

Wachovia Bank Commercial Mortgage Trust

Commercial Mortgage Pass-Through Certificates, Series 2007-C32

Estimated Closing Date: June 2007

This pre-sale report addresses the structure and characteristics of the proposed transaction based on information provided to Moody's as of June 15, 2007. Investors should be aware that some issues concerning the transaction have yet to be finalized. On conclusive review of all documents and legal information as well as any subsequent changes in information, Moody's will endeavor to assign definitive ratings. The definitive ratings may differ from the preliminary ratings set forth in this report. Moody's will disseminate the definitive ratings through its client service desk.

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POOL SUMMARY

Balance	\$3,857,153,069
Collateral	143 fixed rate loans, 276 commercial and multifamily properties
Structure	Sequential Pay with Super-Senior Aaa Classes
Sellers	Wachovia Bank, National Association & Artesia Mortgage Capital Corporation.
Moody's Actual DSCR	1.31X
Moody's LTV Ratio	121.7%
Moody's Red-Yellow-Green™ Score	66 (Yellow)
Pool Herfindahl Index	Property Level: 85, Loan Level: 31
Shadow Rated Loans	Two loans (2.7% of the pool balance) with credit quality of Baa3 .
Underwriters	Wachovia Capital Markets, LLC, Barclays Capital Inc. and Goldman Sachs & Co.
Master Servicer	Wachovia Bank, National Association
Special Servicer	CWCapital Asset Management LLC.
Trustee	Wells Fargo Bank, N.A.

PROVISIONAL (P) RATINGS

Class*	Amount (\$)	Rating	Credit Support (%)
A-1 ¹	25,707,000	(P) Aaa	30.000
A-2 ¹	946,379,000	(P) Aaa	30.000
A-PB ^{1, 2}	62,827,000	(P) Aaa	30.000
A-3 ¹	1,073,589,000	(P) Aaa	30.000
A-4 ¹	125,000,000	(P) Aaa	30.000
A-1A ^{1, 3}	443,196,000	(P) Aaa	30.000
IO ⁷	3,823,853,068	(P) Aaa	N/A
A-M ⁴	382,385,000	(P) Aaa	20.000
A-J ⁵	253,330,000	(P) Aaa	13.375
B	43,019,000	(P) Aa1	12.250
C	47,798,000	(P) Aa2	11.000
D	28,679,000	(P) Aa3	10.250
E	28,679,000	(P) A1	9.500
F	38,238,000	(P) A2	8.500
A-4FL ^{1, 6}	TBD	(P) Aaa	TBD
A-MFL ^{4, 6}	TBD	(P) Aaa	TBD
G	43,018,000	(P) A3	7.375
H	47,799,000	(P) Baa1	6.125
J	52,578,000	(P) Baa2	4.750
K	33,458,000	(P) Baa3	3.875
L	19,120,000	(P) Ba1	3.375
M	9,559,000	(P) Ba2	3.125
N	14,340,000	(P) Ba3	2.750
O	9,559,000	(P) B1	2.500
P	9,560,000	(P) B2	2.250
Q	9,560,000	(P) B3	2.000
S	76,476,068	NR	0.000

1 Senior **Aaa** Class

2 Senior Planned Balance Class.

3 Initial Directed Class (Loan Group 2).

4 Mezzanine **Aaa** Class.

5 Subordinate **Aaa** Class.

6 Floating Rate Class.

7 Interest-Only Class; distributions are made without regard to Loan Group. Amount shown is the initial aggregate notional amount.

* Moody's understands that classes A-4FL, A-MFL, and G through S have not been and will not be registered under the Securities Act of 1933. The issuance has been designed to permit resale under SEC Rule 144A.

N/R-Not Rated. N/A-Not Applicable.



STRENGTHS

- The pool has two loans (2.7% of the pool balance) that are shadow rated as investment grade.
- The pool contains eleven loans (32.5%) that are secured by multiple properties. Such loans benefit from lower levels of cash flow volatility.
- Eighteen loans (34.3% of the pool balance) are structured with in-place hard lockbox provisions. In addition, 25 (23.7%) are structured with soft or springing lockboxes.
- Loans representing 96.6% of the pool balance are structured with borrowers organized as special purpose entities.
- The pool is geographically diverse as no state represents more than 15.5% of the pool balance and no MSA accounts for more than 14.8% of the pool balance.

CONCERNS

- The pool has 110 loans (86.7% of the pool balance) with Moody's LTV ratios over 100.0%.
- The pool has exposure to the office (31.2% of the pool balance) and hotel (18.5%) sectors. Moody's considers office and hotel properties among the riskier property types.
- Thirteen loans (26.0% of the pool balance) are encumbered by some form of subordinate debt and 42 loans (55.8%) are permitted to incur future subordinate debt.
- Eighty-six loans (78.9% of the pool balance) provide for interest only payments throughout their entire term and 57 loans (21.1%) provide for interest only payments for a portion of their term.
- Sixteen loans (3.3% of the pool balance) were built or opened for operation in the past 18 months and 86 loans (73.6%) represent acquisition financing. As such, these loans have limited operating histories.
- Fifteen loans (6.3% of the pool balance) are owned by individuals or entities as tenants in common.
- Twenty-eight loans (24.7% of the pool balance) have a Moody's Actual DSCR less than 1.10X.

POOL CHARACTERISTICS

Loan Concentration

The pool consists of 143 loans. The largest loan is \$414.0 million or 10.7% of the pool balance, and the ten largest loans represent 45.4% of the pool balance. The average loan size is \$26,973,098 (0.7% of the pool balance). Moody's uses the Herfindahl Index to measure diversity of loan size. The pool has a property level Herfindahl Index of 85 and a loan level Herfindahl Index of 31. It is below the credit neutral score of 100, but above the average of other conduit and fusion pools recently rated by Moody's.

Property Type Concentration

Please refer to *Figure 4*.

Geographic Concentration

The properties securing the loans are located across 37 states, the District of Columbia and the Cayman Islands. Based on the pool balance, the top five state concentrations are as follows: New York, 15.5%; California, 14.9%; Florida, 9.2%; Georgia, 6.2%; and Virginia, 5.2%. Of the remaining 32 states, the District of Columbia and the Cayman Islands, none represents more than 4.8% of the pool balance. The ten largest MSA concentrations are presented in *Figure 1*. The pool is geographically diverse as no MSA accounts for more than 14.8% of the pool balance.

Single Tenant Concentration

Thirty-one properties (3.3% of the pool balance) are leased to a single tenant. Of these properties, five (30.2% of the single tenant component) are leased to investment grade rated tenants.

Operating History

Sixteen loans (3.3% of the pool balance) are secured by properties that were built or opened for operation in the past 18 months. Eighty-six (73.6%) represent acquisition financing. As such, these loans have limited operating histories.

Borrower Concentration

The three largest sponsors in the pool are Beacon Capital Strategic Partners V, LP, (one loan; 10.7% of the pool balance), Developers Diversified Realty Corporation (two loans; 8.6%), and ING Clarion Partners (one loan; 7.4%).

Borrower Quality

Two loans (1.0% of the pool balance) have a borrower principal/sponsor that has previously filed for bankruptcy. In both cases, the bankruptcy has been resolved.

Ownership Interest

The collateral consists of first lien positions on the fee and/or leasehold interests. Seven mortgaged properties (10.0% of the pool balance) are secured only by leasehold interests. Eight mortgaged properties (6.1% of the pool balance) are secured by both fee and leasehold interests. The remaining mortgaged properties (83.9% of the pool balance) are secured by fee simple or pledged interests.

Tenants in Common

Fifteen loans (6.3% of the pool balance) are owned by individuals or entities as tenants in common.

Figure 1

MSA CONCENTRATION

MSA	% of Pool
New York-Wayne-White Plains, NY-NJ Metropolitan Division	14.8%
Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Division	7.3%
San Diego-Carlsbad-San Marcos CA	5.8%
Seattle-Bellevue-Everett, WA Metropolitan Division	4.7%
Atlanta-Sandy Springs-Marietta GA	4.4%
Los Angeles-Long Beach-Glendale, CA Metropolitan Division	3.9%
Orlando FL	3.1%
Charleston-North Charleston SC	3.0%
Santa Ana-Anaheim-Irvine, CA Metropolitan Division	2.9%
Camden, NJ Metropolitan Division	2.8%
Top 10	52.6%

LOAN CHARACTERISTICS

Loan Originators

The loans were originated by Wachovia Bank, National Association (97.9% of pool balance) and Artesia Mortgage Capital Corporation (2.1%).

Loan Origination Dates

Loans representing 100% of the pool balance were originated within the past 12 months.

Loan Type

All loans are fixed rate with a weighted average interest rate of 5.77% and a range from 5.18% to 7.13%.

Loan Term

Original loan terms range from 60 to 126 months, with a weighted average of 103 months. Remaining terms to maturity range from 53 months to 124 months, with a weighted average of 102 months.

Loan Amortization

One-hundred thirty-eight loans (99.4% of the pool balance) are balloon loans. Five loans (0.6%) are ARD loans. Eighty-six loans (78.9%) provide for interest only payments for their entire terms. Fifty-seven loans (21.1%) provide for interest only payments for a portion of their respective terms.

Crossed Collateral

The pool contains three groups of loans (0.7% of the pool balance) that are cross-collateralized and cross-defaulted. The pool contains eleven loans (32.5%) that are secured by multiple properties.

Cash Management

Eighteen mortgage loans (34.3% of the pool balance) have in-place hard lockboxes. Twenty-five loans (23.7%) have soft or springing lockbox provisions. In addition, borrowers are required to fund monthly escrows for real estate taxes (54.3%), capital expenditures (47.9%), insurance (41.9%) and TI/LC's (37.7% of the office, retail, and industrial sub pool balance).

Special Purpose Entities

Approximately 96.6% of the pool balance is represented by borrowers organized as special purpose borrowing entities.

Subordinate Debt

A summary of the pool's existing subordinate debt is provided in *Figure 2*. Additionally, 35 loans (41.2%) have the right to incur future additional financing in the form of mezzanine debt, two loans (12.4%) are permitted to incur future unsecured debt, and five loans (1.9%) are permitted to incur future secured debt. All existing and future debt has been factored into the subordination levels.

Figure 2

LOANS WITH EXISTING SUBORDINATE DEBT

Form of Debt	# of Loans	% of Pool
B Note	7	13.8%
Unsecured Debt	2	0.7%
Mezzanine Debt	4	11.5%
Total*	13	26.0%

*Loans with multiple forms of additional debt are counted only once in the total.

Pari Passu Loans

Three of the loans in the pool are structured as a *pari passu* note.

Figure 3

PARI PASSU LOANS

Loan	Trust Balance	Total <i>Pari Passu</i> Balance	<i>Pari Passu</i> Notes	Transactions with Related <i>Pari Passu</i> Notes	Control	Additional Debt
Beacon D.C. & Seattle Pool	414,000,000	2,700,000,000	7	MSCI 2007- IQ14 WBCMT 2007-C32	MSCI 2007- IQ14	\$205,000,000 Mezzanine Debt
ING Hospitality Pool	283,850,000	567,700,000	2	N/A	WBCMT 2007 C32	N/A
DDR Southeast Pool	221,250,000	885,000,000	3	CGCMT 2007-C6	CGCMT 2007-C6	N/A
Total	929,100,000	\$4,152,700,000	12	N/A	N/A	N/A

THIRD PARTY REVIEWS

Appraisals

Appraisals were completed for all of the properties. Appraisals for all of the properties (100.0% of the pool balance) were completed within the past 12 months.

Environmental

All of the mortgaged properties were subject to a Phase I environmental site assessment performed by an independent third party environmental consultant. Assessments for properties representing 100% of the pool balance were conducted during the past 12 months. For all instances in which an adverse or potentially material environmental condition was identified, appropriate additional measures were taken, including one of the following: the conditions were remedied, a no further action or remediation letter was obtained from an environmental consultant, an environmental insurance policy was obtained, or an escrow account was established to cover the estimated costs of any required investigation, testing, monitoring, or remediation.

Structural

All the mortgaged properties were subject to an engineering report. For all of the properties that were subject to an engineering report, all of the reports were completed by an independent third party engineer within the past 14 months. For most properties, escrows were established to correct deferred maintenance issues identified in the reports.

Seismic

Five of the mortgage properties (1.5% of the pool balance) are located in areas that are considered a high earthquake risk and have a PML greater than 20%. All these properties have earthquake insurance.

Terrorism Insurance

The insurance policies for each of the top ten loans provide for some level of terrorism coverage, subject to certain policy restrictions.

STRUCTURAL REVIEW

Transaction Summary

The pool has been divided into two loan groups. Loan Group 1 consists of 114 fixed-rate loans secured by 246 commercial and multifamily properties with an aggregate outstanding principal balance of \$3,413,956,275 (91.0% of the pool balance). Loan Group 2 consists of 29 fixed-rate loans secured by 30 multifamily properties with an aggregate outstanding principal balance of \$443,196,794 (9.0%).

Payment Priority

Distribution of all scheduled and unscheduled principal payments are made sequentially based upon the seniority of the tranches as defined in the Prospectus Supplement. Increases in credit support are realized through the application of scheduled and unscheduled principal distribution amounts. Decreases in credit support are determined by actual losses.

Representations and Warranties

The sellers of the mortgage loans, Wachovia Bank, National Association and Artesia Mortgage Capital Corporation have made representations and warranties concerning the mortgage loans to the depositor, Wachovia Bank, National Association, and these have been assigned to the trustee for the benefit of the certificate holders. The representations and warranties, which generally are of standard scope, cover such items as title to the underlying properties, the lien status of the mortgage loans, the enforceability of the related promissory notes, and the payment status of the mortgage loans. A material breach of any representations will require the sellers to cure or repurchase any affected mortgage loans.

Servicing

Wachovia Bank, National Association will be the master servicer and CWC Capital Asset Management LLC will be the special servicer for this transaction. The responsibilities of the master and special servicers include advancing delinquent scheduled principal and interest payments (other than balloon payments) on the mortgage loans and such other sums necessary for the protection of the property (e.g., real estate taxes, insurance, etc.) all to the extent deemed recoverable. Wachovia Bank, National Association and CWC Capital Asset Management LLC have been reviewed by Moody's and found acceptable in the roles of master servicer and special servicer.

Ratings

Moody's ratings are based upon the quality of the collateral, the levels of credit enhancement furnished by the subordinate tranches, and on the structural and legal integrity of the transaction. The ratings on the certificates address the likelihood of receipt by certificate holders of timely payment of interest and of all distributions of principal by the final rated distribution date in June 2049.

Moody's rating addresses only the credit risks associated with the transaction. Other non-credit risks, such as those associated with the timing of principal payments and the payment of prepayment penalties, have not been addressed and may have a significant effect on yield to investors.

MOODY'S CREDIT ANALYSIS

Moody's reviewed the loan collateral for approximately 59.2% by pool by loan balance. The collateral information included loan summaries, financial statements, a rent roll report (as applicable), appraisals, as well as engineering and environmental studies. In addition, Moody's performed selected site inspections to confirm our impressions of the properties based on a review of the loan files. Properties representing 41.8% of the pool by loan balance were visited. Georgia, Virginia, Washington, California, New York, New Jersey, Philadelphia, and Washington DC were among the states visited. *Figure 4* presents a summary of Moody's analysis by property type.

Figure 4

PROPERTY TYPE SUMMARY

Property Type	% of Pool	NCF Adjustment	Moody's Cap Rate	Moody's Actual DSCR ¹	Moody's Stressed DSCR ²	U/W DSCR ³	Moody's LTV Ratio	U/W LTV Ratio
Multifamily	11.5%	-3.3%	8.3%	1.28 X	0.81 X	1.32 X	111.2%	77.3%
Industrial	1.7%	-6.2%	8.6%	1.31 X	0.91 X	1.40 X	103.5%	78.7%
Anchored Retail	25.4%	-5.5%	8.6%	1.37 X	0.86 X	1.48 X	110.6%	70.4%
Unanchored Retail	1.3%	-2.7%	9.1%	1.34 X	0.91 X	1.37 X	109.7%	64.9%
Mixed Use	9.5%	-7.9%	8.9%	1.17 X	0.75 X	1.27 X	129.7%	69.6%
Office	31.2%	-12.9%	9.0%	1.14 X	0.72 X	1.40 X	138.3%	72.0%
Special Purpose	0.5%	-2.9%	10.3%	1.54 X	1.26 X	1.59 X	90.5%	63.5%
Assisted Living	0.3%	-2.7%	11.0%	1.34 X	1.04 X	1.37 X	114.0%	69.1%
Hotel- Limited Service	12.0%	-7.7%	11.1%	1.78 X	1.16 X	2.42 X	105.5%	65.0%
Hotel- Full Service	6.5%	-5.7%	11.6%	1.23 X	0.95 X	1.30 X	132.6%	72.9%
Land	0.2%	-1.5%	8.9%	1.18 X	0.97 X	1.20 X	104.9%	44.1%
Total/Wtd. Average Pool	100.0%	-8.0%	9.3%	1.31 X	0.85 X	1.45 X	121.7%	71.4%

¹ Moody's Actual DSCR is based on Moody's NCF and the actual debt service during P&I periods, with the exception of full-term interest-only loans.

² Moody's Stressed DSCR is based on Moody's NCF and a 9.25% stressed rate applied to the pool balance.

³ UW DSCR is based on the underwritten NCF and the actual debt service during P&I periods, with the exception of full-term interest-only loans.

Red-Yellow-Green™

Moody's classifies the commercial real estate markets as Red, Yellow, or Green based on supply and demand relationships as well as other variables relevant to specific property types. The pool's Red-Yellow-Green™ score of 65.5 is lower than the recent conduit average of 70.6 and lower than the national average of 74.4 for all markets and property types covered. The pool has a Red-Yellow-Green™ coverage score of 69.1% which is lower than the recent conduit average of 70.6%. The coverage score indicates the percentage of the total pool for which scores are available. The availability of scores is dependent on whether data is available for a particular market and property type. For example, regional malls, power centers, and less common property types such as self-storage, manufactured housing, and healthcare facilities are not covered in our analysis. Approximately 30.9% of the "non-covered" collateral is located in MSAs which are ranked below the top 100 or are too small to be designated a MSA. For additional details please refer to *Appendix A*.

Figure 5

SHADOW RATED LOANS

Loan	Pool Balance	% of Pool	Moody's Shadow Rating
Port Chester Shopping Center	\$70,000,000	1.8%	Baa3
Courtyard by Marriott - Philadelphia, PA	\$35,000,000	0.9%	Baa3
Total	\$105,000,000	2.7%	N/A

Shadow Rated Loans

The pool has two shadow rated loans that represents 2.7% of the pool balance. A summary of these loans is presented in *Figure 5*. The assigned shadow rating is equivalent to the rating that would have been assigned to the junior most tranche of the pooled loan balance had that loan been securitized on a stand alone basis. The shadow rating is reflective of the loan's credit quality and is independent of the pool's diversity characteristics.

Moody's DSCR

Moody's weighted average actual DSCR for the pool is 1.31X. Moody's weighted average actual DSCR for the pool, excluding shadow rated loans, is 1.28X. *Figure 6* provides a distribution of Moody's DSCRs for the pool, excluding shadow rated loans, based on the adjusted net cash flow and the actual debt service.

Moody's LTV Ratio

For each loan, the LTV ratio was derived by applying Moody's standard capitalization rates (by property type) to Moody's net cash flow. The pool's weighted average Moody's LTV ratio is 121.7%. The pool's weighted average Moody's LTV ratio, excluding shadow rated loans, is 123.1%. *Figure 7* provides a distribution of Moody's LTV ratios for the pool, excluding shadow rated loans.

Property Quality Grade

In addition to most of the largest properties, Moody's assessed collateral representative of the pool by property type and by geographic location. Moody's grades properties on a scale of 1 to 5 (best to worst) and considers those grades when assessing the likelihood of debt payment. The factors considered include property age, quality of construction, location, market, and tenancy. The average grade for the pool is 1.8, which indicates a similar asset quality compared to other recent transactions. The average grade for the pool, excluding shadow rated loans, is 1.8. *Figure 8* provides a distribution of the property grades for the pool, excluding shadow rated loans.

Net Cash Flow Adjustment

Based in part upon the supplied collateral information, Moody's made property-type specific adjustments to the underwriter's net cash flow projections. In order to derive a stabilized net cash flow available to service the debt, we considered rents, revenues, operating expense ratios, and vacancy allowances consistent with the property market. In addition, Moody's considered capital items, such as leasing commissions, tenant improvements, replacement reserves, and furniture, fixtures, and equipment (FF&E) reserves to the extent not already included in the underwritten cash flow. Moody's weighted average reduction to the pool's underwritten net cash flow was 8.0%. Moody's weighted average reduction to the pool's underwritten net cash flow, excluding shadow rated loans, was 7.9%.

DISTRIBUTIONS

Figure 6 MOODY'S ACTUAL DSCR			Figure 7 MOODY'S LTV RATIO			Figure 8 PROPERTY QUALITY GRADE		
DSCR	Properties	% of Pool Balance	LTV Ratio	Properties	% of Pool Balance	Property Quality Grade	Properties	% of Pool Balance
< 1.00	3	2.0%	> 115%	79	60.9%	< 1.00	0	0.0%
1.00 - 1.09	25	22.7%	110%-114.9%	23	7.9%	1.00-1.24	3	1.3%
1.10 - 1.19	37	16.5%	105% - 109.9%	69	10.9%	1.25-1.49	17	21.1%
1.20 - 1.29	49	23.0%	100% - 104.9%	23	7.0%	1.50-1.74	127	34.9%
1.30 - 1.39	21	10.4%	95% - 99.9%	59	10.9%	1.75-1.99	48	16.1%
1.40 - 1.49	71	14.4%	90% - 94.9%	5	0.9%	2.00-2.24	48	9.5%
1.50 - 1.59	5	1.7%	85% - 89.9%	4	0.4%	2.25-2.49	14	7.1%
1.60 - 1.69	5	1.0%	80% - 84.9%	6	0.9%	2.50-2.74	8	6.0%
1.70 - 1.79	1	0.2%	75% - 79.9%	3	0.2%	2.75-2.99	1	0.0%
1.80 - 1.89	3	0.4%	70% - 74.9%	0	0.0%	3.00-3.49	2	0.1%
1.90 - 1.99	49	7.7%	60% - 69.9%	0	0.0%	3.50-3.99	2	3.8%
> 2.00	2	0.1%	< 60%	0	0.0%	> 3.99	1	0.0%

Distributions are for the pool, excluding shadow rated loans.

TOP TEN LOAN ANALYSIS

Figure 9
SUMMARY

Property Name	Property Type	% of Pool	NCF Adjustment	Moody's Cap Rate	Moody's Value Per Unit	Moody's Actual DSCR ¹	Moody's Stressed DSCR ²	U/W DSCR ³	Moody's LTV Ratio	U/W LTV Ratio
Beacon D.C. & Seattle Pool	Office	10.7%	-7.9%	9.1%	\$241	1.01 X	0.63 X	1.27X	154.4%	78.7%
ING Hospitality Pool	Hospitality	7.4%	-7.5%	11.1%	\$121,880	1.98 X	1.21 X	2.14 X	98.9%	63.8%
DDR Southeast Pool	Retail	5.7%	-6.1%	8.5%	\$119	1.42 X	0.86 X	1.51 X	106.8%	63.5%
Two Herald Square	Mixed Use	5.2%	-12.3%	8.8%	\$418	1.09 X	0.70 X	1.25 X	135.1%	66.7%
Westin Casuarina Resort & Spa - Cayman Islands	Hospitality	3.6%	-5.2%	12.3%	\$296,041	1.19 X	0.96 X	1.25 X	137.9%	71.4%
DDR-TRT Pool	Retail	2.9%	-3.1%	8.3%	\$156	1.45 X	0.87 X	1.50 X	104.2%	67.0%
Ashford Hospitality Pool 4	Hospitality	2.7%	-6.1%	11.0%	\$67,779	1.28 X	0.99 X	1.36 X	120.3%	74.3%
17 Battery Place South	Office	2.5%	-19.0%	8.8%	\$186	1.25 X	0.77 X	1.54 X	123.4%	70.4%
Rockvale Square	Retail	2.4%	-12.1%	9.3%	\$129	1.21 X	0.75 X	1.38 X	132.9%	80.0%
Centerside II	Office	2.3%	-39.8%	9.0%	\$195	1.00 X	0.61 X	1.66 X	159.3%	56.1%
Total/Weighted Average Top 10 Loans		45.4%	-9.9%	9.6%	N/A	1.31X	0.84X	1.59X	128.1%	69.9%
Total/Wtd. Avg. Pool Excl. Shadow Rated Loans		97.3%	-7.9%	9.3%	N/A	1.28X	0.83X	1.47X	123.1%	71.8%
Total/Weighted Average Pool		100%	-8.0%	9.3%	N/A	1.31X	0.85X	1.50X	121.7%	71.0%

1 Moody's Actual DSCR is based on Moody's NCF and the actual debt service during P&I periods, with the exception of full-term interest-only loans.

2 Moody's Stressed DSCR is based on Moody's NCF and a 9.25% stressed rate applied to the pool balance.

3 UW DSCR is based on the underwritten NCF and the actual debt service during P&I periods, with the exception of full-term interest-only loans.

1. BEACON D.C. & SEATTLE PORTFOLIO

COLLATERAL SUMMARY	
% of Pool	10.7%
Pool Amount	\$414,000,000
Originator	Wachovia
Shadow Rating	N/A
Property Type	Office-Variou s
Location	Various
Red-Yellow-Green™	Various
Size	9,848,341 SF
Year Built/Renovated	Various
Occupancy	96.9% as of 4/01/2007
Ownership	Fee/Leasehold/Pledge
Purchase Price	\$3,669,352,833 as of 12/2006

DEBT SUMMARY			
		Moody's	
		LTV	Actual DSCR
Pool Balance	\$414,000,000	154.4%	1.00X
<i>Pari Passu</i> Balance	\$2,286,000,000	154.4%	1.00X
Junior Non Pool Component	\$0	N/A	N/A
First Mortgage Balance	\$2,700,000,000	154.4%	1.00X
Mezzanine	\$205,000,000	166.2%	0.89X
Total	\$2,905,000,000	166.2%	0.89X

LOAN SUMMARY	
Loan Type	Fixed Rate
Interest Rate	5.797%
Interest-Only Period	60 Months
Amortization	None
Maturity Date	5/7/2012
Sponsor	Beacon Capital Strategic Partners V, LP

STRUCTURAL FEATURES	
Lockbox	Hard
Ongoing Reserves	Springing for Tax, Insurance, Replacement, and TI/LC
Upfront Reserves	TI/LC \$18,200,095
Other	<p>Partial release of the Collateral Properties is permitted with payment of a prepayment amount that is the greater of (i) 90% of net sales proceeds or (ii) 110% of the allocated loan amount, provided that after prepayment and removal of the assets certain DSCR thresholds are met. After the NOI DSCR equals at least 1.45X, the payment of a prepayment amount is the greater of (i) 75% of net sales proceeds or (ii) 100% of the allocated loan amount.</p> <p>The loan permits partial release of the Cash Flow Assets and associated prepayment of the Loan and the Mezzanine Loans, provided that after such prepayment and removal of collateral the DSCR for loan and the Mezzanine loan is at least equal to the greater of (i) DSCR at origination or (ii) DSCR immediately prior to the sale and release.</p>

Strengths

- Cross-collateralized and cross-defaulted loan.
- The portfolio benefits from tenant diversification with 598 tenants. The largest tenant occupies just 7.3% of the NRA and accounts for 7.6% of the in-place base rent.
- Moody's classified the Washington DC CBD office market as Green (75) and the Seattle CBD office market as Green (70) in its First Quarter 2007 Red-Yellow-Green™ Update.
- Strong sponsorship by Beacon Capital Strategic Partners V, LP. Beacon Capital Partners is a private real estate investment firm that has, since its inception in 1998, managed over \$4.5 billion of equity capital in five different investment vehicles.

Concerns

- The loan has a high Moody's LTV ratio of 154.4% and a low Moody's DSCR of 1.00X.
- There is additional debt in the form of mezzanine debt, which Moody's accounted for in its analysis.
- Market Square (15.5% by allocated loan balance) is not secured by a mortgage, but by a pledge of a mortgage on the property and by a pledge of 100% of Beacon's ownership interest in the joint venture. In addition, the loan is secured by a covenant to deposit portions of the related cash flow from three additional properties. These assets secure a non-related first mortgage and a mezzanine loan. Release prices will be used to first pay down the non-

related first mortgage, second the mezzanine loan and third up to \$100,000,000 of the mortgage loan. Moody's accounted for the lack of a first mortgage on these assets in its analysis.

- The loan lacks the benefit of amortization as it is interest-only the entire loan term.
- The portfolio is subject to rollover risk as leases representing approximately 68.5% of the NRA expire by year end 2012, However there is an \$18.2 million upfront reserve for TI/LCs.

Portfolio Description

A summary of the portfolio is presented in *Figure 10*.

Figure 10

BEACON D.C. & SEATTLE POOL PROPERTY SUMMARY

Property	Location	Year Built / Renovated	Occupancy	NRA (SF)	% of NRA	% of Allocated Loan Balance
Collateral Assets						
Market Square1	Washington, D.C.	1991 / NA	95.4%	678,348	6.9%	15.5%
Polk & Taylor Buildings	Arlington, VA	1970 / 2003	100.0%	904,226	9.2%	12.2%
Wells Fargo Center	Seattle, WA	1983 / NA	92.8%	944,141	9.6%	11.5%
One, Two, & Three Lafayette Center	Washington, D.C.	1980 / 1993	91.3%	711,495	7.2%	10.4%
Booz Allen Complex	Mc Lean, VA	1980 / NA	99.5%	731,234	7.4%	8.8%
Key Center	Bellevue, WA	2000 / NA	97.9%	473,988	4.8%	5.9%
Sunset North	Bellevue, WA	1999 / NA	100.0%	463,182	4.7%	5.4%
City Center Bellevue	Bellevue, WA	1986 / NA	95.6%	465,765	4.7%	5.4%
Plaza Center and US Bank Tower	Bellevue, WA	1978 / NA	95.8%	466,948	4.7%	4.4%
1616 North Fort Myer Drive	Arlington, VA	1975 / NA	97.8%	294,521	3.0%	4.1%
American Center	Vienna, VA	1985 / NA	94.8%	329,695	3.3%	3.1%
Eastgate Office Park	Bellevue, WA	1985 / NA	100.0%	251,088	2.5%	2.7%
Liberty Place	Washington, D.C.	1991 / NA	99.4%	163,936	1.7%	2.6%
Lincoln Executive Center Buildings I, II, III, A&B	Bellevue, WA	1984 / NA	96.8%	277,672	2.8%	2.5%
11111 Sunset Hills Road	Reston, VA.	2000 / NA	100.0%	216,469	2.2%	2.2%
Army and Navy Club Building	Washington, D.C.	1913 / 1987	100.0%	102,822	1.0%	1.9%
Plaza East	Bellevue, WA	1987 / NA	91.5%	148,952	1.5%	1.5%
Total / Wtd. Average	N/A	N/A	96.6%	7,624,482	77.4%	100.0%
Cash Flow Assets						
Washington Mutual Tower2	Seattle, WA	1988 / NA	96.9%	1,079,013	11.0%	0.0%
Reston Town Center	Reston, VA.	1988 / NA	98.3%	764,103	7.8%	0.0%
1300 North Seventeenth Street	Arlington, VA	1980 / NA	99.4%	380,743	3.9%	0.0%
Total / Wtd. Average	N/A	N/A	97.8%	2,223,859	22.6%	0.0%
Pool Total	N/A	N/A	96.9%	9,848,341	100.0%	100.0%

1 Market Square is secured by a pledge of the related cash flows and the indirect ownership interests of the sponsor.

2 The cash flow borrower owns a 62.8% interest in Washington Mutual Tower through a joint venture.

Tenant Overview

A summary of the major tenants is presented in *Figure 11*. The portfolio is currently 96.9% leased to 598 tenants.

Figure 11

BEACON D.C. & SEATTLE POOL TENANT OVERVIEW

Tenant	NRA (SF)	% of NRA	In Place Base Rent PSF	% of Base Rent	Lease Expiration	Moody's Senior Unsecured Rating ¹
Booz Allen Hamilton	714,237	7.3%	\$29.44	7.6%	12/2010, 1/2012, 6/2014	NR
GSA - Department of Defense	554,294	5.6%	\$32.21	6.5%	7/2007, 4/2008, 11/2009	Aaa
Polk GSA	354,909	3.6%	\$25.24	3.3%	5/2009, 2/2010, 08/2010, 3/2015, 3/2014	Aaa
Other Occupied Space	7,915,034	80.4%	\$28.75	82.6%	N/A	N/A
Vacant Space	309,867	3.1%	N/A	N/A	N/A	N/A
Total / Wtd. Average	9,848,341	100.0%	\$28.88	100.0%	N/A	N/A

¹ Rating shown is for tenant or parent company even if the parent company does not guarantee the tenant lease.

Market Overview

A summary of the markets in which the properties are located is presented in *Figure 12*. The vacancies at the properties are generally in line with the submarket averages. The rents at the properties are generally in line or slightly below the submarket averages.

Figure 12

BEACON D.C. & SEATTLE POOL MARKET OVERVIEW

Submarket	Red-Yellow Green™ Score	% of Allocated Loan Amount	4/2007 Property Vacancy Rate	2006 Submarket Vacancy Rate	2006 Property Base Rent PSF	2006 Submarket Gross Asking Rent PSF
East End	Green (75)	18.1%	4.0%	7.2%	\$54.35	\$42.73
Crystal City / Pentagon	Yellow (54)	12.2%	0.0%	13.2%	\$30.04	\$34.55
Seattle CBD	Green (70)	11.5%	7.2%	8.4%	\$26.31	\$27.00
Washington D.C. CBD	Green (75)	12.3%	7.4%	4.9%	\$43.75	\$41.73
Tysons Corner	Yellow (54)	11.9%	1.7%	10.8%	\$31.75	\$28.35
Bellevue CBD	Yellow (47)	17.2%	3.9%	4.4%	\$25.66	\$26.94
I-90 Corridor	Yellow (47)	10.6%	0.8%	4.6%	\$24.17	\$26.48
Rosslyn / Ballston	Yellow (54)	4.1%	2.2%	6.3%	\$30.48	\$32.93
Reston	Yellow (54)	2.2%	0.0%	10.8%	\$26.73	\$28.97

Source: TortoWheaton Research

2. ING HOSPITALITY POOL

COLLATERAL SUMMARY	
% of Pool	7.4%
Pool Amount	\$283,850,000
Originator	Wachovia
Shadow Rating	N/A
Property Type	Hotel/ Extended Stay
Location	Various
Red-Yellow-Green™	Various
Size	5,796 Guestrooms
Year Built/Renovated	Various / Various
Ownership	Fee/Leasehold
Purchase Price	N/A

DEBT SUMMARY			
		Moody's	
		LTV	Actual DSCR
Pool Balance	\$283,850,000	98.9%	1.98X
<i>Pari Passu</i> Balance	\$283,850,000	98.9%	1.98X
Junior Non Pool Component	\$0	N/A	N/A
First Mortgage Balance	\$567,700,000	98.9%	1.98X
Mezzanine	\$0	N/A	N/A
Total	\$567,700,000	98.9%	1.98X

LOAN SUMMARY	
Loan Type	Fixed Rate
Interest Rate	5.663%
Interest-Only Period	60 Months
Amortization	None
Maturity Date	6/11/2012
Sponsor	ING Clarion Partners
Loan Type	Fixed Rate

STRUCTURAL FEATURES	
Lockbox	Springing
Ongoing Reserves	Springing
Upfront Reserves	PIP (\$56,042,810), Engineering/Replacement (\$2,127,290)
Other	Release and Substitution provisions exist subject to certain restrictions including Rating Agency confirmation

Strengths

- The loan benefits from diversification as it is secured by forty-six hotels located in 18 states.
- Due to the improvement in the economy and the increase in corporate travel, the portfolio's RevPAR improved by 5.5% in 2005 and 8.7% in 2006.
- The portfolio is in the midst of an extensive renovation program at a combined cost of \$56 million (\$9,670/key). Property upgrades should allow the sponsor to continue to grow RevPar through increased ADR.
- The portfolio benefits from strong sponsorship by ING Clarion Partners (parent ING Group, senior unsecured debt rating, **Aa2**) and the strong brand affiliation of Hilton Hotels Corporation and Marriott International, Inc.

Concerns

- There is additional debt in the form of a *pari passu* component and future mezzanine debt is permitted, which Moody's accounted for in its analysis.
- The loan lacks the benefit of amortization as it is interest-only for the entire loan term.
- Moody's considers hotels among the riskier property types.

Portfolio Description

A summary of the portfolio is presented in *Figure 13*.

Figure 13

ING HOSPITALITY POOL SUMMARY

Property	Location	Year Built / Renovated	# of Rooms	% of Allocated Loan Balance	2005 RevPAR Penetration	2006 RevPAR Penetration
Residence Inn	La Jolla, CA	1986 / 2003	288	10.1%	117.7%	113.7%
Residence Inn Seattle East	Redmond, WA	1999 / N/A	180	6.3%	115.9%	114.3%
Residence Inn	Long Beach, CA	1987 / 2006	216	5.4%	121.1%	107.1%
Residence Inn	Costa Mesa, CA	1986 / N/A	144	4.8%	132.0%	130.0%
Residence Inn Pasadera	Arcadia, CA	1989 / N/A	120	4.1%	161.0%	150.0%
Residence Inn	Irvine, CA	1989 / 2003	112	3.7%	147.0%	148.0%
Homewood Suites	Herndon, VA	1998 / 2006	109	3.6%	118.0%	122.0%
Residence Inn Concord	Pleasant Hill, CA	1989 / N/A	126	3.3%	150.6%	149.8%
Residence Inn	San Ramon, CA	1989 / N/A	106	2.8%	169.0%	179.0%
Homewood Suites	Linthicum Heights, MD	1998 / 2006	147	2.7%	119.0%	116.0%
Residence Inn	Saint Louis, MO	1988 / 2005	152	2.4%	100.0%	112.0%
Residence Inn	Bakersfield, CA	1990 / 2004	114	2.2%	160.0%	143.0%
Residence Inn	Boulder, CO	1986 / 2003	128	2.1%	149.0%	145.0%
Residence Inn Chicago	Deerfield, IL	1989 / 2004	128	2.1%	115.0%	111.0%
Residence Inn	Hapeville, GA	1990 / N/A	126	2.1%	146.3%	150.6%
Homewood Suites	Malvern, PA	1998 / N/A	123	2.1%	116.5%	116.0%
Residence Inn	Houston, TX	1989 / 2003	110	2.0%	143.3%	141.1%
Residence Inn	Santa Fe, NM	1986 / 2006	120	2.0%	113.0%	96.6%
Residence Inn	Placentia, CA	1988 / 2003	112	1.9%	111.9%	N/A
Homewood Suites	Glen Allen, VA	1998 / N/A	123	1.8%	104.8%	108.3%
Residence Inn	Atlanta, GA	1987 / 2004	136	1.8%	109.5%	116.4%
Homewood Suites	Beaverton, OR	1998 / N/A	123	1.7%	113.5%	111.7%
Residence Inn Cincinnati	North Sharonville, OH	1985 / N/A	144	1.7%	125.2%	130.5%
Residence Inn	Lombard, IL	1987 / 2006	144	1.6%	144.3%	144.2%
Residence Inn	Jacksonville, FL	1986 / 2004	112	1.6%	121.9%	117.7%
Homewood Suites Dallas	Irving, TX	1989 / 2005	136	1.6%	129.8%	129.6%
Homewood Suites	Clearwater, FL	1998 / 2006	112	1.5%	129.6%	120.7%
Residence Inn Dallas	Irving, TX	1989 / 2007	120	1.5%	133.4%	136.2%
Residence Inn	Boca Raton, FL	1988 / 2005	120	1.4%	89.4%	87.8%
Residence Inn	Clearwater, FL	1986 / 2004	88	1.4%	161.9%	160.1%
Residence Inn	Birmingham, AL	1986 / 2004	128	1.3%	166.4%	163.0%
Residence Inn	Smyrna, GA	1986 / 2006	130	1.3%	110.0%	121.3%
Homewood Suites	Addison, TX	1989 / 2006	120	1.2%	119.0%	122.2%
Homewood Suites	Chesterfield, OH	1999 / N/A	145	1.2%	101.5%	98.0%
Residence Inn	Montgomery, AL	1990 / 2006	94	1.2%	117.9%	117.8%
Homewood Suites Buckhead	Atlanta, GA	1997 / 2006	92	1.2%	109.5%	111.6%
Residence Inn	Blue Ash, OH	1989 / 2006	118	1.1%	126.4%	127.4%
Residence Inn	Chesterfield, MO	1986 / 2006	104	1.1%	100.4%	122.0%
Residence Inn	Berwyn, PA	1988 / 2003	88	1.1%	94.3%	117.1%
Residence Inn	Danvers, MA	1989 / 2006	96	1.0%	149.4%	152.5%
Homewood Suites	Midvale, UT	1996 / N/A	98	1.0%	110.8%	103.2%
Homewood Suites	Plano, TX	1996 / 2006	99	1.0%	128.1%	133.1%
Homewood Suites Cumberland	Atlanta, GA	1990 / 2006	124	0.9%	106.0%	105.8%
Residence Inn	Memphis, TN	1986 / 2007	105	0.8%	108.4%	112.1%
Residence Inn	Norcross, GA	1984 / 2002	144	0.7%	97.8%	94.7%
Homewood Suites	Norcross, GA	1989 / N/A	92	0.6%	136.0%	144.8%
Total	N/A	N/A	5,796	100.0%	N/A	N/A

Source: Smith Travel Research

Portfolio Performance

A summary of the Portfolio's performance is presented in *Figure 14*.

Figure 14

ING HOSPITALITY POOL PERFORMANCE

	2004	2005	2006	UW	Moody's*
ADR	\$96.79	\$102.01	\$111.74	\$117.93	\$119.00
Occupancy	77.5%	77.6 %	77.0%	78.2%	75.0%
RevPAR	\$75.05	\$79.15	\$86.02	\$92.25	\$89.25
Percentage Change	-	+5.5%	+8.7%	+7.2%	+3.8%
Net Cash Flow (\$ millions)	\$52.3	\$57.7	\$64.9	\$68.8	\$63.6
Percentage Change	-	+10.4%	+10.4%	+6.0%	-2.0%
NCF Margin	32.1%	33.1%	34.9%	34.6%	33.1%

*Moody's NCF includes an FF&E expense equal to 5.0% of total revenue.

Market Overview

The ING Hospitality Pool has a Red-Yellow- Green™ coverage score of 90.7% which is greater than the recent conduit average of 70.6%. The coverage score indicates the share of the total pool for which scores are available. Availability of scores is dependent on whether data is available for a particular market and property type. Of the properties that are covered, 80.4% of the properties by allocated loan amount are located in Green markets, 15.8% are located in Yellow markets, and 3.8% are located in Red markets.

3. DDR SOUTHEAST POOL

COLLATERAL SUMMARY	
% of Pool	5.7%
Pool Amount	\$221,250,000
Originator	Wachovia
Shadow Rating	N/A
Property Type	Retail
Location	Various
Red-Yellow-Green™	Various
Size	7,297,943 SF
Year Built/Renovated	Various / Various
Occupancy	95.9% as of various dates
Ownership	Fee/Leasehold
Purchase Price	\$1.3 billion as of 2/2007

DEBT SUMMARY			
		Moody's	
		LTV	Actual DSCR
Pool Balance	\$221,250,000	106.8%	1.42X
<i>Pari Passu</i> Balance	\$663,750,000	106.8%	1.42X
Junior Non Pool Component	\$0	N/A	N/A
First Mortgage Balance	\$885,000,000	106.8%	1.42X
Mezzanine	\$0	N/A	N/A
Total	\$885,000,000	106.8%	1.42X

LOAN SUMMARY	
Loan Type	Fixed Rate
Interest Rate	5.600%
Interest-Only Period	120 Months
Amortization	None
Maturity Date	6/11/2017
Sponsor	Developers Diversified Realty Corporation

STRUCTURAL FEATURES	
Lockbox	None
Ongoing Reserves	Springing
Upfront Reserves	None
Other	Property release and substitution provisions exist subject to various limitations including LTV and DSCR tests.

Strengths

- The properties are cross-defaulted and cross-collateralized.
- The portfolio is geographically diverse as there are 52 properties located across ten states; however, roughly 50% of the properties by loan balance are located in the state of Florida.
- The properties are generally well-situated and are located on or near retail corridors with excellent access.
- The portfolio benefits from a diverse tenant roster with no tenant occupying more than 17.1% of the NRA or accounting for more than 12.3% of the GPR.
- Roughly 75.0% of the properties are grocery anchored with 2006 sales average of \$487 PSF.
- The properties benefit from strong sponsorship provided from Developers Diversified Realty Corporation (senior unsecured debt rating, **Baa2**) is one of the largest owners, operators and developers of shopping centers in the United States owning and managing approximately 800 retail centers with over 162 million SF located in 44 states and Puerto Rico.

Concerns

- The loan has a high Moody's LTV ratio of 106.8%.
- There is additional debt in the form of a *pari passu* component and future mezzanine debt is permitted, which Moody's accounted for in its analysis.
- The loan lacks the benefit of amortization as it is interest-only for the entire term.
- The loan is structured without upfront or ongoing reserves and does not require a lockbox.

Portfolio Description

A summary of the five largest properties in the portfolio is presented in *Figure 15*.

Figure 15

DDR SOUTHEAST POOL PROPERTY SUMMARY

PROPERTY/LOCATION	Year Built/ Renovated	Occupancy	GLA	% of Allocated Loan Balance	Anchors
Hilltop Plaza/Richmond, CA	1997 / N/A	97.7%	245,774	4.3%	Century Theater, Circuit City, Ross Dress for Less
Largo Town Center/ Largo, MD	1991 / N/A	96.2%	260,797	4.1%	Regency Furniture, Shoppes Food Warehouse, Marshall's
Midway Plaza/ Tamarac, FL	1990 / N/A	97.7%	227,209	3.9%	Publix Supermarket, Ross Dress for Less
Riverstone Plaza/ Canton, GA	1998 / N/A	94.2%	307,716	3.8%	Belk, Publix Supermarket, Ross Dress for Less
Highland Grove/ Highland, IN	1996 / N/A	98.8%	312,546	3.8%	Kohl's, Marshall's, Circuit City
Subtotal / Wtd. Average	N/A	96.9%	1,354,042	19.9%	N/A
Total / Wtd. Average	N/A	95.9%	7,297,943	100.0%	N/A

Tenant Overview

A summary of the major tenants is presented in *Figure 16*. The portfolio is currently 95.9% occupied by 1,144 tenants.

Figure 16

DDR SOUTHEAST POOL TENANT OVERVIEW

Tenant	NRA (SF)	% of Owned GLA	In Place Base Rent PSF	% of Base Rent	Moody's Senior Unsecured Rating ¹
Publix	1,250,475	17.1%	\$8.37	12.3%	NR
Kohl's	354,613	4.9%	\$7.94	3.3%	A3
Beall's	217,669	3.0%	\$7.60	1.9%	NR
Ross Dress for Less	189,234	2.6%	\$9.08	2.0%	NR
Kroger	173,210	2.4%	\$6.30	1.3%	Baa2
Harris Teeter	127,676	1.7%	\$12.86	1.9%	NR
Circuit City	99,993	1.4%	\$12.90	1.5%	NR
K-Mart	95,810	1.3%	\$2.83	0.3%	Ba1
Office Max	93,995	1.3%	\$11.52	1.3%	Ba3
Michael's	92,642	1.3%	\$10.07	1.1%	B2
Other Occupied Space	4,305,721	59.0%	\$14.42	73.0%	N/A
Vacant Space	296,905	4.1%	N/A	N/A	N/A
Total / Wtd. Average	785,156	100.0%	\$12.15	100.0%	N/A

¹ Rating shown is for tenant or parent company even if the parent company does not guarantee the tenant lease.

Market Overview

The DDR Southeast Pool has a Red-Yellow- Green™ coverage score of 65.0% which is lower than the recent conduit average of 70.6%. The coverage score indicates the share of the total pool for which scores are available. Availability of scores is dependent on whether data is available for a particular market and property type. Approximately 35.0% of "non-covered" collateral is located in MSAs which are ranked below the top 50. Of the properties that are covered, approximately 60.0% of the properties by allocated loan amount are located in Green markets and 40.0% are located in Yellow markets. No properties are located in Red markets.

4. TWO HERALD SQUARE

COLLATERAL SUMMARY	
% of Pool	5.2%
Pool Amount	\$200,000,000
Originator	Wachovia
Shadow Rating	N/A
Property Type	Mixed Use- Office/Retail
Location	New York, NY
Red-Yellow-Green™	Green (90 and 97)
Size	354,299 SF
Year Built/Renovated	1909 / 2005
Occupancy	99.3% as of 12/11/2006
Ownership	Leasehold
Purchase Price	\$525 million as of 4/2007

DEBT SUMMARY			
		Moody's	
		LTV	Actual DSCR
Pool Balance	\$200,000,000	135.1%	1.09X
<i>Pari Passu</i> Balance	\$0	N/A	N/A
Junior Non Pool Component	\$50,000,000	168.8%	0.87X
First Mortgage Balance	\$250,000,000	168.8%	0.87X
Mezzanine	\$0	N/A	N/A
Total	\$250,000,000	168.8%	0.87X

LOAN SUMMARY	
Loan Type	Fixed Rate
Interest Rate	5.920%
Interest-Only Period	120 Months
Amortization	None
Maturity Date	4/11/2017
Sponsor	Ralph Sitt

STRUCTURAL FEATURES	
Lockbox	Hard
Ongoing Reserves	Taxes, Insurance, Cap Ex
Upfront Reserves	Debt Service (\$11 million), TI/LC (\$3 million), Ground Lease (\$750,000), Engineering (\$102,750), Taxes, and Insurance
Other	None

Strengths

- Investment-grade rated tenants or nationally ranked law firms lease 41.5% of the NRA and account for 46.5% of the in-place base rent.
- Favorable location in Manhattan's Herald Square with excellent access and supporting commercial uses.
- The property's in-place rents are below market, providing the potential for increased revenue as leases expire.
- Moody's classified the New York City office and retail markets as Green (90) and Green (97), respectively, in its First Quarter 2007 Red-Yellow-Green™ Update.

Concerns

- The loan has a high Moody's LTV ratio of 135.0%.
- There is additional debt in the form of a junior component and future mezzanine debt is permitted, which Moody's accounted for in its analysis.
- The loan lacks the benefit of amortization as it is interest-only for the entire term.
- The loan has a low Moody's Actual DSCR of 1.09X. However, the loan is structured with an upfront debt service reserve of \$11 million.
- Tenant concentration exists with the two largest tenants leasing 41.5% of the NRA and accounting for 46.5% of the in-place base rent.
- The property has rollover risk as 83.6% of the leased NRA expires during the loan term, with near term rollover of 22.0% in 2007. The rolling leases, however, are currently below market and the loan is structured with an upfront TI/LC reserve (\$3 million).

Tenant Overview

A summary of the major tenants is presented in *Figure 17*.

Figure 17

TWO HERALD SQUARE TENANT OVERVIEW

Tenant	NRA (SF)	% of NRA	In Place Base Rent PSF	% of Base Rent	Lease Expiration	Moody's Senior Unsecured Rating ¹
Publicis (office)	119,502	33.7%	\$46.66	25.5%	8/2016	Baa2
H&M Hennes & Mauritz	71,000	20.0%	\$103.28	33.6%	1/2016	NR
Mercy College (office)	55,000	15.5%	\$46.00	11.6%	5/2022	NR
Central Parking System	29,610	8.4%	\$19.42	2.6%	12/2007	NR
Victoria's Secret	27,550	7.8%	\$166.89	21.0%	3/2017	Baa2
Other Occupied Space (Office)	49,234	13.9%	\$25.26	5.7%	N/A	N/A
Vacant Space (Office)	2,402	0.7%	N/A	N/A	N/A	N/A
Total / Average	354,298	100.0%	\$62.11	100.0%	N/A	N/A

¹ Rating shown is for tenant or parent company even if the parent company does not guarantee the tenant lease.

Two Herald Square comprises 225,500 SF of office space (62.8% of total NRA), 91,900 SF of retail space (25.6%), 29,610 SF of parking garage (8.4%), with the remaining 12,030 SF (3.4%) representing storage space.

Market Overview

A summary of the property's market is presented in *Figure 18*.

Figure 18

TWO HERALD SQUARE MARKET OVERVIEW

	Total Inventory (SF)	Class B Inventory (SF)	Class B 2007 YTD Vacancy	Class B 2006 YE Vacancy	Class B 2007 YTD Gross Ask- ing Rent PSF	Class B 2006 Gross Asking Rent PSF
Competitive Set (office)	241,548	241,548	N/A	N/A	\$40.00-\$58.00	N/A
Penn Station Submarket	11,141,000	5,469,000	1.9%	2.6%	\$49.93	\$35.45
New York City	427,568,000	114,576,000	6.4%	6.5%	\$34.99	\$34.11

Source: TortoWheaton Research and Joseph J. Blake & Associates, Inc.

5. WESTIN CASUARINA RESORT & SPA

COLLATERAL SUMMARY	
% of Pool	3.6%
Pool Amount	\$140,000,000
Originator	Wachovia
Shadow Rating	N/A
Property Type	Hotel
Location	George Town, Cayman Islands
Red-Yellow-Green™	N/A
Size	343 Guestrooms
Year Built/Renovated	1994 / N/A
Ownership	Leasehold
Purchase Price	N/A

DEBT SUMMARY			
		Moody's	
		LTV	Actual DSCR
Pool Balance	\$140,000,000	137.9%	1.19X
<i>Pari Passu</i> Balance	\$0	N/A	N/A
Junior Non Pool Component	\$0	N/A	N/A
First Mortgage Balance	\$140,000,000	137.9%	1.19X
Mezzanine	\$0	N/A	N/A
Total	\$140,000,000	137.9%	1.19X

LOAN SUMMARY	
Loan Type	Fixed Rate
Interest Rate	6.380%
Interest-Only Period	18 Months
Amortization	360 Months
Maturity Date	6/11/2017
Sponsor	Columbia Sussex Corporation

STRUCTURAL FEATURES	
Lockbox	Hard
Ongoing Reserves	Insurance, FF&E (4.0% yearly gross revenue), Seasonality FF&E (\$125,000)
Upfront Reserves	Seasonality (\$5 million), Insurance,
Other	None

Strengths

- The property had strong and improving RevPAR penetration rates since it was renovated in 2005 at a combined cost of \$3.2 million (\$9,300/key).
- The hotel benefits from a favorable, beachfront location on Grand Cayman Island with all 343 rooms enjoying ocean views. In addition, the hotel is a destination resort that offers various amenities including swimming pool, restaurants, private beach with water sports, full service spa, exercise room, and 8,863 SF of meeting space.
- The property benefits from strong sponsorship by Columbia Sussex Corporation and the strong brand affiliation of Starwood Hotels & Resorts. Columbia Sussex Corporation owns and operates approximately 81 hotels totaling approximately 27,000 rooms in over 30 states and the Cayman Islands.

Concerns

- The loan has a high Moody's LTV ratio of 137.9%.
- The loan has reduced amortization due to the 18-month interest-only period.
- The property is subject to seasonality risk as reduced cash flow is generated during the hurricane season between September and November. The loan is structured with an upfront Seasonality Reserve of \$5 million which will be collected ongoing in equal installments.
- The property's insurance policy is set to expire in May 2008. The borrower is required under the mortgage to renew the windstorm insurance in an amount equal to 100% of the full replacement cost (exclusive of the landscaping, footing, and foundations) upon expiration of the Property Policy.
- The franchise agreement with Starwood Hotels & Resorts Worldwide is scheduled to expire in March 2015. Loan provisions require Lender approval in order to change the flag.
- A new 365-room Ritz Carlton entered the market in 2006. However, it is not a direct competitor due to its relatively high ADR (roughly \$300 greater) and its limited amount of beachfront and/or ocean view rooms.
- The loan is subject to currency risk. The Cayman Islands dollar is currently set at a fixed exchange rate to the US dollar.
- The loan is subject to sovereign risk.
- The property is encumbered by an unsubordinated ground lease to the Cayman Islands government which expires in 2049. This ground rent has been prepaid through expiration. In addition the Lender has notice and cure rights.
- Moody's considers hotels among the riskier property types.

Property Performance

The property's historical performance is presented in *Figure 19*. The hotel's RevPAR decline in 2005 is directly related to the property undergoing extensive renovations during that period.

Figure 19

WESTIN CASUARINA RESORT & SPA PERFORMANCE

	2004	2005	2006	TTM 3/07	UW	Moody's*
ADR	\$294.60	\$276.11	\$281.34	\$281.79	\$281.79	\$289.00
Occupancy	49.9%	47.9%	57.1%	57.5%	57.5%	57.0%
RevPAR	\$147.00	\$132.19	\$160.64	\$162.06	\$162.06	\$164.73
Percentage Change	N/A	-10.1%	+21.5%	+0.9%	+0.0%	+1.7%
Net Cash Flow (\$ millions) ¹	\$12.4	\$11.8	\$14.7	\$15.2	\$13.1	\$12.4
Percentage Change	N/A	-10.1%	+24.6%	+3.4%	-13.8%	-18.4%
NCF Margin	41.9%	39.3%	41.0%	41.3%	35.7%	33.9%

*Moody's NCF includes an FF&E expense equal to 4.0% of total revenue.

¹ Historical Net Cash Flows exclude FF&E expense.

Market Overview

A summary of the competitive set is presented in *Figure 20* and a summary of the hotel's market mix relative to that of the competitive set is presented in *Figure 21*.

Figure 20

WESTIN CASUARINA RESORT & SPA MARKET OVERVIEW

	Year Built/Renovated	Proximity	Guest-rooms	Meeting Space (SF)	2006 RevPAR Change vs. 2005	2005 RevPAR Penetration	2006 RevPAR Penetration
Subject	2000 / N/A	N/A	343	8,863	21.5%	130%	104%
Marriott Grand Cayman	1990 / 2004	2.0 miles NE	305	8,000	46.8%	53%	48%
Hyatt Regency Grand Cayman	1986 / 2005	1.5 miles S	53	1,200	29.9%	214%	172%
Secondary Competition							
Ritz-Carlton Grand Cayman	2006	Immediate S	365	13,000	N/A	N/A	210.9%
Courtyard Grand Cayman	1999	1.0 mile N	230	900	12.6%	92%	64%

Figure 21

WESTIN CASUARINA RESORT & SPA MARKET MIX

	Subject	Competitive Set
Corporate Transient	0%	0%
Meeting and Group	30%	22%
Leisure	70%	78%
Other	0%	0%

6. DDR-TRT POOL

COLLATERAL SUMMARY	
% of Pool	2.9%
Pool Amount	\$110,000,000
Originator	Wachovia
Shadow Rating	N/A
Property Type	Retail
Location	Various
Red-Yellow-Green™	Various
Size	678,553 SF
Year Built/Renovated	2005 / N/A
Occupancy	99.4% as of 3/21/2007
Ownership	Fee
Purchase Price	\$161,500,000 as of 5/2007

DEBT SUMMARY		Moody's	
		LTV	Actual DSCR
Pool Balance	\$110,000,000	104.2%	1.45X
<i>Pari Passu</i> Balance	\$0	N/A	N/A
Junior Non Pool Component	\$0	N/A	N/A
First Mortgage Balance	\$110,000,000	104.2%	1.45X
Mezzanine	\$0	N/A	N/A
Total	\$110,000,000	104.2%	1.45X

LOAN SUMMARY	
Loan Type	Fixed Rate
Interest Rate	5.510%
Interest-Only Period	120 Months
Amortization	None
Maturity Date	6/11/2017
Sponsor	Developers Diversified Realty Corporation (DDR) and Dividend Capital Total Realty Trust (TRT)

STRUCTURAL FEATURES	
Lockbox	None
Ongoing Reserves	Springing
Upfront Reserves	None
Other	Release and substitution provisions Exist subject to certain restrictions Including, but not limited to, LTV & DSCR tests.

Strengths

- The properties are cross-defaulted and cross-collateralized.
- The portfolio is geographically diverse as there are three properties located in three states.
- Including the Master Lease covering 4.6% of the GLA, the collateral is 99.4% leased to a variety of national and regional tenants.
- The properties are well-situated and are located on or near retail corridors with excellent access.
- The properties are located in affluent areas with primary trade areas' average household income that range from \$65,881 to \$109,390 and average \$90,095.
- The properties benefit from strong sponsorship provided from a joint venture between Developers Diversified Realty Corporation (DDR) and Dividend Capital Total Realty Trust (TRT). DDR (senior unsecured debt rating, **Baa2**) is one of the largest owners, operators and developers of shopping centers in the United States owning and managing approximately 800 shopping centers with over 162 million SF located in 44 states and Puerto Rico.

Concerns

- The loan has a high Moody's LTV ratio of 104.2%.
- Future mezzanine debt is permitted; subject to LTV and DSCR test and Rating Agency confirmation. This has been accounted for in Moody's analysis.
- The loan lacks the benefit of amortization as it is interest-only for the entire term.
- The loan is structured without upfront or ongoing reserves and does not require a lockbox.
- Vacant space is concentrated within one property; however, this is partially mitigated by the Master Lease executed by DDR.
- Leases representing roughly 32.0% of the NRA contain co-tenancy clauses.

Portfolio Description

A summary of the portfolio is presented in *Figure 22*.

Figure 22

DDR-TRT POOL PROPERTY SUMMARY

Property/Location	Year Built/ Renovated	% Leased	Total GLA	Owned GLA	% Owned GLA	% of Allocated Loan Balance	Anchors
Centerton Square	2005/N/A	99.0%	432,327	284,177	65.7%	61.6%	Wegmen's Food (UO), Sports Authority, Jo-Ann Stores, T.J. Maxx
Beaver Creek Commons	2005/N/A	100.0%	143,129	110,429	77.2%	23.8%	Linens N' Things, OfficeMax, Home Depot (UO Shadow Anchor), Target (UO-Shadow)
Mount Nebo Pointe	2005/N/A	100.0%*	103,097	99,447	96.5%	14.5%	Sportsman's Warehouse, Target ((UO-Shadow Anchor) Sam's Club (UO-Shadow)
Total / Wtd. Average	N/A	99.4%	678,553	494,053	72.8%	100.0%	N/A

UO - un-owned anchor

* Master lease signed by DDR for vacant space 31,104 SF (30.2% NRA) until Nov. 2008.

Tenant Overview

A summary of the major tenants is presented in *Figure 23*. The portfolio is currently 99.4% leased to 79 tenants, but is only 94.8% occupied.

Figure 23

DDR-TRT POOL TENANT OVERVIEW

Tenant	NRA (SF)	% of Owned GLA	In Place Base Rent PSF	% of Base Rent	Lease Expiration	Moody's Senior Unsecured Rating ¹
Wegmen's Food (Ground Lease)	130,000	19.2%	\$7.75	9.2%	8/2024	NR
Sportsman's Warehouse	48,251	7.1%	\$12.85	5.7%	11/2020	NR
Sports Authority	40,000	5.9%	\$16.25	6.0%	7/2015	NR
PetsMart	39,194	5.8%	\$15.29	5.5%	Various	Ba2
Jo-Ann Stores	35,350	5.2%	\$14.50	4.7%	1/2015	Caa2
Other Occupied Space	381,648	56.2%	\$19.66	68.9%	Various	N/A
Vacant Space	4,110	0.6%	N/A	N/A	N/A	N/A
Total / Wtd. Average	678,553	100.0%	\$16.15	100.0%	N/A	N/A

¹Rating shown is for tenant or parent company even if the parent company does not guarantee the tenant lease.

Market Overview

A summary of the markets in which the properties are located is presented in *Figure 24*. The vacancy and rents at the properties are lower than the submarket average.

Figure 24

DDR-TRT PORTFOLIO TENANT OVERVIEW

Property	Red-Yellow Green™ Score	MSA	2006 Property Vacancy Rate	YTD 2007 Sub- market Vacancy Rate	YTD 2007 Gross Rent PSF	YTD 2006 Submarket Gross Asking Rent PSF
Centerton Square	Green (82)	Philadelphia, PA	1.0%	8.4%	\$15.58	\$19.21
Beaver Creek Commons	N/A	Raleigh, NC	0.0%	6.7%	\$17.54	\$16.92
Mount Nebo Pointe	N/A	Pittsburgh, PA	0.0%*	2.0%	\$16.59	\$25.00

Source: Cushman & Wakefield and Grubb & Ellis

* Sponsor master lease in place for 31,104 SF (30.2% NRA).

7. ASHFORD HOSPITALITY POOL 4

COLLATERAL SUMMARY	
% of Pool	2.7%
Pool Amount	\$103,906,000
Originator	Wachovia
Shadow Rating	N/A
Property Type	Hotel
Location	Various
Red-Yellow-Green™	Various
Size	1,396 guestrooms
Year Built/Renovated	Various / Various
Ownership	Fee
Purchase Price	N/A

DEBT SUMMARY			
		Moody's	
		LTV	Actual DSCR
Pool Balance	\$103,906,000	120.3%	1.28X
<i>Pari Passu</i> Balance	\$0	N/A	N/A
Junior Non Pool Component	\$0	N/A	N/A
First Mortgage Balance	\$103,906,000	120.3%	1.28X
Mezzanine	\$0	N/A	N/A
Total	\$103,906,000	120.3%	1.28X

LOAN SUMMARY	
Loan Type	Fixed Rate
Interest Rate	5.9523%
Interest-Only Period	60 months
Amortization	360 months
Maturity Date	4/11/2017
Sponsor	Ashford Hospitality Trust, Inc.

STRUCTURAL FEATURES	
Lockbox	Hard
Ongoing Reserves	Taxes, FF&E (4.0% prior year gross revenue)
Upfront Reserves	Taxes, Engineering (\$2,500)
Other	Partial release subject to: (i) payment of the release price of the then outstanding allocated loan amount per the Mortgage Loan Documents; (ii) maintenance of a debt yield of no less than the debt yield at closing and no greater than the debt yield just prior to release; (iii) certain other conditions as specified in the related Mortgage Loan documents.

Strengths

- The loan benefits from diversification as it is secured by five hotels in three states.
- Due to the improvement in the economy and the increase in corporate travel, the portfolio's RevPAR improved by 6.4% from 2005 to trailing twelve month period ended February 2007.
- The portfolio benefits from the strong sponsorship brand affiliation of Marriott.

Concerns

- The loan has a high Moody's LTV ratio of 120.3%.
- The loan has reduced amortization due to the 60-month interest only period.
- Three of the properties (72.5% by pool balance) are located in Red markets according to Moody's First Quarter 2007 Red-Yellow-Green™ Update.
- Moody's considers hotels among the riskier property types.

Portfolio Description

A summary of the portfolio is presented in *Figure 25*.

Figure 25

ASHFORD HOSPITALITY POOL 4 PORTFOLIO SUMMARY

Property	Location	Year Built	# of Rooms	% of Allocated Loan Balance	2005 RevPAR Penetration	2006 RevPAR Penetration
SpringHill Suites	Orlando, FL	2000	400	29.1%	106.3%	117.4%
Courtyard by Marriott	Orlando, FL	2000	312	28.1%	120.5%	128.8%
Residence Inn	Atlanta, GA	1997	150	15.3%	102.1%	99.2%
Fairfield Inn	Orlando, FL	2000	388	15.3%	92.9%	98.9%
Courtyard by Marriott	Edison, NJ	2002	146	12.2%	120.4%	120.0%
Total	N/A	2000	1,396	100.0%	109.3%	113.1%

Source: HVS International

Portfolio Performance

A summary of the Portfolio's performance is presented in *Figure 26*.

Figure 26

ASHFORD HOSPITALITY POOL 4 LOAN PERFORMANCE

	2005	2006	TTM Feb. 2007	UW	Moody's*
ADR	\$87.65	\$93.26	\$94.54	\$99.55	\$98.35
Occupancy	76.5%	75.5%	75.3%	75.4%	74.0%
RevPAR	\$66.59	\$70.06	\$70.87	\$74.55	\$72.29
<i>Percentage Change</i>		+5.2%	+1.2%	+5.2%	+2.0%
Net Cash Flow (\$ millions)	\$7.5	\$8.4	\$8.7	\$10.1	\$9.5
<i>Percentage Change</i>		+12.0%	+3.6%	+16.1%	+9.2%
NCF Margin	20.4%	21.9%	22.3%	24.9%	23.5%

*Moody's NCF includes an FF&E expense equal to 5.0% of total revenue.

Market Overview

The Ashford Hospitality Pool 4 has a Red-Yellow- Green™ coverage score of 100.0% which is greater than the recent conduit average of 70.6%. The coverage score indicates the share of the total pool for which scores are available. Availability of scores is dependent on whether data is available for a particular market and property type. The portfolio has an average Red-Yellow- Green™ score of 37 (Yellow).

8. 17 BATTERY PLACE SOUTH

COLLATERAL SUMMARY	
% of Pool	2.5%
Pool Amount	\$95,000,000
Originator	Wachovia Bank, NA
Shadow Rating	N/A
Property Type	Office
Location	New York, NY
Red-Yellow-Green™	Green (90)
Size	413,828 SF
Year Built/Renovated	1903/1995
Occupancy	93.6% as of 3/1/2007
Ownership	Fee
Purchase Price	N/A

DEBT SUMMARY		Moody's	
		LTV	Actual DSCR
Pool Balance	\$95,000,000	123.4%	1.25X
<i>Pari Passu</i> Balance	\$0	N/A	N/A
Junior Non Pool Component	\$13,000,000	140.3%	1.09X
First Mortgage Balance	\$108,000,000	140.3%	1.09X
Mezzanine	\$0	N/A	N/A
Total	\$108,000,000	140.3%	1.09X

LOAN SUMMARY	
Loan Type	Fixed Rate
Interest Rate	5.681%
Interest-Only Period	60 Months
Amortization	None
Maturity Date	5/11/2012
Sponsor	The Moinian Group

STRUCTURAL FEATURES	
Lockbox	Hard
Ongoing Reserves	Taxes, Insurance, TI/LC (Springing), Cap Ex
Upfront Reserves	Engineering (\$3.8 million), TI/LC (\$3.5 million), Debt Service (\$1.2 million), Designated Lease (\$137,469) Taxes, and Insurance
Other	None

Strengths

- Located in downtown New York with good accessibility and proximity to public transportation.
- Moody's classified the New York City office market as Green (90) in its First Quarter 2007 Red-Yellow-Green™ Update.
- The property benefits from a diverse rent roll with no tenant occupying more than 8.5% of the NRA or 12.7% of the GPR.
- Experienced sponsorship is provided by the Moinian Group who manages over \$8 billion in assets including 20 million square feet of commercial property throughout the United States, 13 million SF of which is within the New York area.

Concerns

- The loan has a high Moody's LTV ratio of 123.4%.
- There is additional debt in the form of a junior component, which Moody's accounted for in its analysis.
- The loan lacks the benefit of amortization as it is interest-only for the entire term.
- The property has rollover risk as 60.7% of the leased NRA expires during the loan term, with near term rollover of 11.2% in 2008. However, the loan is structured with an upfront \$3.5 million TI/LC reserve.
- The current cash flow does not initially support the debt service payments. However, the loan is structured with an upfront debt service reserve (\$1.2 million).

Tenant Overview

A summary of the major tenants is presented in *Figure 27*. The property is 93.6% occupied by 75 tenants.

Figure 27

17 BATTERY PLACE SOUTH TENANT OVERVIEW

Tenant	NRA (SF)	% of NRA	In Place Base Rent PSF	% of Base Rent	Lease Expiration	Moody's Senior Unsecured Rating ¹
Continental Stock Transfer & Trust Company	35,000	8.5%	\$37.61	12.7%	7/2011	NR
IT USA, Inc.	34,991	8.5%	\$30.00	10.1%	4/2017	NR
Wall Street Access, Inc.	33,800	8.2%	\$17.71	5.8%	10/2008	NR
Other Occupied Space	284,584	68.4%	\$26.70	71.4%	N/A	N/A
Vacant Space	26,453	6.4%	N/A	N/A	N/A	N/A
Total / Average	413,828	100.0%	\$26.75	100.0%	N/A	N/A

¹ Rating shown is for tenant or parent company even if the parent company does not guarantee the tenant lease.

Market Overview

A summary of the property's market is presented in *Figure 28*. The property's vacancy rate is in-line with the sub-market average, but the property's in-place rent of \$26.75 PSF is below the submarket average. Moody's adjusted the property's rents to a level more in line with market levels.

Figure 28

17 BATTERY PLACE SOUTH MARKET OVERVIEW

	Total Inventory (SF)	Class B Inventory (SF)	Class B 2006 YE Vacancy	Class B 2007 YTD Vacancy	Class B 2006 Gross Asking Rent PSF	Class B 2007 YTD Gross Asking Rent PSF
Competitive Set	6,690,372	3,592,708	N/A	6.2%	N/A	\$35.00
South Ferry/ Financial District Submarket	89,500,000	27,276,000	7.9%	6.3%	\$39.54	\$34.40
New York	427,568,000	114,576,000	6.5%	6.4%	\$34.11	\$34.99

Source: TortoWheaton Research and Cushman & Wakefield

9. ROCKVALE SQUARE

COLLATERAL SUMMARY	
% of Pool	2.4%
Pool Amount	\$92,400,000
Originator	Wachovia Bank, N.A.
Shadow Rating	N/A
Property Type	Outlet Center
Location	Lancaster, PA
Red-Yellow-Green™	N/A
Size	539,661 SF
Year Built/Renovated	1986 / N/A
Occupancy	88.5% as of 3/22/2007
Ownership	Fee & Leasehold
Purchase Price	N/A

DEBT SUMMARY			
		Moody's	
		LTV	Actual DSCR
Pool Balance	\$92,400,000	132.9%	1.21X
<i>Pari Passu</i> Balance	\$0	N/A	N/A
Junior Non Pool Component	\$0	N/A	N/A
First Mortgage Balance	\$92,400,000	132.9%	1.21X
Mezzanine	\$0	N/A	N/A
Total	\$92,400,000	132.9%	1.21X

LOAN SUMMARY	
Loan Type	Fixed Rate
Interest Rate	5.755%
Interest-Only Period	120
Amortization	None
Maturity Date	5/11/17
Sponsor	PA Outlet Center, LP

STRUCTURAL FEATURES	
Lockbox	None
Ongoing Reserves	Taxes and Insurance (Springing), TI/LC, Cap Ex
Upfront Reserves	Occupancy Holdback (\$4.7 million), Taxes (\$609,472), Retail Brand Alliance (\$340,000),
Other	None

Strengths

- Property was listed by the Outlet Retail Merchants Association as one of the nation's top performing outlet centers in the state of Pennsylvania.
- Strong trade area demographics.
- The property benefits from a diverse rent roll with no tenant occupying more than 5.5% of the NRA or 5.2% of the GPR.

Concerns

- The loan has a high Moody's LTV ratio of 132.9%.
- Future mezzanine debt is permitted, which has been accounted for in Moody's analysis.
- The loan lacks the benefit of amortization as it is interest-only for the entire term.
- There is significant mall competition within the vicinity including a Tanger Outlet Center.
- The mall was built in 1986 and has not been renovated.
- There is rollover risk as approximately 80% of the leased GLA expires during the loan term, with 30% of the leased NRA expiring by March 2009.

Tenant Overview

A summary of the property's tenants is presented in *Figure 29*. As of May 2007, total mall occupancy was 88.5%, collateral occupancy was 86.3%, and mall shop occupancy was 84.3%.

Figure 29

ROCKVALE SQUARE TENANT OVERVIEW

Tenant	GLA (SF)	% of GLA	In-Place Base Rent PSF	% of Base Rent	2006 Sales PSF	Occupancy Cost Ratio	Moody's Senior Unsecured Rating ¹
Pottery Barn Williams-Sonoma	29,850	5.5%	\$2.00	0.8%	\$349	0.6%	N/A
VF Outlet	28,585	5.3%	\$8.00	3.1%	\$244	3.3%	A3
Calvert Retail (Reading China)	27,125	5.0%	\$14.24	5.2%	\$141	10.1%	N/A
Carter's Retail, Inc	15,000	2.8%	\$13.16	2.7%	\$315	4.2%	N/A
Sleepy's Inc	8,000	1.5%	\$16.00	1.2%	N/A	N/A	N/A
Subtotal Anchors	112,760	20.9%	\$9.54	13.0%	N/A	N/A	N/A
Tenants > 10,000 SF	21,212	3.9%	\$19.14	3.1%	\$280	4.4%	N/A
In-Line Tenants	347,652	64.4%	\$16.65	72.6%	\$191	8.7%	N/A
Vacant Space	62,267	11.5%	N/A	8.7%	N/A	N/A	N/A
Subtotal In-Line	318,495	79.1%	\$16.67	84.4%	N/A	N/A	N/A
Outparcel Pads	0	N/A	\$99,233	3.6%	N/A	N/A	Various
Total Center	539,691	100%	N/A	100%	N/A	N/A	N/A
Total Collateral	454,151	100%	N/A	100%	N/A	N/A	N/A

¹ Rating shown is for tenant or parent company even if the parent company does not guarantee the tenant lease.

Market Overview

A summary of the property's competitors is provided in *Figure 30*. The population within the thirty mile trade area was 1,417,817 as of year-end 2006, which represents an increase of 6.9% since 2000. The average household income within the trade area was \$67,110 in 2006.

Figure 30

ROCKVALE SQUARE COMPETITIVE OVERVIEW

	Owner	Year Built/ Renovated	GLA (SF)	Proximity	In-Line Occupancy	In-Line Sales PSF	Anchor Tenants
Primary Competitors							
Tanger Outlet @ Millstream	Tanger	1994/1999	255,152	1.5mi	100%	\$505	Banana Republic, Gap, Nike, Ralph Lauren, Tommy Hilfiger, Reebok
Gateway Lancaster Factory Stores	Gateway	1987/2001	62,378	Adjacent	90%	N/A	N/A
Secondary Competitors							
VF Outlet Village	N/A	1970/2000	500,000	34.0mi	90%	N/A	Tommy H., Coach, Jones NY, IZOD, Osh Kosh
Factory Stores @ Hershey	N/A	1994/2001	244,500	35.0mi	95%	\$234	Brooks Bros, Nautica, Polo, Liz Clairborne
Perryville Outlet Center	N/A	1990/NA	145,284	45.0mi	85%	N/A	Mikasa, LLBean, Nike, Factory Brand Shoes, Liz Clairborne

Source: Cushman & Wakefield

10. CENTERSIDE II

COLLATERAL SUMMARY	
% of Pool	2.3%
Pool Amount	\$89,300,000
Originator	Wachovia
Shadow Rating	N/A
Property Type	Office
Location	San Diego, CA
Red-Yellow-Green™	Red (0)
Size	287,494 SF
Year Built/Renovated	1987 / N/A
Occupancy	88.7% as of 3/26/2007
Ownership	Fee
Purchase Price	\$187,578,616 as of 3/2007

DEBT SUMMARY			
		Moody's	
		LTV	Actual DSCR
Pool Balance	\$89,300,000	159.3%	1.00X
<i>Pari Passu</i> Balance	\$0	N/A	N/A
Junior Non Pool Component	\$30,000,000	212.9%	0.74X
First Mortgage Balance	\$119,300,000	212.9%	0.74X
Mezzanine	\$0	N/A	N/A
Total	\$119,300,000	212.9%	0.74X

LOAN SUMMARY	
Loan Type	Fixed Rate
Interest Rate	5.645%
Interest-Only Period	126 Months
Amortization	None
Maturity Date	10/11/2017
Sponsor	The Irvine Company, LLC

STRUCTURAL FEATURES	
Lockbox	Hard
Ongoing Reserves	Springing
Upfront Reserves	CapEx (\$4.8 million), TI/LC (\$3.8 million), Debt Service (\$2.2 million)
Other	None

Strengths

- Investment-grade rated tenants lease 29.9% of the NRA and account for 34.5% of the in-place base rent.
- Excellent location in the Mission Valley submarket with good accessibility and proximity to major thoroughfares and local entertainment.
- The property is in the midst of an extensive renovation program at a combined cost of \$4.8 million (\$16.81 PSF). Class A property upgrades should allow the property to lease units at rents higher than current asking levels.
- Strong sponsorship provided by The Irvine Company, LLC, a 140 year old private real estate company which currently maintains a large portfolio including approximately 400 office buildings. The sponsor has significant experience in the southern California region.

Concerns

- The loan has a high Moody's LTV ratio of 159.3%.
- There is additional debt in the form of a junior component and future mezzanine debt is permitted, which Moody's accounted for in its analysis.
- The loan lacks the benefit of amortization as it is interest-only for the entire term.
- The loan has a low Moody's Actual DSCR of 1.00. However, the loan is structured with an upfront debt service reserve of \$2.2 million.
- The current cash flow does not initially support the debt service payments. However, the loan has been structured with an upfront debt service reserve (\$2.2 million), which once depleted, may draw upon the CapEx reserve up to \$966,743. The borrower may substitute a letter of credit or guaranty in the amount equal to the balance in the reserve.
- The property has rollover risk as 88.7% of the leased NRA expires during the loan term, with near term rollover of 32.3% through 2008. However, the loan is structured with an upfront TI/LC reserve of \$3.8 million (\$13.22 PSF).
- Moody's classified the San Diego suburban office market as Red (0) in its First Quarter 2007 Red-Yellow-Green™ Update.

Tenant Overview

A summary of the major tenants is presented in *Figure 31*. The property is 88.7% occupied by 53 tenants.

Figure 31

CENTERSIDE II TENANT OVERVIEW

Tenant	NRA (SF)	% of NRA	In Place Base Rent PSF	% of Base Rent	Lease Expiration	Moody's Senior Unsecured Rating ¹
AIG Marketing, Inc.	55,231	19.2%	\$31.34	22.2%	Various	Aa2
Commonwealth Land Title Company	34,177	11.9%	\$27.48	12.0%	5/2011	NR
Health Net	29,466	10.2%	\$29.40	11.1%	8/2009	Ba2
Phoenix Home Life Insurance Company	15,838	5.5%	\$31.13	6.3%	1/2008	Baa2
Metropolitan Life Insurance Company	14,819	5.2%	\$31.52	6.0%	2/2011	A1
U.S. Financial Management, Inc.	14,271	5.0%	\$29.40	5.4%	8/2008	NR
Other Occupied Space	91,263	31.7%	\$31.77	37.1%	N/A	N/A
Vacant Space	32,429	11.3%	N/A	N/A	N/A	N/A
Total / Average	287,494	100.0%	\$30.64	100.0%	N/A	N/A

¹ Rating shown is for tenant or parent company even if the parent company does not guarantee the tenant lease.

Market Overview

A summary of the property's market is presented in *Figure 32*. The property's vacancy rate and in-place rent are in-line with the submarket average.

Figure 32

CENTERSIDE II MARKET OVERVIEW

	Total Inventory (SF)	Class A Inventory (SF)	Class A 2007 YTD Vacancy	Class A 2006 YE Vacancy	Class A 2007 YTD Gross Asking Rent PSF	Class A 2006 Gross Asking Rent PSF
Competitive Set	1,079,937	1,079,937	14.1%	N/A	\$34.59	N/A
Mission Valley Submarket	5,846,000	2,144,000	15.2%	13.1%	\$32.07	\$29.47
San Diego	49,286,000	21,958,000	16.4%	15.8%	\$33.33	\$32.39

Source: TortoWheaton Research and Joseph J. Blake & Associates

APPENDIX A: MOODY'S RED-YELLOW-GREEN™ MARKET SCORE ANALYSIS

1. RED-YELLOW-GREEN™ SCORES BY PROPERTY TYPE

Deal Name:		TOTAL Score	Multi	Retail ¹	Ofc-CBD	Ofc-Sub	Ind	Hotel-Full	Hotel-Ltd
WBCMT 2007 C32	Subject Pool ²	65.5	77.3	69.9	71.9	48.3	70.7	52.6	67.9
Total Pool Balance:	Recent Conduits ³	70.6	80.7	76.4	68.6	56.2	66.4	69.9	72.4
\$3,857,153,069	National Average ⁴	74.4	80.8	83.2	72.0	48.2	70.2	65.3	79.3

2. RED-YELLOW-GREEN™ SCORE COVERAGE

	Subject Pool (By Balance)	Recent Conduits ⁵ (By Balance)	Property Types Within Subject Pool						
			Multi	Retail ¹	Ofc-CBD	Ofc-Sub	Ind	Hotel-Full	Hotel-Ltd
Share WITH Scores	69.1%	70.6%	52.4%	42.4%	97.4%	87.2%	85.4%	22.1%	93.4%
Share WITHOUT Scores ⁶	30.9%	29.4%	47.6%	57.6%	2.6%	12.8%	14.6%	77.9%	6.6%
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

3. DISTRIBUTION OF POOL WITH RED-YELLOW-GREEN™ SCORES

	Subject Pool ⁷	Recent Conduits ⁸	69.1% of Subject Pool						
			Multi	Retail ¹	Ofc-CBD	Ofc-Sub	Ind	Hotel-Full	Hotel-Ltd
Red (0-16)	1.8%	0.9%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.0%
Red (17-33)	11.0%	2.9%	0.0%	0.0%	7.5%	0.2%	0.0%	0.0%	3.2%
Yellow (34-50)	8.7%	6.3%	0.0%	0.0%	0.0%	6.2%	0.0%	1.0%	1.5%
Yellow (51-66)	26.6%	25.9%	0.6%	8.2%	2.8%	13.3%	0.1%	1.1%	0.6%
Green (67-84)	23.7%	45.8%	4.9%	5.2%	2.6%	1.8%	2.1%	0.0%	7.3%
Green (85-100)	28.2%	18.3%	3.3%	3.5%	17.8%	0.0%	0.0%	0.0%	3.6%
TOTAL	100.0%	100.0%	8.8%	16.8%	30.8%	23.2%	2.2%	2.1%	16.2%

4. DISTRIBUTION OF POOL WITHOUT RED-YELLOW-GREEN™ SCORES

MSA Ranking	Market Not Covered by R-Y-G Analysis ⁹	Other Retail ¹⁰	Self- Storage	Health Care	30.9% of Subject Pool			Subject Pool
					Manufactured Housing	Mixed Use	Other	
Top 10	0.0%	5.9%	0.0%	0.0%	0.0%	0.0%	0.0%	5.9%
11 ----- 25	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%
26 ----- 50	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%
51 ----- 100	29.1%	5.7%	0.0%	1.1%	0.0%	0.0%	0.0%	35.9%
101 ----- 379 ¹¹	32.3%	7.8%	0.0%	0.0%	0.0%	0.0%	0.0%	40.1%
No MSA	15.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	15.9%
Undetermined ¹²	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
TOTAL	79.6%	19.3%	0.0%	1.1%	0.0%	0.0%	0.0%	100.0%

5. LOANS IN RED MARKETS (SCORES 0-33)

Loan Name	Property Type	Loan Balance	Share ¹³	R-Y-G Market	R-Y-G Score	Stressed DSCR ¹⁴	Stressed LTV Ratio ¹⁵
Centerside II	01	\$89,300,000	2.32%	San Diego	33.03	1.00	159.3%
La Jolla Centre I	01	\$60,000,000	1.56%	San Diego	33.03	0.93	171.9%
La Jolla Centre II	01	\$46,000,000	1.19%	San Diego	33.03	1.06	150.3%
Spring Hill Suites - Orlando, FL	L1	\$30,213,037	0.78%	Orlando	31.93	1.40	120.3%
Courtyard - Orlando, FL	L1	\$29,189,965	0.76%	Orlando	31.93	1.40	120.3%
Siena Office Park	01	\$28,620,000	0.74%	Las Vegas	0.00	1.40	118.0%
Fairfield Inn - Orlando, FL	L1	\$15,930,493	0.41%	Orlando	31.93	1.40	120.3%
8300 East Raintree Drive	01	\$9,200,000	0.24%	Phoenix	0.00	1.37	118.5%
Shoppes at Pennington	01	\$6,100,000	0.16%	Trenton	23.81	1.24	106.8%
Residence Inn - Houston, TX	L1	\$5,630,500	0.15%	Houston	23.90	1.98	98.9%
Summerlin Office Building	02	\$5,600,000	0.15%	Las Vegas	23.00	1.27	103.3%
Residence Inn - Boca Raton, FL	L1	\$4,027,000	0.10%	West Palm Beach	23.06	1.98	98.9%
8131 East Indian Bend Road	01	\$2,720,000	0.07%	Phoenix	0.00	1.42	112.3%
8111 East Indian Bend Road	01	\$2,720,000	0.07%	Phoenix	0.00	1.42	112.3%
8115 East Indian Bend Road	01	\$1,840,000	0.05%	Phoenix	0.00	1.42	112.3%
7328 East Stetson Drive	01	\$1,760,000	0.05%	Phoenix	0.00	1.42	112.3%

Footnote definitions begin on the next page

June 15, 2007

- 1 Retail refers to neighborhood or community shopping centers.
- 2 Scores represent the dollar-weighted average of the properties for which a R-Y-G score was available in the current transaction.
- 3 Scores represent the dollar-weighted average of the properties for which a R-Y-G score was available in all conduit transactions rated by Moody's from the previous quarter. i.e. First Quarter 2007.
- 4 Scores represent the composite average for U.S. commercial real estate, or the weighted average for multifamily, retail, office, and industrial markets as published in Moody's First Quarter 2007 R-Y-G report. For individual property types, the composite score is weighted by the size of the component markets. The overall total score for the U.S. commercial real estate market is an average based on a fixed weighting among property types according to their approximate shares of CMBS collateral.
- 5 Refers to all conduit and fusion transactions rated by Moody's from the previous quarter. i.e. First Quarter 2007
- 6 Percentages represent the share of the total pool balance for which a R-Y-G score was NOT available. No R-Y-G score can be calculated for properties in markets for which data was not available; for regional malls or power centers; or for less common properties types such as self-storage, health-care facilities, manufactured housing, etc. Please refer to table 4 for a distribution of loans with no R-Y-G scores.
- 7 The distribution among the six color/score categories for which a R-Y-G score can be calculated in the current transaction. These six categories total 100% and do NOT include the share of the pool that does not have a score.
- 8 The distribution among the six color/score categories for which a R-Y-G score can be calculated in all conduit transactions rated by Moody's from the previous quarter. i.e. First Quarter 2007. These six categories total 100% and do NOT include the share of the pool that does not have a score.
- 9 Multifamily, Retail, Office, Industrial, and Hotel properties that are not located in major MSA would not be part of the analysis.
- 10 Other Retail refers to regional malls or power centers.
- 11 There are only 379 MSAs in the U.S.
- 12 The category includes loans in portfolios with various property types or are located in various MSAs.
- 13 Percentages represent the loan's share of the total pool balance in the current transaction.
- 14 Stressed DSCR = Moody's NCF / 9.25% Stressed Rate X Loan Balance
- 15 Stressed LTV = Current Balance / (Moody's NCF / Moody's Cap Rates)

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