Credit Report – Structured

sBundesbank No#:
Required approval level:

PWM Regional	PWM COO	SCE	KWG13	KWG 15
■	☐	☐	☐	☐

Date:	07/20/2017
Next Ann Review Date:	07/20/2018
Original Approval Date:	12/20/11

■ Review
Amendment
New Facility

Group:	The Trump Family (1045091)
Borrower:	A) Trump Endeavor 12, LLC (7862044) B) 401 NORTH WABASH VENTURE LLC (6618229) C) TRUMP OLD POST OFFICE LLC (8094225)
Pledgor:	Same
Guarantor:	Donald J. Trump ("Donald", "DJT" or "Trump")
Location:	Florida/Chicago/Washington, DC
SIC Type:	LLC
SIC Code:	6500 General Real Estate
Purpose Code:	ACQ
DB Unit:	DBPWM

Beneficial Owner:	Donald J. Trump
Org ID:	1045091
Attorney:	Loeb & Loeb
Rel. Manager:	Vrablic/Scalzi
Lender:	Williams/Frank
Analyst:	Pontoriero
Service Officer:	Vibart
Loan Product Type:	CRE

Reason for Presentation:
A) Annual Review of Trump Endeavor 12, LLC loan facility*
B) Annual Review of 401 NORTH WABASH VENTURE LLC loan facility.
C) Annual Review of TRUMP OLD POST OFFICE LLC

Exchange Rate:	N/A

Risk Rating: Current	Previous:
Loan A: Tranche A CPD: iA- FPD: dA	Loan A: Tranche A CPD: iA- FPD: dA
Loan B: CPD: iA FPD: dA+	Loan B: CPD: iA FPD: dA+
Loan C: CPD: iBBB FPD: A	Loan C: CPD: iBBB FPD: dBBB-
Guarantor Rating: iA	

See attached Risk Rating for rationale for risk rating change (if applicable)

Estimated RWA:	Loan Aa: $5,426,164 Loan Ab: $3,267,745 Loan B: $2,303,561 Loan C: $8,702,338

Estimated ROE / ROA Calculation:
Loan Aa: 75.21% Loan Ab: 72.68%
Loan B: 112.00%
Loan C: 96.81%

<u>Loan A Note</u>: At origination, Tranche B was an unsecured facility for $19MM. Upon being provided with a C&W (ordered by Borrower) appraisal performed in August 2015, the unsecured Tranche B remained unsecured for RWA calculation purposes despite a value that corroborated to a 34% LTV for both tranches. As of 2016, a Lender-ordered appraisal is now in place that supports a fully-secured $125MM facility amount, still delineated between Tranche A and Tranche B.

Currency: US $ in million	New Limit	Usage	Previous Limit
Loan A – Tranche A	$106.0	$106.0	$106.0
Loan A – Tranche B *(See Note Above)**	$19.0	$19.0	$19.0
Loan B	$45.0	$45.0	$45.0
Loan C	$170.0	$170.0	$170.0
Loan C Swap Threshold Amt	$10.25	$0.0	$10.25
Total Exposure	$350.25	$340.0	$350.25

Years	New Limit	Usage	Previous Limit
<=1			
>1 and <=5			
>5 and <=7			
>7 and <=10	Aa/b) $125 B) $45 C) $170 Swap C) $10.25	Aa/b) $125 B) $45 C)$170 Swap C) $0	Aa/b)$125 B) $45 C) $170 Swap C) $0
>10			
Other liabilities or comments:			

Collateral	Market Value	Loan to Value	Loan Value
A) Doral Golf Resort and Spa located in Miami, FL	$382MM (LW Hospitality Advisors appraisal dated March 25, 2016, ordered and reviewed by CRM READ. Value Consistent as per guidance from CRM READ, Phil Ribolow (June 2017))	32.7%	$125MM
B) Trump International Hotel and Tower Chicago	$133MM – Value Consistent as per guidance from CRM READ, Phil Ribolow (June 2017)	34%	$45MM

C) Old Post Office, Washington, DC	$229.5MM *As Is Investment Value* (LW Hospitality Advisors appraisal dated January 1, 2017, ordered and reviewed by CRM READ, Phil Ribolow	74.1%	$170MM

Collateral

A) **Trump National Doral Golf Club** - The Collateral property consists of a 622 acre golf resort and spa that includes 4 tournament class golf courses (Blue, Red, Gold and White) and a 693 room resort. Other amenities of the resort include 86,139 SF of meeting space including a 24,000 SF ballroom, a 50,000 SF spa with guest rooms, 6 food venues, retail space, 670 parking spaces and a Member's Clubhouse. The property is located within 8 miles or 15 minutes from Miami International Airport. Extensive renovations were completed in 2016, substantially increasing the value since origination. The renovations were primarily on the Main Building, Guest Rooms, Conference Area, Spa and Champions Pavilion including aesthetic upgrades of the lobbies, reception areas, meeting spaces, restaurants, retail spaces, spa and corridors.

B) **Trump International Hotel Chicago** - The Collateral Property consists of a full service hotel, including 339 condo-hotel rooms, of which 175 rooms are Borrower owned ("Borrower Units"), which are included as Collateral in addition to 38,000 SF of banquet space, a 23,000 SF spa, and a 285 space public parking garage. The 164 rooms that are owned by third parties ("Third Party Units") and the 7 previously held condos were sold a few years ago and removed from the collateral pool. The proceeds from those sales were used to pay down the principal balance of the Facility at that time.

C) **Old Post Office Building and Annex** – Renovations have recently been completed, with the property officially opening in September of 2016. The property is now fully operational, although lacks a permanent Certificate of Occupancy (a temporary C of O is in place) due to some minor fireproofing requirements which are expected to be resolved by the end of the summer. The Collateral Property renovations now consist of a full service hotel, including 250-270 hotel rooms (with specific safety measures and layouts in place for important political figures), approximately 65,000-75,000 SF of meeting, banquet, food and beverage, retail, the first spa branded by Ivanka Trump, fitness facilities, telecommunications facilities and an underground parking garage with approximately 100 parking spaces. Additionally, retail spaces have been leased to BLT Steak, Brioni Menswear, and Starbucks. Furthermore, an agreement with the National Parks Department allows separate access to the top of the bell tower, a historic element of the building that draws a large number of tourists. Additional commentary can be referenced in the appraisal, but the general conclusion is that the hotel, now operational for a few months, has already become one of the most elite hospitality establishments in Washington, DC.

Assets Under Management:	Money Market	Fixed Income	Business Checking	Personal Checking	Total
	N/A	N/A	$12,697	$357,741	$370,438

Covenants:

Facility A

Does the subject facility have covenants?	☒ Yes	☐ No	
If yes, are these new covenants or did the covenants change since last approval?	☐ Yes	☒ No	☐ Not Applicable
Are the covenants loaded in Covenant Lite?	☒ Yes	☐ No	☐ Not Applicable
Are all covenants in compliance?			
Reporting	☒ Yes	☐ No	☐ Not Applicable
Financial	☒ Yes	☐ No	☐ Not Applicable

Facility B

Does the subject facility have covenants?	☒ Yes	☐ No	
If yes, are these new covenants or did the covenants change since last approval?	☐ Yes	☒ No	☐ Not Applicable
Are the covenants loaded in Covenant Lite?	☒ Yes	☐ No	☐ Not Applicable
Are all covenants in compliance?			
Reporting	☒ Yes	☐ No	☐ Not Applicable
Financial	☒ Yes	☐ No	☐ Not Applicable

Facility C

Does the subject facility have covenants?	☒ Yes	☐ No	
If yes, are these new covenants or did the covenants change since last approval?	☐ Yes	☒ No	☐ Not Applicable
Are the covenants loaded in Covenant Lite?	☒ Yes	☐ No	☐ Not Applicable
Are all covenants in compliance?			
Reporting	☒ Yes	☐ No	☐ Not Applicable
Financial	☒ Yes	☐ No	☐ Not Applicable

	Facility 1	Facility 2	Facility 3
Borrower:	Trump Endeavor 12, LLC	401 North Wabash Venture, LLC	Trump Old Post Office, LLC
Guarantor:	Donald J. Trump (10%)*	Donald J. Trump (0%)*	Donald J. Trump
Pledgor:	Trump Endeavor 12, LLC	401 North Wabash Venture, LLC	Trump Old Post Office, LLC
DB Entity:	Deutsche Bank Trust Company Americas	Deutsche Bank Trust Company Americas	Deutsche Bank Trust Company Americas
Commitment:	$125,000,000	$45,000,000	$170,000,000
Outstandings:	$125,000,000	$45,000,000	$157,924,521
Collateral Type:	Commercial Real Estate Miami Golf Resort & Spa	Commercial Real Estate Chicago Hotel	Commercial Real Estate Washington, DC Hotel
Collateral Market Value:	$382,000,000	$133,000,000	$237,500,000
Loan to Value:	33%	34%	72%
Pricing:	Libor + 1.75%	Libor + 2.00%	Libor + 2.00%
Maturity:	8/11/2023	6/1/2024	8/11/2024

* Level of Guaranty is subject to change based on the facility's loan to value.

Guarantor Covenants (Facility 1)

- Guarantor shall not, at any time, have any additional indebtedness (direct or contingent) in excess of $500MM (the "Guarantor Liability Cap"), excluding any obligation under the Facility and (y) any Guarantor indebtedness (direct or contingent) existing as of June 30, 2013, as reflected in the Statement of Financial Condition referred to below (which includes the Doral and Chicago facilities)
- Guarantor shall maintain a minimum net worth of $2.5BN excluding the value related to the Guarantor's brand

Guarantor Covenants (Facility 2)

Not Applicable (Current 0% Level of Guaranty based on LTV)

Guarantor Covenants (Facility 3)

- *During the Redevelopment Period*
  - Guarantor shall maintain unencumbered liquidity at all times of at least $50MM with at least $20MM to be maintained with the Lender
  - Guarantor shall not, at any time, have any additional indebtedness (direct or contingent) in excess of $500MM (the "Guarantor Liability Cap"), excluding (x) any obligation under this Facility and (y) any Guarantor indebtedness (direct or contingent) existing as of June 30, 2013, as reflected in the Statement of Financial Condition referred to below (which includes the Doral and Chicago facilities).
- At all times during the term of the facility

  Guarantor shall maintain a minimum net worth of $2.5 billion excluding the value related to the Guarantor's brand

Reporting Covenants (Facility 1)

Yearly/December: Business Financial Statements, which include Borrowers balance sheet, operating income, operating expense statements and compliance certificates

Yearly/December: Guarantor personal financial statement and annual schedule of Contingent Liabilities.

Reporting Covenants (Facility 2)

Yearly/December: Business Financial Statements, which include Borrowers balance sheet, operating income, operating expense statements and compliance certificates

Yearly/December: Guarantor personal financial statement and annual schedule of Contingent Liabilities.

Reporting Covenants (Facility 3)

Yearly/December: Business Financial Statements, which include Borrowers balance sheet, operating income, operating expense statements and compliance certificates

Yearly/December: Guarantor personal financial statement and annual schedule of Contingent Liabilities.

Endeavor:

Actual DSC = 2.02x:
The DSC Covenant shall be increased to correspond with defined step-downs in the Guaranty Levels as indicated in the chart below *(currently at 10% Guaranty Level = 1.65x covenant threshold)*:

Guaranty Level	DSC Covenant
40%	1.15x
20%	1.40x
10%	1.65x
0%	1.25x

Wabash:
Actual DSC = 1.64x
Borrower shall maintain a debt service coverage ratio equal to or in excess of 1.35 to 1.00 as determined and tested by Lender based upon a trailing twelve (12) month basis.

OPO DSC Covenant (not yet applicable) :

Redevelopment Period - None

Post Redevelopment Period – At all times during the Post Redevelopment Period the Borrower shall maintain a debt service coverage ratio ("DSC") defined as the Net Operating Income ("NOI") divided by Debt Service of no less than 1.15x. "Debt Service" is defined as all principal (if applicable) and interest calculated on the current loan amount outstanding assuming a 25-year amortization schedule, which assumption shall only include actual debt service due under the loan. Covenant to be tested annually beginning with the first full calendar year commencing four (4) years after the Closing Date.

All Guarantor and property financial covenants analyzed above are in compliance as of the most recently supplied financial statements. This includes the Guarantor's additional debt limitations.

Relationship/Facility Highlights/Changes Since Last Review:

- Construction/Redevelopment of Doral Resort in Florida has been completed for over a year and it recently concluded its first full year as a full service operation. The property continues to receive positive reviews with its 2016 bank appraisal valuation ($382MM) again corroborated by CRM READ's hotel and hospitality analysts. The Guarantor continues to retain a 10% Guaranty level even though terms of the previously approved Tranche A note allow for no personal Guarantee if the LTV is below 35%. Pricing was scheduled to increase to L + 2.00% without the Guaranty, but will remain at L+ 1.75% with the 10% Guaranty level, which clearly strengthens the credit.
- Draws on the Old Post Office facility have recently been completed, with the facility fully advanced with a $170MM outstanding balance. Construction at the property is complete and a temporary certificate of occupancy (TCO) is in place (with a final CO expected by end of summer 2017).
- The Old Post Office facility entered the "Post-Development Period" in January 2017 upon receipt of an updated Bank ordered appraisal and TCO. This resulted in a decrease in the facility's interest rate from L+2.00% to L+1.75%.
- Ownership structures of the underlying borrowing entities on all 3 facilities were changed and transferred to revocable trusts that are controlled by the Guarantor's two sons.
- Guarantor's personal net worth has decreased by almost $300MM year-over-year.
- Protocol surrounding the relationship is supervised by the recently implemented Covered Client Policy and Business Risk group. A variety of precautionary measures are in place to maintain confidentiality and any business decisions surrounding the relationship are handled by the Reputational Risk Committee in connection with the Guarantor's status as President of the United States.

Loan A – Trump Endeavour 12, LLC	
Type/Facility Amount:	$125,000,000 Commercial Real Estate Facility fully secured by a mortgage on Trump National Doral Golf Club, as evidenced by (i) a Secured Tranche A Note in the principal amount of $106,000,000 ("Secured Tranche A Note"), and (ii) a Secured Tranche B Note in the principal amount of $19,000,000 ("Secured Tranche B Note").
Purpose:	Acquisition of the collateral property.
Maturity:	**Tranche A & B**: 8/11/2023
Financial Documentation Covenant	Compliant
Repayment:	Interest only with a balloon at maturity. The Borrowers may prepay any amount under the Facility in whole or in part at any time without penalty, subject to any cost associated with breakage of a LIBOR or SWAP contract.
Interest Rate:	**Tranche A & B**: L + 1.75% or Prime minus 0.75%, with step-up to L+2.00% or Prime minus 0.50%, if Guaranty Level falls below 10% (see discussion above concerning existing Guaranty level/pricing).
LIBOR Tenors:	Borrower may elect interest periods of 1, 3, 6, and 12 months
Fees:	1.00% of Facility Amount has been paid and a remaining fee of $144M was paid concurrently with converting the loan to a fully secured $125MM facility and extending Tranche B's maturity to 8/11/2023 (from 8/11/2015).

Guaranty Type:	Guarantee level analysis is based on a 32.7% LTV. The Guarantor has requested to retain a 10% Guaranty level, although terms of the previously approved Tranche A note allow for no personal Guarantee if the LTV is below 35%. As outlined below, the Guaranty level at or below a 35% LTV was originally contemplated to be 0%, at which time pricing was scheduled to increase to L + 2.00%. Retaining a 10% Guaranty level clearly strengthens the credit.

Max LTV	Guaranty Level
85%	100%
65%	40%
55%	20%
45%	10%
35%	0%

Loan B – 401 North Wabash Venture, LLC	
Type/Facility Amount:	$45,000,000
Purpose:	Original proceeds were used to refinance the existing construct to perm facility. Subsequent proceeds were used to provide working capital for business purposes.
Maturity:	6/1/2024
Collateral Property:	A first mortgage lien and first priority security interest in the commercial component ("Hotel Collateral") of the property consisting of, but not limited to, (a) a full service hotel, including 339 condo-hotel rooms, of which 175 rooms are Borrower owned ("Borrower Units"), which are not included as Collateral and 164 rooms that are owned by third parties ("Third Party Units") and which are not included as Collateral, (b) approximately 38,000 SF of banquet space, (c) a 23,000 SF spa, and (d) a 285 space public parking garage, including the Borrower's fee simple estate, all personal property, leases, rents, revenue, operating accounts, reserves and all other related assets.
Maximum Advance Rate:	Shall not exceed 60% of the "as is" appraised value of the Hotel Collateral.
Mandatory Repayment:	As the principal amount of the Facility is now $45MM, no further on-going principal payments are required. Prior to the Facility reaching the $45MM outstanding threshold, principal payments were due quarterly based on a 30 year amortization schedule.
Interest Rate:	L + 2.00%
LIBOR Tenors:	Borrower may elect interest periods of 1, 3, 6, and 12 months
Fees:	0.75% of the Original Facility Amount was paid at closing
DSC Covenant:	Borrower shall maintain a debt service coverage ratio equal to or in excess of 1.35 to 1.00 as determined and tested by Lender based upon a trailing twelve (12) month basis.

Guaranty:	NA – Donald Trump's personal guarantee has been eliminated due to the fact that the Facility LTV is below the 35% threshold. <u>Based on the latest appraisal completed, the Hotel collateral was valued at $133MM which results in a 34% LTV</u>. LTV Range / Guaranty Level: 85% - 66% — 100% 65% - 56% — 40% 55% - 46% — 20% 45% - 36% — 10% *35% and below* — *0%* The LTV Range shall be calculated based on the most recent appraisal received in accordance with the existing terms and conditions under the transaction documents.

LTV Range	Guaranty Level
85% - 66%	100%
65% - 56%	40%
55% - 46%	20%
45% - 36%	10%
35% and below	*0%*

Loan C – Trump Old Post Office

Facility Amount:	The lesser of i) $170,000,000 and ii) 80% of the Redevelopment Investment Plan, described below. **<u>However, as of January 2017, with i) construction complete, ii) the bank ordered appraisal updated, and iii) a TCO received, the Post-Development LTV guidelines are now in effect, as described below</u>**: ➢ *Redevelopment Investment Plan* – shall represent a budget to complete the Project consisting of hard costs, soft costs (including, without limitation, interest), and operating shortfalls and consisting of: (i) at least 20% of the Redevelopment Investment Plan as of the Closing Date (the "Defined Equity Amount") to be invested directly by the Guarantor, and (ii) any remaining amounts, in an amount not to exceed $170MM, expected to be provided within the Facility Amount. ➢ *Post Redevelopment Period* – the Property will maintain a minimum appraised value that provides a maximum LTV of no greater than 85%. The Guarantor may cure any deficiency caused by a valuation shortfall through the repayment of principal to an amount that the maximum LTV based on the revised valuation remains less than 85% with such payment due within 10 business days of notification.
Facility Type:	Multiple-draw construction loan facility with (i) interest only payable during the Redevelopment Period, and (ii) during the Post Redevelopment Period <u>*that is now in effect*</u>, either: (a) interest-only at any time the loan-to-value (the "LTV") is no greater than 75%, and (b) principal payments, based on a 25-year amortization schedule at any time the LTV is greater than 75%. ➢ *Redevelopment Period* – the expiration of the Redevelopment Period will be 4-years from the Closing Date; provided, however, that Borrower, in its sole discretion, may trigger the Post Redevelopment Period earlier upon Borrower's delivery to Lender of (a) one or more temporary or final certificates of occupancy or their equivalent for the Major Components, and (b) an appraisal of the Property (the "Initial Appraisal"), which shall be prepared by an appraiser selected by Lender, indicating an LTV of no greater than 85%. ➢ *Post Redevelopment Period* – the period from the end of the Redevelopment period to the Facility maturity date. The Post Redevelopment Period began in January of 2017, triggered by the appraisal and temporary certificate of occupancy (TCO). Note that once the final CO is received (expected at end of summer 2017), pending some minor fireproofing work, the loan can be categorized as a standard CRE facility and will no longer be considered a construction loan/other secured.
Purpose:	Borrower converted Property from an office building with retail to a 250-270 room luxury hotel (please see project description below).
Property:	The Old Post Office Building and Annex located at 1100 Pennsylvania Avenue, Washington DC 20004.
Maturity:	8/11/2024

Collateral:	The Facility is secured by (i) a first mortgage lien on Borrower's leasehold interest in (x) the Property and (y) all improvements thereto, (ii) security interests in and, to the extent assignable and as applicable, assignments of Borrower's interest in all permits licenses, lease, contracts, agreements, operating accounts, receivables etc. and (iii) Borrower's interest in other customary ancillary collateral relating to the Property .
Multi-draw Funding Criteria/ Retainage:	No longer applicable.
Completion Reserve:	No longer applicable.
Repayment:	1) During the Redevelopment Period the facility required interest only payments. 2) <u>Currently in effect</u>: During the Post Redevelopment Period, either (a) interest only at any time the LTV is no greater than 75%, and (b) principal payments, based on a 25-year amortization schedule at any time the LTV is greater than 75%. The Borrowers may prepay any amount under the Facility in whole or in part at any time without penalty, with the exception of any cost associated with breakage of a LIBOR or SWAP contract.
Interest Rate:	1) Redevelopment Period – LIBOR plus 2.00% or, at Borrower's option, the Prime Rate. 2) <u>Currently in effect</u>: Post Redevelopment Period and upon delivery of appraisal indicating an LTV of less than or equal to 70% - LIBOR plus 1.75% or, at Borrower's option, the Prime Rate minus 0.25%. Borrower shall have the right to deliver such appraisal, acceptable to Lender, at any time during the Post Redevelopment Period.
LIBOR Tenors:	Borrower may elect interest periods of 1, 3, 6, and 12 months with a maximum of (5) LIBOR contracts outstanding at any time and no LIBOR contract to be permitted for loans less than $1,000,000 at any time.
Fees:	0.50% of Facility Amount paid at closing.
DSC Covenant:	➢ *Redevelopment Period* - None ➢ *Post Redevelopment Period* – At all times during the Post Redevelopment Period the Borrower shall maintain a debt service coverage ratio ("DSC") defined as the Net Operating Income ("NOI") divided by Debt Service of no less than 1.15x. "Debt Service" is defined as all principal (if applicable) and interest calculated on the current loan amount outstanding assuming a 25-year amortization schedule, which assumption shall only include actual debt service due under the loan. Covenant to be tested annually beginning with the first full calendar year commencing four (4) years after the Closing Date.
Maximum LTV:	➢ *Redevelopment Period* – No longer applicable. ➢ *Post Redevelopment Period* – The Property will maintain a minimum appraised value that provides a maximum LTV of no greater than 85%. The Guarantor may cure any deficiency cause by a valuation shortfall through the repayment of principal to an amount that the maximum LTV based on the revised valuation remains less than 85% with such payment due within 10 business days of notification.
Expiration of Redevelopment Period:	No longer applicable.
Guaranty:	Donald J. Trump will provide a full and unconditional guarantee of: (i) principal and interest due under the facility, (ii) swap breakage costs, (iii) operating shortfalls of the Property until the end of the Shortfall Coverage Period and (iv) a completion guaranty , guaranteeing the lien-free completion of the Project acceptable to Lender , as evidence by, among other things, one or more temporary or final certificates of occupancy or their equivalent, architects certificate and appropriate lien waivers, each reasonably acceptable to Lender.
Guarantor Covenants:	○ Guarantor shall maintain unencumbered liquidity at all times of at least $50MM with at last $20MM to be maintained with the Lender (*Redevelopment Period only – no longer applicable)*. ○ Guarantor shall not, at any time, have any additional indebtedness (direct or contingent) in excess of $500MM (the "Guarantor Liability Cap"), excluding (x) any obligation under this Facility and (y) any Guarantor indebtedness (direct or contingent) existing as of June 30, 2013, as reflected in the Statement of Financial Condition referred to below (which includes the Doral and Chicago facilities). ○ Guarantor shall maintain a minimum net worth of $2.5 billion excluding the value related to the Guarantor's brand.

Swap Agreement:	Borrower shall have the option to purchase interest rate protection in the form of a swap, reasonably acceptable to Lender, and secure related credit exposure (the "Swap Exposure") through the mortgage for the Facility. Borrower shall have the option to purchase this swap at closing or at any time during the loan term, and the term of such swap agreement does not have to be coterminous with the loan. Borrower shall have the option to purchase this swap from Lender or any other party; provided, however, if such swap is not provided by Lender or any of its affiliates, such swap obligation shall not be secured by any assets of Borrower. During the Redevelopment Period the Borrower or Guarantor shall be required to post cash collateral within in three (3) business days' notice from the Lender, should at any time the actual mark-to-market amount exceeds the defined Threshold Amount plus the MTA. At such time, the minimum amount of cash collateral to be posted shall be equal to the difference between the actual mark-to-market and the Threshold Amount. During the Post Redevelopment Period the Borrower shall not be required to post any additional cash collateral and any related Swap Exposure will remain secured by the mortgage. Any cash collateral related to the Swap Exposure, in accordance with the term in effect during the Redevelopment Period, shall be released upon receipt of the Initial Appraisal to the extent such Swap Exposure plus the principal amount outstanding under the Facility does not exceed 85%. Once such cash collateral is released the Borrower will have no further obligation to post any additional cash collateral during the Post Redevelopment Period. *Threshold Amount* - shall be equal to $10,000,000 minus the Independent Amount. *Minimum Transfer Amount ("MTA")* – shall be equal to $250,000. *Independent Amount* – shall be equal to 5% of the notional amount of the Swap.

Repayment Sources/ Key Risks/Mitigants

Facility A
- **Primary Source of Repayment:** Refinancing of the Collateral Property.
- **Secondary Source of Repayment:** Cash flow from Resort is now stabilized. The Resort satisfactorily serviced its principal and interest based on a 25-year amortization schedule during 2016 with a 2.00x DSC ratio.
- **Tertiary Source of Repayment:** When the LTV is above 65%, DJT provides a full and unconditional guarantee, which eliminates any shortfall associated with operating and liquidating Collateral. As equity in the collateral increases, the Guaranty Level steps down concurrently (Guarantor's current Guaranty level is 10%).

Facility B
- **Primary Source of Repayment:** Cash flow generated by the Hotel Collateral.
- **Secondary Source of Repayment:** Refinancing the Hotel Collateral property.
- **Tertiary Source of Repayment:** Sale of the Hotel Collateral property.

Facility C
- **Primary Source of Repayment:** Refinancing of the Collateral Property.
- **Secondary Source of Repayment:** Cash flow from Hotel following the Redevelopment Period. Based on projections, the Hotel should be able to satisfactorily service principal and interest based on a 25-year amortization schedule. Applying a 10.00% discount rate and an 8.00% terminal capitalization rate to the subject's projected income stream, the indicated value of the leasehold interest in the subject property upon completion of construction is $237.4MM, or $903,000 per key, per the most recent appraisal.

Implied Overall Capitalization Rates

	NOI	Capitalization Rate
Year One	$14,444,211	6.08%
Stabilized Year	$20,131,783	8.48%
Stabilized Year Deflated to Year One	$18,423,433	7.76%

- **Tertiary Source of Repayment:** DJT provides a full and unconditional guarantee of the entire facility for the term.

Recommendation:

Approval of i) the Annual Review for Facility A (Doral), Facility B (Chicago), and Facility C (OPO).

All Facilities
- *Financial Strength of the Guarantor* - The financial profile of the Guarantor includes a stated net worth of $5.7 billion which remains well above his $2.5 billion minimum requirement even on an adjusted basis. The Guarantor maintains a strong liquidity position of $114MM in unencumbered liquidity, a decrease of $60MM from the previous year due political campaign costs.
- *Operating Experience* – The Trump team's extensive experience in operating private golf/country clubs. His current portfolio includes 16 such clubs and his overall equity position in various CRE interests exceeds $5.6 billion on a stated basis, in excess of $2.0 billion on an adjusted basis.
- *DB Relationship* – Although restructuring centered around the Guarantors political status required the transfer of assets to entities and institutions outside DB, the Guarantor's family members maintain strong lines of communication with the Banking team and have indicated an interest in continuing to grow both credit and non-credit relationship with the firm. A significant relationship also continues to grow through the familial lines of Ivanka Trump's spouse, Jared Kushner.

Facility A

- *Equity Injection of the Guarantor:* The estimated equity injection is $200MM.
- *Expected Enhanced Value due to Capex* -The Resort is a world class location that is often home to PGA events. With DJT's $200MM capital investment complete, the appraised value has significantly benefited. The improvements and property stabilization are expected to continue to increase the value over the term of the Facility.

Facility A & B

- *Leverage Levels required for Step-Down of the Guaranty* – The LTV levels required for a decrease in the guaranty levels are now low enough to ensure that the loan is more than adequately collateralized, as evidenced by the current Facility A and Facility B, in which the Guaranty qualifies for elimination in conjunction with the current appraised values, although the Guaranty on Facility A remains in place on a voluntary basis

Facility B

- *Quality of the collateral and LTV* – The property is in the form of a luxury hotel building in downtown Chicago. Based on the latest appraisal completed, the Hotel collateral was valued at $133MM based on a 2014 appraisal which results in a 34% LTV.
- In 2014, proceeds from the sale of the seven additional condo units originally pledged as collateral were applied toward the principal balance of the loan. The facility has been paid down twice: from $98MM at origination to $19MM by 2014, then again from $73MM in 2014 (having been increased) to $45MM. The Borrower anticipates further pay downs.

Facility C

- *Equity Injection of the Guarantor:* The Guarantor completed the required 20% Equity Investment prior to drawing on the $170MM Facility.
- *Borrower's Successful Operating Experience:* The Trump Hotel Collection consists of eight Luxury Hotels in New York, Chicago (secures Facility B), Las Vegas, Hawaii, Toronto, Miami (secures Facility A) and Panama with three new hotels (including the subject OPO project) coming on-line in the next 2-3 years. The Trump name has been associated with the highest level of luxury and the hotels in the collection have performed successfully, even though the previous economic downturn.

Note that the relationship continues to be monitored at the highest levels of Senior management within the Firm, and any issues arising from the Guarantor's status as President of the United States are immediately addressed, taken to the appropriate Reputational Risk Committee and discussed with appropriate legal counsel. Topics that go before the Reputational Risk Committee are not considered to have an effect on the credit analysis of the loans being presented for annual review.

Credit Report – Structured

Reg O Questions: (Lender & CRM Initials)

		YES	NO
1.)	**Is this loan for a DB employee?**		
2.)	**Is this loan for a DBTCA "insider?" or "related party"?** *(Consult the most current list of "DBTCA for Regulation O and NY State Banking Law Reporting Purposes," which is posted on I:\Shared_Pbops\LOAN\PWM Lending\Portfolio Management\Reg O Lists in a Excel document titled " Reg O Executive Officers and Insider List –as of Office)*		
3.)	**If the loan is for a DBTCA "insider," will DBTCA, DBPWM or any other subsidiary of DBTCA originate the loan?** *(If Yes, the loan must be approved in advance by the DBTCA Board of Directors and the DBTCA Office of the Secretary. Please contact Compliance or Legal immediately.*		N/A 7-18-17

Regulatory Requirement - One Obligor Principle

IMPORTANT: Transactions subject to banking secrecy in other locations should not be covered

- Does the borrower have other existing credit client relationships in the current booking location or with other Deutsche Bank entities (whether under private individual name or other related entities)?

☒ Yes ☐ No

If 'Yes', please provide details:

Please see Total Exposure on Page 1

- Please certify (tick the box) that this was confirmed with the borrower: ☒

If answered 'Yes' to the above question, the Consolidation of Borrowers' Sheet has to be completed*

*Credit Officer or Lending Officer to complete as per responsibilities in place in the given location

Volker Super 23A Attestation: Lender Initials

	Yes	No	Date
the extension of credit being made to a covered fund (borrower, pledgor, guarantor)?			7/18/17
(If yes, answer the following question) Has this covered fund been cleared to proceed with the transaction? (Note: Transaction cannot fund without clearance)	N/A		

Please provide names of covered funds

Signatures

Joshua Frank, BUS	Dave Williams, BUS	Dan McAvoy, BUS	Gaston Alegre, CRM 7/19/17	Nicholas Haigh, CRM 7/20/17

Prepared by: Josh Frank & Dave Williams

☒ Approved ☐ Rejected ☐ Approved with conditions

FOR DBTCA AS REGIONAL HEAD WM RISK

II - Financial Analysis – Guarantor

It should be noted that the Guarantor, DJT, is required to provide financials within 120 days of 6/30 FYE. Thus the most recent financials available are as of 6/30/16. Receipt of the 6/30/16 financial statement sufficiently satisfied the Guarantor's reporting requirements.

Guarantors – Financial Summary: Although all three Facilities are secured by Collateral, given the unique nature of these credits, the credit exposure continues to be recommended for support based on the financial profile of the Guarantor (or the ability to rely once again on the Guarantor if collateral values dropped and LTVs increased). As part of this underwriting we held many conversations with the CFO of the family office to update our due diligence on the client reported financial information, as prepared by WeiserMazars, an independent public accounting firm. Based on the results of this due diligence we have made certain assumptions that have resulted in adjustments to reported values. Details on such adjustments are included in the analysis that follows. Additional details are included in the Guarantor's financial statements.

Financial Summary *($ in millions)* **Source:** *Client provided financials*	**DJT 6/30/2011** (Client Reported)	**DJT 6/30/2012** *(Client Reported)*	**DJT 6/30/2013** *(Client Reported)*	**DJT 6/30/2014** *(Client Reported)*	**DJT 6/30/2014** *(DB Adjusted)*	**DJT 6/30/2015** *(Client Reported)*	**DJT 6/30/2015** *(DB Adjusted)*	**DJT 6/30/2016** *(Client Reported)*	**DJT 6/30/2016** *(DB Adjusted)*
Cash & Marketable Securities	$258.9	$169.7	$339.1	$302.3	$285.3	$192.3	$175.3	$114.4	$114.4
Escrow & Reserve Deposits	$9.1	$10.8	$15.2	$40.0	--	$33.7	--	$28.0	$0
Real Estate – Net Equity	$2,996.9	$3,184.2	$3,268.7	$3,867.0	$1,933.5	$4,390	$2,195	$4,392	$2,196
Partnerships & Joint Ventures	$720.0	$823.3	$869.3	$923.1	$408.5	$946	$473	$979	$490
Real Estate Licensing	$89.3	$65.2	$174.7	$329.7	$164.9	$339	$169.5	$227	$113.5
Other Assets	$199.2	$318.5	$352.0	$352.8	$209.1	$679.3	$339.65	$647	$323.5
Total Assets	$4,273.4	$4,563.9	$5,019.0	$5,814.9	$3,001.2	$6,580.3	$3,352.4	$6,387.4	$2,941.9
Personal Mortgage other Debt	$8.4	$8.3	$20.5	$20.4	$20.4	$.4	$.4	$26.9	$26.9
Other Liabilities	$3.7	$4.4	$20.4	$17.0	$17.0	$472.4	$472.4	$559	$559
Net Worth	**$4,261.3**	**$4,559.0**	**$4,978.0**	**$5,777.5**	**$2,650.9**	**$6,107.5**	**$2,879.6**	**$5,801.5**	**$2,328.0**
Contingent Obligations	$114.0	$195.7	$197.2	$276.0	$276.0	*Included in other liabilities above*	*Included in other liabilities above*	*Included in other liabilities above*	*Included in other liabilities above*
Net Cash Flow *	$82.4	($89.2)	$169.7	($36.7)	($36.7)	($105.6)	($105.6)	($47.1)	($47.1)
Leverage Ratio (<= .30)	.13	.14	.01	.01	.15	.13	.13	.25	.25
Cash Flow Ratio (>= .35)	.57	-0.67	0.45	-.10	-.10	(.10)	(.10)	(.14)	(.14)
Liquidity Ratio (>= .25)	2.04	1.32	0.90	.98	.81	.55	.50	.34	.34
Asset Coverage Ratio (>=6.0)	31.7	33.32	13.27	16.60	8.68	9.62	9.49	8.65	8.65

**Above ratios are based on hypothetical analysis if DB's subject loan facilities were considered unsecured.*

- *Liquidity* – The Guarantor reports liquidity of $114.4MM as of 6/30/16 consisting of funds in Mr. Trump's name personally and various entities that Mr. Trump controls. The client reported balances declined from the prior year, with fluctuations in 2016 due to political campaign costs, limited additional CRE acquisitions and the Guarantor taking fewer distributions from his properties. Personal liquidity was also utilized to finish construction at the OPO property. These fluctuations in liquidity slightly decreased the overall net worth of the Guarantor.
- The Guarantor's personal liquidity has been primarily generated through on-going distributions from his diversified portfolio of operating companies which is highlighted in more detail in the Cash Flow section below. Such distributions include cash distributions from the Guarantor's portfolio of premier private clubs which generated these distributions through operating profit along with the collection of membership deposits. In accordance with industry standards, premier golf clubs require new members post a non-interest bearing 30-year deposit as part of their membership requirement. Terms of the deposit agreement include that such deposits are non-refundable for 30-years without condition, after which the member may request the refund of such deposit which is generally contingent on being replaced by at least one new member. An updated value of the outstanding deposits was not provided via the 6/30/16 financial statements; however, since 6/30/13, the total life-to-date balance of such deposits collected across the clubs owned by the Guarantor was approximately $250MM, much of which has been reinvested into the clubs. Given the lack of any conditional rights by the member such deposits are not recorded on the operating books of the club as a liability. The Guarantor has indicated that they have received tax opinions supporting the treatment of such deposits and are not required to be included as part of taxable income. None of these deposits have been included in the Guarantors liquidity.

- *Real Estate – Net Equity* - the following table summarizes the Guarantor's total real estate portfolio, as of 6/30/16 which reflects the Guarantor's four wholly owned trophy properties, the portfolio of 13 wholly owned club facilities, other major property interests and properties currently under development. DB adjustments for each of these properties are discussed below.
- Net Worth – The Guarantor's reported net worth has decreased by about $300MM, largely in part to less liquidity and slightly diminished values to real estate equity and licensing. It should also be noted that the DB adjusted calculation of the Guarantor's balance sheet does not include any valuation for his brand, which has received a 100% haircut.

Partial Breakdown of four Trophy Properties (excludes various properties including DB facilities):

Property Type	DJT Valuation	DB Valuation	% Difference/ Haircut	Reported Debt	DJT Net Equity	DB Adjusted Net Equity
Trump Tower – 725 5th Ave	$631.0	$343.9	45.5%	$100.0	$531.0	$243.9
Niketown – East 57th St	$389.6	$146.1	62.5%	$11.54	$378.06	$134.56
40 Wall Street	$796.4	$541.6	32%	$156.45	$640.0	$385.1
Trump Park Ave	$183.5	$126.25	31.2%	$12.5	$171.0	$113.8
Subtotal – 4 Trophy Properties	***$2,000.5***	***$1,157.9***	***57.9%***	***$280.49***	***$1,720.06***	***$877.36***
Club Facilities	$2,107.8	$1,131.47	46.4%	$144.57	$1,963.2	$986.9
Other Property Interest	$283.8	$224.2	21.0%	$119.93	$163.87	$104.3
Total – Portfolio	***$4,392.1***	***$2,513.6***	***57.2%***	***$544.99***	***$3,847.13***	***$1,968.6***

- *FourTrophy Properties* – The valuations for each of these properties were previously discussed with DB Valuation Services Group ("DBVSG") who advised on adjustments for each.
  - Trump Towers – The 68 story building contains residential and condominiums that are owned by residents along with 178,000 square feet in commercial space and 114,000 square feet of retail space. As of 6/30/16 the property had associated debt of approximately $100MM. The loan is non-recourse and matures in 2022. The most recent 6/30/16 financial statement values the property at $631.0MM resulting in a ~15.8% LTV.
  - Niketown – The Guarantor is the lessee with respect to two long-term ground leasehold estates related to the land and the building located on 57th street between Madison and 5th Avenue. Since 1994 the building has been leased to Nike Retail Services. The current lease is scheduled to expire in May 2022 as the tenant exercised its right to extend. The space includes 65,000 square feet of retail space. Based on sq. foot assumption DBVSG previously indicated an adjusted value of $146.1MM. Financing on the space is in the form of long-term bonds for a total of $11.54MM (a 3% LTV based on a $389.6MM valuation) which were scheduled to fully amortize by June 1, 2017.
  - 40 Wall Street – The 72 floor tower consists of 1.3MM SF in premier office space. Based on a SF assumption DBVSG indicated an adjusted value of $541.6MM. The existing debt in the amount of $156.45MM, of which the Guarantor currently guarantees $20MM, is scheduled to mature in November 2017.
  - Trump Park Avenue – The property located on 59th Street and Park Avenue consists of 134 condominium units coupled with 30,000 square feet of retail space and has a reported value of $183.5MM. The unsold condominium units have been pledged as collateral for the mortgage which, as of 6/30/16, had an outstanding balance of $12.4MM (a 6.8% LTV) and matures 8/1/20. Based on prior discussions with DBVSG we elected to take an approximate 68% haircut on the reported value.
- *US Club Facilities* – The Guarantor wholly owns interests in 13 domestic private club facilities having a combined stated market value of approximately $2,107.8MM which include The Mar-A-Lago Club in Palm Beach FL; Trump National Golf Club in Briarcliff Manor N.Y.; Trump International Golf Club in Palm Beach County, FL; Trump National Golf Club in Los Angeles, CA; Trump National Golf Club in Bedminster, NJ; Trump National Golf Club in Colts Neck, NJ; Trump National Golf Club in Washington, DC; Trump Golf Links at Ferry Point, Bronx, NY; Trump National Golf Club in Hudson Valley, NY; Trump National Golf Club in Philadelphia, PA; Trump National Doral in Miami, FL; Trump National Golf Club in Charlotte, NC; and Trump National Golf Club in Jupiter, FL.
- *European Golf Clubs* – The Guarantor wholly owns interests in 3 European golf club facilities which include Trump International Golf Club in Scotland, Aberdeen; Trump Turnberry, South Aurshire, Scotland; Trump International Golf Links Ireland, Doonbeg.
- *Other Property Interest* – consists of wholly owned interests in Trump Old Post Office, The Trump World Tower at United Nations; 100 Central Park South; Trump Plaza NY; Trump International Hotel and Tower, Trump Palace, Trump Parc and Trump Parc East Condominiums and the Mansion at Seven Springs in Bedford, NY. These properties consist of commercial, retail and hotel space along with condominium units and raw land. For purposes of deriving an adjusted value (with the exception of the Mansion at Seven Springs) we applied a haircut of approximately 21%, which is consistent with the weighted average adjustment made on the Guarantors four Trophy Properties, based on discussion with the DB Valuation Services team. With regards to the Mansion at Seven Springs in Bedford New York, this property consists of over 200 acres of land, a mansion and other buildings. This property is zoned for nine luxury homes and valued at $301.5MM based on an assessment made by the Guarantor in conjunction with his associates of the projected net cash flow which he would derive as those units are constructed and sold, and the estimated fair value of the existing mansion and other buildings. For purposes of deriving an adjusted value we assumed a 75% haircut to this asset to reflect the uncertainty in valuing undeveloped land.

It should be noted that as of 6/30/16, the Guarantor has continued not to include the value of the Trump Chicago International Hotel & Tower in his financial statements thus we have omitted this asset from our analysis of Mr. Trump's personal financial condition. It should be further noted that on 11/9/12, DB provided the Guarantor with a $98MM bifurcated commercial mortgage facility on the Trump International Hotel and Condos in Chicago (Facility B). Since closing, the Facility has been paid down to $19MM, increased in 2014 to $73MM, and paid down again to $45MM, as further discussed in the Facility B section of the subject annual review.

- *Partnership and Joint Ventures* -
  - 1290 Avenue of the Americas, NY and 555 California Street, San Francisco, CA – In May of 2007 Mr. Trump partnered with Vornado Realty Trust in two buildings in NY and San Francisco. 1290 Avenue of the Americas consists of an office tower and retail space containing approximately 2MM leasable SF housing such tenants as Microsoft, AXA Equitable, and Cushman & Wakefield. 555 California Street consists of one retail and two office buildings for a total of 1.7MM leasable SF in addition to a subterranean garage. Current tenants include Bank of America, Goldman Sachs, UBS Financial Services, Citigroup and Wells Fargo. Mr. Trump owns 30% of these properties. The value of $979MM is net of debt. For purposes of deriving an adjusted value we assumed a 50% haircut of this asset.
  - Trump International Hotel and Tower – Las Vegas, Nevada – Entities owned by Mr. Trump have formed a JV with Philip Ruffin as equal members, and have built a luxury hotel and condominium tower near the Las Vegas Strip. The Tower is the tallest hotel condominium tower in Las Vegas with over 1,200 condominium units, a 10,000 SF spa, a fitness center, salon, gourmet restaurant, heated pool and valet parking. The estimated current value of $104.17MM is after the current mortgage debt of $5.92MM, with final maturity of 10/1/2021 (recently extended from 2017). For purposes of deriving an adjusted value we assumed a 50% haircut of this asset.

- *Real Estate Licensing* – The Guarantor has numerous associations with several other parties for purposes of developing properties and other projects. Terms of specific agreements vary and involve both defined compensation and contingent type fees tied to performance. The estimated current value of $227MM was based on situations which have evolved to the point where signed arrangements with other parties exit and fees and other compensation which he will earn are reasonably quantifiable. The Guarantor has pledged certain of these fees to secure a $19.76MM mortgage on The Trump Tower at United Nations Plaza. Accordingly, the $19.76MM has been reflected on Mr. Trump's financial statement as "Other mortgages and loans payable". For purposes of deriving an adjusted value we assumed a 50% haircut of this asset.

- *Other Assets* – includes a Boeing 757 Jet, a Cessna Citation X and 2 Sikorsky helicopters, ownership rights to The Apprentice/Celebrity Apprentice Series and the Miss Universe Pageants, the Wollman Rink in Central Park, 2,000 acre vineyard in Charlottesville, Virginia, a management company that supervises the operation of condominium properties, an international talent/model agency and receivables representing amounts earned to date end contract rights with regards to future performances on television. For purposes deriving an adjusted value we assumed a 50% haircut on reported value. It should be noted that previously the Guarantor has had a valuation performed by PREDITV, an independent valuation firm, based on the intangible value of the Trump brand. The report indicated a brand value in the range of $2.8 billion to $3.0 billion, although there is increased uncertainty surrounding the Trump brand value since he became President of the United States. For purposes of our financial analysis, we continue to assume no value for the Trump brand.

- *Contingents* – as of 6/17/16 DJT's gross contingent obligations were reported to be $164.3MM, which included: a) the $12.5MM in support provided under the Doral credit facility with WM (in actuality Mr. Trump is not currently obligated to provide any Guaranty on this amount based on the low LTV, but he has voluntarily agreed to leave a 10% Guaranty in place, i.e. $12.5MM); b) $20MM on a limited guarantee for the $156.5MM commercial mortgage on 40 Wall Street extended by Capital One; c) $112.9MM on Trump Old Post Office; d) various other projects and CRE holdings as reported on his personal financial statement.

- Net Cash Flow – the Guarantor demonstrates a diversified stream of cash flows which is generally recurring by nature. The following table summarizes the sources and uses of cash for the period 2010 – 2016:

Type	Client Reported FY FY 6/30/16	Client Reported FY FY 6/30/15	Client Reported FY FY 6/30/14	Client Reported FY 6/30/13	Client Reported FY 6/30/12	Client Reported 11/30/11	Client Reported 2010
Sources of Cash							
Real Estate	$42.1	$23.4	$43.5	29.1	$32.1	$30.5	$125.0
Entertainment	$39.4	$5.2	$10.8	19.5	$20.6	$23.5	$15.3
Clubs	$25.8	$34.1	$14.4	17.4	$15.1	$12.1	$8.0
Licensing	$12.5	$18.8	$20.5	16.1	$32.4	$33.4	$32.3
Non Op. Revenue	$10.7 (joint ventures)	--	--	192.9	--	$41.2	$50.4
Investment income	.34	$.98	$1.4	1.7	$1.8	$4.2	$4.2
Debt Refinancing		$7.0	$50.1	--	--	--	--
Other	5.30	$3.2	$4.0	2.2	$12.0	$10.7	$10.5
Total Sources	**$136.1**	**$92.7**	**$144.7**	**$278.9**	**$114.0**	**$155.6**	**$245.7**
Uses of Cash							
Property Development	$92.2	$153.3	$142.2	$66.1	$69.8	$34.8	$34.3
Retirement of Debt/Debt Service		--	--	$30.9	$74.7	$14.2	$25.2
Golf Club/ Aircraft Acquisition		--	$90.4	$21.7	$32.9	--	$37.0
Acquisitions		$3.5					
Income Tax Payable	$5.7	$1.3	$0.6	$6.5	$22.0	$21.8	$2.9
Personal & Other	$5.4	$4.7	$3.4	$3.8	$3.7	$2.5	$1.7
Advances to operating entities and joint ventures	$55.3	$34.5					
Political Expenses	$48.2	$2.2					
Total Uses	**$206.8**	**$199.5**	**$236.7**	**$129.0**	**$203.1**	**$73.3**	**$101.1**
Net Excess Cash Flow	***($70.7)***	***($106.8)***	***($92.0)***	***$149.9***	***($89.1)***	***$82.3***	***$144.6***

- *Real Estate*– represents distributions from the portfolio of real estate holdings which have been previously outlined in this section.
- *Entertainment* – represents distributions generated primarily through the Guarantor's involvement in the TV show "The Apprentice" along with income generated through his affiliation with The Golf Channel. It is unclear to what degree this source of cash flow will continue. Although Mr. Trump remains executive producer of the show, it is yet to be determined if the program will continue.
- *Clubs* – represents distributions generated through the portfolio of 16 Clubs which are wholly owned by the Guarantor.
- *Licensing* – represents licensing revenue from a large portfolio of licensing agreements both real estate related along with other ventures such as Trump Vodka, Trump Water, Trump Shirts and several other such types of arrangements.
- *Non-Operating Revenue* – No non-operating cash flow was reported for 2014-2015. Prior years, non-operating revenue consisted of tax refunds, insurance settlements, gains on sale, distributions from refinancing and other one-time items.
- *Investment Income* – represents interest and investment income on cash and marketable securities.
- *Other* – primarily related to miscellaneous fee income and fees generated from speaking engagements.
- *Uses of Cash* – primarily utilized for acquisition of resorts/golf clubs/aircraft.
- *Political Expenses* – first reported for the 2015 reporting year, tied to the Guarantor's successful election campaign for US President.
- *Key Ratios* – to demonstrate the strength of the Guarantor we have applied the Unsecured Lending Guidelines assuming repayment of all of the obligations committed and proposed (the full $125MM for Doral, $45MM on Chicago and $170MM OPO + $10.25MM Swap Threshold + min transfer amt.) by the Guarantor, using DB adjusted balances to both the balance sheet and net cash flow. The results indicate that the Guarantor meets 3 out of 4 of the unsecured ratios. As noted above, for purposes of adjusted contingents, all of the adjusted contingent liabilities are related to secured debt, however the full amount of the exposure is still included in the Guarantor's adjusted financials.

Note: Although cash flow has oftentimes been negative over the last few years, this is expected to improve as the Doral and OPO construction projects are now complete.

Property Description/Project Overview - Facility A - Trump Endeavor 12 LLC

The Collateral property consists of a 622 acre golf resort and spa that includes four tournament class golf courses (Blue, Red, Gold and White) and a 693 room resort. Other amenities of the resort include 86,139 SF of meeting space including a 24,000 SF ballroom, a 50,000 SF spa and treatment center, six food and beverage venues, retail space, 670 parking spaces and a Member's Clubhouse. The property is located within eight miles or 15 minutes from Miami International Airport.

The Borrower completed extensive renovations in 2016 as evidenced by the recently received appraisal. The renovations substantially increased the property value to $382MM. The renovations were primarily on the Main Building, Guest Rooms, Conference Area, Spa and Champions Pavilion including aesthetic upgrades of the lobbies, reception areas, meeting spaces, restaurants, retail spaces, spa and corridors. Renovation of the Lodges and Spa Suites include both interior and exterior work included painting, lighting and landscaping. Guest rooms have undergone a complete renovation including new bathroom fixtures, furniture, flooring, window treatments, lighting and linens. The Member's Clubhouse has been completely redesigned to maximize and upgrade the space and improve the finishes. These improvements will help support and drive an increase in the number of dues-paying members. After the complete renovation of 72 holes of championship golf across four courses during 2013, recent golf course renovations were primarily aesthetic with a focus on improvements to the cart paths and landscaping. In addition, the budget includes lengthening and expanding the driving range to make it consistent with the high standard of the courses. The original loan proceeds were used to enhance the arrival experience, improve the overall landscaping, renovate the pool and outdoor areas and perform a number of other smaller projects.

The Borrower completed the renovation in phases as the resort remained operational throughout said renovation, although with significantly reduced room availability and additional sections closed as necessary. Occupancy and rates are expected to grow significantly.

Property Performance - Facility A - Trump Endeavor 12 LLC

Property Level Financials:

In thousands	Year End 2016 Actual	Year End 2015 Actual	Year End 2014 Actual	Year End 2013 Actual	Year-End 2012 Actual	2012 6 months Actual
Occupancy Rate	51.9%	55%	34%	73%	62.2%	48.39%
ADR	$223.72	$209	$196	$208	$175.0	$148.58
RevPar	$116.07	$112.74	$67	$151.85	$108.85	$67.43
Total Revenue	$86,168	$92,051	$49,448	$111,237	$82,099	$30,025
Gross Operating Income		$43,489				
Total Operating Expenses	$74,524	$29,645	$51,913	$87,295	$69,899	$37,754
Net Operating Income	$11,643	$13,846	($2,465)	$23,942	$12,200	($7,729)
EBITDA	$11,643	$13,846	N/A	$26,169	$12,200	($6,553)
Actual Debt to EBITDA	10.74x	9.03x	N/A	4.78x	10.25x	N/A

Actual DSC = 2.02x:

The DSC Covenant shall be increased to correspond with defined step-downs in the Guaranty Levels as indicated in the chart below *(currently at 10% Guaranty Level = 1.65x covenant threshold)*:

Guaranty Level	DSC Covenant
40%	1.15x
20%	1.40x
10%	1.65x
0%	1.25x

If at any time the DSC covenant is breached when the Guaranty Level is > 0%, the Borrower must provide an acceptable appraisal to the Lender, at Lender request, confirming the LTV. If the LTV is above the Max LTV for the Guarantor Level in place, the Borrower has the option to (i) pay down the loan or post additional collateral to bring the loan back into compliance or (ii) increase the Guaranty Level correspond to the updated LTV. At any time the Guaranty Level is 10% the DSC Covenant will step-down to 1.65x, however, any breach thereafter will be trigger an Event of Default without requiring a new appraisal.

2016 Current Year Rent Roll

				2016	
				Revenue	$ 86,168,000
Principal	$125,000,000	NOI	11,643,000	Expenses	$ 74,524,000
amort schedule	30	DSC	**2.02**	NOI	$ 11,643,000
all in rate	2.29%				
monthly PMT	($480,362)				
annual DS	($5,764,342)				
DEBT YIELD	**9.31%**				
I/O	($2,862,500)	I/O DSC	**4.07**		

*It should be noted that operating expenses omit any hotel management fees as these would be subordinate to any payments of senior debt. The $74,524,000 in expenses listed above do not include any hotel management fees as they are not included in the Borrower financials.

In addition to room revenue, golf round and greens fees are forecast to increase at an accelerated rate substantially over the next five years. Although these figures are included in the overall NOI discussion, it is important to highlight the benefit received from the course renovations. On a fiscalized basis, the following represents golf and membership forecast summaries through 2020/21:

2016/17: $23,168,355
2017/18: $26,250,238
2018/19: $28,218,876
2019/20: $29,720,497
2020/21: $31,012,338

Occupancy and average daily rate are also expected to grow significantly over the coming years. Note that the ADR for 2016 projected below was almost exactly in line with the actual ADR provided by the client. See below:

Subject's Projected ADR Summary

Year	ADR Growth	Projected ADR
Positioned ADR (2015)		$216.97
2016 Partial Year (2 Months)	4.0%	$218.42
3/1/2016 - 2/28/2017	6.9%	$233.52
3/1/2017 - 2/28/2018	6.9%	$249.71
3/1/2018 - 2/28/2019	5.6%	$263.61
3/1/2019 - 2/29/2020	3.9%	$273.95

Although the occupancy rate declined from 73% in 2013 to 34% in 2014 due to the expansive renovations that occurred throughout 2014, the DSC figures, along with occupancy and ADR growth indicate the property is stabilizing and starting to perform under normal operating conditions. This is enhanced by the benefits that come with a newly renovated facility. Figures should continue to improve per projections as the property is fully operational and the Miami tourism business continues to grow.

Property Description/Project Overview – Facility B

Facility B - The Property is known as the 92-story Trump International Hotel and Tower Chicago. The entire tower contains 2,637,320 SF of mixed use components which includes a hotel, spa facility, residential condominiums, a parking garage, retail space, restaurants, convention space, and a health club. The Property was originally developed in the 1950's as a mid-rise office building occupied by the Chicago Sun Times which was purchased by Trump for $73MM, closing October of 2004. Subsequently the Sun-Times building was demolished and the Trump International Hotel and Tower was developed at a cost of approximately $600MM. Occupancy began in January 2008 for the hotel component, and the residential component began delivering units in Fall of 2008 with completion of the entire project in the latter half of 2009.

The Trump International Hotel consists of a 339-room luxury hotel property which includes a bar/restaurant, spa, fitness center, banquet space, parking and ground floor retail. For the purposes of this facility, the collateral originally consisted of 175 developer owned units "condo units" as well as the commercial components of the hotel including the food and beverage outlets, the meeting/banquet space, parking and the Spa at Trump. As all of the Condo units have been sold and our loan subsequently reduced, our existing collateral currently consists solely of the hotel/commercial components of the building.

An appraisal was performed by CB Richard Ellis, dated as of 4/7/14 which indicated an "As Is" value of $133MM. Recent correspondence (June 2017) with Phil Ribolow, Hotel and Hospitality expert in CRM READ, indicated that value is still acceptable.

Property Performance/Financial Analysis – Facility B

Hotel Collateral

The hotel property is divided into 3 general sections, the commercial areas including the spa, restaurants, banquet rooms and parking, the 175 sponsor-owned units (no longer part of our collateral) and 164 privately owned third party units (also no longer included as Collateral).

With regards to the third party units no longer part of our collateral, the private owners had the option to put their unit into the rental pool with the sponsor owned units to be rented to the general public. When one of the third party units is selected from a blind pool, the net income to the owner is the rental revenue on the unit revenue split, less various fees for expenses incurred in the operation of the hotel room including a management fee. As noted in the tables below, the 3rd Party Reimbursable line item represents these expenses that are netted out of the related 3rd Party Revenue Distribution. In addition to any fees related to the rental of their unit, the unit owner is responsible for the related real estate taxes and reserves as well as CAM and utilities. As per the Borrower, the revenue generated by the unit has historically been sufficient to cover these fixed costs as well as those related to the rental of the unit.

Historical Financial Results

The Borrower has provided Profit and Loss statements from 2010-2016:

	12-Mo Ending 12/31/2010	12-Mo Ending 12/31/2011	12-Mo Ending 12/31/12	12-Mo Ending 12/31/13	12-Mo Ending 12/31/14	12-Mo Ending 12/31/15	12-Mo Ending 12/31/16
Occupancy Rate	*61.7%*	*68.5%*	*69.7%*	*74.5%*	--	*75.16%*	67.10%
Average Daily Rate ("ADR")	*$321.67*	*$347.31*	*$384.47*	*$387.96*	--	*$417.67*	*$404.23*
Revenue per Available Room ("RevPar")	*$198.46*	*$237.98*	*$267.91*	*$289.01*	--	*$302.40*	*$271.26*
Total Revenue	$46,787	$55,226	$60,931	$65,490	$47,572	$50,829	$43,419
Total Operating Expenses	$40,182	$45,439	$46,562	$48,436	$40,892	$43,931	$41,774
Management fee	$1,847	$2,574	$2,869	$3,033	$1,366	$1,424	$1,299
3rd Party Revenue Distribution	$7,068	$8,222	$16,490	$17,793	N/A	N/A	N/A
3rd Party Reimbursables	($3,989)	($6,030)	($11,900)	(12,606)	N/A	N/A	N/A
Net Operating Income	$1,679	$5,021	$6,910	$8,834	$6,679	$6,897	$1,861
Debt Service (I/O)*	$3,599	$3,599	$3,599	$3,599	$3,599	$3,599	$1,135^
DSCR (I/O)**	0.47x	1.40x	1.92x	2.45x	1.86x	1.91x	1.64x

*Equivalent to 8% stressed rate which is significantly higher than current rates

^Actual Debt Service/Interest Expense

- Occupancy Rate/Net Operating Income – Although occupancy trends since 2010 rates improved from 61.7% to 74.5% in 2015, driven primarily by the continued improvement in the economy and growing popularity of the Property location, reservations at the subject property were down almost 30% in 2016. Consequently, the NOI has also decreased. This is generally believed to be driven by the opening of a new luxury hotel across the street (Langham Hotel) that is now fully operational. The downtown Chicago market also offers many other options, whereas the other facilities under this relationship are in niche locations with fewer options. Observation must continue to see if the downward trend in reservations is a systemic issue. The urban location of the hotel also makes it accessible for protestors and individuals wishing to cause disruptions in response to any political actions the Guarantor supports as President of the United States.

- ADR/ Rev Par – the improvement in Occupancy Rates has provided the Borrower the opportunity to significantly increase both ADR and RevPar. During the historical period ADR has increased by 17% and RevPar has increased 31%. Both of these indicators are well above the average ADR of $311.16 and RevPar of $236.68 for the subject's competitive set of hotels in Chicago. Per the appraisal provided, for full service hotels in the Chicago Metro area, ADR is anticipated to increase 1.8% in 2017.

- DSCR – based on historical performance the Collateral demonstrates the ability to comply with the defined Debt Service Coverage Ratio requirement of 1.35x on an actual rate/interest only basis as specified in the loan documents.

Projected Financial Results

The appraisal has provided the following projections for the 12 months ending April 2017 through April 2019:

	2017	2018	2019
Occupancy Rate	*71.0%*	*71.0%*	*71.0%*
ADR	*$443.18*	*$456.48*	*$470.17*
RevPar	*$314.66*	*$324.10*	*$333.82*
Total Revenue	$70,226	$72,332	$74,502
Total Operating Expenses	$51,937	$53,494	$55,099
Management fee	$2,549	$2,625	$2,704
Reserves for Replacement	$2,809	$2,589	$2,980
3rd Party Revenue Distribution	$10,279	$10,587	$10,905
3rd Party Reimbursables	($7,475)	($7,700)	($7,931)
Net Operating Income	$10,128	$10,432	$10,744
Projected Debt Service (P &I)	$5,085	$5,085	$5,085
DSCR (P & I)	1.99x	2.05x	2.11x
Projected Debt Service (I/O)*	$3,599	$3,599	$3,599
DSCR (I/O)	2.81x	2.90x	2.99x

- Occupancy Rate - assumes the economy continues to recover and the Property continues to realize the increasing growth in demand based on growing popularity of location.

- ADR/ Rev Par – shows continued growth during the period with estimates of a 21% increase in ADR and 15.5% in RevPar during the forecasted, 4 year, period.

- Net Operating Income – during the forecasted period NOI is projected to grow by approximately 21.6% over the four year period primarily driven by continued improvement in the operating margin (defined as Total Revenue minus Total Operating Expenses) which is projected to hold steady at a healthy 26%.

- DSCR – based on projected performance the Collateral demonstrates the ability to comply with the defined Debt Service Coverage Ratio requirement of 1.35x.

Sensitivity Analysis

The financial projections presented above provide the key indicators to operating performance which include Occupancy Rate, ADR, RevPar, and Operating Expenses. Management is challenged to balance each of these variables to drive the overall operating performance of the property which for purposes of this analysis we will measure through the Net Operating Income ("NOI"). Based on this methodology we have determined that the key variables for identifying levels sensitivity against the defined DSCR of 1.35x would be measured through the NOI and Interest Rate.

- NOI – Based on the 12/31/16 FY Actual results, the NOI could decrease by $400M before breaching the DSCR covenant.

Property Description/Project Overview – Facility C

The iconic and historic Old Post Office in Washington, DC opened in 1899 as the Headquarters of the US Postal Service. Its grand architecture was designed to announce Pennsylvania Avenue's arrival as America's Main Street. The 441,000 SF building is the second-tallest in Washington D.C. (next to the Washington Monument) and is home to the historic Congress Bells and an observation tower.

The Trump Organization (Trump) was selected by the US General Services Administration (GSA), to renovate Washington DC's historic Old Post Office Building (OPO) located on Pennsylvania Avenue and 12th Street just southeast of the White House. Construction was completed 2-years ahead of schedule and the property opened in September of 2016. The property contains 263 guestrooms and suites, 38,300 square feet of meeting space, two food and beverage outlets (BLT is the flagship restaurant with a high-end sushi restaurant to come on as the second food establishment), a spa (the first spa to be branded by Ivanka Trump), a fitness facility, valet parking in an on-site underground garage, and roughly 3,000 square feet of leased retail space (Brioni & Starbucks). The site also contains the largest ballroom in Washington, DC (13,000 SF).

The Borrower has executed a 62+ year ground lease with 2 additional 20-year options with the GSA for the OPO, this process included a year-long concept review through the Section 106 process with all relevant stakeholders, including the Commission of Fine Arts, National Capital Planning Commission, DC State historic Preservation Office and General Services Administration.

The full renovation budget was $215MM+ and the Borrower deployed its 20% equity prior to the Lender's funds being released through monthly draws starting in late 2015 (the "Defined Equity Amount"). Completion of the Defined Equity Amount occurred and disbursements of the Borrower's $170MM line occurred throughout 2015 and 2016. The entire $170MM line was disbursed by the end of 2016 and the property was awarded a temporary Certificate of Occupancy (TCO). In conjunction with final appraisal ordered in January of 2017, the Client triggered the end of the "Redevelopment Period" and the "Post-Development Period "started as of January 18, 2017.

The Borrower expects a final Certificate of Occupancy to be delivered before the 3rd quarter of 2017, subject to satisfactory completion of some minor fireproofing items and building communication systems.

A January 2017 appraisal completed on behalf of the Bank indicated the following breakdown in values:

1) As Is Final Value Estimates
   Investment Value $229.5MM, or $873,000 per key

2) Hypothetical As Is Market Value of $237.5MM, or $903,000,000 per key
   As Complete Final Value Estimates

3) Prospective Stabilized Value of $274.5MM, or $1,044,000 per key

The report valuations require hypothetic assumptions given the lack of historical cash flow at the property. The report was reviewed and approved internally and lead to the following LTV conclusions:

Collateral	Market Value	Loan to Value
C) Old Post Office, Washington, DC	$229.5MM *As Is Investment Value* (LW Hospitality Advisors appraisal dated January 1, 2017, ordered and reviewed by CRM READ, Phil Ribolow	74.1%

As mentioned, the finalization of the appraisal detailed above allow the Post-Development period to begin, as requested by the Borrower on January 18, 2017. Patrick Harris was notified of this change as to how the loan is categorized via an email memo sent on March 21, 2017. The memo stated, in part:

"The Libor spread on loan number 01563340 (secured by a ground lease on the Old Post Office Building in Washington DC) is also being reduced by 25bps, as stipulated in the Loan Agreement dated August 12, 2014, when the post development appraisal has been accepted by the Bank resulting in an explicit loan to value (see below), and the Temporary Certificate of Occupancy has been issued. Both stipulations have been met, as confirmed by DB and Loeb and Loeb. The resulting loan to value is currently is 74.2%, per the latest appraisal reviewed and accepted by the Bank on January 18, 2017. DB maintains the right to reappraise the property on an annual basis at our expense."

Members of the Banking and Lending team visited the property in December 2016 upon its completion. The site visit reaffirmed the high standard of construction and operational management in place at the site.

Highlights include:

Accommodations – The Hotel's guest rooms and suites are nearly 20% larger than the average rooms offered by the Hotel's competitive set (Four Seasons, The Ritz-Carlton Georgetown, The Ritz-Carlton DC, Mandarin Oriental and the Hay-Adams), a major point of differentiation with transient business and leisure guests. The Borrower believes the differentiated product will fill a void in the marketplace for premium rooms and attract embassy and delegation stays at premium nightly rates.

Meeting & Banquet Facilities - With more than 39,100 SF of event space on two dedicated levels including a 13,000 SF Grand Ballroom and several meeting/function rooms, the Hotel has DCs largest luxury meeting space and largest Grand Ballroom in the aforementioned competitive set. Combined with the Hotel's well-appointed amenities, prime location and personalized services; the Borrower feels the OPO will be well positioned to capture the top events in Washington, DC.

Retail – Each year millions of people visit the area surrounding the OPO including 236,000 annual visitors to the Clock Tower located inside the OPO. Nearby attractions include the White House, the National Mall, the DC Convention Center and the OPO, all of which generate significant foot traffic and spending in Downtown DC. The Borrower feels that the Hotel's central location within a high concentration of wealth, premium office buildings and cultural institutions will attract the best retailers.

Food & Beverage - The Hotel features four food and beverage outlets, including a grand bar, as well as in-room dining and a Starbucks location. The two main restaurants include BLT Prime by David Burke and a high end sushi restaurant.

The Spa at Trump - The Hotel features a 5,000 SF signature Spa at Trump offering an array of spa offerings including massages, facials, relaxation programs and beauty treatments.

Parking - The Hotel provides ~120 spaces on one level of underground parking, accessible by valet. Parking in that area is scarce and hotels command a premium over neighborhood garages. Hotels near the OPO with less luxurious accommodations are able to charge $47/day.

Location and Market Overview – Facility C

The subject property is located in Washington, D.C. between the White House and the U.S. Capitol Building on Pennsylvania Avenue. Washington, D.C. is a cosmopolitan city rich in monuments, museums and culture. As the nation's hub of political affairs, the city is the center of governmental action and policy. From Capitol Hill to Embassy Row, the National Mall and historic Georgetown, Washington, D.C. also boasts a diverse concentration of national and international organizations and associations. Furthermore, a number of major universities, educational agencies, and museums – including Georgetown University, George Washington University, Howard University, Catholic University, American University and the Smithsonian Institution are located within the District of Columbia.

The federal government and all of the public and private institutions which support it, form the biggest industry sector in the Washington, D.C. region. While the government sector accounts for approximately 31% of total employment, the government serves as the catalyst for virtually all of the economic activity in the greater Washington area including the operations of hundreds of private sector firms, associations, trade unions, law firms, lobbying organizations, defense companies, political groups and international organizations. The prevalence of the government, educational and healthcare sectors helps to somewhat shelter this region from any major economic interruptions; thus, the outlook for the market area remains fairly optimistic.

Convention centers often serve as a gauge of visitation trends to a particular market as they generate significant levels of demand for area hotels and serve as a focal point for community activity. Typically hotels within the closest proximity to a convention center (up to 3 miles away) will benefit the most.

Projected Financial Analysis Property Performance - Facility C

The Trump International Hotel is a full-service, luxury hotel property located along Pennsylvania Avenue in the heart of the Federal Triangle Historical District of Washington D.C. The improvements are in excellent overall condition and are above average for the location in regards to improvement design and layout, as well as interior and exterior amenities which are commensurate with luxury hotel operations in Washington D.C. The property's location within the Old Post Office Building, which houses the Clock Tower Observation Deck, the second highest viewing point in Washington D.C., is considered to be a significant competitive advantage. The property is located in a central neighborhood, less than one mile from the U.S. Capitol and White House. The surrounding area contains an abundance of dining and retail options, as well as various private and government offices. Overall, there are no known adverse factors pertaining to the property's marketability, and the luxury hotel is expected to be positioned competitively within its intended demographic.

The subject is an historic building that was originally constructed in 1899 and has an actual age of 118 years. Considering the recent property-wide renovation, we estimate the property has an economic life of 60 years, an effective age of approximately 15 years, and a remaining economic life is of approximately 45 years.

	2017 Projected	2018 Projected	2019 Projected	2020 Projected
Occupancy Rate	68%	72%	72%	72%
ADR	$655.00	$710.00	$738.40	$764.77
RevPar	$445.40	$511.20	$531.65	$550.40
Total Revenue	$86,992	$102,283	$107,874	$111,683
Total Operating Expenses	$62,939	$68,607	$71,805	$73,969
Net Operating Income	$24,053	$33,676	$36,069	$37,714
Ground Lease	$3,264	$3,346	$3,430	3,515
EBITDA	$20,789	$30,330	$32,639	$34,199
Actual Debt to EBITDA	8.18x	5.61x	5.21x	4.97x
Reserve	$696	$1,829	$2,985	$3,350
Cash Flow available for Debt Service	$20,093	$28,501	$29,654	$30,849
Projected Debt Service (P&I, based on the 10-year swap + 200 bps) 4.93%	$11,843	$11,843	$11,843	$11,843
DSCR	1.70x	2.41x	2.50x	2.60x
Projected Debt Service (I/O, based on the 10-year swap + 200 bps) 4.93% all in	$8,381	$8,381	$8,381	$8,381
DSCR	2.40x	3.40x	3.54x	3.68x

As the Borrower is leasing the property from the U.S. Government, there is no traditional Property Tax assessed. Rather there is a Possessory Interest Tax that is assessed that is a percentage of net income. Prior to operations this tax is determined as a percentage of the value of the leasehold. For the above NOI this tax has been included in the Total Operating expenses line.

The Borrower has provided projections for the first 4.5 years of operations. As the Borrower has projected a 2 year construction phase, the first full year of operations is projected to be in 2017. The interest rate has now decreased to LIBOR + 1.75% (from LIBOR + 2.00%) as the Post-Development Period has begun. Debt Service is interest only and remains that way as long as the value determined by the appraisal continues to result in a Loan to Value of 75% or less. If the Loan to Value is between 75%-85%, the loan will require principal payments based on a 25 year amortization schedule until such time as the loan is paid down to a 75% LTV. If the appraised value of the property results in a LTV of greater than 85% the Borrower must pay down the principal of loan to a balance that results in a 85% LTV or less within 10 days of notice from the Lender. Due to the various scenarios possible, we have shown both the principal and interest, and interest-only debt service tests based on the 10 year-swap rate of + the max loan spread of 2.0% for an all-in of 4.93%. Based on the Borrower's projections, the property should produce cash flow sufficient to service the debt beginning in the first year of operations and onward.

Sensitivity analysis

The financial projections presented provide the key indicators to operating performance which include Occupancy Rate, ADR, RevPAR, and Operating Expenses. Management is challenged to balance each of these variables to drive the overall operating performance of the property which for purposes of this analysis we will measure through the Net Operating Income ("NOI"). Based on this methodology we have determined that the key variables for identifying levels sensitivity against the defined DSCR of 1.15x would be measured through the NOI and interest rate.

- NOI – Based on the projected first year of operations in 2017, the NOI could be overstated by $10.45MM (52%) or $6.47MM (32%) before the DSCR covenant would be breached on an interest only and P&I basis, respectively.
- Interest Rate – Based on the projected first year of operations in 2017, the interest rate could increase to an all-in rate of 10.30% or 9.20% before breaching the DSCR covenant on an interest only and P&I basis, respectively.

US ONLY:
Additional Information
1. Section 23 Attestation
The Lending Officer has made such inquiries as determined to be appropriate under the circumstances, including an analysis of the transaction, the collateral and the application of the proceeds of the transaction; and has accessed the database maintained by the Compliance Department, which contains a listing of entities, which have been determined to be affiliates ("Affiliates") for purposes of Sections 23A and 23B of the Federal Reserve Act ("Affiliate List")

- The entity which is entering into the transaction with **DBPWM** (the "Applicable Bank") is not named as an Affiliate of the Applicable Bank on the Affiliate List maintained by the Compliance Department.
- The proceeds will not be transferred to or used for the benefit of a named Affiliate; except for transactions that are not covered transactions.
- The collateral on which we rely for S23 purposes is not a liability of an Affiliate of the Applicable Bank and so a covered transaction will not be produced by this loan.

NO AFFILIATE COLLATERAL HELD

Attachments:

I. **Risk Ratings**
II. **RWA/ROE**
III. **Financial Spreads**
IV. **Doral and 401 North Wabash Financials 12/31/15**
V. **Trump Old Post Office LLC Redevelopment Investment Plan and appraisal**

Deutsche Asset
& Wealth Management

gaston.alegre@db.com, Tue Jul 18 15:33:10 GMT-400 2017

General Information

Region	US	Booking Center	US Onshore	Team	Rosemary Vrablic
Approver / Credit Officer	gaston.alegre@db.com	Preparer	anthony.pontoriero@db.com	Preparation Date	2017-07-18
Counterparty Name	T E 1 , L	Counterparty Type	Corporate	Currency	USD
ORG ID	7862044	Group ORG ID	1045091	Group ORG Name	
Jurisdiction	United States	Country of UBO		Account Number	
Counterparty Rating	iA-	Name of Beneficial Owner		Status	For approval
Rating Review Date	2017-07-20	Credit Review Date	2017-07-20	Rating Approval Date	

A1 Operating environment	Still Acceptable	B1 Quality of management	Good
A2 Cash generation capacity	Satisfactory	B2 L/T management strategy	Satisfactory
A3 Leverage / Equity structure	Still Acceptable	B3 Transparency	Satisfactory
A4 Sustainability of earnings	Good	B4 Management structure	Satisfactory

Collateral Evaluation

Collateral ID	Collateral Type	Collateral Description	Market Value (USD)	Lending Value (USD) / AR	Total Liable Amount	Mortgage information	Rating
1024926	Commercial Real Estate		382,000,000	125,000,000 / 32.72	125,000,000		A

Collateral Scoring

Collateral ID	AssetValue / Quality	Volatility	Liquidity	Asset Cash Flow	Event risk	Haircut	Monitoring	Marketability / Saleability
1024926	Satisfactory	Satisfactory	Still Acceptable	Satisfactory	Satisfactory	Good	Satisfactory	Satisfactory

Facility Evaluation

Facility	Facility Description	Limit or Outstanding Amount (USD)	Final Facility Rating
1021474		125,000,000	dA

Weighted Facility Rating dA

Comments

April 2016
- CPD upgraded to iA- from iBBB+ Upgraded Leverage from Poor to Still Acceptable
- FPD upgraded to A- from BBB. Upgraded haircut from poor to Good
- Structured upgraded to iA from iA- due to facility no being unsecured
- Facility no longer HVCRE

July 2016 - Unchanged
July 2017 - unchanged

7/26/17

Deutsche Asset
& Wealth Management

gaston.alegre@db.com, Tue Jul 18 15:34:08 GMT-400 2017

General Information

Region	US	Booking Center	US Onshore	Team	Rosemary Vrablic
Approver / Credit Officer	gaston.alegre@db.com	Preparer	anthony.pontoriero@db.com	Preparation Date	2017-07-18
Counterparty Name	4 N W V L	Counterparty Type	Corporate	Currency	USD
ORG ID	6618229	Group ORG ID		Group ORG Name	1045091
Jurisdiction	United States	Country of UBO		Account Number	
Counterparty Rating	iA	Name of Beneficial Owner		Status	For approval
Rating Review Date	2018-07-20	Credit Review Date	2018-07-20	Rating Approval Date	

A1 Operating environment	Still Acceptable	B1 Quality of management	Good
A2 Cash generation capacity	Good	B2 L/T management strategy	Satisfactory
A3 Leverage / Equity structure	Good	B3 Transparency	Satisfactory
A4 Sustainability of earnings	Satisfactory	B4 Management structure	Satisfactory

Collateral Evaluation

Collateral ID	Collateral Type	Collateral Description	Market Value (USD)	Lending Value (USD) / AR	Total Liable Amount	Mortgage information	Rating
1024927	Commercial Real Estate		133,000,000	45,000,000 / 33.84	45,000,000		A+

Collateral Scoring

Collateral ID	AssetValue / Quality	Volatility	Liquidity	Asset Cash Flow	Event risk	Haircut	Monitoring	Marketability / Saleability
1024927	Satisfactory	Satisfactory	Satisfactory	Good	Satisfactory	Good	Satisfactory	Satisfactory

Facility Evaluation

Facility	Facility Description	Limit or Outstanding Amount (USD)	Final Facility Rating
1021475		45,000,000	dA+

Weighted Facility Rating dA+

Comments

Jul 2015
401 North Wabash, LLC
Rating changes reflect the situation of the borrower without look through to guarantor

Jul 2016 Unchanged

Jul 2017 Unchanged

Deutsche Asset
& Wealth Management

gaston.alegre@db.com, Tue Jul 18 15:32:42 GMT-400 2017

General Information

Region	US	Booking Center	US Onshore	Team	Rosemary Vrablic
Approver / Credit Officer	gaston.alegre@db.com	Preparer	anthony.pontoriero@db.com	Preparation Date	2017-07-18
Counterparty Name	D J T	Counterparty Type	Private	Currency	USD
ORG ID	1045091	Group ORG ID	1045091	Group ORG Name	
Jurisdiction	United States	Country of UBO		Account Number	
Counterparty Rating	iA	Name of Beneficial Owner		Status	For approval
Rating Review Date	2018-07-20	Credit Review Date	2018-07-20	Rating Approval Date	

A1 Concentration / Diversification	Still Acceptable	B1 Trustworthiness / Qualification	Satisfactory
A2 Financial strength / Liquidity	Good	B2 Strategic alignment in WM	Satisfactory
A3 Leverage / Capital structure	Good	B3 Transparency	Satisfactory
A4 Future financial stability	Good	B4 Miscellaneous circumstances influencing the client's economic well-being	Satisfactory

Collateral Evaluation

Collateral ID	Collateral Type	Collateral Description	Market Value (USD)	Lending Value (USD) / AR	Total Liable Amount	Mortgage information	Rating

Collateral Scoring

Collateral ID	AssetValue / Quality	Volatility	Liquidity	Asset Cash Flow	Event risk	Haircut	Monitoring	Marketability / Saleability

Facility Evaluation

Facility	Facility Description	Limit or Outstanding Amount (USD)	Final Facility Rating

Weighted Facility Rating

Comments

T guarantees T E (7862044) and T O P O (8094225).

7/20/17

Deutsche Asset
& Wealth Management

gaston.alegre@db.com, Tue Jul 18 15:32:23 GMT-400 2017

General Information

Region	US	Booking Center	US Onshore	Team	Rosemary Vrablic
Approver / Credit Officer	gaston.alegre@db.com	Preparer	anthony.pontoriero@db.com	Preparation Date	2017-07-18
Counterparty Name	T O P O L	Counterparty Type	Corporate	Currency	USD
ORG ID	8094225	Group ORG ID	1045091	Group ORG Name	
Jurisdiction	United States	Country of UBO		Account Number	
Counterparty Rating	iBBB	Name of Beneficial Owner		Status	For approval
Rating Review Date	2018-07-20	Credit Review Date	2018-07-20	Rating Approval Date	

A1 Operating environment	Still Acceptable	B1 Quality of management	Good
A2 Cash generation capacity	Still Acceptable	B2 L/T management strategy	Satisfactory
A3 Leverage / Equity structure	Still Acceptable	B3 Transparency	Satisfactory
A4 Sustainability of earnings	Still Acceptable	B4 Management structure	Satisfactory

Collateral Evaluation

Collateral ID	Collateral Type	Collateral Description	Market Value (USD)	Lending Value (USD) / AR	Total Liable Amount	Mortgage information	Rating
1024928	Commercial Real Estate		229,500,000	170,000,000 / 74.07	170,000,000		BB

Collateral Scoring

Collateral ID	AssetValue / Quality	Volatility	Liquidity	Asset Cash Flow	Event risk	Haircut	Monitoring	Marketability / Saleability
1024928	Satisfactory	Still Acceptable	Satisfactory	Poor	Still Acceptable	Poor	Satisfactory	Still Acceptable

Facility Evaluation

Facility	Facility Description	Limit or Outstanding Amount (USD)	Final Facility Rating
1021476		170,000,000	dA

Weighted Facility Rating dA

Comments

Jul 2015
Rating downgraded to reflect the situation of the borrower without look through to guarantor

Jul 2016
CPD from iBBB+ to iBBB
Cash Generating Capacity downgraded to Still Acceptable given building is under construction but is close to becoming partially operational

Jul 2017 - FPD adjusted to iA given guarantor rating of iA (GlobeR Methodology). Collateral FPD maintained at iBB until the property demonstrates at least 1 year of operations.

7/20/17

https://pdb.awm.intranet.db.com/asat/asat/1BCBA06D117A12675FD1619F45ED2B7D.ca... 7/18/2017