

Commercial Mortgage
Presale Report

**Merrill Lynch Mortgage Trust,
Series 2006-C1**

**\$2,495,925,283 Commercial
Mortgage Pass-Through
Certificates**

	Class	Ratings	Subor- dination (%)
\$91,545,000	A-1*	AAA	30.000
\$380,910,000	A-2*	AAA	30.000
\$159,000,000	A-3*	AAA	30.000
\$113,900,000	A-SB*	AAA	30.000
\$757,147,000	A-4*	AAA	30.000
\$244,645,000	A-1A*	AAA	30.000
\$249,593,000	A-M**	AAA	20.000
\$218,393,000	A-J	AAA	11.250
\$2,495,925,283	X†‡	AAA	—
\$56,159,000	B	AA	9.000
\$28,079,000	C	AA-	7.875
\$31,199,000	D	A	6.625
\$18,719,000	E‡	A-	5.875
\$28,079,000	F‡	BBB+	4.750
\$21,840,000	G‡	BBB	3.875
\$24,959,000	H‡	BBB-	2.875
\$6,240,000	J‡	BB+	2.625
\$9,359,000	K‡	BB	2.250
\$6,240,000	L‡	BB-	2.000
\$6,240,000	M‡	B+	1.750
\$6,240,000	N‡	B	1.500
\$6,240,000	P‡	B-	1.250
\$31,199,283	Q‡	NR	—

*Superduper-senior class. **Super-senior class. †Notional amount and interest only. ‡Privately placed pursuant to Rule 144A. 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 April 21, 2006. 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 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

- Of the loans, 10, representing 13.8% of the pool, have credit characteristics consistent with investment-grade obligations, including five loans (5.4% of the pool) that are consistent with ‘AAA’ obligations, each in the context of the pool.
- Fitch Ratings considers the overall collateral to be of high quality, with 65.4% of the inspected properties receiving property quality grades of ‘B+’ or better.
- Diverse pool in terms of geographic concentration. There is no concentration of assets greater than 11.3% in any state.
- Midland Loan Services, Inc. is rated ‘CSS1’ as a special servicer by Fitch.

Transaction Highlights

Collateral: 245 fixed-rate loans on 300 multifamily and commercial properties

Fitch Stressed Debt Service Coverage Ratio: 1.21 times (x)

Issuer Debt Service Coverage Ratio: 1.50x

Fitch Stressed Weighted Average Mortgage Rate: 9.03%

Issuer Weighted Average Mortgage Rate: 5.69%

Fitch Loan-to-Value Ratio: 91.6%

Issuer Loan-to-Value Ratio: 67.0%

Loan Size Range: \$995,888–\$161,668,201

Average Loan Size: \$10,187,450

Financial Structure: Sequential pay

Parties to Transaction

Underwriters

- Merrill Lynch & Co.
- LaSalle Financial Services, Inc.
- PNC Capital Markets LLC
- Goldman, Sachs & Co.
- Morgan Stanley

Master Servicers

- Midland Loan Services, Inc. (rated ‘CMS1’ by Fitch Ratings) (see *Fitch Research dated Oct. 5, 2005, available on Fitch’s web site at www.fitchratings.com*)
- Wells Fargo Bank, National Association (rated ‘CMS2’ by Fitch) (see *Fitch Research dated Feb. 15, 2006, available on Fitch’s web site at www.fitchratings.com*)

Special Servicer

- Midland Loan Services, Inc. (rated ‘CSS1’ by Fitch) (see *Fitch Research dated Oct. 5, 2005, available on Fitch’s web site at www.fitchratings.com*)

Trustee

- U.S. Bank National Association (rated ‘AA-/F1+’ by Fitch)

Depositor

- Merrill Lynch Mortgage Investors, Inc.

Originators

- LaSalle Bank National Association (49.2% of pool)
- Merrill Lynch Mortgage Lending, Inc. (33.9% of pool)
- PNC Bank, National Association (11.1% of pool)
- Artesia Mortgage Capital Corporation (5.8% of pool)

■ **Concerns**

- Interest-only loans represent 13.2% of the pool. Additionally, 41.2% of the pool has an interest-only period prior to amortization.
- Loans secured by lodging properties represent 12.7% of the pool.
- Of the pool, 23.6% has the ability to incur additional debt in the form of mezzanine financing.

Loan Features

	% of Pool
Escrow Requirements	
Tax	67.8
Insurance	64.4
Capital Expenditures	69.4
Leasing Costs*	
Up-Front	29.5
Ongoing	20.4
Nonrecourse Carveouts**	
Environmental	100.0
Fraud	100.0

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

■ **Mitigants**

- Three loans (6.4% of the pool) that have an interest-only period have credit characteristics consistent with investment-grade obligations. The presence of interest-only periods is reflected in the credit enhancement levels.
- The Fitch stressed weighted average debt service coverage ratio (DSCR) and loan-to-value ratio (LTV) are moderate for the lodging concentration, at 1.34 times (x) and 86.2%, respectively. In addition, 37.2% of the lodging loans are secured by multiple assets.
- The incurrence of additional mezzanine debt is generally subject to certain conditions, which may include any one or more of the following: consent of the mortgage lender; satisfaction of LTV and DSCR tests; subordination of the additional debt pursuant to a subordination and intercreditor agreement; and rating agency confirmation. Credit enhancement levels reflect the percentage of properties that allow for additional debt.

■ **Credit Issues**

For more details about underwriting, credit issues, and Fitch’s rating methodology, see the Rating Methodology Highlights section on page 22.

Superduper-senior classes A-1 to A-4 are structured as senior to classes A-M and A-J in terms of both payment and losses. Super-senior class A-M is structured as senior to class A-J in terms of both payment and losses.

Cash Flow Analysis

- Of the pool, 74.8% was reviewed by Fitch.
- Fitch’s aggregate cash flow is \$247,831,462.
- The issuer’s aggregate cash flow is \$253,795,660.
- The cash flow variance is 2.35%.

- Of the pool, 7.0% has a Fitch stressed DSCR below 1.0x.
- Of the pool, 16.2% has a Fitch stressed DSCR above 1.5x.
- Of the pool, 55.3% has a Fitch LTV greater than 90%.
- Of the pool, 7.7% has a Fitch LTV less than 65%.

Credit-Assessed Loans

Based on Fitch’s credit assessment, the following 10 loans, representing 13.8% 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 characteristics may be one or more notches better.

The following table summarizes each loan’s credit characteristics in the context of the pool:

	%	Pooled
North Point Mall	6.5	'AA-'
Mall of Louisiana	4.8	'AAA'
633 17th Street	1.5	'BBB-'
BJ Wholesale Club — Stoneham, MA	0.3	'AAA'
35 Essex Street	0.2	'AAA'
325 N. Wells St.	0.2	'A+'
Lincolnwood Pinetree Apartments	0.1	'BBB-'
Marriott Residence Inn — Durango, CO	0.1	'AAA'
Westwood Village	0.1	'AA'
Walgreens — Bryan, TX	0.1	'AAA'

For a collateral summary review of some of these loans, see pages 7–21.

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	1.6
1.50x–1.74x	14.6
1.35x–1.49x	17.8
1.25x–1.34x	3.8
1.15x–1.24x	11.8
1.00x–1.14x	43.5
Less than 1.00x	7.0
Fitch Stressed LTVs	
Less than 65%	7.7
65%–74%	14.6
75%–80%	6.3
81%–85%	5.3
86%–90%	11.0
91%–100%	20.3
Greater than 100%	35.0

Loan Diversity

The following represents the pool’s loan concentrations:

- Top three loan concentrations: 15.9%.
- Top 10 loan concentrations: 35.3%.
- The pool’s Loan Diversity Index is 151 excluding investment-grade loans. This score indicates a more diverse pool compared with pools of other recent fixed-rate fusion transactions.

Sponsor Concentration

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

	%
General Growth Properties	11.3
Macquarie Office (US) No. 2 Corporation/Maguire Macquarie Office, LLC	8.5

Geographic Concentration

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

	%
Texas	11.3
Georgia	10.2
California	9.2
Florida	8.6
Arizona	5.9
Indiana	5.6
Louisiana	5.3
Washington	5.0

The Georgia concentration includes North Point Mall, which represents 6.5% of the pool. Additionally, the Louisiana concentration includes the Mall of Louisiana, which represents 4.8% of the pool. None of the properties in the pool are located in cities that were affected by Hurricane Katrina.

Property Market Metric™

The pool’s average Property Market Metric™ (PMM) score is 3.18, which is not as strong as scores for the majority of other recent fixed-rate deals and reflects a higher percentage of property types that historically have exhibited greater market and cash flow volatility. The following table summarizes the pool’s PMM scores:

	%
PMM 1	7.1
PMM 2	19.6
PMM 3	39.0
PMM 4	22.1
PMM 5	7.1
PMM 6	5.1

Property Type Summary

Property Type	% of Pool	DSCR (x)		LTV (%)		Loan Per Sq. Ft./Unit (\$)†	Average PMM Score
		Issuer	Stressed*	Issuer	Stressed**		
Retail	33.0	1.58	1.28	61.2	87.3	196	3.22
Office	31.0	1.45	1.17	71.4	95.6	162	3.05
Lodging	12.7	1.63	1.34	66.0	86.2	111,485	4.43
Multifamily	10.9	1.36	1.15	70.9	92.4	156,641	2.82
Industrial	6.2	1.40	1.16	68.6	95.0	85	2.29
Mixed Use	3.8	1.46	1.22	72.4	89.5	119	2.49
Self-Storage	1.7	1.48	1.20	64.9	103.0	42	2.49
Mobile Home Park	0.5	1.39	1.18	70.2	91.8	31,072	2.25
Other‡	0.2	1.88	1.50	53.3	78.9	178	4.37

*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. ‡Other property types include one country club loan and one fee interest of a ground lease. Sq. Ft. – Square foot. PMM – Property Market Metric™.

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: 56.7%.
- Number of top 10 loans inspected: 10.
- Of the inspected properties, Fitch conducted on-site property management interviews: 50.2%.

Fitch considered the overall collateral quality above average, with eight of the top 10 loans receiving grades of “B+” or better. The results of Fitch’s site inspections are shown in the following table:

	%
“B+” or Higher	65.4
“B” or “B-”	33.2
“C+” or Lower	1.4

Volatility Assessment

The pool’s weighted average volatility score is 2.96, which is slightly weaker than those of other recent 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	1.8
Volatility 2	21.8
Volatility 3	67.3
Volatility 4	9.1

Subordinate and Other Additional Financing

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

- Five loans (14.2% of the pool) have one or more junior participation interests held outside the trust.

- Nine loans (9.4% of the pool) have existing mezzanine debt that is secured by a pledge of equity interest in the borrower.
- One loan (0.4% of the pool) has incurred additional debt secured by the related property.
- 21 loans (23.6% of the pool) allow for additional future mezzanine debt.

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

- To approve the property operating budget.
- 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.

Loans with Interest-Only Periods

The following table summarizes the loans in the pool that provide for payments of interest only for either the entire loan term or a portion of the loan term:

	%
Interest-Only Loans	13.2
Partial Interest-Only Loans	41.2

The credit enhancement levels reflect the additional risk posed by loans that provide for payments of

Largest Loan Summary

Property Name	Property		Property Quality	% of Pool	Loan Per Sq. Ft./ Unit (\$)	DSCR (x)		LTV (%)	
	Type	State				Issuer	Stressed*	Issuer	Stressed**
North Point Mall	Retail	GA	A-	6.5	407†	1.62	1.36	48.9	64.9
Mall of Louisiana	Retail	LA	A-	4.8	343†	1.90	1.53	36.9	67.9
Chase Tower	Office	IN	A-	4.7	110	2.09	1.63	64.1	73.3
Galileo NXL Retail Portfolio 4	Retail	Various	B-	4.1	73	1.78	1.42	71.0	87.3
Cerritos Corporate Center	Office	CA	B+	3.8	291	1.22	1.01	79.8	103.6
Ashford Hotel Portfolio 7	Lodging	Various	B	3.3	108,030	1.82	1.49	74.2	75.5
Raintree Corporate Center 1 and 2	Office	AZ	A-	2.4	197	1.25	1.03	71.9	101.9
Copperwood Village Shopping Center	Retail	TX	B+	2.1	153	1.21	1.04	72.2	99.8
Gateway One	Office	MO	A-	2.0	122	1.27	1.00	74.7	107.1
Four Points Sheraton — Chelsea	Lodging	NY	B+	1.6	251,984	1.48	1.24	68.4	89.4
Top 10 Subtotal				35.3	—	1.64	1.33	62.9	81.5

*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. †Loan per square foot is calculated on the in-line space only. Sq. Ft. – Square foot.

interest only for either the entire loan term or a portion of the loan term.

Encumbered Interest

The following table summarizes the pool by encumbered interest:

	%
Fee	86.4
Leasehold	6.5
Fee and Leasehold	7.2

The credit enhancement levels reflect the additional risk posed by these leasehold mortgages.

Tenants-in-Common Loans

The borrowers of 22 loans, representing 16.3% of the pool, own their related mortgage properties as tenants in common (TICs), which is a form of property ownership under which multiple parties, each being referred to as a TIC, own a direct, undivided interest in a property. The loans generally conform to Fitch’s criteria regarding TICs. The presence of TIC structures is reflected in the credit enhancement levels.

State Foreclosure Laws

- Of the pool, 62.0% 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, 38.0% 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 16.9% of the pool. These loans are considered to have a lower loss severity.

Terrorism Insurance

Currently, approximately 99.9% 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 guarantee 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 99.7% of the loans. In certain cases, phase II reports were also supplied. Fitch reviewed a summary of the reports. The credit enhancement levels reflect the environmental issues noted. In the case of two properties, representing 0.20% of the pool, that did not have completed environmental reports, an environmental insurance policy was purchased.

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.

Seismic studies were completed on 27 properties, representing 10.8% of the pool, that were in locations deemed to have seismic risk. No property has a probable

Subordinate and Other Additional Financing

Property Name	Senior Interest Trust Balance (\$)	% of Pool	Junior Interest Nontrust Balance* (\$)	Second Lien Mortgage Balance** (\$)	Mezzanine Balance (\$)	Total Debt (\$)
North Point Mall	161,668,201	6.5	62,870,967	—	—	224,539,168
Mall of Louisiana	120,000,000	4.8	55,000,000	—	63,000,000	238,000,000
633 17th Street	37,500,000	1.5	30,000,000	—	—	67,500,000
The Suites at Mainsail Village	27,500,000	1.1	15,000,000	—	—	42,500,000
Fourth & Walnut	24,977,835	1.0	—	—	4,875,000	29,852,835
Summer Park Apartments	22,650,000	0.9	—	—	6,107,530	28,757,530
IAC Goose Island Industrial Portfolio	12,500,000	0.5	—	—	9,005,918	21,505,918
T-Mobile Chattanooga	12,000,000	0.5	—	—	1,470,000	13,470,000
Bent Tree Apartments	12,000,000	0.5	—	—	4,000,000	16,000,000
IAC DHL Distribution Center	11,350,000	0.5	—	—	3,363,611	14,713,611
Celina Plaza Apartments	9,559,313	0.4	—	875,000	—	10,434,313
Trust Building	9,000,000	0.4	—	—	625,000	9,625,000
Capitol Hill Project	7,040,000	0.3	440,000	—	—	7,480,000
Essex Square	6,200,000	0.3	—	—	500,000	6,700,000
Total	473,945,350	19.0				

*B note. **Second mortgage on the property subordinate to the trust loan. Note: Numbers may not add due to rounding.

maximum loss in excess of 20%. 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 7–21 provide a collateral summary review of the top 10 loans.

Loan No. 1 — North Point Mall

<p>Fitch Credit Assessment (in the context of the pool): 'AA--'</p>				
<p>Trust Debt Summary</p> <p>Trust Amount: \$161,668,201 Maturity Date: 3/1/11 Interest Rate: 5.74% Amortization: 30 years Sponsor: General Growth Properties — North Point, Inc.</p>				
<p>Stressed</p>				
Debt Stack	Amt. (\$ Mil.)	In-Line Amt. psf (\$)	DSCR (x)	LTV (%)
A Note	161.7	406.7	1.36	64.9
B Note	62.9	564.9	0.94	93.9
Total	224.6	564.9	0.94	93.9
<p>Property Summary</p> <p>Property Type: Regional mall Collateral: Fee Total Size: 1,374,094 sf Collateral: 1,038,536 sf In-Line: 397,507 sf Location: Alpharetta, GA Year Built/Renovated: 1993/2005 Loan Purpose: Refinance</p> <p><small>*A recently vacated anchor space is included in the total vacancy; General Growth Properties has purchased this space and is re-tenanting. DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – Square feet. psf – Per square foot. TTM – Trailing 12 months.</small></p>				
<p>Tenant/Occupancy Summary</p> <p>Anchors: Dillard's (248,151 sf) (anchor owned) (2005 sales: \$123 psf) Macy's (240,000 sf) (2005 sales: \$230 psf) Sears (154,886 sf) (2005 sales: \$159 psf) JC Penney (120,843 sf) (2005 sales: \$135 psf) Parisian (87,407 sf) (anchor owned) (2005 sales: \$140 psf)</p> <p>In-Line Tenants: Express, The Gap, Pottery Barn, Apple Store, Williams Sonoma</p> <p>In-Line Sales: \$565 psf (TTM as of 12/31/05) Occupancy Costs: 10.2% (in-line) Occupancy: 85.4% total and 90.8% in-line (as of 4/7/06)*</p> <p>Structural Features Summary</p> <p>Lock Box: Hard. Ongoing Reserves: Springing escrows for taxes, insurance, leasing costs, and capital expenditures. Collection will begin when a trigger event occurs. A trigger event is defined as an event of default or when the whole loan actual DSCR drops below 1.10x.</p>				

Fitch Commentary

Strengths

- Good location. The property is located approximately 21 miles north of the Atlanta central business district in the affluent Alpharetta area. The 2004 trade area's population was 513,000, and the average household income is \$116,000. The mall is located immediately off of the Georgia 400 Highway.
- Experienced sponsorship and management. General Growth Properties (GGP) is the second largest U.S. regional mall real estate investment trust. GGP has a net worth of nearly \$2 billion and has a real estate portfolio of over 200 million sf of retail space.
- Strong sales psf. The mall is anchored by Dillard's, Macy's, Sears, JC Penney, and Parisian. In-line sales psf average \$565, and in-line occupancy is 90.8%.

Concerns

- There is significant competition in the area, and an additional development is scheduled for construction.
- One anchor, Lord and Taylor, recently vacated 115,000 sf.
- The loan is structured without up-front reserves for leasing costs, taxes, or replacement costs. Additionally, ongoing reserves will not be collected until a trigger event occurs.

Mitigants

- The proposed Forum Prospect Park lifestyle center has a development stipulation that prohibits the new development for two years from signing leases with any tenants that have existing locations in the North Point area (this includes North Point Mall).
- Lord and Taylor closed the store due to a nationwide downsizing and not due to poor performance at the mall. GGP recently purchased this space and is in the process of re-tenanting the area. Dick's Sporting Goods and several other tenants have expressed interest in the space. GGP is deciding on the best option for the mall.
- GGP owns and manages this mall and has extensive experience with similar assets. Sales at the property are strong, and in-line vacancy rates are under 10%.

Market Information

- The property is located in Alpharetta, GA, which is a northern suburb of Atlanta. The trade area population was 513,500 in 2004, with a growth rate double the national average. The average household income in the area is \$116,000, and approximately 77% of the population holds college degrees.

- The subject's two main competitors are The Forum at Peachtree, an open-air center 16 miles south of the subject, and Perimeter Mall, a high-end enclosed mall located 14 miles south of the subject that is also owned by GGP.

Loan No. 2 — Mall of Louisiana

Fitch Credit Assessment (in the context of the pool): 'AAA'				
Trust Debt Summary				
Trust Amount:	\$120,000,000			
Maturity Date:	4/1/11			
Interest Rate:	5.46%			
Amortization:	Two Years interest only followed by amortization on a 30-year schedule			
Sponsor:	General Growth Properties — Mall of Louisiana			
			Stressed	
Debt Stack	Amt. (\$ Mil.)	In-Line Amt. psf (\$)	DSCR (x)	LTV (%)
A Note	120.0	342.6	1.53	67.9
B Note	55.0	499.6	1.03	85.5
Mezzanine	63.0	679.4	0.76	116.3
Total	238.0	679.4	0.76	116.3
Property Summary				
Property Type:	Super-regional mall			
Collateral:	Fee			
Total Size:	1,435,785 sf			
Collateral:	382,958 sf			
In-Line:	350,308 sf			
Location:	Baton Rouge, LA			
Year Built:	1997			
Loan Purpose:	Refinance			
DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – Square feet. psf – Per square foot.				
Tenant/Occupancy Summary				
Tenant:	Dillard's (372,507 sf) (anchor owned) Foley's (204,890 sf) (anchor owned) JC Penney (116,568 sf) (anchor owned) Sears (113,517 sf) (anchor owned)			
In-Line Tenants:	Rave Theatre (74,400 sf) (opening 7/06) Abercrombie & Fitch, Express, American Eagle, Casual Corner			
In-Line Sales:	\$549 psf (as of 2/1/06)			
Occupancy:	91.6% total and 87.7% in-line (as of 2/1/06)			
Occupancy Cost:	8.1% (in-line)			
Structural Features Summary				
Lock Box:	Springing (if DSCR on A note falls below 1.10x).			
Ongoing Reserves:	Springing escrows for taxes, insurance, leasing costs, and capital expenditures. Collection will begin when a trigger event occurs. A trigger event is defined as an event of default or when the A note DSCR drops below 1.10x.			
Up-Front Reserves:	\$5,000 for immediate repairs.			

Fitch Commentary

Strengths

- Good location. The Mall of Louisiana is located in Baton Rouge and has good visibility from Interstate 10 and easy access from Bluebonnet Boulevard. Baton Rouge is the capitol of Louisiana and is the home of two major universities, Louisiana State University and Southern University, substantial port facilities on the Mississippi River, a growing petroleum industry, and a significant health care industry.
- Experienced sponsorship and management. General Growth Properties (GGP) is the second largest U.S. regional mall real estate investment trust. GGP has a net worth of nearly \$2 billion and has a real estate portfolio of over 200 million sf of retail space.
- High occupancy and strong sales.

Concerns

- The property is approaching its 10-year anniversary rollover following its construction in 1997. Leases on approximately 19% and 13% of the gross leasable area roll in 2007 and 2008, respectively.
- Underwritten cash flow includes one lease that begins paying after May 2006. The lease has been executed, but payments do not begin until July 2006.

Mitigants

- Average occupancy cost at the property is 8.1%, the lowest of any GGP properties, which indicates below-market rents. As leases expire, GGP expects to increase rents to market levels.
- This lease is part of a planned lifestyle center expansion at the mall, which will be included in the mortgage collateral and is already nearing completion.

Market Information

- The Mall of Louisiana is located in southern Baton Rouge, LA approximately six miles southeast of the Baton Rouge central business district. The city of Baton Rouge is located in southeastern Louisiana approximately 60 miles northwest of New Orleans. Baton Rouge has seen an increase of over 200,000 residents due to Hurricane Katrina. While some are short-term residents, the city expects a permanent increase of nearly 175,000 residents.
- In 2004, the primary trade area population was approximately 370,068, with a total of approximately 142,778 households. Average household income was \$57,211, with increases of approximately 2% per year projected over the next five years.

- The mall will benefit from construction of the Picardy Extension, which is under way and includes a one-way frontage road along the north and south sides of Interstate 10 between Siegen Lane and Bluebonnet Boulevard. The Picardy Extension will ease congestion on Bluebonnet Boulevard and will provide an additional access point to the property.

Loan No. 3 — Chase Tower

Trust Debt Summary					Tenant/Occupancy Summary				
Trust Amount:	\$116,000,000				Major Tenants:	JP Morgan Chase (36% of NRA) (376,597 sf) (rated 'A+' by Fitch)			
Maturity Date:	3/1/16					Guidant (7% of NRA) (69,512 sf)			
Interest Rate:	5.24%					Ernst & Young US LLP (6% of NRA) (58,728 sf)			
Amortization:	Interest only				Occupancy:	91.2% (12/31/05)			
Sponsor:	Macquarie Office (US) No 2 Corporation				Structural Features Summary				
			Stressed		Lock Box:	Hard.			
	Amt.	Amt.	DSCR	LTV	Ongoing Reserves:	Springing for real estate taxes, insurance, leasing costs, and capital expenditures. Collection will begin when a cash management period occurs. A cash management period is defined as an event of default, borrower bankruptcy, or if the DSCR drops below 1.30x.			
Debt Stack	(\$ Mil.)	psf (\$)	(x)	(%)					
Whole Loan	116.0	109.7	1.63	73.3					
Property Summary									
Property Type:	Office								
Collateral:	Fee/Leasehold								
Total Size:	1,057,852 sf								
Location:	Indianapolis, IN								
Year Built/Renovated:	1959 and 1989/1989								
Loan Purpose:	Refinance								
DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – Square feet. psf – Per square foot. NRA – Net rentable area.									

Fitch Commentary

Strengths

- Premier office tower in Indianapolis, IN. The subject is the largest and most visible building in Indianapolis and is located directly in the center of downtown.
- Long-term credit tenant. JP Morgan Chase leases 36% of the NRA in the property on a lease that is in effect until June 2020. JP Morgan Chase is rated 'A+' by Fitch.
- Strong and experienced sponsor. Macquarie has in excess of \$10 billion in North American real estate assets. The total net worth of the sponsor is over \$2 billion, and it has well over 10 years experience in U.S. real estate.

Concerns

- Shallow office market. Indianapolis' downtown has roughly 10.8 million sf of office space.
- Leasing, tax, and insurance reserves have been waived.
- The loan does not amortize.

Mitigants

- Although the market is relatively small, demand for office space is high, which is illustrated in the 11.00% submarket vacancy. The subject building is in the ideal location in Indianapolis, literally at the center of the city, and is the largest structure in the skyline. JP Morgan Chase has leased space since 1990 and has a lease that extends to 2020.
- More than one-third of the space is occupied by a long-term credit tenant.
- The loan has reasonable leverage. The current loan psf is \$109.7.

Market Information

- The property is located in the Monument Circle, which is the center of the city of Indianapolis. The city has an office market consisting of roughly 10.8 million sf of space.
- Torto Wheaton's Downtown Indianapolis office submarket vacancy is currently 11.0%, and submarket rents are \$18.46 psf, while the subject's vacancy is 8.8% with subject rents currently averaging \$15.51. Rents at comparable buildings in the area averaged \$21.78 psf.

Loan No. 4 — Galileo NXL Retail Portfolio 4

Trust Debt Summary				
Trust Amount:	\$102,000,000			
Maturity Date:	8/31/12			
Interest Rate:	5.15%			
Amortization:	Interest only			
Sponsor:	Galileo America LLC			
			Stressed	
	Amt.	Amt.	DSCR	LTV
Debt Stack	(\$ Mil.)	psf (\$)	(x)	(%)
Whole Loan	102.0	72.7	1.42	87.3
Property Summary				
Property Type:	Retail			
Collateral:	Fee and leasehold			
Total Size:	1,403,989 sf			
Location:	Various			
Year Built:	Various			
Tenant/Occupancy Summary				
Major Tenants:	Wal-Mart (9.1% of NRA) (rated 'AA' by Fitch)			
Occupancy:	96.5% (as of 2/28/06)			
psf – Per square foot. DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – Square feet. NRA – Net rentable area.				

Structural Features Summary	
Lock Box:	Hard (subject to a DSCR trigger of 1.30x).
Ongoing Reserves:	Taxes, insurance, and capital expenditures. Ground rent reserves for Hornell Plaza and Aurora Plaza.
Up-Front Reserves:	\$96,813 to cure deferred maintenance. \$57,623 collected for up-front rollover reserves.
Substitution:	The borrower may substitute up to 33% of the properties (by allocated loan amount) provided that certain conditions are met, including DSCR and LTV constraints.
Partial Release:	Individual properties may be released, provided certain conditions are met, including the remaining collateral DSCR is at least equal to the greater of 1.81x and the DSCR for the trailing 12 months immediately prior to the release; the release price is 125% of the allocated loan balance. The borrower has the right to release one or more unimproved, non-income-producing parcels from the mortgaged property for addition or expansion, provided that certain conditions are met, including DSCR constraints and specific performance criteria.

Property Summary						
			Year Built/ Renovated	Allocated Trust Amount (\$)	% of Total	Occupancy (%)*
Property Name	Location	Size (sf)				
Hornell Plaza	Hornell, NY	253,813	1995/2004	17,038,455	18.1	95.2
Morse Shores	Ft. Myers, FL	169,545	1983	8,519,227	12.1	96.8
Market Street Square	Elizabethtown, PA	169,481	1993	11,713,988	12.1	100.0
Aurora Plaza	Aurora, CO	157,786	1967	9,087,176	11.2	99.6
Orange Grove	Houston, TX	142,966	1970/2004	14,198,712	10.2	94.6
Glendale Galleria	Glendale, AZ	119,461	1989	11,216,983	8.5	91.0
Riverwood Port	Orange, FL	93,506	1990/1996	4,082,130	6.7	95.3
Inwood Forest	Houston, TX	77,355	1985/1997	6,318,427	5.5	91.7
Johnstown Galleria	Johnstown, PA	61,968	1993/2003	3,407,691	4.4	100.0
Napoleon Center	Napoleon, OH	60,795	1990	3,709,414	4.3	100.0
Remount Village	North Charleston, SC	60,238	1996	4,188,620	4.3	100.0
Beltway South	Houston, TX	37,075	1998	8,519,227	2.6	98.3
Total/Weighted Average		1,403,989		102,000,050	100.0	96.6
*Occupancy as of Feb. 28, 2006. sf – Square feet.						

Fitch Commentary

Strengths

- Experienced sponsorship. Galileo America LLC is a joint venture between Galileo America, a U.S. real estate investment trust that owns 95% interest in the joint venture, and New Plan Excel Realty Trust (NXL), a U.S. real estate investment trust that owns 5% interest in the joint venture. Galileo America LLC is majority owned and controlled by Galileo Shopping America Trust, which is publicly traded on the Australian Stock Exchange. NXL is publicly traded on the New York Stock Exchange and owns over 300 shopping centers.
- Geographic diversity. The portfolio consists of fee and leasehold interests in 12 retail properties located in eight states, including the Northeast, the Mid-Atlantic, the South, the Midwest, the Mountain West, and the Southwest.
- Diverse tenancy. The portfolio includes 173 tenants, with Wal-Mart representing the largest tenant (9.1% of NRA). The top 10 tenants make up 44.7% of the total portfolio square footage.
- Strong tenancy. Approximately 19.7% of the NRA is occupied by investment-grade-quality tenants.
- Strong historical occupancy. The portfolio's average occupancy has been above 89.8% since 2003 and was 96.6% as of Feb. 28, 2006.

Concerns

- Interest only throughout the loan term.

- Three of the 12 properties historically had dry cleaners, gas stations, or other environmental issues. The environmental insurance policy does not cover the full amount of the loans, and the term of the policy is shorter than the term of the loans.

Mitigants

- Subordination levels reflect the interest-only loan structure.
- Phase I inspections were performed at all the properties and, in certain conditions, a phase II was recommended. At closing, Galileo America LLC provided environmental insurance of up to \$2 million per incident, subject to an aggregate cap of \$7.5 million. Additionally, third-party indemnitors and/or state environmental cleanup funds are responsible for environmental liabilities at many of the properties. Finally, the insurance is for the maximum term available on the market, which is five years. The sponsor will use commercially reasonable effort to extend the term of the policy at expiration to correspond with the remaining loan term.

Market Information

- The portfolio is spread across eight states. The allocations by square footage are Texas (24.4%), New York (16.7%), Florida (17.3%), Pennsylvania (15.2%), Colorado (10.6%), Arizona (7.9%), Ohio (4.0%), and South Carolina (4.0%).

Loan No. 5 — Cerritos Corporate Center

Trust Debt Summary				
Trust Amount:	\$95,000,000			
Maturity Date:	2/1/16			
Interest Rate:	5.54%			
Amortization:	Five years interest only, followed by 30 years amortization			
Sponsor:	Maguire Macquarie Office, LLC			
Stressed				
Debt Stack	Amt. (\$ Mil.)	Amt. per Unit (\$)	DSCR (x)	LTV (%)
Whole Loan	95.0	290.9	1.01	103.6
Property Summary				
Property Type:	Office			
Collateral:	Leasehold			
Total Size:	326,535 sf			
Location:	Cerritos, CA			
Year Built:	1999, 2001			
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:	Cingular Wireless (100% of NRA) (rated 'A' by Fitch)
Occupancy:	100% (as of 4/1/06)
Structural Features Summary	
Lock Box:	Hard.
Ongoing Reserves:	Real estate taxes, insurance, capital expenditures, and ground rent reserve.
Up-Front Reserves:	Ground rent reserve (\$43,942).
Other Features:	A \$3.24 million springing leasing reserve is triggered in the event that Cingular does not renew its lease at the notice date, 18 months prior to the first lease expiration in 2011. The borrower may use \$1.24 million to pay for leasing costs and any tenant build-out on that space. An additional leasing reserve of \$3.5 million (\$5.5 million total) will build up over the notice period prior to the second lease maturity in September 2014. If Cingular renews both of its leases for terms extending at least four years beyond the loan term, all of the reserved funds will be released to the borrower; otherwise, \$2 million will remain in reserve through the end of the loan term.

Fitch Commentary

Strengths

- High-quality asset in a good location. The asset is an attractive, well-maintained class A property. Additionally, the property is located in the Mid-Cities office market, approximately 20 miles east of the Los Angeles central business district. The subject benefits from easy access to U.S. Route 91, Interstate 605, Interstate 5, and Interstate 105.
- Credit tenant. Cingular Wireless is rated 'A' by Fitch. Cingular occupies 100% of the property under two separate leases. Phase I of the property serves as Cingular's western headquarters, while phase II is the western call center. The tenant has recently invested in excess of \$1 million in improvements to the tenant layouts.
- Strong sponsor. Maguire Properties developed the property in 1999. The principal, Robert F. Maguire, has more than 40 years of commercial real estate experience focused on large-scale class A office properties and master-planned, mixed-use suburban campuses. The company currently owns more than 10 million sf in Southern California, as well as a 350-room hotel. Maguire sold 80% of the subject to Macquarie Bank, an Australian bank with significant real estate holdings, as part of a larger deal including six assets with a total market value of approximately \$1.2 billion.

Concerns

- The above-market leases average \$24.75 psf triple net and expire in 2011 and 2014. Per the appraisal, rent comparables are in the range of \$20.00 psf triple net.
- Cingular is planning to sublease up to three floors of space to generate additional income.
- Property is subject to a leasehold.

Mitigants

- Both Cingular leases have a minimum of two five-year extension options at a minimum of 95% of market rents. Cingular is currently upgrading office space at the subject and has already spent in excess of \$1 million. Additionally, Cingular has installed hardware for its call center at the property at significant expense to the company. There is a springing leasing reserve totaling \$5.5 million that is triggered if Cingular does not renew.
- Cingular is responsible for the entire obligation of its lease and is rated investment grade by Fitch. The decision to sublease some of the office space was a cost-cutting decision by Cingular's management at the subject. There has been no indication by Cingular to the sponsor that Cingular has any intention of relocating. There is currently a construction management company occupying one floor, and there have been inquiries regarding the remaining space.
- The lender-friendly ground lease expires in August 2032, 16 years after the loan term. There is one option to extend the ground lease, which expires in March 2087.

Market Information

- The subject is part of the Cerritos Towne Center master-planned community. Located across the street from the subject is a retail power center consisting of a Wal-Mart, a Kohl's, a Best Buy, an Office Max, an Edwards Cinema, and a number of

other shops and restaurants. The community enjoys excellent access from four major highways (U.S. Route 91, Interstate 605, Interstate 5, and Interstate 105).

- Per the appraiser, direct comparables' average vacancy was 6%, with gross asking rents averaging \$20 psf triple net, compared with the subject's vacancy and triple net lease of 0% and \$24.75 psf, respectively.

Loan No. 6 — Ashford Hotel Portfolio 7

Trust Debt Summary				
Trust Amount:	\$83,075,000			
Maturity Date:	2/1/16			
Interest Rate:	5.53%			
Amortization:	4.67 years interest only, followed by 25 years amortization			
Sponsor:	Ashford Hospitality Trust, Inc			
Stressed				
Debt Stack	Amt. (\$ Mil.)	Amt. per Room (\$)	DSCR (x)	LTV (%)
Whole Loan	83.1	108,030	1.49	75.5
Property Summary				
Property Type:	Hotel – full service, limited service, and extended stay			
Collateral:	Fee			
Total Size:	769 rooms			
Location:	Various			
DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio.				

Structural Features Summary	
Lock Box:	Four of the properties are managed by affiliates of Marriott International, Inc., which are subject to a cash management agreement. The remaining property is managed by Remington Lodging and Hospitality L.P. and requires a hard lock box.
Ongoing Reserves:	Real estate taxes, insurance, and replacement reserve (4% of gross revenue per annum).
Up-Front Reserves:	Required reserves for immediate repairs and environmental remediation (\$25,619).
Substitution:	The borrower may substitute up to 50% of the properties (by allocated loan amount) provided that certain conditions are met, including no event of default and certain performance criteria on the part of the substituted property.
Partial Release	Individual properties may be released, provided certain conditions are met, including no event of default and certain performance criteria on the part of the remaining properties.
Additional Debt	Mezzanine financing is permitted provided that the DSCR is greater than 1.50x and the LTV is not more than 70%. Mezzanine debt balances are allowed such that the LTV based on total indebtedness (i.e. the loan plus mezzanine financing) shall not exceed 75% and the all-in DSCR shall not fall below 1.40x.

Property Summary						
Property Name	Location	No. of Rooms	Year Built/ Renovated	Occupancy (%)	ADR (\$)	RevPAR (\$)
Residence Inn Fairfax	Falls Church, VA	159	2000	87.4	143.45	125.43
Residence Inn Sorrento Mesa	San Diego, CA	150	2004	81.5	127.28	103.69
Courtyard Irvine Spectrum	Foothill Ranch, CA	156	2000	75.2	104.09	78.32
Embassy Suites Houston	Houston, TX	150	1999	70.1	148.74	104.30
Courtyard Alpharetta	Alpharetta, GA	154	1998/2005	64.4	95.56	61.53
Total/Weighted Average		769		75.8	124.96	94.71

Portfolio Statistics			
	2003	2004	2005
Occupancy (%)	73.2	74.2	75.8
ADR (\$)	110.70	112.69	124.96
RevPAR (\$)	81.81	83.58	94.72
ADR – Average daily rate. RevPAR – Revenue per available room.			

Fitch Commentary

Strengths

- Diverse portfolio of hotels. Ashford Hospitality Trust, Inc. (Ashford) acquired a 4,328-room portfolio in June 2005. The Ashford Hotel Portfolio 7 contains assets from that acquisition and also assets refinanced from its existing portfolio. This portfolio consists of 769 rooms and is secured by five properties located in four states.
- Good asset quality. All of the properties in the portfolio have either been constructed or renovated in the past seven years. In addition, the hotels are flagged by Marriott and Embassy Suites.
- Experienced sponsorship. Ashford has a market capitalization of \$640 million, with an interest in 190 nationally branded hotels. As of February 2006, members of Ashford's senior management team averaged 19 years of experience and had invested in, managed, or constructed a combined \$2 billion of hotel properties, totaling 31,000 rooms in 33 states.
- Experienced management. The properties are managed by affiliates of Marriott International, Inc. and Remington Lodging and Hospitality L.P.

Concern

- The borrower has the ability to incur additional financing in the form of mezzanine debt.

Mitigant

- The ability to incur mezzanine debt is subject to rating agency confirmation and certain DSCR and LTV constraints.

Market Information

- Residence Inn Fairfax is located in Falls Church, VA. The property is within close proximity to its primary demand generators in Washington, D.C. For the 12 months ended Dec. 31, 2005, the competitive set's occupancy, ADR, and RevPAR were 75.8%, \$120.91, and \$91.71, respectively.
- Residence Inn Sorrento Mesa is located in San Diego, CA. The surrounding area has a high concentration of commercial office space, business parks, and light industrial facilities. For the 12 months ended Dec. 31, 2005, the competitive set's occupancy, ADR, and RevPAR were 69.0%, \$104.65, and \$72.20, respectively.
- Courtyard Irvine Spectrum is located in Foothill Ranch, CA. The property is located near demand generators such as Oakley, Inc., Wet Seal, Inc., Western Digital Corporation, and Novastar Mortgage, Inc. For the 12 months ended Dec. 31, 2005, the competitive set's occupancy, ADR, and RevPAR were 70.1%, \$91.14, and \$63.92, respectively.
- Embassy Suites Houston is located in Houston, TX near high-end retail shopping centers, high-rise office buildings, restaurants, and the Houston Galleria Mall. For the 12 months ended Dec. 31, 2005, the competitive set's occupancy, ADR, and RevPAR were 70.0%, \$133.58, and \$93.46, respectively.
- Courtyard Alpharetta is located in Alpharetta, GA. The hotel is located near several corporations, including Verizon, Nortel, ADP, Lucent Technologies, E*Trade, and AT&T. For the 12 months ended Dec. 31, 2005, the competitive set's occupancy, ADR, and RevPAR were 62.5%, \$79.40, and \$49.

Loan No. 7 — Raintree Corporate Center I and II

Trust Debt Summary					Tenant/Occupancy Summary				
Trust Amount:	\$58,958,157				Major Tenants:	Pulte Homes (50% of NRA) (lease expires July 2012) (rated 'BBB+' by Fitch)			
Maturity Date:	4/1/16				Occupancy:	100% (as of 3/15/06)			
Interest Rate:	5.96%				Structural Features Summary				
Amortization:	35 years				Lock Box:	Springing.			
Sponsor:	Cavan Management Services/Dave Cavan				Ongoing Reserves:	Taxes, insurance, leasing costs to a maximum of \$1.8 million (\$6 psf), and capital expenditures.			
					Other:	Borrower may fund the leasing cost reserve through a letter of credit.			
					Stressed				
Debt Stack	Amt. (\$ Mil.)	Amt. psf (\$)	DSCR (x)	LTV (%)					
Whole Loan	59.0	197.3	1.03	101.9					
Property Summary									
Property Type:	Office								
Collateral:	Fee								
Total Size:	298,865 sf								
Location:	Scottsdale, AZ								
Year Built:	2002, 2004								
psf – Per square foot. DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – Square feet. NRA – Net rentable area.									

Fitch Commentary

Strengths

- High-quality asset. The subject consists of two, three-story class A office buildings constructed in 2002 and 2004. Located in Scottsdale, AZ, the buildings are attractive, with contemporary-style red brick and glass facades.
- Strong occupancy and credit tenancy. The subject is 100% occupied, with one building (50% of NRA) leased to Pulte Homes, rated 'BBB+' by Fitch.
- Experienced sponsorship. Dave Cavan has more than 30 years of experience developing and managing real estate. He has developed over five million sf of commercial office and retail space throughout the southwest U.S.

Concerns

- Tenant concentration. Pulte Homes accounts for 50% of the property's NRA and has an early termination option in 2009.
- All of the property's leases roll within the term of the loan. The heaviest year of rollover is in 2012, when the Pulte Homes lease matures.
- New supply in the submarket will compete with the subject for tenants.

Mitigants

- Pulte Homes is the nation's second largest homebuilder and is rated 'BBB+' by Fitch. Pulte Homes is required to give 18 months' notice of its early termination, which would trigger a cash sweep. The cash sweep would accumulate approximately \$3.25 million for retenanting costs (\$22 psf for the Pulte Homes space).
- Pulte Homes has invested over \$4.8 million (\$32 psf) in its space, providing a significant incentive for it to renew. Prior to the expiration of the Pulte Homes lease, expirations are spread across several tenants and represent no more than 13% of potential gross income in any one year. Additionally, a leasing reserve of \$1.8 million will be funded to mitigate this risk.
- Class A buildings in the Scottsdale Airpark submarket reported a 4.5% vacancy rate as of the end of 2005. The subject is a recently completed high-quality property that is well located within the submarket.

Market Information

- Vacancies in the Phoenix office market have been declining steadily since peaking at 18.8% as of the end of 2002 and stood at 13.1% as of the end of 2005. Absorption totaled 2.4 million sf in 2005, the third highest annual total in the past decade. Construction activity has been accelerating in response to the declining vacancy rate and totaled 2.7 million sf in 2005.
- Raintree Corporate Center I and II is located in the Scottsdale Airpark submarket, the fourth largest submarket in the metropolitan Phoenix area. Vacancies in the submarket averaged 8.5% as of the end of 2005, well below the metropolitan average of 13.1%. Absorption totaled 262,324 sf in 2005, accounting for 10.9% of the metropolitan Phoenix total. Nearly 900,000 sf of space is under construction in the submarket.
- The subject property is 100% occupied at an average in-place rent of \$25.92 psf gross. Vacancies for class A space in the Scottsdale Airpark submarket averaged 4.5% as of the end of 2005, with gross lease rates averaging \$27.03 psf.

Loan No. 8 — Copperwood Village Shopping Center

Trust Debt Summary				
Trust Amount:	\$53,500,000			
Maturity Date:	4/1/16			
Interest Rate:	5.67%			
Amortization:	Two years interest only, followed by 30 years amortization			
Sponsor:	KUBS Income Fund I, LP			
			Stressed	
Debt Stack	Amt. (\$ Mil.)	Amt. psf (\$)	DSCR (x)	LTV (%)
Whole Loan	53.5	152.7	1.04	99.8
Property Summary				
Property Type:	Anchored retail			
Collateral:	Fee			
Total Size:	525,000 sf			
Collateral:	350,444 sf			
Location:	Houston, TX			
Year Built:	1996–2003			
psf – Per square foot. DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – Square feet. NRA – Net rentable area.				

Tenant/Occupancy Summary	
Anchors:	Target (117,209 sf) (anchor owned) Food Town (56,474 sf) (anchor owned)
Major Tenants:	Marshall's (30,382 sf) (8.7% of NRA) Bed Bath & Beyond (26,535 sf) (7.6% of NRA) Office Max (23,500 sf) (6.7% of NRA) Palais Royal (21,500 sf) (6.1% of NRA) Michael's Stores (20,125 sf) (5.7% of NRA)
In-Line Tenants:	Pier 1, Petco, Old Navy, Chuck E. Cheese
Occupancy:	98.5% total and 97.8% collateral (11/30/05)
Structural Features Summary	
Ongoing Reserves:	Real estate taxes, capital expenditures, and leasing costs (\$0.14 psf capped at \$450,000).
Up-Front Reserves:	Leasing costs (\$250,000), \$49,375 to cure deferred maintenance.
Partial Release:	Borrower may obtain release of the separate tax parcel (phase IV) for 115% of the \$3.2 million allocated to phase IV. The DSCR must be above 1.15x and the LTV no greater than 75%.

Fitch Commentary

Strengths

- Strong location. The subject is well located at the corner of Highway 6 North and Farm-to-Market Road 529, a prime retail location in northwest Houston. Recent retail and residential development in the area has been strong, with a 24.3% increase in population from 2000 and projected 18.7% growth by 2010.
- Diverse tenancy. No tenant accounts for more than 8.7% of the NRA or 5.4% of the base rent.
- Strong tenancy. Approximately 22% of the NRA is occupied by investment-grade quality tenants.
- Experienced management. The property is managed by a subsidiary of Kimco Realty Corporation. Kimco currently owns and operates more than 1,046 properties totaling 132 million sf of leasable space in 44 states.

Concerns

- Rollover risk. During 2006, leases on 16.25% of the NRA, accounting for 19.3% of the base rent, expire.
- Property site historically contained a dry cleaner and gas station.

Mitigants

- The borrower has reserved \$250,000 up-front at closing and \$50,000 per year (capped at a maximum of \$450,000) for leasing costs. Additionally, no single tenant with a lease expiring in 2006 accounts for more than 4.0% of the NRA.
- A phase II environmental site assessment detected low levels of dry cleaning solvents in groundwater samples. The borrower has escrowed \$100,000 to cover anticipated costs of remediation. No further action was recommended for the gas station site.

Market Information

- The subject is located in the Copperfield/Bear Creek area of northwestern Houston. Copperfield is a 2,000-acre master-planned community. Highway 6 North is a major thoroughfare connecting the Katy Freeway (Interstate 10) and the Northwest Freeway (U.S. Highway 290). The average household income within a three-mile radius is approximate \$98,000, 8.5% below the average for Houston.
- The property is within the FM 1960/Far NW submarket of Houston. Per Reis Reports, overall submarket vacancy for retail properties is estimated at 10.2% as of the third quarter of 2005, compared with the subject's occupancy of 97.8% for the collateral. The average effective rent for the overall submarket is \$13.90 psf. The subject's in-place average rent of \$14.72 psf is in line with the market.

Loan No. 9 — Gateway One

Trust Debt Summary					Tenant/Occupancy Summary				
Trust Amount:	\$50,000,000				Major Tenants:	Peabody Holding Company (34.9% of NRA)			
Maturity Date:	3/1/16					Marsh USA, Inc. (14.4% of NRA)			
Interest Rate:	5.49%					Gray, Ritter, Graham PC (3.98% of NRA)			
Amortization:	Five years interest only followed by 30 years amortization				Structural Features Summary				
Sponsor:	Triple Net Properties, LLC				Lock Box:	Hard.			
Purchase Price – Date:	\$66,600,000 – 2/9/06				Ongoing Reserves:	Real estate tax, insurance, leasing cost reserve (\$25,000 or \$0.06 psf per month capped at \$1.2 million or \$2.93 psf), and capital expenditures.			
			Stressed		Up-Front Reserves:	Real estate tax, insurance, and a leasing cost reserve of \$1,251,306 (\$3.05psf).			
Debt Stack	Amt. (\$ Mil.)	Amt. psf (\$)	DSCR (x)	LTV (%)	Other Features:	Peabody Holding Company has to give notice of intention to vacate one year prior to lease expiration. Upon confirmation of intent to vacate, a \$162,145 per month leasing cost escrow will be funded totaling \$1.9 million (\$4.75 psf).			
Whole Loan	50.0	121.9	1.00	107.1					
Property Summary									
Property Type:	Office								
Collateral:	Fee								
Total Size:	409,920 sf								
Location:	St. Louis, MO								
Year Built/Renovated:	1986/2005								
psf – Per square foot. DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio. sf – Square feet. NRA – Net rentable area.									

Fitch Commentary

Strengths

- Approximately \$16.6 million of cash equity based on the \$66.6 million purchase price.
- Good location. The property enjoys scenic views of the St. Louis Gateway Arch into the new Busch baseball stadium and is located seven blocks from the Edward D. Jones Football Stadium. It is conveniently located in the St. Louis central business district in close proximity to Interstate 44, Interstate 55, Interstate 64, and Interstate 70 and is approximately 15 miles from the Lambert-St. Louis International Airport.
- High-quality asset. Property renovations have been completed yearly, including parking garage repairs and heating, ventilation, and air conditioning.

Concerns

- Contractual rent step-down in the lease to Peabody Holding Company in 2009.
- Tenants-in-common (TIC) borrower structure.
- The property is currently in a tax abatement program that reduces the assessed value of the property by 50% until January 2010.

Mitigants

- Fitch accounted for the lease structure for Peabody Holding Company when analyzing the loan cash flow and arriving at a stressed DSCR.
- The TIC agreements are structured so that each TIC is a borrower under the loan document, one member of the TIC is appointed for notification purposes, any right of partition has been waived, and the loan documents prohibit the amendment of the TIC structure without lender approval.
- The leases are mainly modified gross and will pass through the tax increase to the tenants.

Market Information

- The subject is located within the St. Louis, MO central business district. The St. Louis central business district is primarily developed with multitenanted office buildings. The overall central business district office submarket, including class A, B, and C properties, totals 179 buildings with over 23 million sf of space. The class A portion of the submarket contains 15 properties, including the subject.
- According to Torto Wheaton, the current submarket vacancy rate is 12.9% for class A properties, with an average rental rate of \$18.69 psf. The subject is currently 5.1% vacant and has an average rental rate of \$19.45 psf.

Loan No. 10 — Four Points Sheraton — Chelsea

Trust Debt Summary					Trailing 12-Month Performance Summary (11/30/05)				
Trust Amount:	\$39,813,340				Occupancy:	91.4%			
Maturity Date:	9/1/15				ADR:	\$209.81			
Interest Rate:	5.78%				RevPAR:	\$191.85			
Amortization:	25 years				Structural Features Summary				
Sponsors:	Kin Chung Lam and Yuk Jin Lam				Lock Box:	Springing upon event of default or if actual DSCR is less than 1.10x.			
Purchase and Construction Cost – Date:	\$23.0 million – 8/15/00				Ongoing Reserves:	Real estate taxes, insurance, and replacement reserves (4% of gross revenue per annum).			
					Up-Front Reserves:	Debt service reserve (\$345,052).			
					Debt Stack				
					Stressed				
	Amt.	Amt./	DSCR	LTV					
	(\$ Mil.)	Room (\$)	(x)	(%)					
Whole Loan	39.8	251,984	1.24	89.4					
Property Summary									
Property Type:	Hotel – full service								
Collateral:	Fee								
Total Size:	158 rooms								
Location:	Manhattan, NY								
Year Built:	2003								
DSCR – Debt service coverage ratio. LTV – Loan-to-value ratio.									
ADR – Average daily rate. RevPAR – Revenue per available room.									

Fitch Commentary

Strengths

- Excellent location. The property is located in the Chelsea area of midtown Manhattan. The hotel serves both the midtown and downtown office markets. Additionally, the subject is in close proximity to Times Square, Madison Square Garden, and the Jacob Javits Convention Center, three large tourist destinations.
- Strong growth. The hotel, which was completed in 2003, achieved a RevPAR penetration of 117.4% in the market during 2005, its first full year of operation. Occupancy is excellent at 91.4%, and the rooms command a high ADR of \$209.81.
- National flag with large network. The hotel is flagged as Four Points by Sheraton, one of Starwood’s seven hotel brands. In addition to benefiting from the Four Points name, the hotel is a member of the widely used Starwood Preferred Guest Program, which markets specific hotels and the Four Points brand in general.

Concerns

- High debt amount per key.
- Significant competitive additions to supply opening in the near future, with 478 additional rooms expected by 2008.

Mitigants

- The hotel has an exceptional occupancy of 91.4% and a strong ADR of \$209.81, and the loan is structured with a 25-year amortization schedule. The hotel benefits from its proximity to Times Square. The Times Square area appeals to both the business and leisure segments; visitors to New York pay a premium for the proximity to the theater district, the Jacob K. Javits Convention Center, and the midtown Manhattan business center. The sponsors currently own six other hotels in New York and are developing two additional Four Points hotels, reflecting their commitment and expertise with Manhattan hotels.
- The Sheraton Russell, a 146-room competitor, is being converted into residential use. According to Smith Travel Research, supply in the overall Manhattan lodging market retracted in 2004, and this trend continued in 2005. This decrease in room supply is due to hotel conversion to residential use. The subject is a nationally flagged hotel in the Chelsea subset of midtown Manhattan, where the lack of supply has led to unaccommodated demand.

Market Information

- The property is located in midtown Manhattan, in an area commonly referred to as Chelsea. The location on West 26th Street between Sixth Avenue and Seventh Avenue is in close proximity to Times Square, Madison Square Garden, and Penn Station, as well as the midtown Manhattan office area. Additionally, the hotel is in the heart of the quickly growing restaurant and nightclub area of Chelsea, which is an additional attraction to tourists.
- The Four Points Sheraton — Chelsea competes with several full-service hotels in the area, with seven hotels as its major competitors. At year-end 2005, the competitive set’s occupancy, ADR, and RevPAR were approximately 87%, \$195, and \$169, respectively. The property achieved a penetration rate over 100% for 2005.

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

	MLMT 2006-C1	May 24, 2005–April 20, 2006	
		Average	Range
Pool Balance (\$ Mil.)	2,496	2,445	1,228–4,204
Number of Properties	300	257	99–549
Number of Loans	245	188	91–527
% of Pool 10 Largest Loans or Borrower Concentrations	35.26	39.26	23.50–57.10
Loan Diversity Index*	151	221	77–432
% of Pool with Investment-Grade Credit Assessments	13.78	13.76	0.00–37.40
Issuer Weighted Average DSCR (x)	1.50	1.61	1.40–2.03
Fitch Stressed Weighted Average DSCR (x)**	1.21	1.21	1.12–1.36
% Below 1.0x	7.00	8.75	2.17–20.00
% Above 1.5x	16.20	11.10	1.60–25.15
Fitch Constant Weighted Average DSCR (x)	1.03	1.00	0.89–1.20
Fitch Term Weighted Average DSCR (x)**	1.47	1.53	1.36–1.80
Fitch Stressed Weighted Average LTV (%)**	91.60	94.11	82.11–102.35
% Above 90%	55.30	66.95	32.27–89.10
% Below 65%	7.70	8.00	0.10–26.90
Total Cash Flow Variance (%)	2.35	3.20	2.00–5.61
Actual Weighted Average Constant (%)	6.86	6.43	5.98–6.94
Collateral Quality Score†	8.47	8.78	8.27–9.46
Property Market Metric™ Score*	3.18	2.81	2.43–3.34
% of Pool Having or Allowing Subordinate Debt	27.44	33.03	8.90–61.90
% of Pool with Interest-Only Loans	13.15	28.34	6.00–54.10
% of Pool with Partial Interest-Only Loans	41.19	35.43	0.00–60.10
Subordination (%)			
'AAA'	11.25	12.23	9.63–14.00
'AA'	9.00	10.18	7.75–11.88
'A'	6.63	7.53	5.50–9.00
'BBB'	3.88	4.40	2.88–5.50
'BB'	2.25	2.40	1.63–3.00
'B'	1.50	1.52	1.00–2.00

*See Rating Methodology Highlights, page 22.

**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 22.

†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 22.

LTV – Loan-to-value ratio.

Note: Averages and ranges are based on fixed-rate multiborrower conduit and fusion transactions rated by Fitch from May 24, 2005–April 20, 2006. The current sample includes 30 transactions with an aggregate balance of \$73.362 billion, consisting of 5,652 loans secured by 7,703 commercial properties. The transactions included in the sample are GE 2005-C2; GMAC 2005-C1; BSCMSI 2005-PWR8; JPMCC 2005-LDP2; GSMS 2005-GG4; WBCMT 2005-C19; MSCI TOP19; JPMCC 2005-CIBC12; MSCI 2005-HQ6; WBCMT 2005-C20; MLMT 2005-CIP1; GE 2005-C3; BACM 2005-4; JPMCC 2005-LDP4; WBCMT 2005-C21; BSCMSI 2005-TOP20; LB-UBS 2005-C7; CSFB 2005-C5; JPMCC 2005-CIBC13; BSCMSI 2005-PWR10; JPMCC 2005-LDP5; WBCMT 2005-C22; GMACCM 2006-C1; LB-UBS 2006-C1; BSCMSI 2006-PWR11; CSFB 2006-C1; GSMS 2006-GG6; GECMC 2006-C1; ML-CFC 2006-1; and BSCMSI 2006-TOP22. The current deal is not included in the sample.

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