



Deal Closing date	07-Dec-06
Legal Maturity date	25-Oct-18
Next Payment date	25-Jul-07
Next Calculation date	20-Jul-07

HERCULES (ECLIPSE 2006-4) plc

Collateral performance and status report

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(*) Quarterly cash management reports are available under <https://sfr.bankofny.com>

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Issuance Summary

Class	ISIN	Original Principal Balance	Beginning Principal Balance	Principal Distribution*	Ending Principal Balance	Bond Factor
Class A	XS0276410080	666,000,000	665,342,922	855,277	664,487,645	99.77%
Class B	XS0276410833	43,950,000	43,950,000	-	43,950,000	100.00%
Class C	XS0276412375	25,000,000	25,000,000	-	25,000,000	100.00%
Class D	XS0276413183	51,000,000	51,000,000	-	51,000,000	100.00%
Class E	XS0276413340	29,000,000	29,000,000	-	29,000,000	100.00%
Total		814,950,000	814,292,922	855,277	813,437,645	

Class	Coupon Rate	Interest Distribution	Interest Shortfall	Principal Loss Writedown
Class A	5.822500%	9,552,172	-	-
Class B	5.932500%	642,901	-	-
Class C	6.002500%	370,015	-	-
Class D	6.202500%	779,984	-	-
Class E	6.502500%	464,974	-	-
Total	-	11,810,045	-	-

Class	Original Rating			Current Rating			On Watch		
	Fitch	Moody's	S&P	Fitch	Moody's	S&P	Fitch	Moody's	S&P
Class A	AAA	Aaa	AAA	AAA	Aaa	AAA	No	No	No
Class B	AA+	Aa2	AA+	AA+	Aa2	AA+	No	No	No
Class C	AA	N/R	AA	AA	N/R	AA	No	No	No
Class D	A	N/R	A	A	N/R	A	No	No	No
Class E	BBB	N/R	BBB	BBB	N/R	BBB	No	No	No

*Note: Principle Distribution due to scheduled principal repayment of loan pool

- All loan interest and amortisation payments (where applicable) have been made.
- Scheduled amortisation payments for this period were £855,302.
- All loans are performing.
- There have been no prepayments during this quarter
- No loans are in delinquent status.
- No loan default occurred during the period.
- No loan default is outstanding.
- The aggregate outstanding loan balance is £813,436,998
- All loans have passed their dividend trap test and excess rent released to the borrower, where required under the Credit Facility Documentation.

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LOAN INFORMATION

Table (1) Loan Pool Information

Loan ID	Loan	Cut-Off Date							Current								
		Loan Balance	% of Pool	Loan Factor	ICR	DSCR	LTV	Maturity LTV	Loan Balance	% of Pool	Loan Factor	ICR	Projected ICR*	DSCR**	LTV	Maturity LTV	Remaining Term (years)
1	River Court	213,315,000	26.2%	100.00%	1.25	1.17	69.94%	66.31%	212,856,000	26.17%	99.71%	1.28	1.28	1.17	69.79%	66.31%	9.50
2	Chapelfield	212,600,000	26.1%	100.00%	1.27+	1.27	68.58%	64.59%	212,600,000	26.14%	100.00%	1.26	1.23	1.26	68.58%	64.69%	9.00
3	Cannon Bridge	155,822,750	19.1%	100.00%	1.51	1.35	74.20%	68.42%	155,444,750	19.11%	99.66%	1.45	1.25	1.34	74.02%	68.42%	4.25
4	Ashbourne Portfolio Priority A	79,811,628	9.8%	99.85%	2.59	2.40	40.52%	35.26%	79,647,901	9.79%	99.62%	2.58	2.58	2.38	40.43%	35.08%	8.50
5	Booker Portfolio	64,900,000	8.0%	100.00%	1.77	1.40	55.00%	46.94%	64,388,347	7.92%	99.21%	1.77	1.79	1.22	54.56%	44.91%	8.50
6	Endeavour Portfolio	50,000,000	6.1%	100.00%	1.59	1.59	58.65%	54.83%	50,000,000	6.15%	100.00%	1.60	1.62	1.60	58.65%	54.83%	9.25
7	Welbeck Portfolio	38,500,000	4.7%	100.00%	1.34	1.34	68.49%	53.94%	38,500,000	4.73%	100.00%	1.30	1.29	1.30	68.49%	53.94%	9.25

Total	814,949,378	100.0%							813,436,998	100.00%							
Minimum	38,500,000	4.72%	99.85%	1.25	1.17	40.52%	35.26%		38,500,000	4.73%	99.21%	1.26	1.23	1.17	40.43%	35.08%	4.25
Maximum	213,315,000	26.17%	100.00%	2.59	2.40	74.20%	68.42%		212,856,000	26.17%	100.00%	2.58	2.58	2.38	74.02%	68.42%	9.50
Weighted Average	116,421,340	19.51%	99.99%	1.17	1.40	65.57%	60.39%		116,205,285	19.52%	99.76%	1.49	1.45	1.38	65.46%	60.64%	8.16

**The Projected 12 month ICR is based on scheduled amortisation, projected annual interest charge and worst case scenario projected rental income (breaks exercised, leases broken, tenants no longer holding over)

In respect of "Senior" loans within Hercules

** Current DSCR calculations based on the current quarter's rent and interest (annualised in the Offering Circular)

+As per offering circular Page 108 based on projected rental income ignoring any rent free periods in effect

Table (2) Loan Updated Information

Loan ID

- 1 The loan is performing as expected. The loan has amortised £271,000 as scheduled for this quarter
- 2 This loan is performing as expected. No scheduled amortisation until 2011.
- 3 The loan is performing as expected. The loan has amortised £198,000 as scheduled for this quarter
- 4 The loan is performing as expected. The loan has amortised £113,954 as scheduled for this quarter.
- 5 Performing as expected. This loan amortised £272,348 as scheduled for this quarter.
- 6 The loan is performing as expected. No amortisation scheduled until 2013.
- 7 This granular portfolio of mainly retail properties is performing as expected. Low incidence of rent arrears, and increasing escrow from surplus rent. No scheduled Amortisation this quarter.

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LOAN INFORMATION

Table (3) Loan ICR History

Date	Loan							WA(*)
	1	2	3	4	5	6	7	
Cut off	1.25	1.27	1.51	2.59	1.77	1.59	1.34	1.50
Jan-07	1.24	1.05	1.46	2.46	1.76	1.59	1.28	1.42
Apr-07	1.28	1.26	1.45	2.58	1.77	1.60	1.30	1.49
Jul-07	-	-	-	-	-	-	-	-
Oct-07	-	-	-	-	-	-	-	-
Jan-08	-	-	-	-	-	-	-	-
Apr-08	-	-	-	-	-	-	-	-
Jul-08	-	-	-	-	-	-	-	-
Oct-08	-	-	-	-	-	-	-	-
Jan-09	-	-	-	-	-	-	-	-
Apr-09	-	-	-	-	-	-	-	-
Jul-09	-	-	-	-	-	-	-	-
Oct-09	-	-	-	-	-	-	-	-
Jan-10	-	-	-	-	-	-	-	-
Apr-10	-	-	-	-	-	-	-	-
Jul-10	-	-	-	-	-	-	-	-
Oct-10	-	-	-	-	-	-	-	-
Jan-11	-	-	-	-	-	-	-	-
Apr-11	-	-	-	-	-	-	-	-
Jul-11	-	-	-	-	-	-	-	-
Oct-11	-	-	-	-	-	-	-	-
Jan-12	-	-	-	-	-	-	-	-
Apr-12	-	-	-	-	-	-	-	-
Jul-12	-	-	-	-	-	-	-	-
Oct-12	-	-	-	-	-	-	-	-
Jan-13	-	-	-	-	-	-	-	-
Apr-13	-	-	-	-	-	-	-	-
Jul-13	-	-	-	-	-	-	-	-
Oct-13	-	-	-	-	-	-	-	-
Jan-14	-	-	-	-	-	-	-	-
Apr-14	-	-	-	-	-	-	-	-
Jul-14	-	-	-	-	-	-	-	-
Oct-14	-	-	-	-	-	-	-	-
Jan-15	-	-	-	-	-	-	-	-
Apr-15	-	-	-	-	-	-	-	-
Jul-15	-	-	-	-	-	-	-	-
Oct-15	-	-	-	-	-	-	-	-
Jan-16	-	-	-	-	-	-	-	-
Apr-16	-	-	-	-	-	-	-	-
Jul-16	-	-	-	-	-	-	-	-
Oct-16	-	-	-	-	-	-	-	-

(*) weighted by current balance

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LOAN INFORMATION

Table (4) Loan DSCR History

Date	Loan							WA(*)
	1	2	3	4	5	6	7	
Cut off	1.17	1.27	1.35	2.40	1.40	1.59	1.34	1.40
Jan-07	1.17	1.05	1.36	2.30	1.42	1.59	1.28	1.34
Apr-07	1.17	1.26	1.34	2.38	1.22	1.60	1.30	1.38
Jul-07	-	-	-	-	-	-	-	-
Oct-07	-	-	-	-	-	-	-	-
Jan-08	-	-	-	-	-	-	-	-
Apr-08	-	-	-	-	-	-	-	-
Jul-08	-	-	-	-	-	-	-	-
Oct-08	-	-	-	-	-	-	-	-
Jan-09	-	-	-	-	-	-	-	-
Apr-09	-	-	-	-	-	-	-	-
Jul-09	-	-	-	-	-	-	-	-
Oct-09	-	-	-	-	-	-	-	-
Jan-10	-	-	-	-	-	-	-	-
Apr-10	-	-	-	-	-	-	-	-
Jul-10	-	-	-	-	-	-	-	-
Oct-10	-	-	-	-	-	-	-	-
Jan-11	-	-	-	-	-	-	-	-
Apr-11	-	-	-	-	-	-	-	-
Jul-11	-	-	-	-	-	-	-	-
Oct-11	-	-	-	-	-	-	-	-
Jan-12	-	-	-	-	-	-	-	-
Apr-12	-	-	-	-	-	-	-	-
Jul-12	-	-	-	-	-	-	-	-
Oct-12	-	-	-	-	-	-	-	-
Jan-13	-	-	-	-	-	-	-	-
Apr-13	-	-	-	-	-	-	-	-
Jul-13	-	-	-	-	-	-	-	-
Oct-13	-	-	-	-	-	-	-	-
Jan-14	-	-	-	-	-	-	-	-
Apr-14	-	-	-	-	-	-	-	-
Jul-14	-	-	-	-	-	-	-	-
Oct-14	-	-	-	-	-	-	-	-
Jan-15	-	-	-	-	-	-	-	-
Apr-15	-	-	-	-	-	-	-	-
Jul-15	-	-	-	-	-	-	-	-
Oct-15	-	-	-	-	-	-	-	-
Jan-16	-	-	-	-	-	-	-	-
Apr-16	-	-	-	-	-	-	-	-
Jul-16	-	-	-	-	-	-	-	-
Oct-16	-	-	-	-	-	-	-	-

(*) weighted by current balance

HERCULES (ECLIPSE 2006-4) plc

LOAN INFORMATION

Table (5) Loan LTV History

Date	Loan							WA(*)
	1	2	3	4	5	6	7	
Cut off	69.94%	68.58%	74.20%	40.52%	55.00%	58.65%	68.49%	65.57%
Jan-07	69.88%	68.58%	74.12%	40.49%	54.79%	58.65%	68.49%	65.52%
Apr-07	69.79%	68.58%	74.02%	40.43%	54.56%	58.65%	68.49%	65.46%
Jul-07	-	-	-	-	-	-	-	-
Oct-07	-	-	-	-	-	-	-	-
Jan-08	-	-	-	-	-	-	-	-
Apr-08	-	-	-	-	-	-	-	-
Jul-08	-	-	-	-	-	-	-	-
Oct-08	-	-	-	-	-	-	-	-
Jan-09	-	-	-	-	-	-	-	-
Apr-09	-	-	-	-	-	-	-	-
Jul-09	-	-	-	-	-	-	-	-
Oct-09	-	-	-	-	-	-	-	-
Jan-10	-	-	-	-	-	-	-	-
Apr-10	-	-	-	-	-	-	-	-
Jul-10	-	-	-	-	-	-	-	-
Oct-10	-	-	-	-	-	-	-	-
Jan-11	-	-	-	-	-	-	-	-
Apr-11	-	-	-	-	-	-	-	-
Jul-11	-	-	-	-	-	-	-	-
Oct-11	-	-	-	-	-	-	-	-
Jan-12	-	-	-	-	-	-	-	-
Apr-12	-	-	-	-	-	-	-	-
Jul-12	-	-	-	-	-	-	-	-
Oct-12	-	-	-	-	-	-	-	-
Jan-13	-	-	-	-	-	-	-	-
Apr-13	-	-	-	-	-	-	-	-
Jul-13	-	-	-	-	-	-	-	-
Oct-13	-	-	-	-	-	-	-	-
Jan-14	-	-	-	-	-	-	-	-
Apr-14	-	-	-	-	-	-	-	-
Jul-14	-	-	-	-	-	-	-	-
Oct-14	-	-	-	-	-	-	-	-
Jan-15	-	-	-	-	-	-	-	-
Apr-15	-	-	-	-	-	-	-	-
Jul-15	-	-	-	-	-	-	-	-
Oct-15	-	-	-	-	-	-	-	-
Jan-16	-	-	-	-	-	-	-	-
Apr-16	-	-	-	-	-	-	-	-
Jul-16	-	-	-	-	-	-	-	-
Oct-16	-	-	-	-	-	-	-	-

(*) weighted by current balance

HERCULES (ECLIPSE 2006-4) plc

LOAN INFORMATION

Table (6) Loan Balance History

Date	Loan							Total
	1	2	3	4	5	6	7	
Cut off	213,315,000	212,600,000	155,822,750	79,828,461	64,900,000	50,000,000	38,500,000	814,966,211
Jan-07	213,127,000	212,600,000	155,642,750	79,761,855	64,660,695	50,000,000	38,500,000	814,292,300
Apr-07	212,856,000	212,600,000	155,444,750	79,647,901	64,388,347	50,000,000	38,500,000	813,436,998
Jul-07	-	-	-	-	-	-	-	-
Oct-07	-	-	-	-	-	-	-	-
Jan-08	-	-	-	-	-	-	-	-
Apr-08	-	-	-	-	-	-	-	-
Jul-08	-	-	-	-	-	-	-	-
Oct-08	-	-	-	-	-	-	-	-
Jan-09	-	-	-	-	-	-	-	-
Apr-09	-	-	-	-	-	-	-	-
Jul-09	-	-	-	-	-	-	-	-
Oct-09	-	-	-	-	-	-	-	-
Jan-10	-	-	-	-	-	-	-	-
Apr-10	-	-	-	-	-	-	-	-
Jul-10	-	-	-	-	-	-	-	-
Oct-10	-	-	-	-	-	-	-	-
Jan-11	-	-	-	-	-	-	-	-
Apr-11	-	-	-	-	-	-	-	-
Jul-11	-	-	-	-	-	-	-	-
Oct-11	-	-	-	-	-	-	-	-
Jan-12	-	-	-	-	-	-	-	-
Apr-12	-	-	-	-	-	-	-	-
Jul-12	-	-	-	-	-	-	-	-
Oct-12	-	-	-	-	-	-	-	-
Jan-13	-	-	-	-	-	-	-	-
Apr-13	-	-	-	-	-	-	-	-
Jul-13	-	-	-	-	-	-	-	-
Oct-13	-	-	-	-	-	-	-	-
Jan-14	-	-	-	-	-	-	-	-
Apr-14	-	-	-	-	-	-	-	-
Jul-14	-	-	-	-	-	-	-	-
Oct-14	-	-	-	-	-	-	-	-
Jan-15	-	-	-	-	-	-	-	-
Apr-15	-	-	-	-	-	-	-	-
Jul-15	-	-	-	-	-	-	-	-
Oct-15	-	-	-	-	-	-	-	-
Jan-16	-	-	-	-	-	-	-	-
Apr-16	-	-	-	-	-	-	-	-
Jul-16	-	-	-	-	-	-	-	-
Oct-16	-	-	-	-	-	-	-	-

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PROPERTY INFORMATION

Table (1) Property Location

Region	# of Properties*	Current Balance	% of Pool (Current)	% of Pool (Cut-Off Date)	MV	Yield (Current)	Yield (Cut-Off Date)	LTV (Current)	LTV (Cut-Off Date)	Maturity LTV
East Anglia	24	237,129,468	29.15%	29.10%	367,148,000	4.95%	5.00%	66.00%	66.00%	62.08%
East Midlands	12	8,603,090	1.06%	1.00%	16,415,000	6.81%	5.77%	55.15%	56.40%	44.72%
Greater London	10	420,884,161	51.74%	51.70%	606,005,000	5.73%	5.72%	69.92%	70.10%	65.53%
North East	18	12,203,783	1.50%	1.50%	20,162,000	5.87%	5.61%	63.00%	62.90%	49.99%
North West	16	10,384,866	1.28%	1.30%	20,305,000	5.96%	5.63%	53.75%	53.90%	43.80%
Northern Ireland	7	4,683,863	0.58%	0.60%	11,585,000	5.98%	5.97%	40.43%	40.50%	35.08%
Scotland	22	26,334,271	3.24%	3.20%	51,114,000	5.47%	5.61%	53.46%	53.70%	43.75%
South East	29	41,717,962	5.13%	5.20%	86,349,000	5.46%	5.55%	49.70%	50.20%	42.10%
South West	8	14,433,619	1.77%	1.80%	31,127,000	5.44%	5.52%	47.42%	47.70%	39.81%
Wales	2	2,322,727	0.29%	0.30%	5,745,000	5.73%	5.81%	40.43%	40.50%	35.08%
West Midlands	10	11,233,050	1.38%	1.30%	22,095,000	5.38%	5.46%	52.11%	51.40%	42.99%
Yorkshire & Humberside	19	23,506,138	2.89%	3.00%	43,417,000	5.55%	5.59%	56.67%	56.50%	45.79%
Total	177	813,436,998	100.00%	100.00%	1,281,467,000	5.48%	5.49%	65.46%	65.60%	60.64%

*Properties re-classified post Cut off following new information provided to servicer. For Loan 7, 394 Long Lane Blackheath, Sandwell reclassified from South East to West Midlands. North Shields in the North East has been split into two properties Crown Amusements and Crown Bingo Hall. 56 Bridge Street reclassified from East Midlands to North East. The Hogs Head in the North East has since been sold.

Table (2) Property Type

Property Type*	Cut-Off date				Current			
	# of Properties	Balance	% of Pool	MV	# of Properties	Balance	% of Pool	MV
Healthcare - Nursing home	91	79,828,461	9.80%	197,000,000	91	79,647,901	9.79%	197,000,000
Leisure - Bingo Hall	-	-	-	-	1*	188,356	0.02%	275,000
Mixed - Mixed	3	31,788,856	3.90%	54,200,000	2	24,985,337	3.07%	42,600,000
Office	-	-	-	-	1*	6,803,519	0.84%	11,600,000
Office - Business park	2	18,211,144	2.20%	31,050,000	2	18,211,144	2.24%	31,050,000
Office - Prime CBD office	2	369,137,750	45.30%	515,000,000	2	368,300,750	45.28%	515,000,000
Retail - High Street Shop	46	38,500,000	4.70%	56,210,000	47	38,311,644	4.71%	55,935,000
Retail - Retail Warehouse	30	64,900,000	8.00%	118,007,000	30	64,388,347	7.92%	118,007,000
Retail - Shopping Centre	1	212,600,000	26.10%	310,000,000	1	212,600,000	26.14%	310,000,000
Total	175	814,966,211	100.00%	1,281,467,000	177	813,436,998	100.00%	1,281,467,000

*Property re-classified post cut off following new information provided to servicer (Loan 7 - North Shields classed as Mixed and has been split and now comprises Office and Leisure-Bingo Hall).

Table (3) Property Tenure

Property Tenure*	Cut-Off date				Current			
	# of Properties	Balance	% of Pool	MV	# of Properties	Balance	% of Pool	MV
Freehold	148	604,904,412	74.20%	967,652,000	151*	604,569,256	74.32%	969,072,000
Leasehold	21	202,871,159	24.90%	296,070,000	20*	187,751,349	23.08%	271,320,000
Freehold/Leasehold	6	7,190,640	0.90%	17,745,000	6*	21,116,393	2.60%	41,075,000
Total	175	814,966,211	100.00%	1,281,467,000	177	813,436,998	100.00%	1,281,467,000

*Property re-classified post cut off following new information provided to servicer (North Shields Loan 7 classed as Freehold / Leasehold has been split and now comprises Office and Leisure - Bingo Hall).

* Total number of properties and Market Value figures have been expressed at constant level notwithstanding 2 property sales (market value of £2,910,000) for loan number 7. This is to ensure continuity of data pending expected security substitution.

PROPERTY INFORMATION

Table (4) Vacancy Analysis (loan basis, sq. ft)

Loan ID	Vacancy (Current)	Vacancy (Previous)	Vacancy (Cut-Off Date)
1	0.00%	0.00%	0.00%
2	1.12%	1.12%	4.62%
3	0.00%	0.00%	0.00%
4	0.00%	0.00%	0.00%
5	0.00%	0.00%	0.00%
6	4.31%	4.31%	4.31%
7	2.06%	2.06%	5.93%
WA (Bal.)	0.66%	0.66%	1.66%

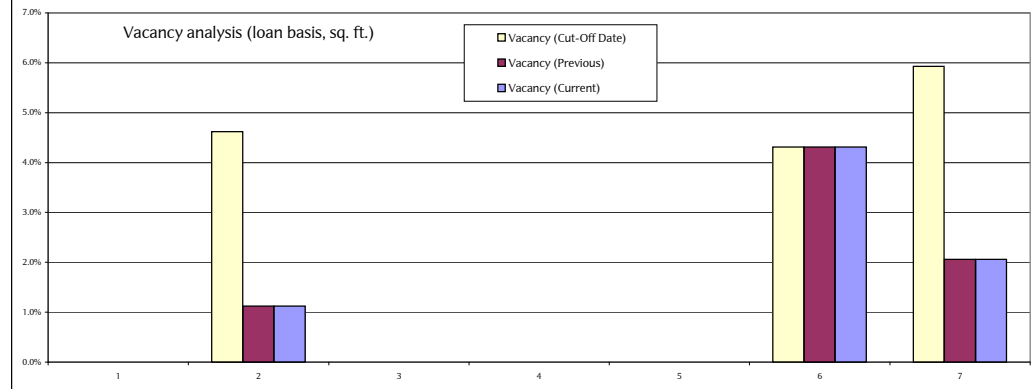
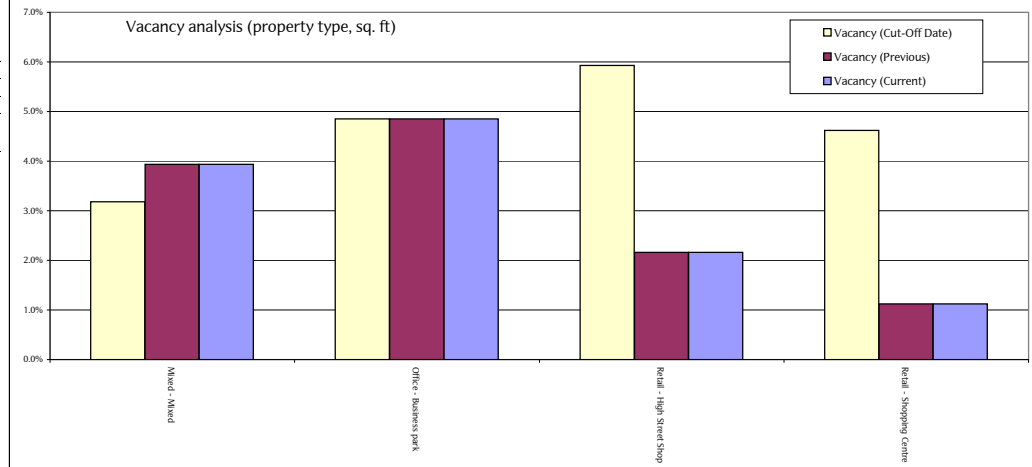


Table (5) Vacancy Analysis (property type, sq. ft)

Property Type*	Vacancy (Current)		Vacancy (Previous)		Vacancy (Cut-Off Date)	
	# of Units	% Vacancy	# of Units	% Vacancy	# of Units	% Vacancy
Mixed - Mixed	3	3.94%	3	3.94%	3	3.18%
Office - Business park	1	4.85%	1	4.85%	1	4.85%
Retail - High Street Shop	2	2.16%	2	2.16%	4	5.93%
Retail - Shopping Centre	2	1.12%	2	1.12%	11	4.62%
Total	8	0.69%	8	0.69%	19	4.83%
Total Units	255					

*Changes in property types following new information provided to the servicer and subsequent lettings post cut off.



PROPERTY INFORMATION

Table (4) Vacancy Analysis (loan basis, ERV)

Loan ID	Vacancy (Current)	Vacancy (Previous)	Vacancy (Cut-Off Date)
1	0.00%	0.00%	0.00%
2	2.33%	2.33%	8.18%
3	0.00%	0.00%	0.16%
4	0.00%	0.00%	0.00%
5	0.00%	0.00%	0.00%
6	2.67%	2.67%	5.22%
7	0.92%	0.92%	2.62%
WA (Bal.)	0.82%	0.82%	2.25%

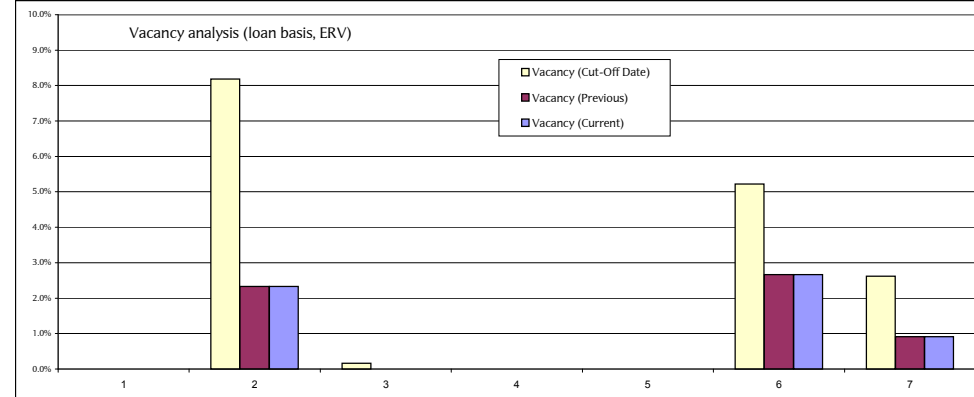
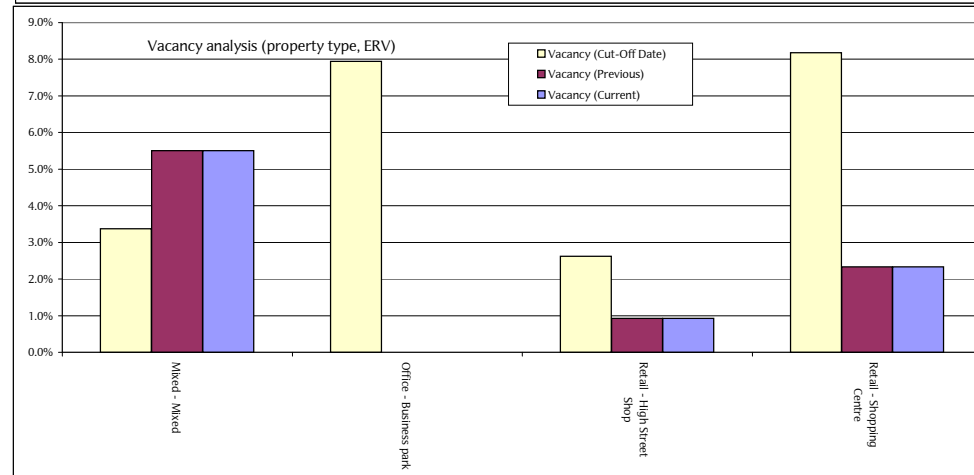


Table (5) Vacancy Analysis (property type, ERV)

Property Type*	Vacancy (Current)		Vacancy (Previous)		Vacancy (Cut-Off Date)	
	# of Units	% Vacancy	# of Units	% Vacancy	# of Units	% Vacancy
Mixed - Mixed	3	5.50%	3	5.50%	3	3.37%
Office - Business park	1	0.00%	1	0.00%	1	7.94%
Retail - High Street Shop	2	0.93%	2	0.93%	4	2.62%
Retail - Shopping Centre	2	2.33%	2	2.33%	11	8.18%
Total	8	0.92%	8	0.92%	19	6.88%
Total Units	255					

*Changes in property types following new information provided to the servicer and subsequent lettings post cut off.



HERCULES (ECLIPSE 2006-4) plc

TENANCY CONCENTRATION ANALYSIS

Table (1) Tenancy Concentration

Top 20 tenants	% Rent roll	Cumulative %
Goldman Sachs	21.51%	21.51%
Ashbourne Holdings Limited	15.93%	37.44%
Booker Cash and Carry	9.83%	47.27%
LIFFE Administration & Management	8.24%	55.51%
Standard Bank London Limited	4.91%	60.42%
Trio Holdings Plc	1.92%	62.34%
House of Fraser (Stores) Limited	1.71%	64.06%
Winterflood Securities Ltd	1.67%	65.73%
Matchurban	1.30%	67.03%
CDC Ixis Capital Markets	1.01%	68.04%
Standard Bank plc	0.92%	68.96%
H & M Hennes Limited	0.85%	69.81%
Luxury Leisure	0.83%	70.65%
River Island Clothing Co. Limited	0.76%	71.40%
Sports World International Limited	0.74%	72.14%
Commsale 2000 Ltd	0.71%	72.85%
Borders (UK) Limited	0.69%	73.54%
Boots the Chemist Limited	0.67%	74.20%
Boots	0.62%	74.82%
Focus DIY	0.60%	75.41%
Subtotal	75.41%	75.41%
Rest of tenants	24.59%	24.59%
Total	100.00%	100.00%

HERCULES (ECLIPSE 2006-4) plc

Loan Details

Loan Name	River Court
Loan ID	1
Senior Loan	
Cut-Off Date Senior Loan balance	213,315,000
Current Balance	212,856,000
Loan Factor	99.71%
Interest Rate	5.78264%
Current ICR	128.00%
Current DSCR	117.00%
Current LTV	69.79%
Whole Loan	
Current Balance	243,856,000
Loan Factor	99.74%
Interest Rate	5.97000%
Current ICR	109.00%
Current DSCR	101.00%
Current LTV	79.95%
# of properties	1
# of units	2
Remaining loan term	9.50 years

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	97.21%	13.44 years	18.17 years
Tenant 2	2.79%	8.42 years	8.42 years
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	100.00%	13.30 years	17.90 years
Rest	-	-	-
Total	100.00%	13.30 years	17.90 years

Property Concentration

ID	Region	% Total
Property 1	Greater London	100.00%
-	-	-
-	-	-
-	-	-
-	-	-
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

Loan Comment

The loan facility is secured against a mix use office and retail property situated in London

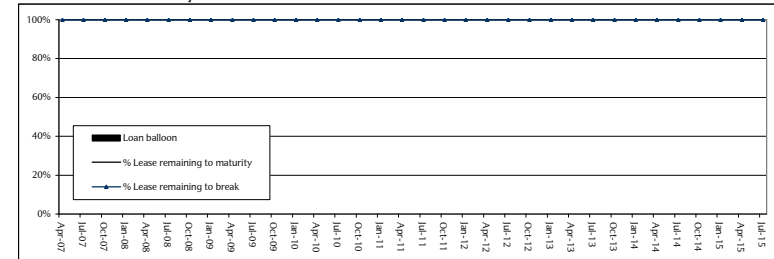
The loan is performing as expected.

The loan is above its dividend trap of 105%, surplus funds are available to be released.

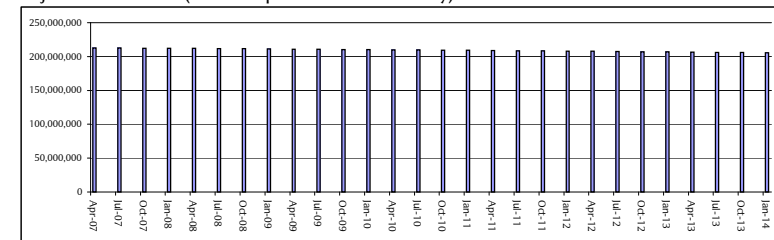
Loan Amortisation

Period	Scheduled amortisation
Jan-07	188,000
Apr-07	271,000
Jul-07	235,000
Oct-07	199,000
Jan-08	202,000
Apr-08	244,000
Jul-08	248,000
Oct-08	212,000
Jan-09	215,000
Apr-09	298,000
Jul-09	262,000
Oct-09	227,000
Jan-10	230,000
Apr-10	313,000
Jul-10	278,000
Oct-10	243,000
Jan-11	246,000
Apr-11	329,000
Jul-11	294,000
Oct-11	259,000
Jan-12	263,000
Apr-12	306,000
Jul-12	311,000
Oct-12	276,000
Jan-13	281,000
Apr-13	363,000
Jul-13	329,000
Oct-13	295,000
Jan-14	300,000
Apr-14	382,000
Jul-14	349,000
Oct-14	315,000
Jan-15	320,000
Apr-15	402,000
Jul-15	367,000
Oct-15	229,000
Jan-16	234,000
Apr-16	382,000
Jul-16	387,000
Oct-16	202,231,000

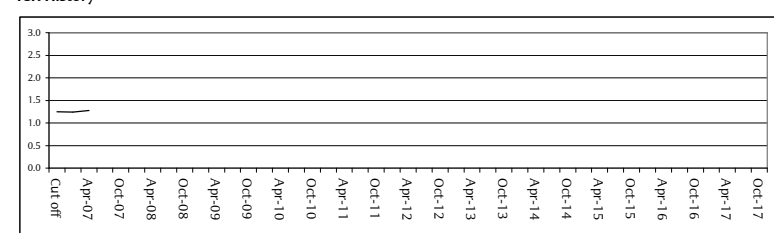
Lease Break and Maturity Profile



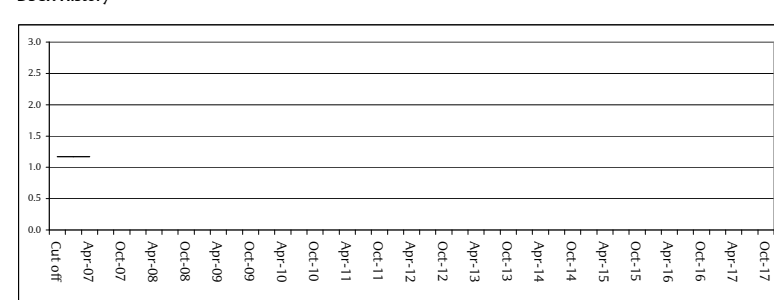
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



HERCULES (ECLIPSE 2006-4) plc

Loan Details

Loan Name	Chapelfield
Loan ID	2
Senior Loan	
Cut-Off Date Senior Loan balance	212,600,000
Current Balance	212,600,000
Loan Factor	100.00%
Interest Rate	5.58800%
Current ICR	125.98%
Current DSCR	125.98%
Current LTV	68.58%
# of properties	1
# of units	106
Remaining loan term	9.00 years

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	8.11%	33.19 years	33.19 years
Tenant 2	4.02%	13.18 years	13.18 years
Tenant 3	3.58%	12.84 years	12.84 years
Tenant 4	3.49%	13.18 years	13.18 years
Tenant 5	3.25%	13.18 years	13.18 years
Subtotal	22.45%	20.35 years	20.35 years
Rest	77.55%	12.30 years	12.38 years
Total	100.00%	14.11 years	14.17 years

Property Concentration

ID	Region	% Total
Property 1	East Anglia	100.00%
-	-	-
-	-	-
-	-	-
-	-	-
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

Loan Comment

The £212,600,000 loan facility is secured against a modern shopping centre located in East Anglia.

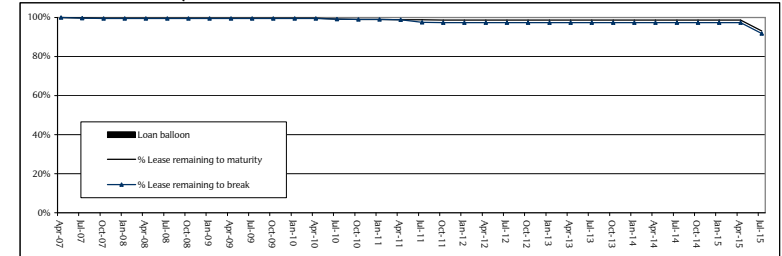
The centre is occupied by a number of national retailers and a smaller number of local tenants. Actual ICR has increased with the expiry of rent free periods.

The loan is above the 110% minimum required ICR threshold calculated on a projected basis as documented in the Credit Facility Agreement.

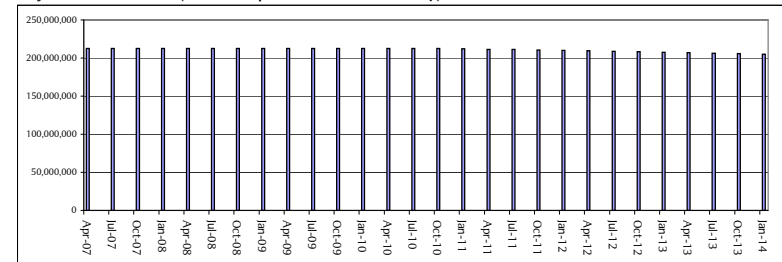
Loan Amortisation

Period	Scheduled amortisation
Jan-07	-
Apr-07	-
Jul-07	-
Oct-07	-
Jan-08	-
Apr-08	-
Jul-08	-
Oct-08	-
Jan-09	-
Apr-09	-
Jul-09	-
Oct-09	-
Jan-10	-
Apr-10	-
Jul-10	-
Oct-10	-
Jan-11	525,000
Apr-11	598,000
Jul-11	273,000
Oct-11	549,000
Jan-12	556,000
Apr-12	596,000
Jul-12	604,000
Oct-12	581,000
Jan-13	589,000
Apr-13	660,000
Jul-13	637,000
Oct-13	615,000
Jan-14	623,000
Apr-14	694,000
Jul-14	672,000
Oct-14	650,000
Jan-15	659,000
Apr-15	728,000
Jul-15	507,000
Oct-15	444,000
Jan-16	310,000
Apr-16	200,530,000
Jul-16	-
Oct-16	-

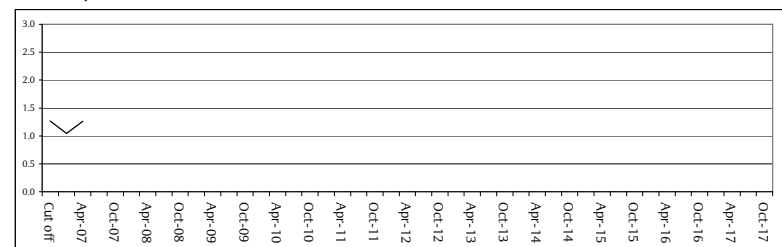
Lease Break and Maturity Profile



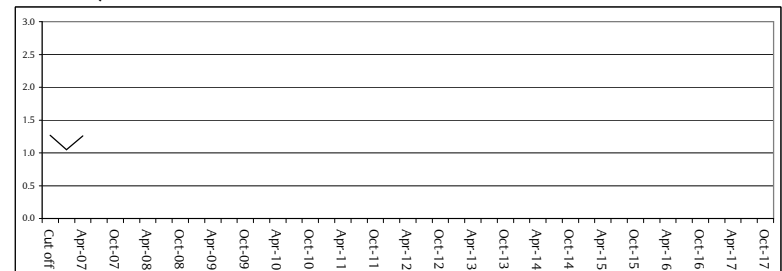
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



HERCULES (ECLIPSE 2006-4) plc

Loan Details

Loan Name	Cannon Bridge
Loan ID	3
Senior Loan	
Cut-Off Date Senior Loan balance	155,822,750
Current Balance	155,444,750
Loan Factor	99.66%
Interest Rate	5.89039%
Current ICR	145.44%
Current DSCR	133.73%
Current LTV	74.02%
Whole Loan	
Current Balance	179,444,750
Loan Factor	99.70%
Interest Rate	6.18000%
Current ICR	1.20%
Current DSCR	1.12%
Current LTV	85.45%
# of properties	1
# of units	16
Remaining loan term	4.25 years

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	41.09%	5.02 years	5.65 years
Tenant 2	24.49%	3.25 years	9.92 years
Tenant 3	9.58%	4.92 years	9.92 years
Tenant 4	8.35%	9.17 years	9.17 years
Tenant 5	5.03%	9.17 years	9.17 years
Subtotal	88.54%	5.15 years	7.83 years
Rest	11.46%	3.58 years	8.16 years
Total	100.00%	4.97 years	7.86 years

Property Concentration

ID	Region	% Total
Property 1	Greater London	100.00%
-	-	-
-	-	-
-	-	-
-	-	-
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

Loan Comment

The loan facility is secured against a prime office building in London.

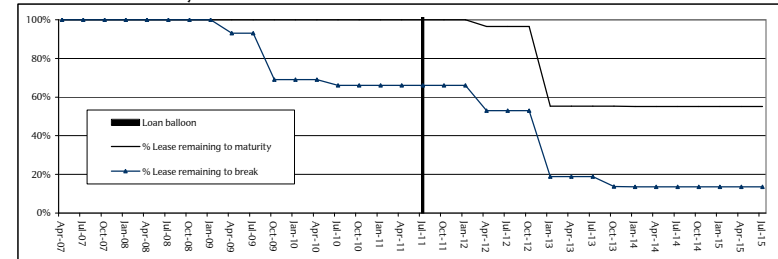
Borrowers in final negotiations in respect of the space (Atrium 1st Floor - 28,173 SqFt) vacated by former tenant 1 and expect to have positive news shortly.

The loan is above its dividend trap and as documented in the facility agreement, surplus rent has been discharged to the Amortisation Escrow Account (current balance £1,416,835).

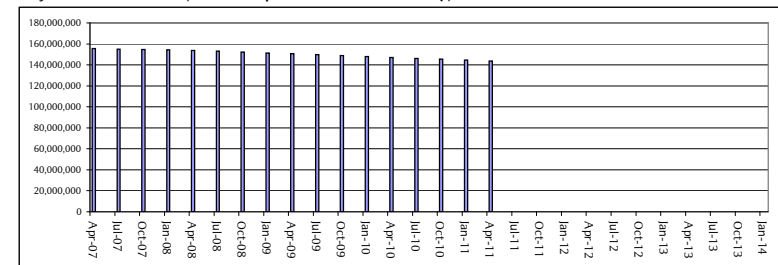
Loan Amortisation

Period	Scheduled amortisation
Jan-07	180,000
Apr-07	198,000
Jul-07	387,000
Oct-07	378,000
Jan-08	383,500
Apr-08	606,750
Jul-08	616,500
Oct-08	805,000
Jan-09	817,000
Apr-09	889,000
Jul-09	873,000
Oct-09	858,000
Jan-10	871,000
Apr-10	873,000
Jul-10	823,000
Oct-10	808,000
Jan-11	820,000
Apr-11	958,000
Jul-11	143,678,000
Oct-11	-
Jan-12	-
Apr-12	-
Jul-12	-
Oct-12	-
Jan-13	-
Apr-13	-
Jul-13	-
Oct-13	-
Jan-14	-
Apr-14	-
Jul-14	-
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Oct-15	-
Jan-16	-
Apr-16	-
Jul-16	-
Oct-16	-

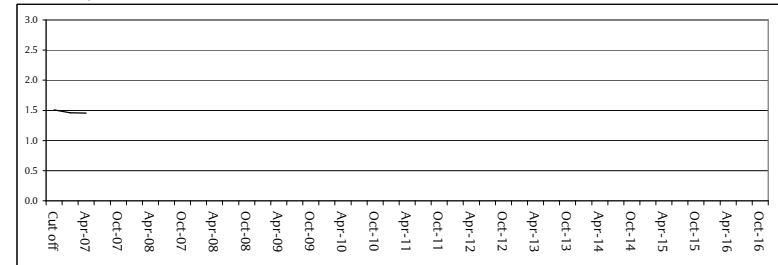
Lease Break and Maturity Profile



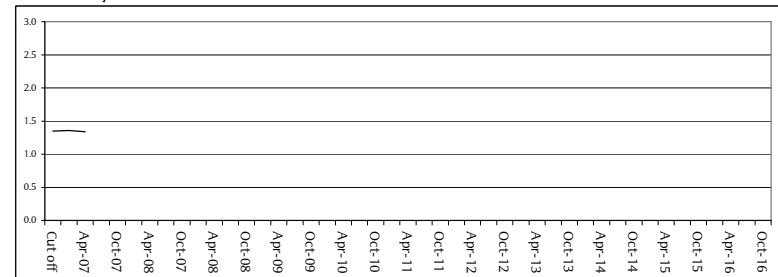
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



Hercules (ECLIPSE 2006-4) plc

Loan Details

Loan Name	Ashbourne Portfolio Priority A
Loan ID	4
Senior Loan	
Cut-Off Date Senior Loan balance	79,811,628
Current Balance	79,647,901
Loan Factor	99.62%
Interest Rate	6.03108%
Current ICR	258.00%
Current DSCR	238.00%
Current LTV	40.43%
# of properties	91
# of units	91
Remaining loan term	8.50 years

Tenant Concentration

ID	% Rent	WA lease expiry to	WA lease expiry to
Tenant 1	100.00%	8.47 years	8.47 years
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	100.00%	8.47 years	8.47 years
Rest	-	-	-
Total	100.00%	8.47 years	8.47 years

Property Concentration

ID	Region	% Total
Property 1	South West	4.15%
Property 2	Greater London	3.58%
Property 3	East Anglia	2.96%
Property 4	South West	2.84%
Property 5	Wales	2.55%
Subtotal	-	16.09%
Rest	-	83.91%
Total	-	100.00%

Loan Comment

The loan facility is constructed on a floating rate basis and represents the senior tranche of a loan originated by the Royal Bank of Scotland and is secured against nursing homes across the UK.

The loan is performing as expected, with a rise in the ICR this quarter. The interest payments have increased due to the rising LIBOR rate, but this has been offset by the hedging arrangements in place.

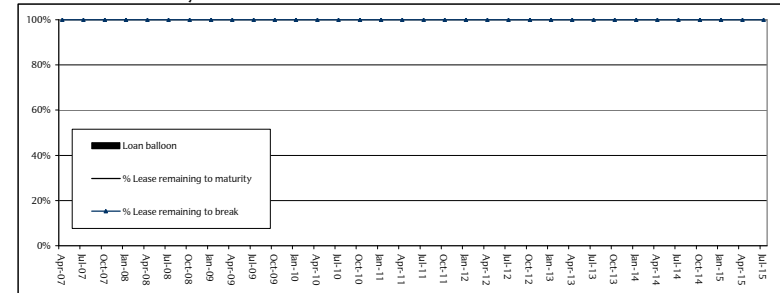
Cash reserves in the collateral account remain at £1,209,768 in regards to 10 of the 91 homes.

EBITDAR to rent ratio is in excess of the 1.25 covenant requirements for portfolio as a whole.

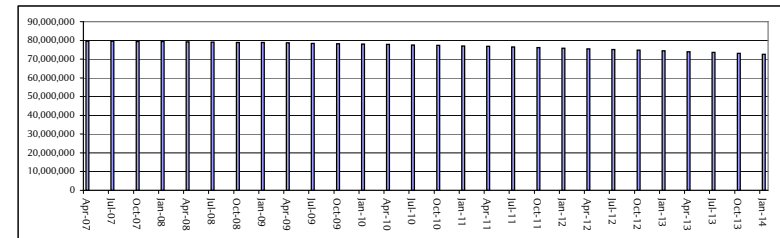
Loan Amortisation

Period	Scheduled amortisation
Jan-07	49,772
Apr-07	113,954
Jul-07	85,189
Oct-07	76,951
Jan-08	118,086
Apr-08	128,997
Jul-08	130,798
Oct-08	123,648
Jan-09	128,210
Apr-09	175,656
Jul-09	243,090
Oct-09	143,496
Jan-10	227,583
Apr-10	230,925
Jul-10	234,391
Oct-10	245,100
Jan-11	284,008
Apr-11	288,176
Jul-11	292,480
Oct-11	304,243
Jan-12	329,498
Apr-12	349,655
Jul-12	354,870
Oct-12	353,102
Jan-13	395,159
Apr-13	431,088
Jul-13	422,542
Oct-13	422,142
Jan-14	466,269
Apr-14	502,788
Jul-14	495,196
Oct-14	496,840
Jan-15	514,054
Apr-15	608,416
Jul-15	573,735
Oct-15	69,471,523
Jan-16	-
Apr-16	-
Jul-16	-
Oct-16	-

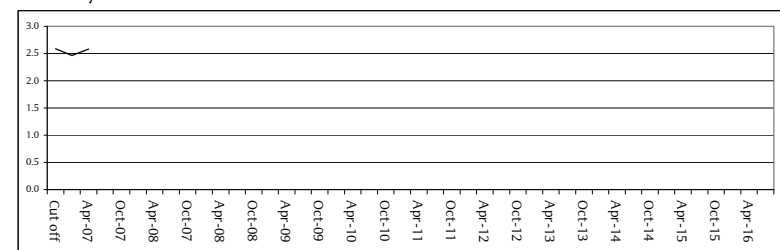
Lease Break and Maturity Profile



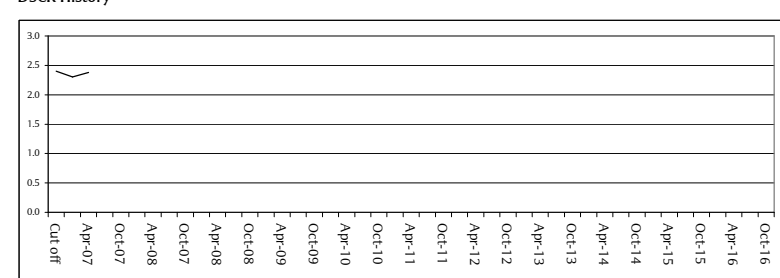
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



HERCULES (ECLIPSE 2006-4) plc

Loan Details

Loan Name	Booker Portfolio
Loan ID	5
Senior Loan	
Cut-Off Date Senior Loan balance	64,900,000
Current Balance	64,388,347
Loan Factor	99.21%
Interest Rate	5.18526%
Current ICR	177.29%
Current DSCR	121.56%
Current LTV	54.56%
# of properties	30
# of units	30
Remaining loan term	8.50 years

Tenant Concentration

ID	% Rent	WA lease expiry to first break (years)	WA lease expiry to lease maturity (years)
Tenant 1	100.00%	17.86 years	22.86 years
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
Subtotal	100.00%	17.86 years	22.86 years
Rest	-	-	-
Total	100.00%	17.86 years	22.86 years

Property Concentration

ID	Region	% Total
Property 1	South East	8.03%
Property 2	West Midlands	5.98%
Property 3	West Midlands	5.34%
Property 4	South West	4.75%
Property 5	North West	4.61%
Subtotal	-	28.71%
Rest	-	71.29%
Total	-	100.00%

Loan Comment

The loan is secured against a portfolio of retail warehouses across the UK.

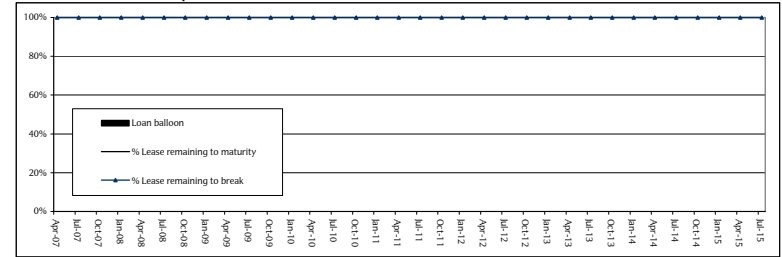
Performing as expected - no significant issues to report.

The loan is above its dividend trap and surplus rent is used to amortise the loan.

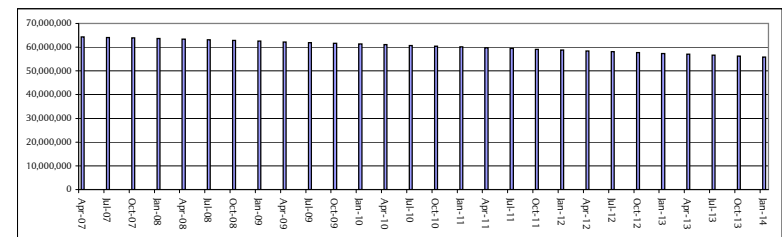
Loan Amortisation

Period	Scheduled amortisation
Jan-07	239,305
Apr-07	272,348
Jul-07	261,838
Oct-07	251,257
Jan-08	255,139
Apr-08	273,578
Jul-08	277,760
Oct-08	267,600
Jan-09	271,735
Apr-09	304,562
Jul-09	294,902
Oct-09	285,196
Jan-10	289,602
Apr-10	322,311
Jul-10	313,119
Oct-10	303,894
Jan-11	308,590
Apr-11	341,173
Jul-11	332,479
Oct-11	323,767
Jan-12	328,769
Apr-12	347,534
Jul-12	352,845
Oct-12	344,670
Jan-13	349,996
Apr-13	382,305
Jul-13	374,697
Oct-13	367,100
Jan-14	372,772
Apr-14	404,930
Jul-14	397,920
Oct-14	390,936
Jan-15	396,977
Apr-15	652,241
Jul-15	649,277
Oct-15	-
Jan-16	-
Apr-16	-
Jul-16	-
Oct-16	-

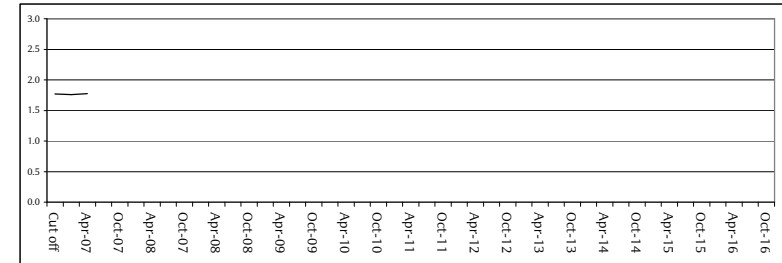
Lease Break and Maturity Profile



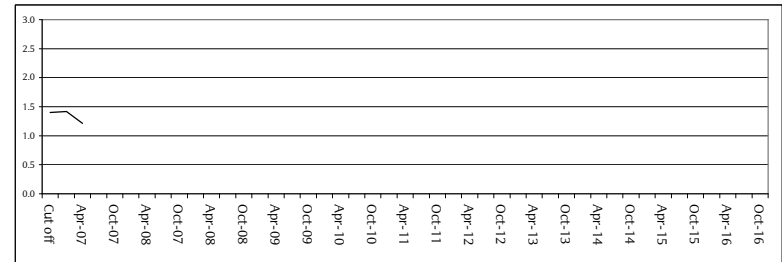
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



HERCULES (ECLIPSE 2006-4) plc

Loan Details

Loan Name	Endeavour Portfolio
Loan ID	6
Senior Loan	
Cut-Off Date Senior Loan balance	50,000,000
Current Balance	50,000,000
Loan Factor	100.00%
Interest Rate	6.02650%
Current ICR	159.68%
Current DSCR	159.68%
Current LTV	58.65%
# of properties	5
# of units	39
Remaining loan term	9.25 years

Tenant Concentration

ID	% Rent	WA lease expiry to	WA lease expiry to
Tenant 1	8.80%	12.78 years	12.78 years
Tenant 2	8.22%	2.99 years	2.99 years
Tenant 3	8.14%	7.67 years	7.67 years
Tenant 4	5.46%	8.56 years	8.56 years
Tenant 5	5.34%	11.76 years	11.76 years
Subtotal	35.96%	8.59 years	8.59 years
Rest	64.04%	9.41 years	9.56 years
Total	100.00%	9.12 years	9.21 years

Property Concentration

ID	Region	% Total
Property 1	Greater London	43.70%
Property 2	Greater London	29.03%
Property 3	Greater London	13.61%
Property 4	South East	7.39%
Property 5	Greater London	6.28%
Subtotal	-	100.00%
Rest	-	-
Total	-	100.00%

Loan Comment

The £50,000,000 loan is secured against mixed use and office properties located in London, Essex, and Oxfordshire.

The properties are occupied by mainly well known tenants. There were no rent arrears outstanding during the quarter.

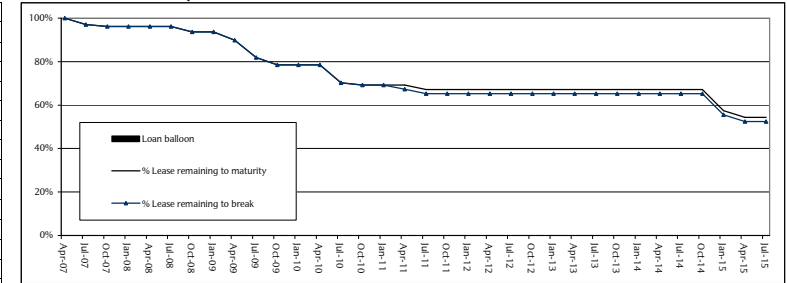
Discussions continue regarding the letting of vacant units.

The loan is operating above the dividend trap ratio of 130%. Surplus funds have been released.

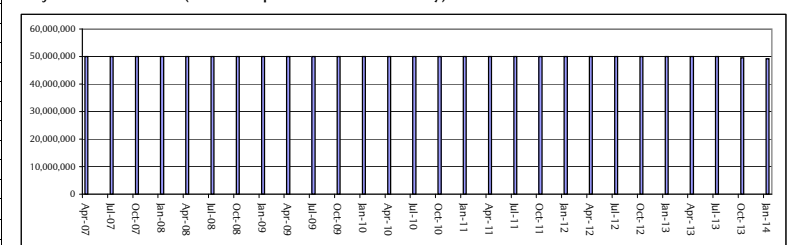
Loan Amortisation

Period	Scheduled amortisation
Jan-07	-
Apr-07	-
Jul-07	-
Oct-07	-
Jan-08	-
Apr-08	-
Jul-08	-
Oct-08	-
Jan-09	-
Apr-09	-
Jul-09	-
Oct-09	-
Jan-10	-
Apr-10	-
Jul-10	-
Oct-10	-
Jan-11	-
Apr-11	-
Jul-11	-
Oct-11	-
Jan-12	-
Apr-12	-
Jul-12	-
Oct-12	-
Jan-13	-
Apr-13	-
Jul-13	-
Oct-13	423,000
Jan-14	393,000
Apr-14	407,000
Jul-14	405,000
Oct-14	395,000
Jan-15	308,000
Apr-15	265,000
Jul-15	296,000
Oct-15	228,000
Jan-16	76,000
Apr-16	61,000
Jul-16	46,743,000
Oct-16	-

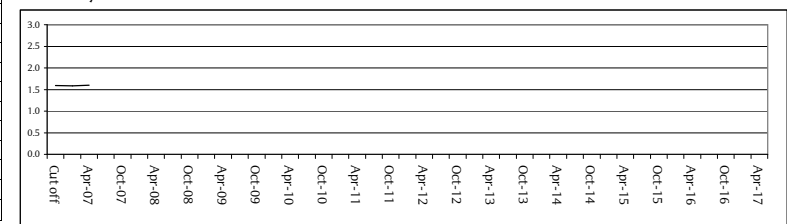
Lease Break and Maturity Profile



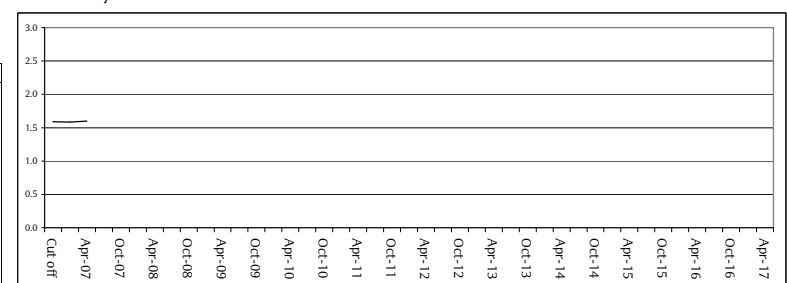
Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History



Hercules (ECLIPSE 2006-4) plc

Loan Details

Loan Name	Welbeck Portfolio
Loan ID	7
Senior Loan	
Cut-Off Date Senior Loan balance	38,500,000
Current Balance	38,500,000
Loan Factor	100.00%
Interest Rate	6.80563%
Current ICR	130.00%
Current DSCR	130.00%
Current LTV	68.49%
# of properties	48
# of units	62
Remaining loan term	9.25 years

Tenant Concentration

ID	% Rent	WA lease expiry to	WA lease expiry to
Tenant 1	31.27%	13.36 years	13.36 years
Tenant 2	20.01%	13.19 years	13.19 years
Tenant 3	10.40%	13.19 years	13.19 years
Tenant 4	7.62%	13.19 years	13.19 years
Tenant 5	6.69%	13.19 years	13.19 years
Subtotal	75.99%	13.26 years	13.26 years
Rest	24.01%	15.85 years	15.85 years
Total	100.00%	13.88 years	13.88 years

Property Concentration

ID	Region	% Total
Property 1	North East	6.80%
Property 2	Yorkshire & Humberside	6.34%
Property 3	Greater London	5.80%
Property 4	Scotland	5.60%
Property 5	North East	4.80%
Subtotal	-	29.35%
Rest	-	70.65%
Total	-	100.00%

Loan Comment

This granular portfolio of rental subjects is performing as expected. Arrears/ litigation situation stable with non-payment in relation to 2% of quarterly rent collected.

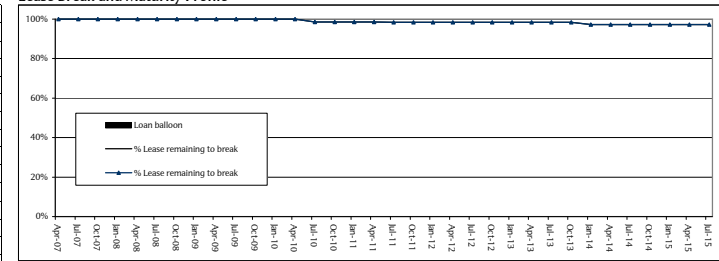
In addition to the unit sold in Dec 2006, as previously reported, another property was sold on 13 April and now total Sales account funds of £3,100,383 are held. A further sale is expected in Q2 2007 followed by 3 substitutions in the same quarter.

In accordance with the documentation, surplus rental has been transferred to Rent Escrow to provide a balance following the April IPD of £812,078. No surplus will be released to the borrower until the Servicer is holding an Escrow balance of £1.2m (anticipated immediately following Sept 07 Rent payment date).

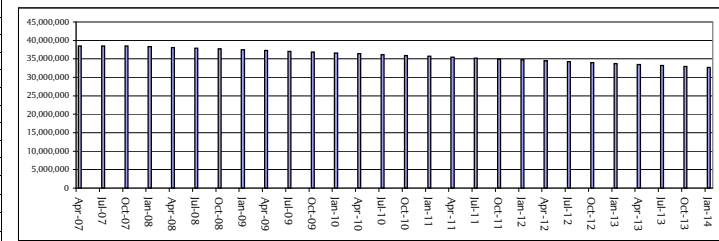
Loan Amortisation

Period	Scheduled amortisation**
Jan-07	-
Apr-07	-
Jul-07	-
Oct-07	-
Jan-08	200,000
Apr-08	203,000
Jul-08	200,000
Oct-08	203,000
Jan-09	219,000
Apr-09	216,000
Jul-09	213,000
Oct-09	216,000
Jan-10	232,000
Apr-10	225,000
Jul-10	217,000
Oct-10	220,000
Jan-11	235,000
Apr-11	236,000
Jul-11	239,000
Oct-11	243,000
Jan-12	252,000
Apr-12	244,000
Jul-12	236,000
Oct-12	239,000
Jan-13	251,000
Apr-13	262,000
Jul-13	267,000
Oct-13	269,000
Jan-14	282,000
Apr-14	281,000
Jul-14	279,000
Oct-14	286,000
Jan-15	307,000
Apr-15	306,000
Jul-15	304,000
Oct-15	297,000
Jan-16	302,000
Apr-16	-
Jul-16	30,319,000
Oct-16	-

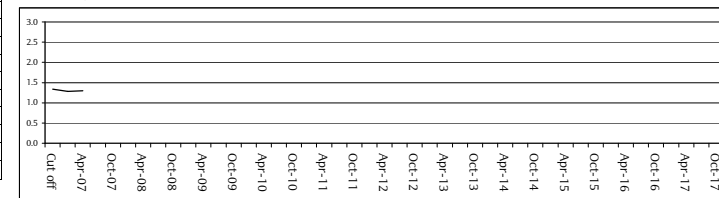
Lease Break and Maturity Profile



Projected Loan Balance (Servicer report date to loan maturity)



ICR History



DSCR History

