



LODGE AT LAKECREST

LODGE AT LAKECREST

10420 North McKinley Drive
Tampa, FL 33612
(813) 558-9800

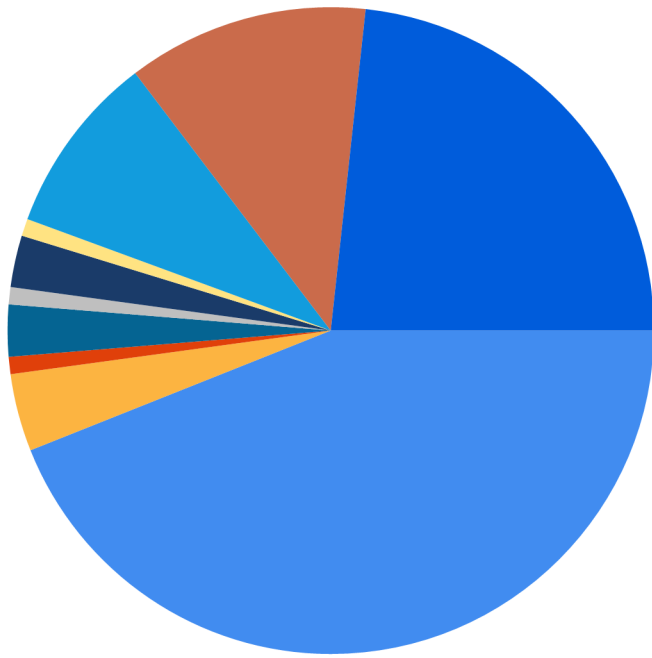


Agency Securitization

Number of Units	464
Completion Date	10/30/2008
Improvements Rating	A-
Location Rating	C+
Occupancy	92.5%

PROPERTY COMPOSITION

Unit Type	Unit Count	% of Total	Size (SqFt)		Actual Rate	
			Unit	Total	Total	SqFt
One Bedroom	90	19.40%	714	64,260	\$1,243	\$1.74
One Bedroom	114	24.57%	888	101,232	\$1,275	\$1.44
One Bedroom/Loft	4	0.86%	953	3,812	\$1,459	\$1.53
One Bedroom/Den/One Bath	18	3.88%	1,075	19,350	\$1,490	\$1.39
One Bedroom/Townhouse/One and One Half Bath	12	2.59%	1,429	17,148	\$1,507	\$1.05
Two Bedroom/Two Bath	54	11.64%	1,096	59,184	\$1,494	\$1.36
Two Bedroom/Two Bath	54	11.64%	1,164	62,856	\$1,540	\$1.32
Two Bedroom/Den/Two Bath	42	9.05%	1,181	49,602	\$1,513	\$1.28
Two Bedroom/Townhouse/Den/Two Bath	48	10.34%	1,846	88,608	\$1,840	\$1.00
Two Bedroom/Townhouse/Den/Two Bath	8	1.72%	1,866	14,928	\$1,967	\$1.05
Three Bedroom/Two Bath	4	0.86%	1,638	6,552	\$1,976	\$1.21
Three Bedroom/Den/Two Bath	4	0.86%	1,560	6,240	\$1,946	\$1.25
Three Bedroom/Townhouse/Den/Two and One Half Bath	12	2.59%	1,981	23,772	\$2,056	\$1.04
Total/Average	464	100%	1,115	517,544	\$1,464	\$1.31



- One Bedroom
- One Bedroom/Den/One Bath
- One Bedroom/Loft
- One Bedroom/Townhouse/One and One Half Bath
- Three Bedroom/Den/Two Bath
- Three Bedroom/Townhouse/Den/Two and One Half Bath
- Three Bedroom/Two Bath
- Two Bedroom/Den/Two Bath
- Two Bedroom/Townhouse/Den/Two Bath
- Two Bedroom/Two Bath

SALES AND LOANS

Current Loan

Loan Type	Term	Origination Date	Maturity Date	Loan Amount (MM)	Interest	Originator	Current Lender	Loan Provider Type
Permanent	7.08 Yr	12/11/2013	1/1/2021	\$36.85	3.69% Fixed		Deutsche Bank	CMBS

Sales History

Sale Date	Sale Price			Loan Amount	Loan Maturity Date	Buyer	Seller
	Price	Per Unit	Per SqFt				
	Portfolio Sale			\$36,850,000	1/1/2021		

- Current Loan: On 12/11/2013 the property became subject to a CMBS loan in the amount of \$36,850,000 in the pool FREMF 2014-K715. Relevant parties: Trustee - Deutsche Bank; Master Servicer - Wells Fargo Bank; Special Servicer - Wells Fargo Bank. Loan terms include payments of \$113,314 per month, payable interest-only at a note rate of 3.69%, loan due date 01/01/2021.

PROPERTY CHARACTERISTICS

Common Area Amenities

- Controlled Access
- Waterscape
- Fitness Center
- Business Center
- Clubhouse
- Volleyball Court
- Swimming Pool
- Partial Covered Parking
- Covered Parking Is Available For An Additional \$50 Per Month
- Total Parking - 789 Spaces
- Parking Type - Grade Level
- Rental Office - Stand Alone

Functional Characteristics

- Enclosed Garage - Direct Access
- Detached Garages Are Available For An Additional \$88 Per Month
- Two and Three Story
- Roof Type - Pitched
- Construction Type - Frame
- Tub and Shower Enclosures - Ceramic Tile
- Private Balcony/Patio
- Combination Entry
- Fire Sprinklers

Services Provided As

- Individual Air Conditioning
- Heat Individual - Electric
- Individual Domestic Hot Water - Electric

Other Factors

- Agency Securitization
- Major Street Exposure - Bougainvillea Avenue and McKinley Drive
- View - Man-Made Lake

Comments

- Direct access garages available in 1429, 1638 and 1866 square foot units.
- Direct access two-car garages available in 1846 and 1981 square foot units.

Apartment Interior Amenities

- Washer/Dryer In All Units
- Full Size Washer/Dryer In All Units
- Above Standard Ceiling Height
- Dual-Pane Glass
- Microwave Ovens In All Units
- High Speed Internet Access - Bright House

Site Characteristics

- Net Site Size - 28.00 acres
- Net Development Density - 16.57 units per acre
- Number of Buildings - 27
- County - Hillsborough
- Assessors Parcel Number(s) - 140491-0000

Utilities Metering

- Electricity (Individual)
- Water (Individual)

Utilities Responsibility

- Resident Pays Electricity
- Resident Pays Sewer
- Resident Pays Trash Removal
- Resident Pays Water

Utilities Provided By

- Electric - Tampa Electric Company
- Water - Tampa Water Department
- Billing - YES Energy Management

AREA MAP

