plates, upscale finishes, multiple restaurants, a fitness center, a dry cleaner, and many other personal and business-related services.
- Significant cash equity of \$247 million, implying a loan-to-acquisition cost of 63.6%.
- Experienced sponsorship in Prudential Real Estate Investors (PREI). PREI is the real estate investment management business of Prudential Financial, which has \$474 billion in assets under management.

Concerns

- Weak Boston office market.
- Choate, Hall & Stewart (8.4% of net rentable area [NRA]), Day, Berry & Howard (2.3% of NRA), and Legg Mason (0.9% of NRA) have not taken occupancy and have free rent periods upon lease commencement.

Mitigants

- The subject is 89.6% leased (94.2% of the gross potential rent), which compares favorably to the Financial District office submarket and the overall Boston office market, with average vacancies of 12.7% and 17.5%, respectively. Also, the Boston office market is expecting minimal new office construction over the next few years.
- All three tenants have executed leases for their respective spaces. Build-out has begun on the Choate, Hall & Stewart space and Legg Mason; Day, Berry & Howard build-out is expected to begin during first-quarter 2005. Additionally, up-front reserves have been established to cover the \$22.3 million of planned tenant improvements, and a \$5 million free rent reserve helps to mitigate a portion of the free rent periods for new tenants.

Market Information

- One & Two International Place is centrally located within the Financial District submarket of the CBD, which had an average vacancy of 12.7% and asking rents of \$36.88 per square foot (psf) as of third-quarter 2004 (per Torto Wheaton). The subject is 89.6% leased, with average rents of \$45.77 psf, both of which are above the submarket average due to the location and superior quality of the asset.

- Prior to the “Big Dig,” the Interstate (I) 93 Central Artery was adjacent to the International Place. The Central Artery has now been relocated underground, creating more than 25 acres of open space, named the Rose Kennedy Greenway. The land directly in front of the property is being turned into an urban park, which will enhance the surrounding area.
- For 2004, approximately 600,000 square feet (sf) of new inventory was delivered in the Financial District submarket, which is well below the annual average of 3.5 million sf from 1997–2003. Additionally, the construction pipeline is expected to thin out over the next three years, putting minimal space into the market.
- Over the past five years, total employment in the Boston area declined at an average annual rate of 0.4%, while across the U.S., employment grew at an average annual rate of 0.3%. In the past four quarters, Boston’s total employment level rebounded with positive growth of 0.1%. Per capita personal income is estimated to be \$42,612 — about 12.2% above the national average.
- Year-end 2004 absorption for the Boston office market was negative for the fourth consecutive year, while forecasts for total absorption for the next few years are positive due to the continued positive job growth in the market, as well reduction of new inventory coming on line.

Other Information

- The loan’s pari passu participations are governed by an intercreditor agreement that provides the controlling holders with the ability to influence certain actions of the special servicer. The ability to influence the special servicer requires the unanimous consent (or “mutual consent” if two A notes) of the A noteholders, with a third-party operating advisor to break a “tie.”

Loan No. 2 — Digital Realty Trust Portfolio

Trust Debt Summary

Trust Amount: \$154,335,917
 Maturity Date: 11/11/14
 Interest Rate: 5.649%
 Amortization: 30 years
 Sponsors: Digital Realty Trust, L.P. and Digital Realty Trust, Inc.

Debt	Amt. (\$ Mil.)	Amt. psf (\$)	Stressed	
			DSCR (x)	LTV (%)
Portfolio Total	154.3	109	1.34	82.0

DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio.
 sf – square feet. psf – per square foot.

Structural Features Summary

Lock Box: Hard.
 Ongoing Reserves: Taxes, insurance, replacement reserves, and leasing costs.
 Up-Front Reserves: \$1,850,313 in up-front leasing costs. \$2.4 million leasing costs reserve for dark Qwest space (\$45.86 psf of unoccupied space). \$314,625 for CEC phase II and phase III rent that will commence on July 1, 2005 and July 1, 2006, respectively.

Property Summary

Property Name	Property Subtype	Location	Property Size (sf)	Years Built/Renovated	Allocated Loan Balance (\$)	Amt. (%)	Occ. (%)	Major Tenants	Net sf of Largest Tenant (%)
Hudson Corporate Center	OF (Tele.)	Weehawken, NJ	311,950	1950/1990	46,599,490	30.2	87.4	Savvis, Inc.	75.2
Comverse Office Building	OF-ST	Wakefield, MA	388,000	1957/2003	36,144,476	23.4	99.7	Comverse Technology	94.6
Webb at LBJ	Mixed Use*	Dallas, TX	365,449	1966/2000	34,352,188	22.3	94.5	SBC Services, Inc.	38.8
36 Northeast Second Street	OF (Tele.)	Miami, FL	162,140	1925/1999	18,171,810	11.8	81.2	Qwest Communications Corp.	48.4
Siemens Building	OF-ST	Farmers Branch, TX	125,538	1999	11,152,015	7.2	100.0	Siemens Subscriber Networks, Inc.	100.0
Brea Office Building	OF-ST (Tele.)	Brea, CA	68,807	1980/2000	7,915,939	5.1	100.0	Systems Management Specialists	100.0
Total/Weighted Average			1,421,884		154,335,917	—	93.6		—

*Includes 63% telecommunication (Tele.), 25% office (OF), and 13% retail. sf – Square feet. Amt. – Amount. Occ. – Occupancy. ST – Single tenant.
 Note: Numbers may not add due to rounding.

Fitch Commentary

Strengths

- The portfolio consists of six cross-collateralized, cross-defaulted office and mixed-use properties geographically dispersed across five different markets.
- The sponsor has approximately \$64.2 million invested in the portfolio (29% of the purchase price).
- Several of the tenants have invested a large amount of money building out their space. Hudson Corporate Center: Savvis and Level 3 have invested \$120 million (\$512 psf) and \$25 million (\$658 psf), respectively. Webb at LBJ: SBC Services, Inc. has invested \$55 million (\$388 psf). 36 Northeast Second Street: Qwest Communications Corporation (Qwest) has invested \$10.5 million (\$400 psf). Brea Office Building: Systems Management Specialists has invested \$12 million (\$174 psf).

Concerns

- Single-tenant exposure: two of the six assets are occupied by a single tenant, and all of the other assets have one tenant that occupies more than 38.8% of the building. All of the largest tenants' leases expire within the loan term.
- Three of the properties are located in weak office submarkets within Boston or Dallas, with class A office vacancy rates in excess of 27.2%.
- Two tenants, Qwest (48.4% of the NRA at 36 Northeast Second Street) and CEC (13.8% of the NRA at Webb at LBJ), are not currently occupying 100% of their respective spaces.

Mitigants

- Tenant diversity is provided by the six office and mixed-use buildings in five different markets securing these loans. In addition, several of the larger tenants have invested significant money in building out their space, and there are significant up-front and ongoing leasing cost reserves in place.

- Siemens Building is 100% occupied by a single tenant, Siemens Subscriber Network, which uses the property as its headquarters and main research facility. The tenant's parent company, Sieman AG, is rated 'AA-' by Fitch. Webb at LBJ is currently 94.5% occupied. Its largest tenant, SBC Services, has spent \$55 million (\$388 psf) building out its space. Comverse Office Building is currently 99.7% occupied. One of the buildings, 100 Quannapowitt, was built for the Comverse tenant in 1999 and serves as its U.S. headquarters.
- Qwest, the largest tenant at the 36 Northeast Second Street property, is only occupying one of its three floors of space (33.3% of its overall NRA). However, the company is paying rent on all of its space. Qwest has spent \$10.5 million (\$400 psf) in overall improvements and is retaining the space for future expansion. In addition, \$2.4 million (\$45.84 psf of unoccupied space) was escrowed up-front for Qwest's future tenant improvements and leasing costs. The other tenant, CEC, is building out and occupying its space in phases. Its first lease (phase I) commenced on July 1, 2004, and its subsequent two leases (phase II and phase III) will commence on July 1, 2005 and July 1, 2006, respectively. An escrow of \$314,625, which is equal to 100% of phase II and III gross rental payments from the loan's closing date through the date the CEC lease commences, was established up-front at loan closing.

Market Information

- Hudson Corporate Center is located in the Hudson Waterfront submarket within the Northern New Jersey metropolitan statistical area (MSA). The submarket has approximately 20.1 million sf of office space within 76 buildings. Per Torto Wheaton, as of fourth-quarter 2004, the submarket had an overall class B office vacancy rate of 6.1% (lower than the 18.5% for all office space) and asking rents of \$28.49 psf on a net basis. The average rent at the subject is \$25.76 psf. The subject benefits from being one of the few buildings in the submarket that can be utilized as a telecom facility.
- Comverse Office Building is located in the 128 North submarket within the Boston MSA. The submarket has approximately 15.7 million sf of office space. As of third-quarter 2003, the submarket had an overall vacancy rate of 27.2% and class A office asking rents of \$20.73 psf on a net basis. Rents at the subject are in line with the market's.
- Webb at LBJ and Siemens Building are both located in the LBJ Freeway submarket within the Dallas-Forth Worth MSA. The submarket has approximately 20.8 million sf of office space contained in 144 buildings. Per Torto Wheaton, as of fourth-quarter 2004, the submarket had an overall class A office vacancy rate of 33.0% and asking rents of \$16.99 psf on a gross basis. The average rent at Webb at LBJ and Siemens Building for office space is above market at approximately \$20.16 psf (excluding Burlington Coat Factory and Payless Shoes space) and \$23.18 psf, respectively, on a gross basis.
- 36 Northeast Second Street is located in the Miami CBD submarket within the South Florida MSA. The submarket contains roughly 11.9 million sf of office space. Per Torto Wheaton, as of fourth-quarter 2004, the submarket had an overall class A office vacancy rate of 13.9% and asking rents of \$29.73 psf on a gross basis. Average in-place rents at the subject for office space are generally above market, with the exception of Qwest, whose rent is slightly below market at \$26.78 psf on a gross basis.
- Brea Office Building is located in the North County submarket within the Orange County MSA. The submarket has approximately 5.6 million sf of office space and was the only submarket within the MSA to post single-digit vacancy rates in the third quarter of 2004. Per Torto Wheaton, as of fourth quarter 2004, the submarket had an overall class A office vacancy rate of 8.4% and asking rents of \$22.69 psf on a gross basis. In-place rent at the subject property is \$21.04 psf on a gross basis.

Loan No. 3 — 450 West 33rd Street

Trust Debt Summary					Tenant/Occupancy Summary				
Trust Amount:	\$132,500,000				Major Tenants:	Associated Press (17.4% of NRA)			
Maturity Date:	3/11/15					Thirteen/WNET (12.2% of NRA)			
Interest Rate:	5.100%					Lerner NY (9.8% of NRA)			
Amortization:	Three years interest only, then 27-year amortization schedule				Occupied:	84.5% (as of 03/01/05)			
Sponsors:	Jacob Chetrit and Arbor Realty SR, Inc.				Structural Features Summary				
Purchase Price-Date:	\$350,000,000-12/03				Lock Box:	Hard.			
					Ongoing Reserves:	Taxes, insurance, replacement reserves, and leasing costs.			
					Up-Front Reserves:	\$14 million for leasing costs; \$1.66 million for existing leasing cost obligations; \$2 million for free rent allowances; and \$22,125 to cure deferred maintenance.			
					Stressed				
Debt Stack	Amt. (\$ Mil.)	Amt. psf (\$)	DSCR (x)	LTV (%)					
A-1 Note*	132.5	159	1.03	98.8					
A-2 Note*	132.5	159	1.03	98.8					
Mezzanine	85.0	209	0.78	130.5					
Total	350.0	209	0.78	130.5					
Property Summary									
Property Type:	Office								
Collateral:	Fee								
Total Size:	1,672,237 sf								
Location:	New York, NY								
Year Built/Renovated:	1969/1990s								
*The A-1 note and A-2 note are pari passu. Only the A-1 note will be included in this transaction. The A-2 note will be securitized in a future transaction. DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – square feet. psf – per square foot. NRA – Net rentable area.									

Fitch Commentary

Strengths

- Limited lease rollover, with only 17,800 sf expiring through 2010. Of the total NRA, 59.6% is leased through 2015 or later.
- Ceiling heights of 12 feet and greater. Large operable windows provide upper floors with unobstructed views of the Hudson River, Empire State Building, and Lower and Midtown Manhattan. Large floor plates ranging in size from 71,000–105,000 sf.
- Experienced sponsors and management. Jacob Chetrit is an experienced real estate developer with major holdings in New York City and additional holdings around the country. The Chetrit Group has acquired and operated more than 4,500 apartment units and 10 million sf of office and industrial space over the past 10 years. Arbor Realty SR, Inc. is a specialized real estate finance company investing primarily in real estate-related bridge and mezzanine loans and preferred equity. The property is managed by Newmark & Company Real Estate, Inc. (Newmark), one of the largest independent real estate companies based in the U.S. Newmark manages and/or leases more than 50 million sf of commercial space nationally.

Concerns

- Originally designed as a warehouse, distribution, and light manufacturing building for fashion industry tenants. Over the past 10 years, it has been converted into a multitenanted office building, and it continues to transition to its current office use.
- High leverage on the total debt stack, as evidenced by a Fitch stressed DSCR of 0.78x and a Fitch stressed LTV of 130.5%.

Mitigants

- The property has undergone several major renovations, and reportedly, more than \$60 million has been invested in capital improvements.
- The trust portion has somewhat lower leverage, as evidenced by a Fitch stressed DSCR of 1.03x and a Fitch stressed LTV of 98.8%.

Market Information

- Located in Midtown Manhattan on the east side of 10th Avenue from 31st Street to 33rd Street in the Penn Station submarket, three blocks west of Pennsylvania Station. Per Torto Wheaton's fourth-quarter 2004 data, average vacancy and gross asking office rents in this submarket are 7.3% and \$33.01 psf, respectively, compared to the subject's 15.5% and \$22.35 psf, respectively.

Loan No. 4 — Olympia Portfolio

Trust Debt Summary				Property Summary			
Trust Amount:	\$85,700,000			Property Type:	Retail and office		
Maturity Date:	2/11/15			Collateral:	Fee		
Interest Rate:	5.692%			Total Size:	409,058 sf		
Amortization:	Six months interest only, then a 25-year amortization schedule			Location:	Florida and Georgia		
Sponsor:	William E. Touloumis			Structural Features Summary			
			Stressed	Lock Box:	Springing.		
				Ongoing Reserves:	Springing taxes and insurance.		
				Up-Front Reserves:	None.		
Debt	Amt. (\$ Mil.)	Amt. psf (\$)	DSCR (x)	LTV (%)			
Portfolio Total	85.7	210	1.09	93.0			

DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio.
sf – square feet. psf – per square foot.

Property Summary								
Loan Name	Allocated Loan Balance (\$000)	Amt. (%)	Property Type	Property Size (sf)	Years Built	Occ. (%)	Largest Tenant	
Olympia Retail Plaza at Dunedin, FL	7,062	8.2	Retail	28,176	1998	100.0	Walgreens	
Olympia Temple Terrace Publix Shopping Center	6,000	7.0	Retail	48,769	1999	100.0	Publix	
Olympia Walgreens-Sarasota (Tamiami Trail), FL	5,211	6.1	Retail	17,145	1999	100.0	Walgreens	
Olympia Walgreens-Temple Terrace, FL	4,418	5.2	Retail	15,120	1998	100.0	Walgreens	
Olympia Walgreens-Bradenton, FL	4,305	5.0	Retail	15,930	1998	100.0	Walgreens	
Olympia Walgreens-Merritt Island, FL	4,161	4.9	Retail	15,120	1998	100.0	Walgreens	
Olympia Walgreens-Naples, FL	4,093	4.8	Retail	15,930	1998	100.0	Walgreens	
Olympia Walgreens-Lilburn, GA	4,078	4.8	Retail	15,120	2000	100.0	Walgreens	
Olympia Walgreens-Brooksville, FL	3,965	4.6	Retail	15,120	2001	100.0	Walgreens	
Olympia Walgreens-Sarasota (Bee Ridge Road), FL	3,625	4.2	Retail	16,496	1995	100.0	Walgreens	
Olympia Walgreens-Tampa, FL	3,550	4.1	Retail	15,120	2001	100.0	Walgreens	
Olympia Walgreens-New Smyrna Beach, FL	3,550	4.1	Retail	15,120	1999	100.0	Walgreens	
Olympia Walgreens-Marietta, GA	3,547	4.1	Retail	15,120	2002	100.0	Walgreens	
Olympia Walgreens-Lehigh Acres, FL	3,433	4.0	Retail	15,120	2002	100.0	Walgreens	
Olympia Walgreens-Seminole, FL	3,399	4.0	Retail	15,930	1996	100.0	Walgreens	
Olympia Walgreens-Decatur, GA	3,399	4.0	Retail	13,905	2001	100.0	Walgreens	
Olympia Walgreens-Ocoee, FL	3,361	3.9	Retail	15,120	2001	100.0	Walgreens	
Olympia Walgreens-Homosassa, FL	2,983	3.5	Retail	15,930	1997	100.0	Walgreens	
Olympia Walgreens-Oldsmar, FL	2,870	3.3	Retail	15,120	1998	100.0	Walgreens	
Olympia Walgreens-Lake Wales, FL	2,832	3.3	Retail	15,930	1997	100.0	Walgreens	
Olympia Medical/Office Pool	2,402	2.8	Office	13,984	1998/1999	100.0	Medical Associates of Pinellas/American Vacation Resorts	
Olympia Retail Plaza at Daytona Beach, FL	1,795	2.1	Retail	21,226	1990	65.1	Walgreens	
Olympia Applebees-Lithia Springs, GA	1,662	1.9	Retail	4,523	2003	100.0	Applebees	
Total/Weighted Average	85,700	—		395,074		98.2		

Amt. – Amount. sf – Square feet. Occ. – Occupancy.

Fitch Commentary

Strengths

- The portfolio consists of 22 retail properties and two office properties that are cross-collateralized and cross-defaulted in geographically diverse submarkets.
- Strong tenancy with 18 single-tenant Walgreens stores, two Walgreens anchored shopping centers, and one Publix Shopping Center.
- Experienced sponsorship. Bill Touloumis is an experienced developer in this property type, has ties to Walgreens that date back to 1980, and is one of the preferred developers for Walgreens.

Concern

- There is significant competition within the assets' various submarkets from other drugstores and retailers, including CVS, Wal-Mart, and Albertsons.

Mitigant

- Most assets have comparably stronger locations, newer buildings, and better visibility and accessibility than the current competition's.

Market Information

- The subject properties are well located within or near major retail corridors throughout Florida and around Atlanta, GA. Eleven of the properties are situated in the Tampa Bay region, one of the top 10 growing areas in the U.S., with more than 2.5 million people and an average household income of \$57,599.
- The properties are generally outperforming at market levels with respect to occupancy and are in line with current market rents.

Loan No. 5 — Tharaldson Pool I-B

Fitch Credit Assessment (in the context of the pool): 'BBB-'		Structural Features Summary		
Trust Debt Summary Trust Amount: \$79,785,970 Maturity Date: 2/11/15 Interest Rate: 5.158% Amortization: 20 years Sponsor: Gary Tharaldson		Lock Box: Hard. Ongoing Reserves: Taxes, and if DSCR falls below 1.15x for two consecutive quarters, monthly deposits will be required for FF&E and ground lease payments. Up-Front Reserves: \$420,000 for FF&E (three months) and a \$393,123 ground lease reserve.		
Stressed				
Debt	Amt. (\$ Mil.)	Amt. per Room (\$)	DSCR (x)	LTV (%)
Portfolio Total	79.8	55,561	1.82	49.8
DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – square feet. psf – per square foot. FF&E – Furniture, fixtures, and equipment.				

Property Summary							
Property	City	State	Year Built	No. of Rooms	RevPAR (\$)		
					2002	2003	TTM*
Cheektowaga/Bufalo Residence	Buffalo	NY	2002	113	—	60.92	69.47
El Paso Residence	El Paso	TX	2003	96	—	70.07	80.85
Las Vegas Courtyard	Las Vegas	NV	2004	146	—	—	62.19
Las Vegas Fairfield	Las Vegas	NV	2003	142	—	—	69.72
Las Vegas Holiday Express	Las Vegas	NV	2003	139	—	—	62.63
Las Vegas Residence	Las Vegas	NV	2004	160	—	—	71.73
Montgomeryville Courtyard	North Wales	PA	2004	102	—	—	82.75
Palmdale Courtyard	Palmdale	CA	2000	90	73.57	82.33	90.77
Palmdale Residence	Palmdale	CA	2001	90	92.82	94.94	104.92
Tulsa Residence	Tulsa	OK	2000	90	61.13	57.57	63.58
Tulsa Springhill	Tulsa	OK	2000	76	47.19	45.14	47.71
Willowbrook Residence	Houston	TX	2002	96	23.46	51.62	66.58
Woodlands Residence #2	Woodlands	TX	2002	96	48.71	50.13	66.15
Total/Weighted Average				1,436	57.61	64.18	71.67
*Trailing 12 months (TTM) as of Oct. 31, 2004. Several of the properties opened during the TTM as follows: the Las Vegas Residence, Las Vegas Courtyard, Montgomeryville Courtyard, Las Vegas Holiday Express, and Las Vegas Fairfield opened in April 2004, August 2004, March 2004, December 2003, and December 2003, respectively. RevPAR – Revenue per available room.							
Portfolio Summary							
					2002	2003	TTM*
ADR (\$)					72.21	86.47	92.58
Occupancy (%)					55.5	73.8	77.1
RevPAR (\$)					57.61	64.18	71.67
*Trailing 12 months (TTM) as of Oct. 31, 2004. Several of the properties opened during the TTM as follows: the Las Vegas Residence, Las Vegas Courtyard, Montgomeryville Courtyard, Las Vegas Holiday Express, and Las Vegas Fairfield opened in April 2004, August 2004, March 2004, December 2003, and December 2003, respectively. ADR – Average daily rate. RevPAR – Revenue per available room.							

Fitch Commentary

Strengths

- The portfolio is well diversified, with leasehold interests in 13 cross-collateralized and cross-defaulted limited-service hotel properties located in six states. Additionally, no single state contains more than 43% of the portfolio, and no single asset makes up more than 11.1% of the portfolio.
- The loan amortizes on a 20-year schedule.
- Experienced sponsorship and management in Tharaldson. Tharaldson Property Management, Inc. (TPM) is the largest independent hotel property management company in the country. TPM manages more than 355 limited-service hotels in 36 states with a total of 25,813 rooms.

Concerns

- Limited operating history.
- Each property in the portfolio is subject to a ground lease.

Mitigants

- All properties were built between 2000 and 2004, with five properties completed in 2003 or 2004. The newly constructed properties have stabilized quickly, contributing to the trailing 12 months (TTM) ended 10/31/04 portfolio occupancy of 77.1%. Additionally, the portfolio has shown improving performance over the past several years, with revenue per available room (RevPAR) of \$57.61, \$64.18, and \$71.67 for 2002, 2003, and TTM ended 10/31/04, respectively.
- The 13 properties are situated on 11 parcels, with ground lease payments due to affiliates of the sponsor. All ground leases have 50 years remaining until their expiration.

Other Information

- Tharaldson Pool I-B is neither cross-collateralized nor cross-defaulted with Tharaldson Pool I-A.

Other Information

- The property was built in 1983 for Union Labor Life Insurance Company, which occupied the entire building until mid-2004.

Loan No. 7 — Residence Inn #1 Portfolio

Trust Debt Summary Trust Amount: \$65,861,000 Maturity Date: 11/11/14 Interest Rate: 6.88% Amortization: One year interest only, then a 25-year amortization schedule Sponsor: Apple Hospitality Two, Inc.		Property Summary (continued) Property Type: 10 extended-stay hotels Flag: Residence Inn Collateral: Fee Total Size: 1,139 rooms Occupancy: 79.4% (as of 12/3/04)		
		Structural Features Summary Lock Box: None. Other Features: Pursuant to the management agreement, the management company shall collect monthly taxes, insurance, and FF&E (5% of gross income) reserves. Upon termination of the management contract, the reserves would be turned over to the lender.		
Stressed				
Debt	Amt. (\$ Mil.)	Amt. per Room (\$)	DSCR (x)	LTV (%)
Portfolio Total	65.9	57,824	1.20	91.9
DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – square feet. psf – per square foot. FF&E – Furniture, fixtures, and equipment.				

Property Summary (Trailing 12 Months as of Dec. 3, 2004)							
Location	Allocated Loan Balance (\$000)	Amount (%)	No. of Rooms	Property			Year Built/Year Renovated
				Occupancy (%)	ADR (\$)	RevPAR (\$)	
Las Vegas, NV	20,625	31.3	192	80.1	118.70	95.08	1989/2001
Santa Fe, NM	8,050	12.2	120	75.3	94.27	71.02	1986
Placentia, CA	7,650	11.6	112	79.5	90.96	72.29	1988/2003
Birmingham, AL	5,573	8.5	128	79.1	78.14	61.83	1986/2004
Akron, OH	5,460	8.3	112	78.8	82.09	64.66	1987/2003
Danvers, MA	4,620	7.0	96	76.0	94.49	71.85	1988/2003
Bossier, LA	4,050	6.1	72	85.4	79.63	68.03	1985
Kalamazoo, MI	3,938	6.0	83	81.7	92.51	75.56	1989
Jackson, MS	3,360	5.1	119	75.1	74.18	55.70	1986/2004
Memphis, TN	2,535	3.8	105	64.5	91.70	59.17	1985
Total/Weighted Average	65,861	—	1,139	78.5	97.05	76.30	
ADR – Average daily rate. RevPAR – Revenue per available room.							

Fitch Commentary

Strengths

- The portfolio consists of 10 cross-collateralized, cross-defaulted properties geographically dispersed across 10 different markets. Each property outperformed its market in terms of RevPAR for the TTM ended June 30, 2004.
- Strong and experienced management. Marriott has been in the hospitality industry for more than 75 years and operates and/or franchises 2,718 lodging properties worldwide, with a total of 490,564 rooms as of Jan. 2, 2004. Marriott has managed the subject properties since construction.
- Strong and experienced sponsorship. Apple Hospitality Two, Inc. (Apple) is a real estate investment trust that focuses on the upscale, extended-stay suite segment of the hotel industry. As of June 30, 2004, Apple's portfolio included 66 hotels (49 of which are Residence Inns) with a total of 7,869 suites located throughout 25 states.

Concerns

- Marriott's management contract expires Dec. 31, 2012.
- Lack of lender-controlled structural features, including a lock box and ongoing reserves.

Mitigants

- Marriott has managed the properties since construction and has five extension options in its management contract, totaling 45 years.
- Per the terms of the management contract, Marriott is collecting taxes, insurance, and replacement reserves on a monthly basis. Upon termination of the management contract, the reserves would be turned over to the lender.

Market Information

- The properties are located within 10 different submarkets in 10 different states. In general, the hotels are strategically located within close proximity to demand drivers. The Residence Inn-Las Vegas is located across the street from the Las

Vegas Convention Center. With the exception of Residence Inn-Jackson, MS, each of the properties outperformed its market and competitive set in terms of RevPAR penetration for the TTM ended June 2004. Jackson, MS's RevPAR penetration versus its competitive set was 95.6%.

Other Information

- The 10 properties are part of a larger 23-property portfolio that Apple acquired from Marriott in August 2002 for a total purchase price of \$160 million, \$133 million of which was assumed debt. Since acquiring the properties, Apple has spent approximately \$33 million on property renovations, including comprehensive guest suite and exterior renovations.

Loan No. 8 — Tharaldson Pool I-A

Fitch Credit Assessment (in the context of the pool): 'BBB+'

Trust Debt Summary

Trust Amount: \$57,844,828
 Maturity Date: 2/11/15
 Interest Rate: 5.158%
 Amortization: 20 years
 Sponsor: Gary Tharaldson

Debt	Amt. (\$ Mil.)	Amt. per Room (\$)	Stressed	
			DSCR (x)	LTV (%)
Portfolio Total	57.8	42,553	1.75	53.8

DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio.
 sf – square feet. psf – per square foot. FF&E – Furniture, fixtures, and equipment.

Structural Features Summary

Lock Box: Hard.
 Ongoing Reserves: Taxes, and if DSCR falls below 1.15x for two consecutive quarters, monthly deposits will be required for FF&E.
 Up-Front Reserves: \$280,000 for FF&E (three months).

Property Summary

Property	City	State	Year Built	No. of Rooms	RevPAR (\$)		
					2002	2003	TTM*
Cedar Rapids Residence	Cedar Rapids	IA	1996	66	64.64	66.79	66.83
Grand Rapids Homewood	Grand Rapids	MI	1997	78	58.30	58.61	57.76
Houston Towneplace	Houston	TX	1998	94	50.60	43.35	46.25
Lansing Fairfield	Lansing	MI	1996	64	42.95	41.86	39.09
Lansing Residence	Lansing	MI	1997	78	62.43	61.26	58.84
Mankato Fairfield	Mankato	MN	1997	64	42.57	35.76	40.68
Peoria, AZ Residence	Peoria	AZ	1998	90	69.09	70.73	76.20
Sioux Falls Fairfield	Sioux Falls	SD	1993	63	44.94	44.88	43.05
Sioux Falls Residence	Sioux Falls	SD	1994	66	63.41	67.55	67.52
Toledo Homewood	Maumee	OH	1997	78	65.88	62.20	66.54
Waco Residence	Waco	TX	1997	78	66.72	69.16	69.72
Westchase Homewood	Houston	TX	1998	96	75.58	72.75	75.25
Woodlands Courtyard	Woodlands	TX	1997	90	63.94	44.20	51.31
Woodlands Residence	Woodlands	TX	1997	90	76.23	47.83	56.58
Total/Weighted Average				1,095	61.52	56.59	58.95

*Trailing 12 months (TTM) as of Oct. 31, 2004. RevPAR – Revenue per available room.

Portfolio Summary

	2002	2003	TTM*
ADR (\$)	79.24	77.70	79.02
Occupancy (%)	77.4	72.4	74.1
RevPAR (\$)	61.52	56.59	58.95

*Trailing 12 months (TTM) as of Oct. 31, 2004. ADR – Average daily rate. RevPAR – Revenue per available room.

Ground Lease Property Summary

Ground Lease Properties	City	State
Cheektowaga/Buffalo Residence	Buffalo	NY
El Paso Residence	El Paso	TX
Las Vegas Courtyard	Las Vegas	NV
Las Vegas Fairfield	Las Vegas	NV
Las Vegas Holiday Express	Las Vegas	NV
Las Vegas Residence	Las Vegas	NV
Montgomeryville Courtyard	North Wales	PA
Palmdale Courtyard	Palmdale	CA
Palmdale Residence	Palmdale	CA
Tulsa Residence	Tulsa	OK
Tulsa Springhill	Tulsa	OK
Willowbrook Residence	Houston	TX
Woodlands Residence #2	Woodlands	TX

Fitch Commentary

Strengths

- The portfolio is well diversified, with fee interests in 14 cross-collateralized and cross-defaulted limited-service hotel properties located in seven states and the fee interest only in 11 parcels underlying 13 limited-service hotels ground leased to affiliates of the sponsor. Additionally, no single state contains more than 34.1% of the portfolio, and no single asset makes up more than 9.9% of the portfolio.
- The loan amortizes on a 20-year schedule.
- Experienced sponsorship and management in Tharaldson. TPM is the largest independent hotel property management company in the country. TPM manages more than 355 limited-service hotels in 36 states, with a total of 25,813 rooms.

Concern

- The properties generally are located in secondary markets.

Mitigant

- The portfolio has shown stable operating performance over the past several years, with RevPAR of \$61.52, \$56.59, and \$58.95 for 2002, 2003, and TTM ended 10/31/04, respectively. Also, the loan benefits from the fee interest in 11 additional parcels, containing 13 ground leased hotels.

Other Information

- Tharaldson Pool I-A is neither cross-collateralized nor cross-defaulted with Tharaldson Pool I-B.

Loan No. 9 — Metro Place III & IV

Trust Debt Summary					Tenant/Occupancy Summary				
Trust Amount:	\$55,000,000				Major Tenants:	GSA (INS) (27.6% of NRA) (rated 'AAA' by Fitch)			
Maturity Date:	1/11/15					GSA (DEA) (20.8% of NRA) (rated 'AAA' by Fitch)			
Interest Rate:	5.210%					Management System Designer (13.2% of NRA)			
Amortization:	Two years interest only, then a 30-year amortization schedule					SiloSmashers (10.4% of NRA)			
Sponsors:	GE Pension Fund and Coakley Family Trust				Occupancy:	72.0% total (as of 2/2/05)			
Purchase Price-Date:	\$85,000,000-12/04				Structural Features Summary				
					Lock Box:	None.			
					Up-Front Reserves:	\$1.5 million for free rent allowances.			
					Property Summary				
					Property Type:	Office			
					Collateral:	Fee			
					Total Size:	339,800 sf			
					Location:	Fairfax, VA			
					Year Built:	2001			
					DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – square feet. psf – per square foot. NRA – Net rentable area.				
					Debt				
					Stressed				
	Amt.	Amt.	DSCR (x)	LTV (%)					
	(\$ Mil.)	psf (\$)							
Whole Loan	55.0	162	1.19	88.3					

Fitch Commentary

Strengths

- Experienced sponsors. The sponsors are the GE Pension Fund and the Coakley Family Trust. The GE Pension Fund, which controls 75% of the borrowing entity, is managed by GE Asset Management Inc., an investment management firm managing more than \$180 billion in assets, with more than 200 clients. The Coakley Family owns the C.J. Coakley Company, Inc., one of the largest commercial interior construction contractors in the Washington, D.C. area and among the top 20 in the country. The Coakley Family has a reported net worth in excess of \$20 million.
- Strong location. The property is well located along the southern side of Prosperity Avenue, immediately across from the Dunn Loring Metro Rail Station. Situated south of Route 50, I-66, and Route 29, the property is close to all major roadways and is just 10 miles from Reagan National Airport and 14 miles from Dulles International Airport.
- Significant cash equity of \$30 million, implying a loan-to-acquisition cost of 64.7%.

Concern

- Low current occupancy of 72.0%.

Mitigant

- The property, which is located in a strong suburban submarket of Washington, D.C., was constructed recently and is still in its lease-up phase. The borrowers are very strong financially and have significant equity in the project. Of the current tenancy, GSA occupies 48.4% of the property on 10-year leases and accounts for 67% of the in-place rents. Furthermore, Fitch underwrote to leases in place in its determination of sustainable net cash flow.

Market Information

- Located in northern Virginia in the Merrifield submarket. Per Torto Wheaton's fourth-quarter 2004 data, the Merrifield office submarket contains 6.5 million sf of office space. Average vacancy and gross asking office rents in this submarket are 13.1% and \$24.57 psf, respectively, compared with the subject's 28.0% and \$27.00 psf, respectively.
- Government contractors and corporate users located in Merrifield include Northrop Grumman, Mitretek, Computer Sciences Corporation, Exxon Mobil, General Dynamics, SRA International, The Lewin Group, Perot Systems, Verizon, and The American Red Cross.

Loan No. 12 — Great Wolf Resorts Pool

Fitch Credit Assessment (in the context of the pool): 'AA-'				
Trust Debt Summary Trust Amount: \$49,843,594 Maturity Date: 1/11/15 Interest Rate: 5.835% Amortization: 25 years Sponsors: GWR Operating Partnership, L.L.P., and Great Wolf Resorts, Inc. Construction Cost-Date: \$107,000,000-2003				
Stressed				
Debt Stack	Amt. (\$ Mil.)	Amt. per Room (\$)	DSCR (x)	LTV (%)
A Note	49.8	88,690	2.04	46.9
B Note	25.0	133,086	1.27	74.9
Total	74.8	133,086	1.27	74.9
DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – square feet. psf – per square foot. FF&E – Furniture, fixtures, and equipment.				
Structural Features Summary Lock Box: Hard. Ongoing Reserves: Taxes and insurance. Upon the occurrence of certain trigger events, the borrower is required to deposit 3% (during years two through five of the loan) or 3.5% (years five and thereafter) of gross revenues into an FF&E account. Up-Front Reserves: \$62,350 to cure deferred maintenance.				

Property Summary (Trailing 12 Months as of Aug. 31, 2004)							
	Allocated Loan Balance			Property			
Location	(\$)	Amount (%)	No. of Rooms	Occupancy (%)	ADR (\$)	RevPAR (\$)	Year Built
Traverse City, MI	27,798,196	55.8	281	68.3	222.31	151.79	2003
Kansas City, KS	22,045,397	44.2	281	58.9	196.69	115.84	2002
Total/Weighted Average	49,843,593	—	562	64.1	210.98	135.89	
ADR – Average daily rate. RevPAR – Revenue per available room.							

Fitch Commentary

Strengths

- The loan is secured by two full-service suite hotels located in Traverse City, MI and Kansas City, KS. Amenities at both hotels include a four-story 40,000-sf indoor water park, multiple restaurants and bars, an arcade, and a full-service day spa. The hotels are designed to offer an affordable, family-oriented resort experience at a drive-to destination.
- Low leverage loan, as evidenced by a Fitch stressed DSCR of 2.04x and a Fitch stressed LTV of 46.9%.
- Significant cash equity of \$32 million, implying a whole loan to construction cost of 70.1%.

Concern

- Limited operating history.

Mitigant

- The properties were constructed between 2002 and 2003. The properties are stabilizing quickly, as evidenced by the TTM ended Aug. 31, 2004 portfolio occupancy of 64.1%. In addition, Fitch underwrote to TTM average daily rate, occupancy, and RevPAR in its determination of sustainable net cash flow.

Market Information

- Traverse City, which is located on Lake Michigan, is a regional summer destination. According to the Traverse City Convention and Visitors Bureau, Traverse City attracts approximately two million visitors each year. The Traverse City property is well located on the west side of U.S. Highway 31 S, the dominant arterial to and through Traverse City.
- The Kansas City property is located in Village West, a 400-acre master-planned development, 15 miles outside of the Kansas City CBD. Attractions at Village West include the 80,000-seat Kansas NASCAR Speedway (used 200 days per year), a Cabela's superstore, and the Nebraska Furniture Mart.

Other Information

- Great Wolf Resorts is a family entertainment resort company based in Madison, WI that specializes in developing, owning, and operating drive-to family resorts featuring indoor water parks in multiple-family vacation destinations in the U.S. The company's target customer basis is families with children ranging in ages from two to 14 years of age that live within a convenient driving distance from its resorts. The company currently owns and operates five resorts located in Wisconsin Dells, WI; Sandusky, OH; Sheboygan, WI; Traverse City, MI; and Kansas City, KS. In addition, the company currently has two properties under construction, located in Williamsburg, VA and in the Poconos.

Loan No. 28 — 200 Varick Street

Fitch Credit Assessment (in the context of the pool): 'AA-'				
Trust Debt Summary Trust Amount: \$27,000,000 Maturity Date: 3/11/15 Interest Rate: 4.880% Amortization: None Sponsors: Jeffrey Gural and Newmark Real Estate				
			Stressed	
	Amt.	Amt.	DSCR (x)	LTV (%)
	(\$ Mil.)	psf (\$)		
Whole Loan	27.0	67	1.51	56.9
Property Summary Property Type: Office Collateral: Fee Total Size: 400,061 sf Location: New York, NY Year Built/Renovated: 1926/1988				
DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – square feet. psf – per square foot. NRA – Net rentable area.				
Tenant/Occupancy Summary Major Tenants: Cox & Company (26.2% of NRA) Doremus & Company (24.3% of NRA) NYSarc, Inc. (10.0% of NRA) Occupancy: 97.1% (as of 11/17/04)				
Structural Features Summary Lock Box: None.				

Fitch Commentary

Strengths

- Strong location. The property is located at the southeast corner of Varick and West Houston Streets in Downtown Manhattan. The property is located at the corner of the two most heavily traveled roadways in the neighborhood and is in close proximity to mass transit.
- Strong occupancy. The property currently is 97.1% occupied by 28 tenants. The major tenants at the property include Cox & Company, occupying 26.2% of NRA, and Doremus & Company, occupying 24.3% of NRA. Both tenants combined contribute more than 50.0% of the total rental income and have long-term lease terms.
- Low-leverage loan, as evidenced by a Fitch stressed DSCR of 1.51x and a Fitch stressed LTV of 56.9%.

Concern

- The property was built in 1926.

Mitigant

- The property was renovated in 1988. Since then, the property has been well maintained, as confirmed by the engineering report. The sponsors have continually implemented a proactive maintenance program. In addition, the property's age is indicative of the buildings in the neighborhood.

Market Information

- Located in Downtown Manhattan on the southeast corner of Varick and West Houston Streets in the Greenwich Village submarket. Per Torto Wheaton's fourth-quarter 2004 data, average vacancy and gross asking office rents in this submarket are 4.8% and \$29.04 psf, respectively, compared with the subject's 2.9% and \$20.22 psf, respectively.

Rating Methodology Highlights

The ratings reflect the credit enhancement provided to each class by the subordination of classes junior to it. Fitch Ratings evaluates the credit enhancement based on stressed debt service coverage ratios (DSCRs) and loan-to-value ratios (LTVs), various pool and loan composition factors, parties to the transaction, and the transaction's financial structure. Some highlights of the methodology are discussed below.

Stressed DSCR and LTV

Fitch stressed DSCRs and LTVs are based on an adjusted net cash flow (NCF). The Fitch stressed DSCR is the average of the Fitch constant DSCR, to reflect balloon risk, and the Fitch term DSCR, to reflect term risk. Both DSCR calculations use the Fitch NCF. The Fitch constant DSCR is based on a debt service equal to the greater of the actual constant or an assumed property-specific refinance rate combined with an assumed amortization schedule, while the Fitch term DSCR is based on actual debt service. The Fitch stressed LTVs are calculated by applying property-specific capitalization rates to the adjusted NCF to determine a Fitch stressed value and then dividing this Fitch value into the current loan balance. Both these ratios are used to calculate the base credit enhancement level.

Reunderwriting is used to determine a sustainable cash flow for a representative sample of loans. When assessing sustainable property income, Fitch looks for trends in historical operating statements and considers property and market rent and occupancy levels. Common adjustments to net operating income include raising vacancy and collection loss, reducing revenue to current market levels, and increasing management fees. Typically, for properties with short-term leases, the underwritten NCF is based on the most recent 12 months of information available. For properties with longer term leases, consideration is given to leases in place and current expenses are adjusted upward. Fitch adjusts NCF for recent events such as new construction, expected store closures, or hotel performance at historical highs. Fitch deducts capital expenditure reserves from each property's cash flow, as well as tenant improvements and leasing commissions for retail, office, and industrial property types. The result is a Fitch NCF for each property reviewed. The aggregate banker-provided NCF for the sample is compared with the aggregate Fitch NCF, resulting in a variance, or haircut, that is extrapolated to the rest of the pool.

Loan and Pool Issues

Property Type: Certain types of properties have historically exhibited more cash flow volatility, which can lead to difficulty in making debt service payments or in obtaining a refinancing. Riskier property types to which Fitch attributes an increased refinance constant include: weak retail; self-storage; health care; hotels; theaters; and operating businesses, among others.

Property Market Metric™: Fitch uses Property Market Metric™ (PMM) to expand property type risk analysis and consider market conditions. The PMM score combines historical property type income volatility with growth forecasts into a single risk measure for five property types in each of more than 300 metropolitan statistical areas. Each PMM corresponds to a specific volatility group from 1 to 5, with higher numbers indicating more risk. Group 6 contains other property types and locations. Default probability adjustments are made to each loan according to its volatility group score.

Volatility Assessment: Fitch reviews asset summaries to assess volatility risks such as loan per square foot, tenant quality, management/sponsor experience, and lack of operating history, among other items. A sample of asset summaries is scored from 1 to 5, with higher numbers indicating more risk. Default probability adjustments are made according to the volatility score and extrapolated to the pool.

Loan Diversity: To measure loan diversity, Fitch calculates a loan diversity index (LDI), which is the sum of the squares of each loan's percentage of the pool excluding investment-grade rated loans. Credit enhancement for the pool is increased as the LDI score for the pool rises. Other concentrations, such as borrower, manager, and operator, are measured against the pool's LDI score and, to the extent there are differences, credit enhancement may be increased.

Geographic Diversity: Fitch credit enhancement levels reflect the assumption of a higher probability of default of those loans secured by properties in the state or region with the highest concentration. For purposes of analysis, Northern and Southern California are treated as two regions, and the metropolitan area of New York City is treated as one. Levels also reflect the risks of geographically concentrated natural disasters, such as earthquakes in California and hurricanes in certain coastal areas.

Site Inspections

Site inspections are performed to determine the quality of the properties securing the loans and to verify the integrity of data in the asset files. Factors assessed include access, visibility, property condition, level of amenities, strength of the immediate submarket, new construction, and the property's competitive position. Fitch assigns property quality grades on a scale from "A" to "D". A lower probability of default is attributed to loans secured by properties considered "B+" or better. Higher probability of default is attributed to loans secured by below-average quality ("C+" or worse properties).

Deal Comparison

	WBCMT	March 11, 2004–Feb. 24, 2005	
	2005-C17	Average	Range
Pool Balance (\$ Mil.)	2,809	1,202	721–2,602
Number of Properties	291	148	82–293
Number of Loans	229	112	63–240
% of Pool 10 Largest Loans or Borrower Concentrations	34.72	45.07	35.50–61.80
Loan Diversity Index*	126	271	176–465
% of Pool with Investment-Grade Credit Assessments	15.34	19.65	0.00–43.75
Issuer Weighted Average DSCR	1.53	1.72	1.41–2.82
Fitch Stressed Weighted Average DSCR**	1.22	1.32	1.18–2.22
% Below 1.0x	3.60	1.66	0.00–9.60
% Above 1.5x	14.85	16.37	2.10–41.40
Fitch Constant Weighted Average DSCR	1.03	1.12	0.94–1.88
Fitch Term Weighted Average DSCR**	1.47	1.63	1.37–2.51
Fitch Stressed Weighted Average LTV (%)**	91.64	85.88	69.90–97.62
% Above 90%	67.39	47.97	16.41–75.30
% Below 65%	8.22	14.03	0.30–37.17
Total Cash Flow Variance (%)	4.19	3.83	1.46–7.68
Actual Weighted Average Constant (%)	6.79	6.74	5.57–7.29
Collateral Quality Score†	8.43	8.63	7.95–9.42
Property Market Metric™ Score*	2.72	2.78	2.38–3.13
% of Pool Having or Allowing Subordinate Debt	39.61	27.46	10.15–44.10
Subordination (%)			
‘AAA’	13.13	13.23	9.38–16.38
‘AA’	10.38	10.74	7.25–13.50
‘A’	7.75	7.92	5.38–10.25
‘BBB’	4.63	4.79	3.00–6.25
‘BB’	2.63	2.63	1.63–3.50
‘B’	1.63	1.54	0.88–2.13

*See Rating Methodology Highlights, page 27.

**The Fitch stressed debt service coverage ratio (DSCR) equals the average of the Fitch constant DSCR and Fitch term DSCR. The Fitch term DSCR equals Fitch net cash flow/actual debt service. See Stressed DSCR and LTV section in Rating Methodology Highlights, page 27.

†Score is based on a scale of 1–10, where a 10 represents a pool that consists entirely of properties of above-average collateral quality and a 1 represents a pool that consists entirely of properties of below-average collateral quality. The scores are the result of site inspections that Fitch performs on a representative sample of the pool. For more information on Fitch's methodology for grading collateral quality, see the Site Inspections section in Rating Methodology Highlights, page 27.

LTV – Loan-to-value ratio.

Note: Averages and ranges are based on fixed-rate multiborrower conduit and fusion transactions rated by Fitch from March 11, 2004–Feb. 24, 2005. The current sample includes 30 transactions with an aggregate balance of \$34.850 billion, consisting of 3,348 loans secured by 4,432 commercial properties. The transactions included in the sample are: COMM 2004-LNB2; BACM 2004-1; BSCMI 2004-PWR3; GMAC 2004-C1; GSMSC 2004-C1; GE 2004-C2; MLMT 2004-MKB1; GCCFC 2004-GG1; JPMCC 2004-C2; MSCI 2004-IQ7; CSFB 2004-C2; JPMCC 2004-PNC1; BSCMSI 2004-PWR4; JPMCC 2004-CIBC9; WB 2004-C12; LB-UBS 2004-C6; MSCI 2004-IQ8; CSFB 2004-C3; MLMT 2004-Key2; BACM 2004-4; BSCMI 2004-PWR5; MSCI 2004-HQ4; MSCI-TOP16; MLMT 2004-BPC1; GMAC 2004-C3; BACM 2004-6; JPMCC 2004-C3; MSCI 2005-TOP17; GE 2005-C1; and MSCI 2005-IQ9. The current deal is not included in the sample.

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