

SECURITIES AND EXCHANGE COMMISSION

FORM 8-K

Current report filing

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GS MORTGAGE SECURITIES CORP II

CIK: **1004158** | State of Incorporation: **DE**
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Mailing Address
85 BROAD ST
NEW YORK NY 10004

Business Address
85 BROAD ST
NEW YORK NY 10004
2129021000

SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

FORM 8-K

CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(d) OF THE
SECURITIES EXCHANGE ACT OF 1934

Date of report (Date of earliest event
reported) December 15, 1996

GS Mortgage Securities Corporation II
(as Seller under the Pooling and
Servicing Agreement dated as of March 1, 1996,
providing for the issuance of Commercial Mortgage
Pass-Through Certificates, Series 1996-PL)

GS Mortgage Securities Corporation II

(Exact Name of Registrant as Specified in Charter)

Delaware

33-99774

22-3442024

(State or Other
Jurisdiction of
Incorporation)

(Commission
File Number)

(IRS Employer
Identification No.)

85 Broad Street
New York, New York

10004

(Address of Principal Executive Offices)

(Zip Code)

Registrant's telephone
number including area code

(212) 902-1000

Item 7. Financial Statements, Pro Forma Financial Information
and Exhibits

(c) Exhibits.

Attached as exhibits are the following monthly reports made available by State Street Bank and Trust Company, the Trustee, for the December 15, 1996 distribution date.

Exhibit 1. Trustee Payment Statement to
Certificateholders

Exhibit 2. Mortgage Loan Characteristics Reports

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

GS Mortgage Securities Corporation II
(Registrant)

By: State Street Bank and Trust Company
as Trustee for GS Mortgage
Securities Corporation II

Date: December 15, 1996 By: /s/ James H. Byrnes

Name: James H. Byrnes
Title: Assistant Vice President

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EXHIBIT INDEX

The following exhibits are being filed herewith:

EXHIBIT NO. -----	DESCRIPTION -----
1.	Trustee Payment Statement to Certificateholders
2.	Mortgage Loan Characteristics Reports

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State Street
Corporate Trust Department
Securities Administration
Report to Certificateholders

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GS Mortgage Securities Corporation II
Commercial Mortgage Pass-Through Certificates
Series 1996-PL
Payment Date: December 15, 1996

Quick Reference

Pre-

Class	CUSIP	Interest Rate %	Interest Type	Principal Distribution	Interest Distribution	Interest payment Penalty Fees	Certificate Factor

Regular							

A-1	36228CAA1	7.02000%	fixed	2.61630	5.62139	0.00000	0.95830583
A-2	36228CAB9	7.41000%	fixed	0.00000	6.17500	0.00000	1.00000000
B	36228CAC7	7.51000%	fixed	2.16636	6.14961	0.00000	0.98046117
C	36228CAD5	7.74000%	fixed	2.16636	6.33795	0.00000	0.98046116
D	36228LAE3	7.85000%	fixed	2.16636	6.42802	0.00000	0.98046116
E	N/A	7.85000%	fixed	2.16636	6.42802	0.00000	0.98046116
F	N/A	7.85000%	fixed	2.16636	6.42802	0.00000	0.98046117
G	N/A	7.85000%	fixed	0.00000	6.53448	0.00000	1.00000000
X-1*	36228CAF0	0.69457%	variable	0.00000	0.56132	0.00000	0.96765280
X-2*	36228CAG8	1.53384%	variable	0.00000	1.19094	0.00000	0.92975273
X-3*	36228CAH6	0.01000%	fixed	0.00000	0.00776	0.00000	0.92975273
R	N/A	0.00000%	N/A	0.00000	0.00000	0.00000	0.00000000

* Based on Notional Balance

Account Administrator: William T. Oberlies 617/664-5420
Account Officer: Jim Byrnes 617/664-5409
Street Connection: (factor and rate by cusip) 617/664-5500
Street Fax: (secondary market reports) 617/664-5600

State Street
Corporate Trust Department
Securities Administration
Report to Certificateholders

GS Mortgage Securities Corporation II
Commercial Mortgage Pass-Through Certificates
Series 1996-PL
Payment Date: December 15, 1996

Principal Distribution Detail

Class	Scheduled Principal Distributed	Principal Prepayments	Realized Losses	Additional Expense Losses	Unscheduled Adjustments	Net Distribution
A-1	\$860,240.87	\$0.00	\$0.00	\$0.00	\$0.00	\$860,240.87
A-2	\$0.00	0.00	0.00	0.00	0.00	0.00

B	\$59,802.87	0.00	0.00	0.00	0.00	59,802.87
C	\$53,821.72	0.00	0.00	0.00	0.00	53,821.72
D	\$53,821.72	0.00	0.00	0.00	0.00	53,821.72
E	\$47,844.89	0.00	0.00	0.00	0.00	47,844.89
F	\$59,802.87	0.00	0.00	0.00	0.00	59,802.87
G	\$0.00	0.00	0.00	0.00	0.00	0.00
X-1*	\$0.00	0.00	0.00	0.00	0.00	0.00
X-2*	\$0.00	0.00	0.00	0.00	0.00	0.00
X-3*	\$0.00	0.00	0.00	0.00	0.00	0.00
R	\$0.00	0.00	0.00	0.00	0.00	0.00

Total	1,135,334.95	0.00	0.00	0.00	0.00	1,135,334.95

* Based on Notional Balance

Interest Distribution Detail

Class	Accrued Interest	Prepay- ment Interest Short- fall	Inter- est Adjust- ment**	Prior Unpaid Inter- est Paid	Distributed Interest	Prepayment Premiums	Remaining Unpaid Interest
A-1	\$1,848,314.51	0.00	0.00	0.00	\$1,848,314.51	0.00	\$0.00
A-2	\$458,438.32	0.00	0.00	0.00	\$458,438.32	0.00	\$0.00
B	\$169,761.53	0.00	0.00	0.00	\$169,761.53	0.00	\$0.00
C	\$157,462.03	0.00	0.00	0.00	\$157,462.03	0.00	\$0.00
D	\$159,699.87	0.00	0.00	0.00	\$159,699.87	0.00	\$0.00
E	\$141,965.40	0.00	0.00	0.00	\$141,965.40	0.00	\$0.00
F	\$177,447.14	0.00	0.00	0.00	\$177,447.14	0.00	\$0.00
G	\$144,480.58	0.00	(158.78)	0.00	\$144,321.80	0.00	(\$644.99)
X-1*	\$255,678.06	0.00	0.00	0.00	\$255,678.06	0.00	\$0.00
X-2*	\$657,533.99	0.00	0.00	0.00	\$657,533.99	0.00	\$0.00
X-3*	\$4,286.86	0.00	0.00	0.00	\$4,286.86	0.00	\$0.00
R	\$0.00	0.00	0.00	0.00	\$0.00	0.00	\$0.00

Total	\$4,175,068.29	\$0.00	(\$158.78)	\$0.00	\$4,174,909.51	\$0.00	(\$644.99)

* Based on Notional Balance

** Interest Adjustment due to Additional Trust Expense

State Street

Corporate Trust Department
 Securities Administration
 Report to Certificateholders

GS Mortgage Securities Corporation II
 Commercial Mortgage Pass-Through Certificates
 Series 1996-PL
 Payment Date: December 15, 1996

 Principal Distribution per Certificate

Class	Principal Distributed	Principal Prepayments	Realized Losses	Additional Expense Losses	Unscheduled Adjustments	Net Distribution
A-1	2.61630	0.00000	0.00000	0.00000	0.00000	2.61630
A-2	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
B	2.16636	0.00000	0.00000	0.00000	0.00000	2.16636
C	2.16636	0.00000	0.00000	0.00000	0.00000	2.16636
D	2.16636	0.00000	0.00000	0.00000	0.00000	2.16636
E	2.16636	0.00000	0.00000	0.00000	0.00000	2.16636
F	2.16636	0.00000	0.00000	0.00000	0.00000	2.16636
G	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
X-1*	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
X-2*	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
X-3*	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000
R	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000

 * Based on Notional Balance

 Interest Distribution per Certificate

Class	Accrued Interest	Pre-payment Interest Short-fall	Inter-est Adjust-ments	Prior Unpaid Interest	Distributed Interest	Prepayment Premiums	Remaining Unpaid Interest
A-1	5.62139	0.00000	0.00000	0.00000	5.62139	0.00000	0.00000
A-2	6.17500	0.00000	0.00000	0.00000	6.17500	0.00000	0.00000
B	6.14961	0.00000	0.00000	0.00000	6.14961	0.00000	0.00000
C	6.33795	0.00000	0.00000	0.00000	6.33795	0.00000	0.00000
D	6.42802	0.00000	0.00000	0.00000	6.42802	0.00000	0.00000
E	6.42802	0.00000	0.00000	0.00000	6.42802	0.00000	0.00000
F	6.42802	0.00000	0.00000	0.00000	6.42802	0.00000	0.00000
G	6.54167	0.00000	-0.00719	0.00000	6.53448	0.00000	-0.02920
X-1*	0.56132	0.00000	0.00000	0.00000	0.56132	0.00000	0.00000
X-2*	1.19094	0.00000	0.00000	0.00000	1.19094	0.00000	0.00000
X-3*	0.00776	0.00000	0.00000	0.00000	0.00776	0.00000	0.00000

R 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000 0.00000

* Based on Notional Balance

State Street
 Corporate Trust Department
 Securities Administration
 Report to Certificateholders

GS Mortgage Securities Corporation II
 Commercial Mortgage Pass-Through Certificates
 Series 1996-PL
 Payment Date: December 15, 1996

Payment Summary

Class	Beginning Balance	Principal Payable	Realized Losses	Additional Expense Losses
Regular				
A-1	315,951,198.77	\$860,240.87	\$0.00	\$0.00
A-2	74,241,023.00	\$0.00	\$0.00	\$0.00
B	27,125,677.50	\$59,802.87	\$0.00	\$0.00
C	24,412,718.52	\$53,821.72	\$0.00	\$0.00
D	24,412,718.52	\$53,821.72	\$0.00	\$0.00
E	21,701,716.99	\$47,844.89	\$0.00	\$0.00
F	27,125,677.59	\$59,802.87	\$0.00	\$0.00
G	22,086,204.00	\$0.00	\$0.00	\$0.00
X-1*	441,730,617.80	\$0.00	\$0.00	\$0.00
X-2*	514,423,503.42	\$0.00	\$0.00	\$0.00
X-3*	514,423,503.42	\$0.00	\$0.00	\$0.00
R	0.00	\$0.00	\$0.00	\$0.00
TOTAL	537,056,934.89	\$1,135,334.95	\$0.00	\$0.00

Class	Interest Payable	Total Payment**	Ending Balance
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Regular

A-1	\$1,848,314.51	\$2,708,555.38	315,090,957.90
A-2	\$458,438.32	\$458,438.32	74,241,023.00
B	\$169,761.53	\$229,564.40	27,065,874.63
C	\$157,462.03	\$211,283.75	24,358,896.80
D	\$159,699.87	\$213,521.59	24,358,896.80
E	\$141,965.40	\$189,810.29	21,653,872.10
F	\$177,447.14	\$237,250.01	27,065,874.72
G	\$144,321.80	\$144,321.80	22,086,204.00
X-1*	\$255,678.06	\$255,678.06	440,756,752.34
X-2*	\$657,533.99	\$657,533.99	513,327,425.63
X-3*	\$4,286.86	\$4,286.86	513,327,425.63
R	\$0.00	\$0.00	0.00

TOTAL	\$4,174,909.51	\$5,310,244.46	535,921,599.95

* Based on Notional Balance

** Includes Prepayment Penalty Fees and Prior Unpaid Interest

Disclaimer Notice

Notice: This report has been prepared by or based on information furnished to State Street Bank and Trust Company ("State Street") by one or more third parties (e.g., Servicer, Master Servicer, etc.). State Street shall not have and does not undertake responsibility for the accuracy or completeness of information provided by such third parties, and makes no representation or warranty with respect to the accuracy or completeness thereof or the sufficiency thereof for any particular purpose. State Street has not independently verified information received from third parties, and shall have no liability for any inaccuracies therein or caused thereby.

State Street
 Corporate Trust Department
 Securities Administration
 Report to Certificateholders

GS Mortgage Securities Corporation II
 Commercial Mortgage Pass-Through Certificates
 Series 1996-PL
 Payment Date: December 15, 1996

Delinquency Statistics

Loans Delinquent

	One Month	Two Months	Three + Months	Foreclosures
# of Loans	0	0	1	0
APB of Loans	0.00	0.00	773,431.56	0.00

Specially Serviced Loans

# of Loans	1
APB of Loans	773,431.56

Mortgage Loans that became an REOs during preceding calendar month

Loan Number	Date of Acquisition	Scheduled Principal Balance as of the Date of Acquisition	Unpaid Principal as of date of Acquisition
N/A	N/A	0.00	0.00

Any REO Property included in the Trust at the close of business on the related Determination Date

Relevant REO Loan Number	Book Value of any REO Property
0	0.00

Aggregate amount of Net Operating Income and other revenues collected by the Special Servicer with respect to such REO Property during the related Prepayment Period

0.00

Portion of the above amount collected by the Special Servicer included in the Available Distribution Amount for such Distribution Date

0.00

Any Mortgage Loan repurchased by Protective Life or otherwise liquidated or disposed of during the related Prepayment Period

Relevant REO Loan Number

0

Proceeds of any repurchase of a Mortgage Loan, Liquidation Proceeds, and/or other amounts representing Principal Prepayments in Full, if any, received during the related Prepayment Period

0.00

Portion of the above amount received that is included in the Available Distribution Amount for such Distribution Date

0.00

Any REO Property for which a Final Recovery Determination has been made

Mortgage Loan Number

Date of Final Recovery Determination

0

00/00/00

Amount of Proceeds and other amounts

Portion in Available Distribution Amount

0.00

0.00

State Street
Corporate Trust Department
Securities Administration
Report to Certificateholders

GS Mortgage Securities Corporation II
Commercial Mortgage Pass-Through Certificates
Series 1996-PL
Payment Date: December 15, 1996

Aggregate of:

Principal Balance of the Mortgage Loans	
at the close of business on the Determination Date	537,056,934.93
Principal Prepayments (other than Liquidation Proceeds)	0.00
Allocable Prepayment Interest Shortfalls	0.00
Servicing Compensation paid to or retained by Servicer in respect of the related Due Period	67,132.12
Servicing Compensation paid to or retained by Special Servicer in respect of the related Due Period	0.00
Servicing Advances and P&I Advances made by the Servicer	3,218,488.38
Servicing Advances and P&I Advances made by the Trustee	0.00
Amount of Interest to Holders reduced by Losses, Shortfalls, and Appraisal Reductions	0.00
Amount of Realized Losses and Additional Expense Losses	0.00
Amount of any remaining Interest Shortfalls for each Class stated separately	0.00
Any action taken by the Servicer/Special Servicer regarding "due-on-sale" or "due-on-encumbrance" clause	N/A
Beginning Certificate Principal Balance	537,056,934.89
Ending Certificate Principal Balance	535,921,599.95
Amount of any Appraisal Reductions in effect during related Due Period	0.00

Appraisal Reductions Effected

Loan #	0	0	0	0	0	0
Amount	0.00	0.00	0.00	0.00	0.00	0.00

Collateral Information

Beginning Group Loan Count	Number of Loans Paid Off	Ending Group Loan Count
230	0	230

Beginning Aggregate Principal Balance	Principal Payments	Ending Aggregate Principal Balance
537,056,934.93	1,135,334.96	535,921,599.97

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617)664-5433

Series: B195
Report Id: SMR01
Doc Id: 1269165016

Distribution of Scheduled Principal Balances							
Scheduled Prin Bal	Count	% of Tot Mtg Loans	Scheduled Ending Balance	% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate	
0	+	2	.87	\$747,643.36	.14	1.10	9.35
500,000	+	30	13.04	\$25,009,774.05	4.67	1.26	9.58
1,000,000	+	55	23.91	\$68,267,970.81	12.74	1.30	9.53
1,500,000	+	41	17.83	\$70,823,268.67	13.22	1.25	9.69
2,000,000	+	25	10.87	\$55,656,720.05	10.39	1.22	9.66
2,500,000	+	24	10.43	\$66,022,539.93	12.32	1.19	9.47
3,000,000	+	9	3.91	\$28,794,852.40	5.37	1.31	9.35
3,500,000	+	11	4.78	\$40,919,995.84	7.64	1.38	9.36
4,000,000	+	10	4.35	\$42,894,281.25	8.00	1.25	9.70
4,500,000	+	6	2.61	\$28,236,060.15	5.27	1.37	9.28
5,000,000	+	3	1.30	\$15,801,690.29	2.95	1.24	9.51
5,500,000	+	4	1.74	\$23,032,164.95	4.30	1.29	9.20
6,000,000	+	3	1.30	\$18,756,286.34	3.50	1.20	8.86
6,500,000	+	3	1.30	\$20,635,954.27	3.85	1.27	9.34
7,000,000	+	3	1.30	\$21,533,459.64	4.02	1.39	9.29
8,500,000	+	1	.43	\$8,788,937.96	1.64	1.26	9.25
Total		230	100.00	\$535,921,599.96	100.00	1.27	9.48

The average Scheduled Principal Balance of the Mortgage Loans is \$2,330,093.94

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
 Corporate Trust Department
 P.O. Box 778
 Boston, MA 02110
 Customer Service
 (617)664-5433

Series: B195
 Report Id: SMR02
 Doc Id: 1269165016

Distribution of Original Principal Balances

Original Prin Bal	Count	% of Tot Mtg Loans	Scheduled Ending Balance	% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate
0 +	1	.43	\$402,571.47	.08	1.14	9.00
500,000 +	21	9.13	\$16,876,357.62	3.15	1.24	9.47
1,000,000 +	45	19.57	\$50,099,502.53	9.35	1.30	9.46
1,500,000 +	47	20.43	\$71,630,922.59	13.37	1.26	9.74
2,000,000 +	31	13.48	\$62,751,627.60	11.71	1.26	9.58
2,500,000 +	24	10.43	\$63,894,850.21	11.92	1.19	9.56
3,000,000 +	13	5.65	\$38,632,412.96	7.21	1.25	9.42
3,500,000 +	13	5.65	\$45,338,907.10	8.46	1.35	9.34
4,000,000 +	6	2.61	\$23,479,197.47	4.38	1.26	9.90
4,500,000 +	10	4.35	\$44,893,597.37	8.38	1.32	9.38
5,000,000 +	4	1.74	\$19,736,207.36	3.68	1.33	9.39
5,500,000 +	2	.87	\$11,189,211.24	2.09	1.31	8.97
6,000,000 +	5	2.17	\$30,824,609.90	5.75	1.33	9.41
6,500,000 +	2	.87	\$12,332,943.88	2.30	1.15	9.32
7,000,000 +	5	2.17	\$35,049,742.70	6.54	1.28	9.12
8,500,000 +	1	.43	\$8,788,937.96	1.64	1.26	9.25
Total	230	100.00	\$535,921,599.96	100.00	1.27	9.48

The average Original Principal Balance of the Mortgage Loans is \$1,630,120.32

GS MORT SEC CORP COMM MTG 1996-PL
 Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
 Corporate Trust Department
 P.O. Box 778
 Boston, MA 02110

Series: B195
 Report Id: SMR03
 Doc Id: 1269165016

Customer Service
(617) 664-5433

Distribution of Types of Mortgage Properties

Property Type	Count	% of Tot Mtg Loans	Scheduled Ending Balance	% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate
Industrial/ Warehouse	6	2.61	\$7,363,718.01	1.37	1.16	9.63
Office	15	6.52	\$29,412,328.41	5.49	1.14	9.69
Retail	209	90.87	\$499,145,553.54	93.14	1.28	9.46
Total	230	100.00	\$535,921,599.96	100.00	1.27	9.48

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617) 664-5433

Series: B195
Report Id: SMR04
Doc Id: 1269165016

Distribution of Geographic Locations

Geographic Location	Count	% of Tot Mtg Loans	Scheduled Ending Balance	% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate
Alabama	20	8.70	\$57,752,622.89	10.78	1.24	9.79
Arizona	3	1.30	\$6,856,642.64	1.28	1.23	9.84
California	7	3.04	\$21,385,076.19	3.99	1.70	9.20
Colorado	13	5.65	\$29,423,370.90	5.49	1.37	9.83
Connecticut	2	.87	\$4,748,840.39	.89	1.16	8.93
Delaware	1	.43	\$2,873,530.51	.54	1.44	8.25
Florida	6	2.61	\$14,105,908.49	2.63	1.24	9.61
Georgia	20	8.70	\$41,933,065.41	7.82	1.29	9.52
Illinois	14	6.09	\$23,464,149.22	4.38	1.27	9.26
Indiana	6	2.61	\$13,143,954.69	2.45	1.21	9.88
Kentucky	4	1.74	\$7,694,802.49	1.44	1.12	8.86
Louisiana	7	3.04	\$17,890,733.79	3.34	1.26	9.21
Maine	1	.43	\$3,608,678.30	.67	1.06	10.40
Massachusetts	2	.87	\$9,693,379.96	1.81	1.24	9.25

Michigan	6	2.61	\$10,814,942.60	2.02	1.25	9.43
Minnesota	2	.87	\$3,093,560.99	.58	1.43	10.10
Mississippi	7	3.04	\$15,508,458.35	2.89	1.30	9.57
Montana	1	.43	\$1,043,888.79	.19	1.44	8.75
Nebraska	1	.43	\$1,668,822.18	.31	1.12	10.25
Nevada	1	.43	\$1,626,533.91	.30	.99	9.75
New Mexico	2	.87	\$2,064,358.91	.39	1.20	9.47
New York	2	.87	\$5,650,634.48	1.05	1.19	9.00
North Carolina	12	5.22	\$28,744,450.13	5.36	1.21	9.71
Ohio	9	3.91	\$17,547,912.49	3.27	1.22	9.48
Oklahoma	1	.43	\$1,952,730.20	.36	1.08	8.75
Oregon	2	.87	\$3,402,128.86	.63	1.33	9.73
Pennsylvania	6	2.61	\$23,365,933.77	4.36	1.26	9.52
South Carolina	17	7.39	\$42,700,426.79	7.97	1.24	9.47
Tennessee	12	5.22	\$24,448,154.89	4.56	1.23	9.78
Texas	22	9.57	\$52,778,578.63	9.85	1.24	9.11
Utah	3	1.30	\$6,599,409.01	1.23	1.34	9.77
Virginia	9	3.91	\$16,535,230.86	3.09	1.21	9.18
Washington	2	.87	\$10,406,295.31	1.94	1.37	8.77
West Virginia	4	1.74	\$5,587,603.00	1.04	1.25	9.39
Wisconsin	2	.87	\$3,554,745.16	.66	1.29	9.70
Wyoming	1	.43	\$2,252,044.78	.42	1.18	9.75
Total	230	100.00	\$535,921,599.96	100.00	1.27	9.48

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GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service

Series: B195
Report Id: SMR05
Doc Id: 1269165016

Distribution of Current Mortgage Interest Rate

Current Interest Rate	Count	% of Tot Mtg Loans	Scheduled Ending Balance	% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate
8.00000 +	12	5.22	\$34,949,966.20	6.52	1.31	8.10
8.50000 +	32	13.91	\$74,037,845.66	13.82	1.28	8.72
9.00000 +	41	17.83	\$110,434,147.04	20.61	1.32	9.13
9.50000 +	65	28.26	\$135,038,724.50	25.20	1.24	9.69
10.00000 +	76	33.04	\$175,826,279.30	32.81	1.24	10.09
10.50000 +	2	.87	\$3,054,372.92	.57	1.22	10.57
11.00000 +	2	.87	\$2,580,264.34	.48	1.68	11.00
Total	230	100.00	\$535,921,599.96	100.00	1.27	9.48

Wghtd Avg of Current Mortgage Interest Rates: 9.48
 Weighted Averages include all classifications referenced above.

GS MORT SEC CORP COMM MTG 1996-PL
 Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
 Corporate Trust Department
 P.O. Box 778
 Boston, MA 02110
 Customer Service
 (617) 664-5433

Series: B195
 Report Id: SMR13
 Doc Id: 1269165016

Loan Type	Count	Amortization Type		% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate
		% of Tot Mtg Loans	Scheduled Ending Balance			
Callable Mortgage Loans						
Amortized Balloon	29	12.61	\$75,468,185.91	14.08	1.25	9.51
Fully Amortized	92	40.00	\$254,274,179.70	47.45	1.31	9.46

Sub Callable	121	52.61	\$329,742,365.61	61.53	1.30	9.47
Non-Callable						
Mortgage						
Loans						
Amortized						
Balloon	30	13.04	\$65,106,983.21	12.15	1.23	9.51
Fully						
Amortized	79	34.35	\$141,072,251.14	26.32	1.23	9.48
Sub						
Non-Callable	109	47.39	\$206,179,234.35	38.47	1.23	9.49
TOTAL	230	100.00	\$535,921,599.96	100.00	1.27	9.48

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617) 664-5433

Series: B195
Report Id: SMR16
Doc Id: 1269165116

Year of Origination	Count	% of Tot Mtg Loans	Year of Origination		Wghtd Avg DSCR	Wghtd Avg Mtg Rate
			Scheduled Ending Balance	% of Tot Prin Bal		
1979	1	.43	\$345,071.89	.06	1.06	9.75
1986	1	.43	\$1,847,365.08	.34	1.87	11.00
1989	7	3.04	\$16,524,293.37	3.08	1.26	9.99
1990	15	6.52	\$26,429,234.99	4.93	1.21	9.68
1991	37	16.09	\$81,050,343.06	15.12	1.27	10.04
1992	39	16.96	\$98,647,430.52	18.41	1.23	9.90
1993	59	25.65	\$150,020,170.62	27.99	1.28	9.36
1994	37	16.09	\$86,647,642.12	16.17	1.26	8.80
1995	34	14.78	\$74,410,048.31	13.88	1.33	9.13
Total	230	100.00	\$535,921,599.96	100.00	1.27	9.48

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617) 664-5433

Series: B195
Report Id: SMR17
Doc Id: 1269165116

Original Term to Stated Maturity

Orig Term (Years)	Count	% of Tot Mtg Loans	Scheduled Ending Balance	% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate	
5	+	12	5.22	\$22,630,335.42	4.22	1.27	9.63
10	+	46	20.00	\$83,861,559.88	15.65	1.21	9.50
15	+	47	20.43	\$85,627,225.74	15.98	1.23	9.29
20	+	71	30.87	\$179,973,411.30	33.58	1.29	9.37
25	+	35	15.22	\$105,831,714.38	19.75	1.30	9.48
30	+	19	8.26	\$57,997,353.24	10.82	1.30	10.00
Total		230	100.00	\$535,921,599.96	100.00	1.27	9.48

Wghtd Avg of Original Term: 20.14 years, 241.71 months
Weighted Averages include all classifications referenced above.

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company

Series: B195

Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617)664-5433

Report Id: SMR18
Doc Id: 1269165116

Seasoning of Mortgage Loans							
Number of Years	Count	% of Tot Mtg Loans	Scheduled Ending Balance	% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate	
1	+	44	19.13	\$109,623,526.93	20.46	1.31	9.04
2	+	41	17.83	\$88,059,672.67	16.43	1.24	9.07
3	+	53	23.04	\$131,243,537.40	24.49	1.29	9.40
4	+	40	17.39	\$95,333,402.75	17.79	1.24	9.91
5	+	33	14.35	\$79,773,595.04	14.89	1.27	10.06
6	+	12	5.22	\$20,913,889.35	3.90	1.26	9.60
7	+	4	1.74	\$7,336,682.06	1.37	1.19	9.88
9	+	2	.87	\$3,292,221.87	.61	1.57	9.90
17	+	1	.43	\$345,071.89	.06	1.06	9.75
Total		230	100.00	\$535,921,599.96	100.00	1.27	9.48

Wghtd Avg of Seasoning: 3.12 years, 37.44 months
Weighted Averages include all classifications referenced above.

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617)664-5433

Series: B195
Report Id: SMR19
Doc Id: 1269165116

Distribution of Remaining Term To Stated Maturity							
Years to Maturity	Count	% of Tot Mtg Loans	Scheduled Ending Balance	% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate	
0	+	7	3.04	\$17,007,733.39	3.17	1.25	9.65
2	+	4	1.74	\$3,644,044.89	.68	1.24	10.13
4	+	11	4.78	\$24,189,524.53	4.51	1.27	9.89
6	+	14	6.09	\$25,107,217.17	4.68	1.19	9.65

8	+	12	5.22	\$19,056,343.59	3.56	1.26	9.39
10	+	22	9.57	\$34,820,933.41	6.50	1.19	9.18
12	+	25	10.87	\$47,247,471.62	8.82	1.24	9.22
14	+	15	6.52	\$27,999,113.26	5.22	1.21	9.47
16	+	31	13.48	\$72,989,617.62	13.62	1.25	9.37
18	+	31	13.48	\$75,310,459.03	14.05	1.32	9.41
20	+	22	9.57	\$63,592,961.98	11.87	1.29	9.48
22	+	14	6.09	\$49,443,554.99	9.23	1.36	9.10
24	+	18	7.83	\$60,091,482.60	11.21	1.31	9.96
26	+	4	1.74	\$15,421,141.88	2.88	1.24	10.03

Total 230 100.00 \$535,921,599.96 100.00 1.27 9.48

Wghtd Avg of Remaining Term: 16.24 years, 194.82 months
 Weighted Averages include all classifications referenced above.

GS MORT SEC CORP COMM MTG 1996-PL
 Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
 Corporate Trust Department
 P.O. Box 778
 Boston, MA 02110
 Customer Service
 (617)664-5433

Series: B195
 Report Id: SMR21
 Doc Id: 1269165116

Distribution of Original Loan To Value Ratios

Loan-to-Value Ratio	Count	% of Tot Mtg Loans	Scheduled Ending Balance	% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate
20 +	3	1.30	\$2,885,069.01	.54	1.77	9.56
30 +	1	.43	\$3,696,324.30	.69	2.39	9.00
40 +	2	.87	\$5,850,221.45	1.09	1.12	10.17
50 +	16	6.96	\$33,071,238.90	6.17	1.30	9.86
60 +	71	30.87	\$140,643,807.98	26.24	1.26	9.40
70 +	137	59.57	\$349,774,938.32	65.27	1.26	9.47
Total	230	100.00	\$535,921,599.96	100.00	1.27	9.48

Wghtd Avg of Original Loan to Value Ratio: 69.29 %
 Weighted Averages include all classifications referenced above.

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617) 664-5433

Series: B195
Report Id: SMR22
Doc Id: 1269165116

Coverage Ratio	Count	Distribution of Debt Service		Coverage Ratio			
		% of Tot Mtg Loans	Scheduled Ending Balance	% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate	
.95	+	2	.87	\$2,341,572.85	.44	.98	9.94
1.00	+	8	3.48	\$13,987,816.26	2.61	1.02	9.55
1.05	+	14	6.09	\$23,845,271.46	4.45	1.08	9.72
1.10	+	37	16.09	\$85,748,632.87	16.00	1.13	9.66
1.15	+	39	16.96	\$79,325,041.78	14.80	1.18	9.70
1.20	+	23	10.00	\$58,433,717.03	10.90	1.23	9.28
1.25	+	26	11.30	\$80,687,741.92	15.06	1.26	9.56
1.30	+	30	13.04	\$72,112,323.06	13.46	1.31	9.31
1.35	+	14	6.09	\$35,749,649.74	6.67	1.36	9.13
1.40	+	14	6.09	\$34,223,142.91	6.39	1.43	8.93
1.45	+	3	1.30	\$4,145,173.28	.77	1.47	9.31
1.50	+	4	1.74	\$12,920,736.91	2.41	1.52	9.59
1.55	+	8	3.48	\$15,561,688.82	2.90	1.57	9.83
1.60	+	1	.43	\$1,194,340.79	.22	1.64	10.25
1.65	+	4	1.74	\$8,841,982.53	1.65	1.67	9.40
1.85	+	1	.43	\$1,847,365.08	.34	1.87	11.00
2.35	+	1	.43	\$3,696,324.30	.69	2.39	9.00
2.40	+	1	.43	\$1,259,078.37	.23	2.42	9.62
Total		230	100.00	\$535,921,599.96	100.00	1.27	9.48

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617) 664-5433

Series: B195
Report Id: SMR24
Doc Id: 1269165116

Current Delinquency Status

Payment Date	Description	Count	Actual Ending Balance
-----	-----	-----	-----
12/15/96	30 - 59 DAYS	0	.00
	60 - 89 DAYS	0	.00
	90 -119 DAYS	0	.00
	120 + DAYS	1	773,431.56
	BANKRUPTCY	0	.00
	FORECLOSURE	0	.00
	REO	0	.00
TOTAL		1	773,431.56

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GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617) 664-5433

Series: B195
Report Id: SMR25
Doc Id: 1269165116

Current Prepayment Classifications

Scheduled

Payment Date	Description	Count	Ending Balance
-----	-----	-----	-----
12/15/96	NO DETAIL RECORDS	0	.00
TOTAL		0	.00

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GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617)664-5433

Series: B195
Report Id: SMR26
Doc Id: 1269165116

Historical Prepayments

Date	Description	Count	Current Actual Ending Bal
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NOV 96	Prepayment in Full	4	.00

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GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617)664-5433

Series: B195
Report Id: SMR27
Doc Id: 1269165116

Historical Delinquencies

Date	Description	Count	Current Actual Ending Bal
DEC 96	120 + DAYS	1	773,431.56
NOV 96	90 -119 DAYS	1	773,431.56
OCT 96	60 - 89 DAYS	1	773,431.56
SEP 96	30 - 59 DAYS	1	773,431.56

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617)664-5433

Series: B195
Report Id: SMR28
Doc Id: 1269165216

Loan Level Detail Report

Disclosure Control #	Prop Type	Transfer Date	DSCR	ST	Maturity Date	Neg.Am. (Y/N)
23012	07	00/00/0000	1.31	AL	03/01/2006	N
23054	07	00/00/0000	1.06	SC	03/01/2001	N
23293	07	00/00/0000	1.87	GA	01/01/2017	N
23360	07	00/00/0000	1.19	VA	03/01/2011	N
23396	07	00/00/0000	1.36	TN	07/30/2015	N
23408	07	00/00/0000	1.23	GA	07/01/2013	N
23413	07	00/00/0000	1.20	FL	03/01/2013	N
23555	07	00/00/0000	1.16	SC	02/01/2014	N
23565	07	00/00/0000	1.11	SC	02/01/2014	N
23569	07	00/00/0000	1.20	VA	09/01/2011	N
23574	07	00/00/0000	1.51	AL	01/01/2020	N
23578	07	00/00/0000	1.19	PA	01/01/2009	N
23582	07	00/00/0000	1.18	AZ	02/01/2005	N
23617	07	00/00/0000	1.26	VA	04/01/2014	N
23621	01	00/00/0000	1.14	WI	05/01/1997	N
23622	07	00/00/0000	1.17	VA	06/01/2015	N
23625	07	00/00/0000	1.13	VA	06/01/2020	N
23632	07	00/00/0000	1.08	KY	10/01/2012	N
23633	07	00/00/0000	1.01	KY	09/01/2014	N

23651	07	00/00/0000	1.15	AL	08/01/2001	N
23652	07	00/00/0000	1.15	AL	08/01/2001	N
23706	07	00/00/0000	1.44	SC	01/01/2021	N
23710	07	00/00/0000	1.15	NC	01/01/2021	N
23741	07	00/00/0000	1.55	IL	01/01/2001	N
23746	07	00/00/0000	1.31	AZ	03/01/2021	N
23756	07	00/00/0000	1.10	GA	04/01/2015	N
23757	07	00/00/0000	1.50	WA	04/01/2021	N
23762	07	00/00/0000	1.32	TN	05/01/2013	N
23777	07	00/00/0000	1.13	SC	05/01/2015	N
23779	07	00/00/0000	1.58	TX	06/01/2003	N
23791	07	00/00/0000	1.06	SC	06/01/2011	N
23793	07	00/00/0000	1.15	NC	07/01/2021	N
23794	07	00/00/0000	1.57	CO	07/01/2021	N
23797	07	00/00/0000	1.22	AL	07/01/2014	N
23798	07	00/00/0000	1.22	TX	07/01/2001	N
23804	07	00/00/0000	1.64	MN	07/01/2006	N
23816	07	00/00/0000	1.03	AL	02/01/2004	N
23826	07	00/00/0000	1.30	MN	09/01/2016	N
23829	07	00/00/0000	1.31	IL	09/01/2021	N
23830	07	00/00/0000	1.17	AL	03/01/2015	N
23831	05	00/00/0000	.96	CA	02/01/1999	N
23836	07	00/00/0000	1.29	CO	11/01/2003	N
23844	07	00/00/0000	1.28	CO	12/01/2018	N
23846	07	00/00/0000	1.06	ME	12/01/2011	N
23849	07	00/00/0000	1.26	UT	01/01/2017	N
23850	07	00/00/0000	1.55	OR	12/01/2016	N

Disclosure Control #	Beginning Sched. Bal	Note Rate	Sched. P&I Payment	Prepay/ Liquid. Amt	Prepay Date
-----	-----	----	-----	-----	-----
23012	1163980.77	9.00000	15554.11	.00	
23054	350515.59	9.75000	8291.64	.00	
23293	1849458.17	11.00000	19046.46	.00	
23360	1449193.45	8.50000	14601.78	.00	
23396	1689352.95	10.15400	15948.17	.00	
23408	4554190.59	10.12500	47338.37	.00	
23413	1842452.69	9.37500	18396.41	.00	
23555	1240721.72	10.00000	12600.53	.00	
23565	2576767.65	10.00000	26169.15	.00	
23569	1391184.86	9.90000	14864.75	.00	
23574	3166261.37	10.00000	29302.72	.00	
23578	1483504.95	10.12500	17033.07	.00	
23582	737504.75	11.00000	11365.95	.00	
23617	2661864.26	8.50000	24447.04	.00	
23621	1076580.86	9.87500	12055.11	.00	
23622	1221015.46	9.12500	11388.29	.00	

23625	1881205.80	10.00000	17332.04	.00
23632	1302892.19	8.25000	12273.58	.00
23633	3001127.89	8.87500	27976.23	.00
23651	3462382.63	10.12500	31863.54	.00
23652	2319496.94	10.12500	21345.83	.00
23706	1578267.27	10.00000	14455.32	.00
23710	1585578.35	10.37500	14939.22	.00
23741	1982838.79	8.50000	18326.76	.00
23746	3388399.78	9.66000	30180.36	.00
23756	1572472.26	10.00000	15595.61	.00
23757	3986154.12	10.00000	36419.22	.00
23762	1475798.27	10.00000	15246.50	.00
23777	1692868.10	10.62500	17464.37	.00
23779	1027387.59	9.64000	17615.61	.00
23791	1423728.56	10.25000	15706.29	.00
23793	5873050.39	10.00000	53531.87	.00
23794	7124722.46	10.25000	65908.25	.00
23797	1634904.23	10.00000	16457.47	.00
23798	752295.47	10.25000	6989.59	.00
23804	1200436.32	10.25000	16349.26	.00
23816	2750485.21	10.12500	44752.81	.00
23826	1901773.28	10.00000	18401.19	.00
23829	2028427.70	10.14000	18646.63	.00
23830	4095647.11	10.12500	41016.22	.00
23831	737524.89	10.37500	28862.47	.00
23836	867556.76	10.25000	14514.78	.00
23844	1046279.78	9.37500	9364.96	.00
23846	3616997.85	10.40000	39666.87	.00
23849	1405509.78	10.00000	13528.28	.00
23850	1578550.32	10.00000	15220.74	.00

Disclosure Control #	Paid Thru Date	Prepay Premium	Loan Stat
-----	-----	-----	----
23012	12/01/1996	.00	
23054	12/01/1996	.00	
23293	12/01/1996	.00	
23360	12/01/1996	.00	
23396	11/01/1996	.00	
23408	11/01/1996	.00	
23413	12/01/1996	.00	
23555	12/01/1996	.00	
23565	12/01/1996	.00	
23569	11/01/1996	.00	
23574	11/01/1996	.00	
23578	11/01/1996	.00	
23582	11/01/1996	.00	

23617	11/01/1996	.00
23621	12/01/1996	.00
23622	12/01/1996	.00
23625	11/01/1996	.00
23632	12/01/1996	.00
23633	12/01/1996	.00
23651	12/01/1996	.00
23652	12/01/1996	.00
23706	11/01/1996	.00
23710	11/01/1996	.00
23741	11/01/1996	.00
23746	11/01/1996	.00
23756	11/01/1996	.00
23757	12/01/1996	.00
23762	11/01/1996	.00
23777	11/01/1996	.00
23779	12/01/1996	.00
23791	12/01/1996	.00
23793	11/01/1996	.00
23794	12/01/1996	.00
23797	11/01/1996	.00
23798	11/01/1996	.00
23804	12/01/1996	.00
23816	12/01/1996	.00
23826	12/01/1996	.00
23829	12/01/1996	.00
23830	12/01/1996	.00
23831	12/01/1996	.00
23836	11/01/1996	.00
23844	11/01/1996	.00
23846	12/01/1996	.00
23849	11/01/1996	.00
23850	11/01/1996	.00

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
 Corporate Trust Department
 P.O. Box 778
 Boston, MA 02110
 Customer Service
 (617)664-5433

Series: B195
 Report Id: SMR28
 Doc Id: 1269165216

Loan Level Detail Report

Disclosure Control #	Prop Type	Transfer Date	DSCR	ST	Maturity Date	Neg.Am. (Y/N)
23852	05	00/00/0000	1.12	NE	02/01/2006	N
23858	07	00/00/0000	1.28	TN	02/01/1997	N
23861	07	00/00/0000	1.09	IN	02/01/2022	N
23864	05	00/00/0000	1.11	FL	12/01/2010	N
23865	07	00/00/0000	1.17	AL	03/01/2017	N
23875	07	00/00/0000	1.25	CO	05/01/2022	N
23877	07	00/00/0000	1.14	TN	05/01/2017	N
23879	07	00/00/0000	1.18	FL	05/01/1997	N
23880	07	00/00/0000	1.30	OH	06/01/2018	N
23882	07	00/00/0000	1.30	SC	07/01/2019	N
23883	07	00/00/0000	1.09	LA	06/01/2005	N
23892	07	00/00/0000	1.18	NC	09/01/2016	N
23893	07	00/00/0000	1.27	AL	09/01/2022	N
23906	07	00/00/0000	1.32	AL	03/01/2015	N
23907	07	00/00/0000	1.21	FL	06/01/1998	N
23909	07	00/00/0000	1.35	CO	10/01/2017	N
23913	05	00/00/0000	1.16	SC	01/01/2010	N
23914	07	00/00/0000	1.22	GA	01/01/2003	N
23916	07	00/00/0000	1.35	WI	01/01/2018	N
23918	07	00/00/0000	1.11	AL	01/01/2013	N
23927	07	00/00/0000	1.18	VA	03/01/2008	N
23928	07	00/00/0000	1.25	AL	03/01/2023	N
23933	07	00/00/0000	1.28	SC	05/01/2003	N
23936	07	00/00/0000	1.18	IL	06/01/2013	N
23937	07	00/00/0000	1.14	TN	06/01/2018	N
23943	01	00/00/0000	1.15	VA	08/01/2011	N
23944	07	00/00/0000	1.19	TN	07/01/2013	N
23945	07	00/00/0000	1.47	FL	07/01/2016	N
23946	07	00/00/0000	1.38	LA	07/01/2013	N
23947	07	00/00/0000	1.27	GA	07/01/2008	N
23949	07	00/00/0000	1.54	CA	07/01/2013	N
23951	07	00/00/0000	2.39	CA	07/01/2016	N
23952	07	00/00/0000	1.22	MS	08/01/2003	N
23955	07	00/00/0000	1.31	AL	08/01/2013	N
23957	07	00/00/0000	1.18	IL	09/01/2018	N
23960	07	00/00/0000	1.31	NC	09/01/2018	N
23962	07	00/00/0000	1.34	LA	09/01/2018	N
23963	07	00/00/0000	1.14	NC	09/01/2020	N
23964	07	00/00/0000	1.29	SC	09/01/2018	N
23965	07	00/00/0000	1.43	NC	09/01/2012	N

23967	07	00/00/0000	1.31	FL	09/01/2015	N
23968	07	00/00/0000	1.17	MI	09/01/2018	N
23969	07	00/00/0000	1.17	MI	09/01/2003	N
23971	07	00/00/0000	1.30	TX	10/01/2011	N
23972	07	00/00/0000	1.14	WV	10/01/2018	N
23975	07	00/00/0000	1.08	OK	04/01/2007	N

Disclosure Control #	Beginning Sched. Bal	Note Rate	Sched. P&I Payment	Prepay/ Liquid. Amt	Prepay Date
-----	-----	----	-----	-----	-----
23852	1678077.25	10.25000	23588.65	.00	
23858	1515607.82	10.25000	14822.13	.00	
23861	4465560.39	10.25000	41279.65	.00	
23864	1505645.66	8.37500	15200.59	.00	
23865	1656368.50	10.00000	15902.26	.00	
23875	5230073.76	9.75000	46394.34	.00	
23877	3558245.74	10.00000	34076.28	.00	
23879	2979438.10	10.00000	28533.20	.00	
23880	5143614.04	8.75000	44245.56	.00	
23882	3931418.59	9.87500	36289.85	.00	
23883	1546177.84	10.12500	22526.91	.00	
23892	1230163.24	9.75000	11700.27	.00	
23893	2079144.24	10.00000	18758.09	.00	
23906	6902239.80	10.00000	68564.30	.00	
23907	4377352.03	9.75000	38661.95	.00	
23909	1666570.74	9.50000	15289.69	.00	
23913	2447798.86	9.75000	27649.59	.00	
23914	2028533.59	10.00000	19264.46	.00	
23916	2484375.72	9.62500	22942.44	.00	
23918	1294304.46	9.75000	13279.24	.00	
23927	1484435.88	9.75000	18074.20	.00	
23928	6933886.06	10.00000	62307.58	.00	
23933	2889619.06	9.00000	25998.65	.00	
23936	2646050.35	9.00000	25642.19	.00	
23937	1851697.01	9.75000	17154.40	.00	
23943	869669.34	9.25000	9045.13	.00	
23944	1825229.67	9.75000	18496.08	.00	
23945	1884399.69	9.75000	17972.83	.00	
23946	5582745.28	9.00000	53983.56	.00	
23947	3859932.87	9.00000	44627.73	.00	
23949	4838379.30	9.00000	46785.75	.00	
23951	3702070.23	9.00000	33511.46	.00	
23952	2015584.99	8.50000	22649.01	.00	
23955	1969548.54	9.75000	19918.85	.00	
23957	2316372.48	9.75000	21387.30	.00	
23960	2021032.41	9.25000	17984.02	.00	

23962	4420370.10	9.00000	38603.03	.00
23963	2590149.42	9.87500	23577.02	.00
23964	4349112.79	10.00000	40891.53	.00
23965	3235058.88	8.75000	31538.81	.00
23967	1537167.01	9.75000	14878.88	.00
23968	6264686.15	9.50000	56790.28	.00
23969	544821.76	9.50000	9057.83	.00
23971	3117622.47	8.50000	30785.55	.00
23972	2077364.79	9.75000	19159.45	.00
23975	1962400.29	8.75000	23979.26	.00

Disclosure Control #	Paid Thru Date	Prepay Premium	Loan Stat
-----	-----	-----	----
23852	12/01/1996	.00	
23858	12/01/1996	.00	
23861	12/01/1996	.00	
23864	11/01/1996	.00	
23865	11/01/1996	.00	
23875	11/01/1996	.00	
23877	12/01/1996	.00	
23879	11/01/1996	.00	
23880	11/01/1996	.00	
23882	11/01/1996	.00	
23883	11/01/1996	.00	
23892	12/01/1996	.00	
23893	11/01/1996	.00	
23906	12/01/1996	.00	
23907	12/01/1996	.00	
23909	11/01/1996	.00	
23913	11/01/1996	.00	
23914	11/01/1996	.00	
23916	12/01/1996	.00	
23918	11/01/1996	.00	
23927	11/01/1996	.00	
23928	12/01/1996	.00	
23933	11/01/1996	.00	
23936	12/01/1996	.00	
23937	11/01/1996	.00	
23943	11/01/1996	.00	
23944	11/01/1996	.00	
23945	11/01/1996	.00	
23946	11/01/1996	.00	
23947	11/01/1996	.00	
23949	12/01/1996	.00	
23951	11/01/1996	.00	

23952	12/01/1996	.00
23955	11/01/1996	.00
23957	11/01/1996	.00
23960	11/01/1996	.00
23962	12/01/1996	.00
23963	11/01/1996	.00
23964	11/01/1996	.00
23965	11/01/1996	.00
23967	11/01/1996	.00
23968	11/01/1996	.00
23969	11/01/1996	.00
23971	12/01/1996	.00
23972	11/01/1996	.00
23975	12/01/1996	.00

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617)664-5433

Series: B195
Report Id: SMR28
Doc Id: 1269165216

Loan Level Detail Report

Disclosure Control #	Prop Type	Transfer Date	DSCR	ST	Maturity Date	Neg.Am. (Y/N)
-----	----	-----	----	--	-----	-----
23976	07	00/00/0000	1.09	GA	10/01/2008	N
23977	07	00/00/0000	1.13	OH	05/01/2016	N
23981	07	00/00/0000	1.29	SC	11/01/1998	N
23983	07	00/00/0000	1.39	TX	11/01/2013	N
23987	07	00/00/0000	1.33	IN	12/01/2008	N
23988	07	00/00/0000	1.19	TX	12/01/2008	N
23993	07	00/00/0000	1.23	GA	02/01/2024	N
23995	07	00/00/0000	1.36	IL	01/01/2014	N
23997	07	00/00/0000	1.15	NC	01/01/2019	N
24001	07	00/00/0000	1.21	IN	02/01/2009	N
24003	01	00/00/0000	1.08	TX	03/01/2007	N
24005	07	00/00/0000	1.41	CA	03/01/2009	N

24006	07	00/00/0000	1.42	SC	04/01/2014	N
24011	07	00/00/0000	1.46	TN	04/01/2007	N
24012	07	00/00/0000	1.22	CT	04/01/2009	N
24015	07	00/00/0000	1.04	NC	02/01/2014	N
24017	07	00/00/0000	1.39	TX	05/01/2009	N
24021	07	00/00/0000	1.32	MI	07/01/2014	N
24024	07	00/00/0000	1.43	GA	07/01/2019	N
24025	07	00/00/0000	1.14	WV	08/01/2007	N
24026	07	00/00/0000	1.30	SC	08/01/2019	N
24028	07	00/00/0000	1.45	MS	08/01/2018	N
24030	07	00/00/0000	1.14	LA	08/01/2007	N
24033	07	00/00/0000	1.15	NY	09/01/2014	N
24037	05	00/00/0000	1.16	AL	10/01/2009	N
24047	07	00/00/0000	1.09	LA	12/01/2014	N
24054	07	00/00/0000	1.57	CO	07/01/2021	N
24089	05	00/00/0000	1.22	GA	03/01/2015	N
24108	07	00/00/0000	1.24	TX	02/01/2015	N
24118	07	00/00/0000	1.34	GA	05/01/2015	N
24127	07	00/00/0000	1.57	CO	06/01/2005	N
24128	07	00/00/0000	1.44	DE	06/01/2020	N
24134	07	00/00/0000	1.67	CA	06/01/2020	N
24142	07	00/00/0000	1.35	IN	08/01/2015	N
24143	07	00/00/0000	1.29	NC	08/01/2013	N
24148	07	00/00/0000	1.40	GA	08/01/2008	N
24149	07	00/00/0000	1.17	OH	08/01/2015	N
24150	05	00/00/0000	1.04	UT	02/01/2008	N
24163	05	00/00/0000	1.14	AZ	09/01/2010	N
24164	07	00/00/0000	1.23	TX	09/01/2015	N
24165	05	00/00/0000	1.14	OR	03/01/2007	N
24166	07	00/00/0000	1.43	WV	09/01/2020	N
24167	07	00/00/0000	1.44	MT	09/01/2015	N
24173	07	00/00/0000	1.32	OH	09/01/2010	N
24180	07	00/00/0000	1.19	OH	10/01/2010	N
24181	07	00/00/0000	1.11	WV	10/01/2015	N

Disclosure Control #	Beginning Sched. Bal	Note Rate	Sched. P&I Payment	Prepay/ Liquid. Amt	Prepay Date
-----	-----	----	-----	-----	-----
23976	1325317.08	8.50000	14771.09	.00	
23977	2675909.45	9.50000	25159.27	.00	
23981	4214885.00	8.75000	39766.98	.00	
23983	2701146.50	8.25000	24667.30	.00	
23987	1010928.49	9.50000	11747.53	.00	
23988	1699891.20	9.00000	19271.07	.00	
23993	4029047.76	10.00000	35980.43	.00	
23995	1906416.29	8.87500	18056.98	.00	
23997	2714173.42	9.75000	24951.85	.00	

24001	1442349.22	9.00000	16228.27	.00
24003	1146400.17	8.25000	13769.06	.00
24005	3163674.29	8.87500	35239.54	.00
24006	1420826.01	8.87500	13375.54	.00
24011	1228078.70	8.37500	14757.62	.00
24012	1054487.38	9.12500	11851.91	.00
24015	2492814.83	9.37500	24334.99	.00
24017	906186.81	8.25000	9701.40	.00
24021	1083910.23	8.50000	9893.18	.00
24024	5758104.43	8.00000	45923.07	.00
24025	404441.72	9.00000	4903.56	.00
24026	3609550.39	8.00000	28750.15	.00
24028	3519262.03	8.75000	30194.55	.00
24030	1747708.67	8.62500	20831.22	.00
24033	4690245.49	9.00000	44086.57	.00
24037	2510268.64	9.50000	28194.07	.00
24047	1060020.55	9.25000	10074.54	.00
24054	897530.50	8.75000	7406.84	.00
24089	1189203.64	10.00000	11813.11	.00
24108	6829258.09	8.00000	59387.24	.00
24118	876375.53	9.75000	8536.65	.00
24127	568298.09	10.00000	5160.27	.00
24128	2876853.73	8.25000	23101.59	.00
24134	4778204.95	9.12500	41116.98	.00
24142	782716.25	9.75000	7588.13	.00
24143	1558190.38	10.12500	16126.37	.00
24148	922164.19	8.87500	10554.55	.00
24149	1135321.72	9.87500	11098.35	.00
24150	841256.67	9.50000	10828.76	.00
24163	2746126.90	9.75000	30191.84	.00
24164	2351055.31	9.62500	22567.42	.00
24165	1834400.44	9.50000	23278.09	.00
24166	2271611.38	9.37500	19895.54	.00
24167	1045719.45	8.75000	9455.70	.00
24173	722664.99	9.75000	7945.22	.00
24180	1592563.60	9.37500	17105.47	.00
24181	841945.51	8.75000	7599.91	.00

Disclosure Control #	Paid Thru Date	Prepay Premium	Loan Stat
-----	-----	-----	----
23976	12/01/1996	.00	
23977	11/01/1996	.00	
23981	12/01/1996	.00	
23983	11/01/1996	.00	
23987	12/01/1996	.00	
23988	11/01/1996	.00	

23993	12/01/1996	.00
23995	11/01/1996	.00
23997	11/01/1996	.00
24001	12/01/1996	.00
24003	11/01/1996	.00
24005	12/01/1996	.00
24006	12/01/1996	.00
24011	11/01/1996	.00
24012	12/01/1996	.00
24015	11/01/1996	.00
24017	11/01/1996	.00
24021	12/01/1996	.00
24024	11/01/1996	.00
24025	11/01/1996	.00
24026	11/01/1996	.00
24028	12/01/1996	.00
24030	11/01/1996	.00
24033	12/01/1996	.00
24037	11/01/1996	.00
24047	11/01/1996	.00
24054	12/01/1996	.00
24089	12/01/1996	.00
24108	11/01/1996	.00
24118	11/01/1996	.00
24127	12/01/1996	.00
24128	12/01/1996	.00
24134	11/01/1996	.00
24142	11/01/1996	.00
24143	12/01/1996	.00
24148	12/01/1996	.00
24149	11/01/1996	.00
24150	11/01/1996	.00
24163	11/01/1996	.00
24164	11/01/1996	.00
24165	12/01/1996	.00
24166	11/01/1996	.00
24167	11/01/1996	.00
24173	11/01/1996	.00
24180	12/01/1996	.00
24181	11/01/1996	.00

Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
 Corporate Trust Department
 P.O. Box 778
 Boston, MA 02110
 Customer Service
 (617)664-5433

Series: B195
 Report Id: SMR28
 Doc Id: 1269165216

Loan Level Detail Report

Disclosure Control #	Prop Type	Transfer Date	DSCR	ST	Maturity Date	Neg.Am. (Y/N)
24182	07	00/00/0000	1.41	NY	10/01/2012	N
24183	07	00/00/0000	1.08	TX	10/01/2005	N
24184	07	00/00/0000	1.33	TN	10/01/2010	N
24187	07	00/00/0000	1.36	TX	10/01/2020	N
24189	07	00/00/0000	1.66	MI	10/01/2020	N
24199	07	00/00/0000	1.26	MA	12/01/2019	N
24201	07	00/00/0000	1.34	IL	01/01/2010	N
60006	07	00/00/0000	1.36	PA	09/15/2017	N
60007	07	00/00/0000	1.18	OH	06/01/2015	N
60008	07	00/00/0000	1.35	IL	06/01/2005	N
60009	07	00/00/0000	1.20	OH	06/01/2005	N
70016	07	00/00/0000	1.23	SC	07/01/2021	N
70018	07	00/00/0000	1.25	IN	08/01/2021	N
70019	07	00/00/0000	1.33	IL	08/01/2016	N
70030	07	00/00/0000	1.14	OH	11/01/2014	N
70031	07	00/00/0000	1.09	GA	05/01/2004	N
70032	07	00/00/0000	1.57	TX	12/01/2001	N
70035	07	00/00/0000	1.01	GA	01/01/2015	N
70036	07	00/00/0000	1.37	CA	05/01/2022	N
70039	07	00/00/0000	1.20	GA	07/01/2002	N
70042	07	00/00/0000	1.42	UT	07/01/2002	N
70043	07	00/00/0000	1.30	NC	07/01/2022	N
70044	07	00/00/0000	1.26	SC	08/01/2022	N
70045	07	00/00/0000	1.25	CO	05/01/2022	N
70046	07	00/00/0000	1.30	GA	10/01/2017	N
80003	07	00/00/0000	1.20	NC	09/01/2012	N
80005	07	00/00/0000	1.07	MS	10/01/2012	N
80006	07	00/00/0000	1.18	WY	04/01/2011	N
80007	01	00/00/0000	1.51	CO	02/01/2008	N
80009	07	00/00/0000	1.31	IN	03/01/2008	N
80022	07	00/00/0000	1.13	SC	04/01/2014	N
80023	05	00/00/0000	1.12	IL	06/01/2009	N
80025	07	00/00/0000	1.24	GA	06/01/2009	N
80028	07	00/00/0000	1.18	NM	09/01/2011	N
80030	07	00/00/0000	1.24	TX	09/01/2009	N
80031	07	00/00/0000	1.13	TX	11/01/2009	N
80036	05	00/00/0000	1.03	MA	01/01/2007	N

80039	07	00/00/0000	1.48	TX	03/01/2005	N
90007	07	00/00/0000	1.29	AL	11/01/2020	N
90016	07	00/00/0000	1.69	MS	04/01/2010	N
90017	05	00/00/0000	1.35	OH	06/01/1998	N
90026	07	00/00/0000	1.32	PA	06/01/1998	N
90027	01	00/00/0000	1.13	TN	11/01/2003	N
90029	07	00/00/0000	1.20	TX	01/01/1999	N
90030	07	00/00/0000	1.23	NM	01/01/2002	N
90031	01	00/00/0000	1.01	LA	01/01/2007	N

Disclosure Control #	Beginning Sched. Bal	Note Rate	Sched. P&I Payment	Prepay/ Liquid. Amt	Prepay Date
-----	-----	----	-----	-----	-----
24182	971599.76	9.00000	9588.04	.00	
24183	725549.10	8.12500	8899.21	.00	
24184	3711615.89	9.00000	39049.26	.00	
24187	4739375.04	8.75000	39462.89	.00	
24189	1334899.73	9.50000	11794.90	.00	
24199	8798115.27	9.25000	76996.11	.00	
24201	1251438.99	8.75000	13366.18	.00	
60006	7146891.99	9.00000	62726.57	.00	
60007	878117.65	9.87500	8610.79	.00	
60008	907526.80	9.62500	13008.29	.00	
60009	1135965.03	9.62500	16260.37	.00	
70016	2520261.08	9.62000	22302.62	.00	
70018	4335936.32	10.00000	39490.72	.00	
70019	1500618.57	10.00000	14539.21	.00	
70030	2886378.31	10.25000	29344.15	.00	
70031	964711.32	10.25000	15405.45	.00	
70032	1485285.54	10.00000	15922.86	.00	
70035	2093374.65	10.00000	20861.59	.00	
70036	2963708.19	9.75000	26290.13	.00	
70039	1218893.50	10.30700	11909.52	.00	
70042	4364188.35	9.75000	41020.31	.00	
70043	2175832.31	10.00000	19657.60	.00	
70044	3790934.69	10.00000	34225.29	.00	
70045	4677125.03	9.75000	41454.20	.00	
70046	2763412.92	9.75000	25842.99	.00	
80003	2085065.46	9.75000	21578.76	.00	
80005	2900584.84	10.25000	30854.24	.00	
80006	2258050.27	9.75000	24352.15	.00	
80007	950520.03	9.50000	11486.47	.00	
80009	1127986.84	9.50000	13574.92	.00	
80022	1657630.26	8.87500	15604.79	.00	
80023	1973767.08	9.50000	22450.83	.00	
80025	820995.51	8.62500	8928.72	.00	
80028	1070265.36	8.75000	10755.10	.00	

80030	1851873.46	9.25000	20583.85	.00
80031	6093738.32	9.12500	64623.54	.00
80036	908957.01	9.25000	11521.56	.00
80039	1048419.16	9.62500	15284.74	.00
90007	1436354.79	10.12500	13302.34	.00
90016	1606924.81	10.25000	18405.81	.00
90017	1413959.47	9.87500	15786.45	.00
90026	1462097.24	10.25000	19619.12	.00
90027	2168891.99	10.25000	36286.95	.00
90029	868503.24	10.25000	8504.20	.00
90030	997752.00	10.25000	9229.84	.00
90031	1190464.14	10.00000	15581.77	.00

Disclosure Control #	Paid Thru Date	Prepay Premium	Loan Stat
-----	-----	-----	----
24182	11/01/1996	.00	
24183	11/01/1996	.00	
24184	11/01/1996	.00	
24187	11/01/1996	.00	
24189	11/01/1996	.00	
24199	11/01/1996	.00	
24201	11/01/1996	.00	
60006	12/01/1996	.00	
60007	11/01/1996	.00	
60008	12/01/1996	.00	
60009	12/01/1996	.00	
70016	11/01/1996	.00	
70018	11/01/1996	.00	
70019	12/01/1996	.00	
70030	12/01/1996	.00	
70031	12/01/1996	.00	
70032	12/01/1996	.00	
70035	11/01/1996	.00	
70036	12/01/1996	.00	
70039	11/01/1996	.00	
70042	11/01/1996	.00	
70043	12/01/1996	.00	
70044	11/01/1996	.00	
70045	11/01/1996	.00	
70046	11/01/1996	.00	
80003	11/01/1996	.00	
80005	12/01/1996	.00	
80006	12/01/1996	.00	
80007	12/01/1996	.00	
80009	11/01/1996	.00	

80022	12/01/1996	.00
80023	11/01/1996	.00
80025	11/01/1996	.00
80028	11/01/1996	.00
80030	11/01/1996	.00
80031	11/01/1996	.00
80036	11/01/1996	.00
80039	11/01/1996	.00
90007	11/01/1996	.00
90016	12/01/1996	.00
90017	12/01/1996	.00
90026	11/01/1996	.00
90027	12/01/1996	.00
90029	11/01/1996	.00
90030	11/01/1996	.00
90031	12/01/1996	.00

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617) 664-5433

Series: B195
Report Id: SMR28
Doc Id: 1269165216

Loan Level Detail Report

Disclosure Control #	Prop Type	Transfer Date	DSCR	ST	Maturity Date	Neg.Am. (Y/N)
-----	----	-----	----	--	-----	-----
90034	07	00/00/0000	1.34	MS	03/01/2012	N
90036	07	00/00/0000	1.22	AL	05/01/2004	N
90037	07	00/00/0000	1.17	TN	05/01/1999	N
90038	07	00/00/0000	1.07	TX	05/01/2004	N
90040	07	00/00/0000	1.19	NC	09/01/2014	N
90041	07	00/00/0000	1.14	TX	09/01/2002	N
90042	05	00/00/0000	1.17	TX	10/01/2002	N
90046	07	00/00/0000	1.57	CO	12/01/1999	N
90049	07	00/00/0000	1.10	IL	01/01/2018	N

90050	07	00/00/0000	1.30	AL	01/01/2023	N
90051	07	00/00/0000	1.25	GA	02/01/2018	N
90052	07	00/00/0000	1.17	MS	02/01/2023	N
90054	07	00/00/0000	1.26	GA	02/01/2008	N
90055	07	00/00/0000	1.13	TX	03/01/2008	N
90056	07	00/00/0000	1.20	CO	09/01/2004	N
90058	07	00/00/0000	1.45	CO	04/01/2015	N
90059	07	00/00/0000	1.34	KY	04/01/2012	N
90060	07	00/00/0000	1.19	LA	04/01/2008	N
90061	07	00/00/0000	1.43	IL	04/01/2008	N
90062	05	00/00/0000	.99	NV	04/01/2003	N
90064	07	00/00/0000	1.10	TN	05/01/2008	N
90065	07	00/00/0000	1.23	SC	05/01/2003	N
90066	07	00/00/0000	1.27	GA	05/01/2018	N
90067	07	00/00/0000	1.20	PA	05/01/2013	N
90069	07	00/00/0000	1.20	KY	05/01/2008	N
90075	07	08/13/1996	1.01	IL	12/01/2008	N
90076	07	00/00/0000	1.27	TN	12/01/2013	N
90077	07	00/00/0000	1.12	TX	01/01/2016	N
90080	07	00/00/0000	1.24	MI	01/01/2014	N
90081	05	00/00/0000	1.14	CO	01/01/2009	N
90082	07	00/00/0000	1.25	TX	01/01/2014	N
90083	07	00/00/0000	1.67	GA	02/01/2014	N
90092	07	00/00/0000	1.44	AL	07/01/2009	N
90094	07	00/00/0000	1.21	IL	10/01/2009	N
90095	07	00/00/0000	1.33	IL	09/01/2009	N
90102	07	00/00/0000	1.24	VA	10/01/2014	N
90106	07	00/00/0000	1.28	VA	12/01/2014	N
90109	07	00/00/0000	1.27	MS	12/01/2016	N
90110	07	00/00/0000	1.15	CT	12/01/2006	N
90112	07	00/00/0000	1.30	WA	01/01/2015	N
90113	07	00/00/0000	1.25	PA	01/01/2015	N
90114	07	00/00/0000	1.23	AL	02/01/2005	N
90115	07	00/00/0000	1.23	AL	01/01/2005	N
90116	07	00/00/0000	2.42	CA	03/01/2015	N
90119	07	00/00/0000	1.20	PA	06/01/2015	N
90120	07	00/00/0000	1.18	MI	07/01/2014	N

Disclosure Control #	Beginning Sched. Bal	Note Rate	Sched. P&I Payment	Prepay/ Liquid. Amt	Prepay Date
-----	-----	----	-----	-----	-----
90034	1366994.75	10.50000	14975.70	.00	
90036	2791899.07	10.00000	44217.90	.00	
90037	1139733.01	10.00000	10311.47	.00	
90038	1136171.32	10.25000	18143.48	.00	
90040	1222521.31	9.75000	12068.94	.00	
90041	1851147.93	10.00000	23372.66	.00	

90042	5442955.11	10.00000	49670.55	.00
90046	924614.22	10.00000	9650.22	.00
90049	1813917.20	9.50000	16600.24	.00
90050	2029213.42	10.20000	19632.50	.00
90051	1737833.43	9.75000	16174.14	.00
90052	2439915.71	10.00000	21939.29	.00
90054	961467.26	10.12500	11959.03	.00
90055	1323215.10	9.50000	15924.43	.00
90056	1346164.36	9.75000	20534.51	.00
90058	1514986.81	10.12500	15148.28	.00
90059	1009570.92	9.25000	10260.88	.00
90060	2395874.67	9.50000	28716.18	.00
90061	1306840.77	9.50000	15663.37	.00
90062	1641962.41	9.75000	28769.45	.00
90064	1934381.81	10.00000	23641.31	.00
90065	3075445.87	9.00000	27926.22	.00
90066	2356094.12	9.25000	21066.99	.00
90067	3172797.97	9.87500	32529.65	.00
90069	2402659.23	9.00000	27892.33	.00
90075	762156.99	9.25000	8748.13	.00
90076	2414184.42	10.00000	24608.05	.00
90077	2753080.73	9.75000	26487.17	.00
90080	825885.41	9.25000	8013.83	.00
90081	2660620.76	9.50000	30804.63	.00
90082	3067573.87	9.25000	29765.67	.00
90083	1134885.01	9.25000	10990.40	.00
90092	1259557.06	8.87500	13844.10	.00
90094	2019632.87	8.62500	21650.76	.00
90095	1106599.63	8.62500	11904.97	.00
90102	2976560.64	9.25000	28391.87	.00
90106	2635916.27	8.87500	24432.65	.00
90109	1689865.91	9.37500	15592.00	.00
90110	3705127.22	8.87500	34343.30	.00
90112	6436518.59	8.00000	56086.26	.00
90113	4292858.13	9.37500	41066.35	.00
90114	7284301.95	8.62500	60636.55	.00
90115	1129591.18	10.12800	10554.11	.00
90116	1261186.61	9.62500	12224.01	.00
90119	5851867.89	9.75000	56911.01	.00
90120	779095.25	10.25000	7981.14	.00

Disclosure Control #	Paid Thru Date	Prepay Premium	Loan Stat
-----	-----	-----	----
90034	11/01/1996	.00	
90036	11/01/1996	.00	
90037	11/01/1996	.00	

90038	11/01/1996	.00
90040	11/01/1996	.00
90041	11/01/1996	.00
90042	11/01/1996	.00
90046	12/01/1996	.00
90049	12/01/1996	.00
90050	11/01/1996	.00
90051	11/01/1996	.00
90052	11/01/1996	.00
90054	12/01/1996	.00
90055	11/01/1996	.00
90056	12/01/1996	.00
90058	12/01/1996	.00
90059	11/01/1996	.00
90060	12/01/1996	.00
90061	11/01/1996	.00
90062	11/01/1996	.00
90064	12/01/1996	.00
90065	11/01/1996	.00
90066	11/01/1996	.00
90067	11/01/1996	.00
90069	12/01/1996	.00
90075	07/01/1996	.00
90076	11/01/1996	.00
90077	11/01/1996	.00
90080	12/01/1996	.00
90081	12/01/1996	.00
90082	11/01/1996	.00
90083	11/01/1996	.00
90092	11/01/1996	.00
90094	11/01/1996	.00
90095	11/01/1996	.00
90102	11/01/1996	.00
90106	11/01/1996	.00
90109	12/01/1996	.00
90110	11/01/1996	.00
90112	12/01/1996	.00
90113	11/01/1996	.00
90114	11/01/1996	.00
90115	11/01/1996	.00
90116	12/01/1996	.00
90119	11/01/1996	.00
90120	11/01/1996	.00

GS MORT SEC CORP COMM MTG 1996-PL
 Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
 Corporate Trust Department
 P.O. Box 778
 Boston, MA 02110
 Customer Service
 (617)664-5433

Series: B195
 Report Id: SMR28
 Doc Id: 1269165216

Loan Level Detail Report

Disclosure Control #	Prop Type	Transfer Date	DSCR	ST	Maturity Date	Neg.Am. (Y/N)
-----	----	-----	----	--	-----	-----

Disclosure Control #	Beginning Sched. Bal	Note Rate	Sched. P&I Payment	Prepay/Liquid. Amt	Prepay Date
-----	-----	----	-----	-----	-----

Disclosure Control #	Paid Thru Date	Prepay Premium	Loan Stat
-----	-----	-----	----

Wghtd Avg of Pass-Through Rate: 9.33

Weighted Averages include all classifications referenced above.

Loan Status Code: 01=Specially Serviced, 02=In Process of Foreclosure,
 03=Bankruptcy, 04=REO, 05=Prepaid in Full, 06=DPO,
 07=Foreclosure Sale, 08=Bankruptcy Sale, 09=REO Disposition,
 10=Modification/Workout

Property Type Code: 01=Industrial/Warehouse, 02=Lodging,
 03=Manufactured Housing, 04=Multifamily, 05=Office,
 06=Other Commercial, 07=Retail, 08=Senior Housing,
 09=Medical Office, 10=Mobile Home Park, 11=Anchored Retail,
 99=Unknown

Commercial Mortgage Pass Through Certificates

Payment Date:

State Street Bank and Trust Company
 Corporate Trust Department
 P.O. Box 778
 Boston, MA 02110
 Customer Service
 (617) 664-5433

Series:
 Report Id: SMR29
 Doc Id: 1269165216

Modified Loan Detail Report

Payment Date	Disclosure Control #	Modification Date	Modification Description
-----	-----	-----	-----

Payment Date	Disclosure Control #	Actual Ending Balance	Scheduled Ending Balance
-----	-----	-----	-----

GS MORT SEC CORP COMM MTG 1996-PL
 Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
 Corporate Trust Department
 P.O. Box 778
 Boston, MA 02110

Series: B195
 Report Id: SMR30
 Doc Id: 1269165216

Customer Service
(617) 664-5433

Specially Serviced Detail Report

Payment Date	Disclosure Control #	Transfer Date	Beginning Scheduled Balance	Note Rate	Maturity Date
-----	-----	-----	-----	----	-----
12/15/96	90075	08/13/1996	762156.99	9.25000	2008/12/01

Payment Date	Disclosure Control #	Property Type	ST	Specially Serviced Stat Cd	NOI Amount	NOI Date
-----	-----	-----	--	-----	-----	----
12/15/96	90075	07	IL	02	106197.00	12/31/1994

Payment Date	Disclosure Control #	DSCR
-----	-----	----
12/15/96	90075	1.01

Commercial Mortgage Pass Through Certificates

Payment Date:

State Street Bank and Trust Company

Series:

Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617) 664-5433

Report Id: SMR31
Doc Id: 1269165216

Realized Loss Detail Report

Unsch Prin Transaction Date	Disclosure Control #	Appraisal Date	Appraisal Value	Beginning Scheduled Balance
-----	-----	-----	-----	-----

Unsch Prin Transaction Date	Disclosure Control #	Gross Proceeds	Gross Proceeds as a % of Sched Prin Bal	Aggregate Liquidation Expenses
-----	-----	-----	-----	-----

Unsch Prin Transaction Date	Disclosure Control #	Net Liquidation Proceeds	Net Proceeds as a % of Sched Prin Bal	Realized Loss
-----	-----	-----	-----	-----

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617) 664-5433

Series: B195
Report Id: SMR32
Doc Id: 1269165216

Delinquency Loan Detail Report

Paid	Current	Outstanding	Outstanding Property	Advnce
------	---------	-------------	-------------------------	--------

Disclosure Control #	Thru Date	P & I Advance	P & I Advances	Protection Advances	Desc Code
-----	----	-----	-----	-----	-----
23396	11/01/1996	15737.00	15737.00	.00	01
23408	11/01/1996	46769.09	46769.09	.00	01
23569	11/01/1996	14690.85	14690.85	.00	01
23574	11/01/1996	28906.93	28906.93	.00	01
23578	11/01/1996	16847.63	16847.63	.00	01
23582	11/01/1996	11273.76	11273.76	.00	01
23617	11/01/1996	24114.30	24114.30	.00	01
23625	11/01/1996	17096.87	17096.87	.00	01
23706	11/01/1996	14258.02	14258.02	.00	01
23710	11/01/1996	14741.01	14741.01	.00	01
23741	11/01/1996	18078.89	18078.89	.00	01
23746	11/01/1996	29756.80	29756.80	.00	01
23756	11/01/1996	15399.04	15399.04	.00	01
23762	11/01/1996	15062.02	15062.02	.00	01
23777	11/01/1996	17252.75	17252.75	.00	01
23793	11/01/1996	52797.72	52797.72	.00	01
23797	11/01/1996	16253.10	16253.10	.00	01
23798	11/01/1996	6895.54	6895.54	.00	01
23836	11/01/1996	14406.33	14406.33	.00	01
23844	11/01/1996	9234.17	9234.17	.00	01
23849	11/01/1996	13352.59	13352.59	.00	01
23850	11/01/1996	15023.41	15023.41	.00	01
23864	11/01/1996	15012.38	15012.38	.00	01
23865	11/01/1996	15695.21	15695.21	.00	01
23875	11/01/1996	45740.57	45740.57	.00	01
23879	11/01/1996	28160.77	28160.77	.00	01
23880	11/01/1996	43602.60	43602.60	.00	01
23882	11/01/1996	35798.42	35798.42	.00	01
23883	11/01/1996	22333.62	22333.62	.00	01
23893	11/01/1996	18498.19	18498.19	.00	01
23909	11/01/1996	15081.35	15081.35	.00	01
23913	11/01/1996	27343.60	27343.60	.00	01
23914	11/01/1996	19010.88	19010.88	.00	01
23918	11/01/1996	13117.45	13117.45	.00	01
23927	11/01/1996	17888.64	17888.64	.00	01
23933	11/01/1996	25637.44	25637.44	.00	01
23937	11/01/1996	16922.92	16922.92	.00	01
23943	11/01/1996	8936.42	8936.42	.00	01
23944	11/01/1996	18267.92	18267.92	.00	01
23945	11/01/1996	17737.27	17737.27	.00	01
23946	11/01/1996	53285.70	53285.70	.00	01
23947	11/01/1996	44145.22	44145.22	.00	01
23951	11/01/1996	33048.69	33048.69	.00	01
23955	11/01/1996	19672.65	19672.65	.00	01

Disclosure Control #	Loan Stat Code	Special Servicer Transfer Date	Foreclos Date	Bankrupt Date	REO Date
-----	----	-----	-----	-----	-----
23396		00/00/0000			
23408		00/00/0000			
23569		00/00/0000			
23574		00/00/0000			
23578		00/00/0000			
23582		00/00/0000			
23617		00/00/0000			
23625		00/00/0000			
23706		00/00/0000			
23710		00/00/0000			
23741		00/00/0000			
23746		00/00/0000			
23756		00/00/0000			
23762		00/00/0000			
23777		00/00/0000			
23793		00/00/0000			
23797		00/00/0000			
23798		00/00/0000			
23836		00/00/0000			
23844		00/00/0000			
23849		00/00/0000			
23850		00/00/0000			
23864		00/00/0000			
23865		00/00/0000			
23875		00/00/0000			
23879		00/00/0000			
23880		00/00/0000			
23882		00/00/0000			
23883		00/00/0000			
23893		00/00/0000			
23909		00/00/0000			
23913		00/00/0000			
23914		00/00/0000			
23918		00/00/0000			
23927		00/00/0000			
23933		00/00/0000			
23937		00/00/0000			
23943		00/00/0000			
23944		00/00/0000			
23945		00/00/0000			
23946		00/00/0000			
23947		00/00/0000			
23951		00/00/0000			
23955		00/00/0000			

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617) 664-543

Series: B195
Report Id: SMR32
Doc Id: 1269165216

Delinquency Loan Detail Report

Disclosure Control #	Paid Thru Date	Current P & I Advance	Outstanding P & I Advances	Outstanding Property Protection Advances	Advnce Desc Code
-----	----	-----	-----	-----	-----
23957	11/01/1996	21097.74	21097.74	.00	01
23960	11/01/1996	17731.39	17731.39	.00	01
23963	11/01/1996	23253.25	23253.25	.00	01
23964	11/01/1996	40347.88	40347.88	.00	01
23965	11/01/1996	31134.42	31134.42	.00	01
23967	11/01/1996	14686.73	14686.73	.00	01
23968	11/01/1996	56007.19	56007.19	.00	01
23969	11/01/1996	8989.72	8989.72	.00	01
23972	11/01/1996	18899.76	18899.76	.00	01
23977	11/01/1996	24824.78	24824.78	.00	01
23983	11/01/1996	24329.65	24329.65	.00	01
23988	11/01/1996	19058.58	19058.58	.00	01
23995	11/01/1996	17818.66	17818.66	.00	01
23997	11/01/1996	24612.56	24612.56	.00	01
24003	11/01/1996	13625.75	13625.75	.00	01
24011	11/01/1996	14604.10	14604.10	.00	01
24015	11/01/1996	24023.37	24023.37	.00	01
24017	11/01/1996	9588.12	9588.12	.00	01
24024	11/01/1996	45203.30	45203.30	.00	01
24025	11/01/1996	4853.00	4853.00	.00	01
24026	11/01/1996	28298.94	28298.94	.00	01
24030	11/01/1996	20612.74	20612.74	.00	01
24037	11/01/1996	27880.28	27880.28	.00	01

24047	11/01/1996	9942.03	9942.03	.00	01
24108	11/01/1996	58533.57	58533.57	.00	01
24118	11/01/1996	8427.10	8427.10	.00	01
24134	11/01/1996	40519.69	40519.69	.00	01
24142	11/01/1996	7490.29	7490.29	.00	01
24149	11/01/1996	10956.43	10956.43	.00	01
24150	11/01/1996	10723.59	10723.59	.00	01
24163	11/01/1996	29848.57	29848.57	.00	01
24164	11/01/1996	22273.53	22273.53	.00	01
24166	11/01/1996	19611.57	19611.57	.00	01
24167	11/01/1996	9324.97	9324.97	.00	01
24173	11/01/1996	7854.88	7854.88	.00	01
24181	11/01/1996	7494.65	7494.65	.00	01
24182	11/01/1996	9466.58	9466.58	.00	01
24183	11/01/1996	8808.51	8808.51	.00	01
24184	11/01/1996	38585.30	38585.30	.00	01
24187	11/01/1996	38870.46	38870.46	.00	01
24189	11/01/1996	11628.02	11628.02	.00	01
24199	11/01/1996	75896.34	75896.34	.00	01
24201	11/01/1996	13209.74	13209.74	.00	01
60007	11/01/1996	8501.01	8501.01	.00	01

Disclosure Control #	Loan Stat Code	Special Servicer Transfer Date	Foreclos Date	Bankrupt Date	REO Date
-----	----	-----	-----	-----	----
23957		00/00/0000			
23960		00/00/0000			
23963		00/00/0000			
23964		00/00/0000			
23965		00/00/0000			
23967		00/00/0000			
23968		00/00/0000			
23969		00/00/0000			
23972		00/00/0000			
23977		00/00/0000			
23983		00/00/0000			
23988		00/00/0000			
23995		00/00/0000			
23997		00/00/0000			
24003		00/00/0000			
24011		00/00/0000			
24015		00/00/0000			
24017		00/00/0000			
24024		00/00/0000			
24025		00/00/0000			

24026	00/00/0000
24030	00/00/0000
24037	00/00/0000
24047	00/00/0000
24108	00/00/0000
24118	00/00/0000
24134	00/00/0000
24142	00/00/0000
24149	00/00/0000
24150	00/00/0000
24163	00/00/0000
24164	00/00/0000
24166	00/00/0000
24167	00/00/0000
24173	00/00/0000
24181	00/00/0000
24182	00/00/0000
24183	00/00/0000
24184	00/00/0000
24187	00/00/0000
24189	00/00/0000
24199	00/00/0000
24201	00/00/0000
60007	00/00/0000

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617) 664-543

Series: B195
Report Id: SMR32
Doc Id: 1269165216

Delinquency Loan Detail Report

	Paid	Current	Outstanding	Outstanding	
Disclosure	Thru	P & I	P & I	Property	Advnce
				Protection	Desc

Control #	Date	Advance	Advances	Advances	Code
-----	----	-----	-----	-----	-----
70016	11/01/1996	21987.58	21987.58	.00	01
70018	11/01/1996	38948.72	38948.72	.00	01
70035	11/01/1996	20600.14	20600.14	.00	01
70039	11/01/1996	11757.24	11757.24	.00	01
70042	11/01/1996	40474.78	40474.78	.00	01
70044	11/01/1996	33751.59	33751.59	.00	01
70045	11/01/1996	40869.55	40869.55	.00	01
70046	11/01/1996	25497.55	25497.55	.00	01
80003	11/01/1996	21318.11	21318.11	.00	01
80009	11/01/1996	13433.91	13433.91	.00	01
80023	11/01/1996	22204.09	22204.09	.00	01
80025	11/01/1996	8826.09	8826.09	.00	01
80028	11/01/1996	10621.30	10621.30	.00	01
80030	11/01/1996	20352.35	20352.35	.00	01
80031	11/01/1996	63861.82	63861.82	.00	01
80036	11/01/1996	11407.93	11407.93	.00	01
80039	11/01/1996	15153.67	15153.67	.00	01
90007	11/01/1996	13122.79	13122.79	.00	01
90026	11/01/1996	19436.34	19436.34	.00	01
90029	11/01/1996	8395.62	8395.62	.00	01
90030	11/01/1996	9105.11	9105.11	.00	01
90034	11/01/1996	14804.82	14804.82	.00	01
90036	11/01/1996	43868.90	43868.90	.00	01
90037	11/01/1996	10168.99	10168.99	.00	01
90038	11/01/1996	18001.44	18001.44	.00	01
90040	11/01/1996	11916.11	11916.11	.00	01
90041	11/01/1996	23141.26	23141.26	.00	01
90042	11/01/1996	48990.18	48990.18	.00	01
90050	11/01/1996	19378.84	19378.84	.00	01
90051	11/01/1996	15956.90	15956.90	.00	01
90052	11/01/1996	21634.30	21634.30	.00	01
90055	11/01/1996	15759.02	15759.02	.00	01
90059	11/01/1996	10134.67	10134.67	.00	01
90061	11/01/1996	15500.01	15500.01	.00	01
90062	11/01/1996	28564.19	28564.19	.00	01
90065	11/01/1996	27541.77	27541.77	.00	01
90066	11/01/1996	20772.46	20772.46	.00	01
90067	11/01/1996	32133.05	32133.05	.00	01
90075	07/01/1996	8494.08	42622.08	.00	05
90076	11/01/1996	24306.27	24306.27	.00	01
90077	11/01/1996	26143.03	26143.03	.00	01
90082	11/01/1996	29382.22	29382.22	.00	01
90083	11/01/1996	10848.53	10848.53	.00	01
90092	11/01/1996	13686.65	13686.65	.00	01

Disclosure Control #	Loan Stat Code	Special Servicer Transfer Date	Foreclos Date	Bankrupt Date	REO Date
-----	----	-----	-----	-----	-----
70016		00/00/0000			
70018		00/00/0000			
70035		00/00/0000			
70039		00/00/0000			
70042		00/00/0000			
70044		00/00/0000			
70045		00/00/0000			
70046		00/00/0000			
80003		00/00/0000			
80009		00/00/0000			
80023		00/00/0000			
80025		00/00/0000			
80028		00/00/0000			
80030		00/00/0000			
80031		00/00/0000			
80036		00/00/0000			
80039		00/00/0000			
90007		00/00/0000			
90026		00/00/0000			
90029		00/00/0000			
90030		00/00/0000			
90034		00/00/0000			
90036		00/00/0000			
90037		00/00/0000			
90038		00/00/0000			
90040		00/00/0000			
90041		00/00/0000			
90042		00/00/0000			
90050		00/00/0000			
90051		00/00/0000			
90052		00/00/0000			
90055		00/00/0000			
90059		00/00/0000			
90061		00/00/0000			
90062		00/00/0000			
90065		00/00/0000			
90066		00/00/0000			
90067		00/00/0000			
90075		08/13/1996			
90076		00/00/0000			
90077		00/00/0000			
90082		00/00/0000			
90083		00/00/0000			
90092		00/00/0000			

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617) 664-5433

Series: B195
Report Id: SMR32
Doc Id: 1269165216

Delinquency Loan Detail Report

Disclosure Control #	Paid Thru Date	Current P & I Advance	Outstanding P & I Advances	Outstanding Property Protection Advances	Advnce Desc Code
-----	----	-----	-----	-----	-----
90094	11/01/1996	21398.30	21398.30	.00	01
90095	11/01/1996	11766.64	11766.64	.00	01
90102	11/01/1996	28019.79	28019.79	.00	01
90106	11/01/1996	24103.15	24103.15	.00	01
90110	11/01/1996	33880.15	33880.15	.00	01
90113	11/01/1996	40529.74	40529.74	.00	01
90114	11/01/1996	59726.00	59726.00	.00	01
90115	11/01/1996	10412.91	10412.91	.00	01
90119	11/01/1996	56179.51	56179.51	.00	01
90120	11/01/1996	7883.75	7883.75	.00	01

Disclosure Control #	Loan Stat Code	Special Servicer Transfer Date	Foreclos Date	Bankrupt Date	REO Date
-----	----	-----	-----	-----	-----
90094		00/00/0000			
90095		00/00/0000			
90102		00/00/0000			
90106		00/00/0000			

90110 00/00/0000
 90113 00/00/0000
 90114 00/00/0000
 90115 00/00/0000
 90119 00/00/0000
 90120 00/00/0000

Advance Description Code: 01=Loan in grace period, 02=Delinquent less than 1 mnth, 03=Delinquent 1 mnth, 04=Delinquent 2 mnths, 05=Delinquent 3+ mnths

Loan Status Codes: 01=Specially Serviced, 02=In Process of Foreclosure, 03=Bankruptcy, 04=REO, 05=Prepaid in Full, 06=DPO, 07=Foreclosure Sale, 08=Bankruptcy Sale, 09=REO Disposition, 10=Modification/Workout

GS MORT SEC CORP COMM MTG 1996-PL
 Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
 Corporate Trust Department
 P.O. Box 778
 Boston, MA 02110
 Customer Service
 (617)664-543

Series: B195
 Report Id: SMR33
 Doc Id: 1269165216

Distribution of Remain Term to Earlier of Call Dt or Mat Dt

Yrs to Call Dt or Mat Dt	Count	% of Tot Mtg Loans	Scheduled Ending Balance	% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate
0 +	9	3.91	\$20,299,955.26	3.79	1.30	9.69
2 +	16	6.96	\$27,243,351.51	5.08	1.24	9.65
4 +	48	20.87	\$123,798,622.53	23.10	1.27	9.96
6 +	66	28.70	\$163,907,614.31	30.58	1.28	9.40
8 +	30	13.04	\$83,497,685.57	15.58	1.33	9.00
10 +	16	6.96	\$24,478,522.09	4.57	1.19	9.23
12 +	20	8.70	\$38,777,802.47	7.24	1.22	9.13
14 +	4	1.74	\$7,362,140.56	1.37	1.16	10.21
16 +	10	4.35	\$20,492,805.00	3.82	1.26	9.10

18	+	11	4.78	\$26,063,100.66	4.86	1.24	9.70
Total		230	100.00	\$535,921,599.96	100.00	1.27	9.48

Wghtd Avg of Remain Term to earlier of Call Dt
or Mat Dt: 7.49 years, 89.91 months

Weighted Averages include all classifications referenced above.

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617)664-5433

Series: B195
Report Id: SMR35
Doc Id: 1269165216

Prepayment Restrictions in Effect as of Cut-off Date						
Prepayment Restrictions	Count	% of Tot Mtg Loans	Scheduled Ending Balance	% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate
-----	-----	-----	-----	-----	-----	-----
Fixed or Declining Fee as % of Loan	3	1.30	\$2,498,154.44	.47	1.09	10.40
Greater of Yld Maint. or Fixed %	188	81.74	\$431,019,681.87	80.43	1.27	9.37
Lock-out	3	1.30	\$4,922,861.98	.92	1.51	10.40
No Premium Yield	1	.43	\$4,374,256.06	.82	1.21	9.75
Maintenance	35	15.22	\$93,106,645.61	17.37	1.27	9.91
Total	230	100.00	\$535,921,599.96	100.00	1.27	9.48

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617)664-5433

Series: B195
Report Id: SMR36
Doc Id: 1269165216

Distribution of Original Amortization Term

Original Amort Term	Count	% of Tot Mtg Loans	Scheduled Ending Balance	% of Tot Prin Bal	Wghtd Avg DSCR	Wghtd Avg Mtg Rate
5	2	.87	\$1,842,771.58	.34	1.03	10.30
10	26	11.30	\$34,336,805.31	6.41	1.18	9.52
15	47	20.43	\$83,595,622.98	15.60	1.24	9.28
20	66	28.70	\$157,376,403.75	29.37	1.30	9.31
25	42	18.26	\$119,667,387.83	22.33	1.30	9.36
30	47	20.43	\$139,102,608.51	25.96	1.26	9.87
Total	230	100.00	\$535,921,599.96	100.00	1.27	9.48

Wghtd Avg of Original Amortization Term: 22.75 years
Weighted Averages include all classifications referenced above.

GS MORT SEC CORP COMM MTG 1996-PL
Commercial Mortgage Pass Through Certificates

Payment Date: DEC 15 1996

State Street Bank and Trust Company
Corporate Trust Department
P.O. Box 778
Boston, MA 02110
Customer Service
(617)664-5433

Series: B195
Report Id: SMR37
Doc Id: 1269165216

Specially Serviced Loan Summary

Number of Loans as of the Closing Date 234
 Scheduled Principal Balance as of the Closing Dat 545825743.15
 Current Number of Loans 230
 Current Outstanding Principal Balance 536581401.06
 Current Number of Specially Serviced Loans 1
 Current Outstanding Principal Balance of Speciall 773431.56
 Percent of Specially Serviced Loans (per Current Numbe .43
 Percent of Specially Serviced Loans (per Current Outst .14

Specially Serviced Stat	Count	Initial Principal Balance	Current Principal Balance	Current Prin Bal as a % of Specially Serviced Loans	Current Prin Bal as a % of Total Pool Balance
Payment Default	1	784365.11	773431.56	100.00	.14