Loan #28: Silvernail Plaza — 2100–2160 Silvernail Rd, Pewaukee, WI (116,135 SF)

Click to open official filings on SEC.gov:

1. Standalone Annex A-1 Mortgage Pool Table (jumps to Silvernail Plaza): sec.gov/.../000153949724001302/n4299_x3-a1.htm
2. Latest Form ABS-EE Servicer XML (filed 2026-10-30, 95.0% occupied): sec.gov/.../000188852426020260/exh_102.xml
3. Benchmark 2024-V8 Form 424B2 Prospectus: sec.gov/.../000153949724001376/n4299-x12_424b2.htm

DEED SALE PRICE (06/07/2024)	T-12 GROSS REVENUE (EGI)	T-12 OPERATING EXPENSES	T-12 NET OPERATING INCOME
$12,330,000 ($106.17/SF)	**$1,646,564 (7.49x GRM)**	**$546,446 ($4.71/SF)**	**$1,100,118 (8.92% Cap)**

ALL POPULATED ANNEX A-1 FIELDS FILED FOR LOAN #28 (FORM FWP, ACCESSION 0001539497-24-001302)

Loan ID Number	28
Loan / Property Flag	Loan
Footnotes (for Loan and Property Information)	33
# of Properties	1
Property Name	Silvernail Plaza
% of Initial Pool Balance	0.8%
% of Loan Balance	100.0%
Mortgage Loan Originator	BCREI
Mortgage Loan Seller	Barclays
Address	2160 Silvernail Road
Number of Units	116,135
Unit of Measure	SF
Loan Per Unit ($)	69.75
Original Balance ($)	8,100,000
Cut-off Date Balance ($)	8,100,000
Maturity/ARD Balance ($)	8,100,000
Interest Rate %	6.10000%
Administrative Fee Rate %	0.01383%
Remaining Interest-Only Period (Mos.)	59
Original Term To Maturity / ARD (Mos.)	60
Remaining Term To Maturity / ARD (Mos.)	59
Original Amortization Term (Mos.)	0
Remaining Amortization Term (Mos.)	0
Origination Date	6/7/2024
Underwritten Net Cash Flow ($)	866,084
Underwritten NOI DSCR (x)	1.86
Underwritten NCF DSCR (x)	1.73
Underwritten NOI Debt Yield (%)	11.5%
Underwritten NCF Debt Yield (%)	10.7%
Appraised Value ($)	12,800,000
Appraised Value Type	As Is
Appraisal Date	5/22/2024
Cut-off Date LTV Ratio (%)	63.3%
LTV Ratio at Maturity / ARD (%)	63.3%
Leased Occupancy (%)	93.7%
Occupancy Date	3/1/2024
Single Tenant (Y/N)	No
Largest Tenant	Metro Market
Largest Tenant SF	63,033
Largest Tenant % of NRA	54.3%
Largest Tenant Lease Expiration Date	12/31/2027
Second Largest Tenant	Dollar Tree Stores
Second Largest Tenant SF	11,095
Second Largest Tenant % of NRA	9.6%
Second Largest Tenant Lease Expiration Date	2/28/2026
Third Largest Tenant	Blue Rose Studios LLC
Third Largest Tenant SF	9,066
Third Largest Tenant % of NRA	7.8%

Seasoning (Mos.)	1
Payment Due Date	6
First Payment Date	7/6/2024
Maturity Date or Anticipated Repayment Date	6/6/2029
Grace Period - Late Fee (Days)	0
Grace Period - Default (Days)	0
Prepayment Provision	L(25),D(28),O(7)
Most Recent EGI ($)	1,646,564
Most Recent Expenses ($)	546,446
Most Recent NOI ($)	1,100,118
Most Recent NOI Date	2/29/2024
Most Recent Description	T-12
Second Most Recent EGI ($)	1,598,979
Second Most Recent Expenses ($)	563,101
Second Most Recent NOI ($)	1,035,878
Second Most Recent NOI Date	12/31/2023
Second Most Recent Description	T-12
Third Most Recent EGI ($)	1,630,969
Third Most Recent Expenses ($)	558,644
Third Most Recent NOI ($)	1,072,325
Third Most Recent NOI Date	12/31/2022
Third Most Recent Description	T-12
Underwritten Economic Occupancy (%)	86.7%
Underwritten EGI ($)	1,403,456
Underwritten Expenses ($)	473,790
Underwritten Net Operating Income ($)	929,665
Underwritten Replacement / FF&E Reserve ($)	17,420
Underwritten TI / LC ($)	46,161

Third Largest Tenant Lease Expiration Date	6/30/2028
Fourth Largest Tenant	Tap in Golf Bar
Fourth Largest Tenant SF	6,776
Fourth Largest Tenant % of NRA	5.8%
Fourth Largest Tenant Lease Expiration Date	10/31/2028
Fifth Largest Tenant	Fredrick's Hallmark
Fifth Largest Tenant SF	6,400
Fifth Largest Tenant % of NRA	5.5%
Fifth Largest Tenant Lease Expiration Date	7/31/2027
Environmental Phase I Report Date	5/21/2024
Engineering Report Date	5/21/2024
Flood Zone	No
Other Reserve Description	Outstanding TI Reserve
Other Reserve Cap ($)	0
Holdback/ Earnout Amount ($)	0
Lockbox Type	Springing
Cash Management	Springing
Excess Cash Trap Triggered by DSCR and/or Debt Yield Test (Y/N)	Yes
Tenant Specific Excess Cash Trap Trigger (Y/N)	Yes
Pari Passu (Y/N)	No
Future Additional Debt Permitted (Y/N)	No
Sponsor	Nicholas G. Hodge, Benjamin M. Margiotta, Richard A. Webb and Matthew V. Price
Non-Recourse Carveout Guarantor	Essential Growth Properties Fund II, LLC
Delaware Statutory Trust (Y/N)	No
Tenants-in-common (Y/N)	No
Loan Purpose	Acquisition
Property Located Within a Qualified Opportunity Zone (Y/N)	No

SUBSEQUENT SEC FORM ABS-EE SERVICER FILINGS (EXHIBIT 102 XML)

Filing Date	SEC Accession (Link)	Financial Period	Occupancy	Revenue	OpEx	NOI
2025-03-26	0001888524-25-005394	— to —	93.7%	—	—	—
2026-03-03	0001888524-26-003306	01-01-2025 to 09-30-2025	95.0%	$1,170,581	—	$781,140

Filing Date	SEC Accession (Link)	Financial Period	Occupancy	Revenue	OpEx	NOI
2026-04-28	0001888524-26-007574	12-31-2024 to 12-31-2025	95.0%	$1,581,580	—	$1,058,412