

Our Business Is Helping Yours[®] With The First On-Line Link To The Entire CMBS World

GE Capital Asset Management (GECAM) invites you to discover Investor Vision 1.0, a dream come true for those who need immediate on-line desktop access to commercial loan data.

What is Investor Vision Exactly?

Investor Vision 1.0 is a Microsoft[®] Windows[®]-compatible graphical-user interface that provides user-friendly access to comprehensive commercial loan data.

What Makes Investor Vision the Product of Choice?

On-line desktop access to data is a competitive advantage for anyone in the CMBS market. Investor Vision is the product of choice for these reasons:

- *GECAM, a leading player with CMBS insight and expertise, formulated Investor Vision.*
- *McCracken Financial Services, makers of the market-leading database, Strategy,[™] developed the product.*
- *Investor Vision integrates with Strategy — the industry-leading CMBS database used by eight of the 10 largest CMBS servicers. Investor Vision provides access to the largest reservoir of CMBS information available.*
- *Investor Vision is Windows[®] compatible, so it's user-familiar and friendly.*
- *The Real Estate Capital Resources Association (RECRA) recommendations for data-access information are incorporated in Investor Vision. RECRA says that issuers, servicers and investors should have access to approximately 50 information fields (including quarterly gross property income, net operating income of the property and lease expiration information). Investor Vision provides all these and more.*

What Does Investor Vision Include?

Features include:

- *Secure access to data and maximum data integrity via sign-on IDs and passwords*
- *Key Investor Statistics browser that provides access to loan, property and certain tenant data*
- *Asset Quality browser on property, including net rentable area, number of units, number of tenants and the percentage of occupancy*
- *Portfolio browser, including weighted average coupon and weighted average maturity (WAC/WAM) summaries and computations, and loan-to-value averaging*
- *Loan "Credit Quality" and "Portfolio" browser*

(Features continued on back)



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(Features continued from front)

- Exporting of data to Lotus 1-2-3 and Microsoft Excel spreadsheets
- Report builder for printing detailed data about loans, properties and key investors
- Graphing capabilities of several data fields, including current balance by statistics and current balance by loan type
- Mapping capabilities of properties by location, property type, value and delinquency
- Limits options that allow users to sort and view data by property type, location and other user-selected fields
- Windows® graphical-user interface with point-and-click and drag-and-drop capabilities
- Menu-based commands and icons offering shortcuts to tasks
- On-line Help

Investor Vision										
Investor										
INV#	INVESTOR NAME	#LOANS	BALANCE	WAC	WAM	WDSC	WLTV	WC		
3	1ST MORTGAGE CO	13	34,437,235.59	8.50	0.00	0.00	0.00			
5	INVESTMENT ASSO	16	12,861,358.04	4.42	0.00	0.00	0.00			
10	INVESTMENT ASSO	5	5,460,162.72	12.10	0.00	0.00	0.00			
22	GNMA POOLS	1	1,868,809.88	8.25	0.00	0.00	1.86			

Credit Quality										
INV#	LOAN#	DSC	STAT	UCC	RESERV.	TAX ESC	INS ESC	MIP	DEL DATE	
3	160,065,420	0.00	ACC	Y		N	N	N	03/01/1993	
3	150,060,886	0.00	ACC	Y		Y	Y	N	12/01/1992	
3	160,065,430	0.00	ACC	Y		N	N	N	03/01/1993	
3	150,052,750	0.00	ACC	N	Y	Y	N	N	01/01/1993	
3	150,044,100	0.00	ACC	Y		N	Y	N	04/01/1994	
3	160,065,400	0.00	ACC	Y		Y	N	N	03/01/1993	
3	160,065,450	0.00	ACC	Y		N	N	N	03/01/1993	
3	160,065,410	0.00	ACC	Y		N	N	N	03/01/1993	

Welcome to Investor Vision. Please select an Investor.

Who Should Use Investor Vision?

- issuers of CMBSs
- servicers
- investors
- certificate holders of CMBSs
- ratings agencies

What Kind of Computer Do I Need?

Since Investor Vision isn't something you buy and load on your computer, there are few requirements. If you have a modem and a Windows-compatible PC, you can access Investor Vision. It works much like accessing a home page on the Internet's World Wide Web (but much more secure).

How Do I Get Immediate On-Line Access?

If you have a relationship with GECAM, you're eligible to receive Investor Vision immediately upon its release. All you have to do is call Ann Hambly, vice president and director of marketing, at GECAM. Investor Vision will be available in the first quarter of 1996.

How Much Does Investor Vision Cost?

GECAM will include Investor Vision at no charge for all securitizations closed after the release of Investor Vision (first quarter 1996). For existing deals, Investor Vision will be available at a minimal initialization fee and monthly access fee. That's the best part.

GECAM and You

Investor Vision 1.0 began at GECAM. As a master servicer, GECAM and its clients were looking for a way to access CMBS data. No full-functional, on-line product existed. That's when GECAM approached McCracken Financial Services about developing Investor Vision. Within months, the product was born.

GECAM, one of the nation's largest commercial loan servicing organizations, services more than 15,000 loans and \$9.5 billion in principal balance. GECAM, a member of GE Capital Realty Group, has been ranked as "STRONG" by Standard & Poor's.

To get started with Investor Vision, or for more information about GECAM, call Ann Hambly, vice president and director of marketing, at (713) 964-4232.