

SECURITIES AND EXCHANGE COMMISSION

FORM FWP

Filing under Securities Act Rules 163/433 of free writing prospectuses

Filing Date: **2013-01-17**
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SUBJECT COMPANY

GS Mortgage Securities Trust 2013-GC10

CIK: [1566053](#) | State of Incorporation: **DE** | Fiscal Year End: **1231**
Type: **FWP** | Act: **34** | File No.: [333-171508-05](#) | Film No.: **13535582**
SIC: **6189** Asset-backed securities

Mailing Address
*85 BROAD ST
NEW YORK NY 10004*

Business Address
*85 BROAD ST
NEW YORK NY 10004
2129021000*

FILED BY

GS MORTGAGE SECURITIES CORP II

CIK: [1004158](#) | IRS No.: **223442024** | State of Incorporation: **DE** | Fiscal Year End: **1231**
Type: **FWP**
SIC: **6189** Asset-backed securities

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Sent: Thursday, January 17, 2013 10:14 AM

Subject: GSMS 2013-GC10 -- New Issue Announcement (Public)(external)

GSMS 2013-GC10 -- New Issue Announcement (Public) (external)

\$656.352mm Fixed Rate CMBS Offering

Co-Lead Managers and Joint Bookrunners: Goldman, Sachs & Co. and Citigroup Global Markets Inc.

Class	S&P/Fitch/DBRS	Size(\$mm)	WAL(yr)	C/E	Cum LTV	U/W NOI Debt Yld
A-1	AAA(sf)/AAA(sf)/AAA(sf)	53.438	2.49	30.000%	42.8%	15.7%
A-2	AAA(sf)/AAA(sf)/AAA(sf)	35.275	4.76	30.000%	42.8%	15.7%
A-3	AAA(sf)/AAA(sf)/AAA(sf)	21.000	6.93	30.000%	42.8%	15.7%
A-4	AAA(sf)/AAA(sf)/AAA(sf)	110.000	9.81	30.000%	42.8%	15.7%
A-5	AAA(sf)/AAA(sf)/AAA(sf)	300.475	9.89	30.000%	42.8%	15.7%
A-AB	AAA(sf)/AAA(sf)/AAA(sf)	81.379	7.41	30.000%	42.8%	15.7%
A-S	AAA(sf)/AAA(sf)/AAA(sf)	54.785	9.93	23.625%	46.7%	14.4%
X-A	AAA(sf)/AAA(sf)/AAA(sf)	656.352	N/A	N/A	N/A	N/A

Collateral Summary

Initial Pool Balance:	\$859.382mm
Number of Mortgage Loans:	61
Number of Mortgaged Properties:	93
Average Cut-off Date Mortgage Loan Balance:	\$14.088mm
Weighted Average Mortgage Interest Rate:	4.4485%
Weighted Average Remaining Term to Maturity (months):	115
Weighted Average Remaining Amortization Term (months):	349
Weighted Average Cut-off Date LTV Ratio:	63.2%
Weighted Average Maturity Date LTV Ratio:	50.2%
Weighted Average Underwritten Debt Service Coverage Ratio:	1.68x
% of Mortgage Loans with Additional Debt:	8.4%
% of Mortgaged Properties with Single Tenants:	3.7%

Property Type: 32.0% Retail, 30.5% Mixed Use, 13.7% Office, 10.1% Multifamily, 7.1% Hospitality, 3.3% Self Storage, 3.2% Manufactured Housing

Top 5 States: 15.3% NY, 12.8% MD, 10.4% CA, 8.9% TX, 7.6% FL

Anticipated Timing

Global Investor Call: Thu, Jan 17th

Call:

Investor Roadshow: Fri, Jan 18th
Anticipated Week of Jan 21st
Pricing:
Anticipated Thu, Feb 7th
Closing:

Global Investor

Call Details

Date: Thu, Jan 17th
Time: 1pm ET
US Toll Free: 800-500-6404
Passcode: 4204290

Investor Roadshow Details

Team I

Fri, Jan 18th Boston/Hartford

Jan 18th Boston Breakfast: Boston Harbor Hotel, 70 Rowes Wharf, John Adams Salon, 8:15am ET

Jan 18th Hartford Lunch: Hartford Hilton, 315 Trumbull St, Connecticut Salon B, 1pm ET

Team II

Fri, Jan 18th Minneapolis

Jan 18th Minneapolis Breakfast: Marquette Hotel, 710 Marquette Ave, Lake Huron Room,
9:30am CT

Free Writing Prospectus

Termsheet

Annex A

Attached for your information is a copy of the offering materials, dated January 17, 2013 relating to this offering.

The depositor has filed a registration statement (including a prospectus) with the SEC (SEC File No. 333-171508) for the offering to which this communication relates. Before you invest, you should read the prospectus in that registration statement and other documents the depositor has filed with the SEC for more complete information about the depositor, the issuing entity and this offering. You may get these documents for free by visiting EDGAR on the SEC Web site at www.sec.gov. Alternatively, the depositor, any underwriter or any dealer participating in the offering will arrange to send you the prospectus if you request it by calling toll-free 1-866-471-2526 or by email to prospectus-ny@gs.com.

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