Surveillance Performance Update
MF1 2022-FL10 LLC

DBRS Morningstar
October 31, 2023

Contents

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Rating Action Summary

DBRS, Inc. (DBRS Morningstar) confirmed its credit ratings on all classes of notes issued by MF1 2022-FL10 LLC (the Issuer). All trends are Stable. The credit rating confirmations reflect the overall stable performance of the transaction, which has remained in line with DBRS Morningstar's expectations since issuance as the trust continues to be solely secured by the multifamily collateral.

Participants	
Issuer	MF1 2022-FL10 LLC
Mortgage Loan Seller	MF1 REIT II-A, LLC
Master Servicer	Keybank N.A.
Special Servicer	CBRE Loan Services, Inc.
Collateral Manager	MF1 Collateral Manager, LLC
Advancing Agent	MF1 REIT II-A, LLC

The initial collateral consisted of 24 floating-rate mortgage loans secured by 34 transitional multifamily properties totaling $979.18 million. Most loans were in a period of transition with plans to stabilize performance and improve values of the underlying assets. The trust reached the maximum transaction balance of $1.03 billion in December 2022. As of the October 2023 remittance, the pool comprised 25 loans secured by 34 properties with a cumulative trust balance of $1.02 billion. Since issuance, one loan, with a former trust balance of $2.1 million, has been successfully repaid in full. In addition, since the previous DBRS Morningstar rating actions in November 2022, one loan, totaling $17.8 million, has been added into the pool.

The transaction is managed with a two-year Reinvestment Period, whereby the Issuer can purchase new loans and funded loan participations into the trust. The Reinvestment Period is scheduled to end with the August 2024 Payment Date. As of October 2023, the Reinvestment Account had an available balance of $2.1 million.

Pool Characteristics			
Trust Amount ($)	1,023,222,004	**Top Ten Loan Concentration (%)**	57.2
Number of Loans	25	**Par Value Trigger (%)**	115.7
Number of Properties	34	**Initial Par Value Ratio (%)**	117.6
Managed / Static	Managed	**Current Par Value Ratio (%)**	117.7
Replenishment Allowed	Y	**ICR Value Trigger (%)**	120.0
Reinvestment and/or Replenishment End Date	Aug-24	**Initial ICR Value Ratio (%)**	141.1
Current Cash Reinvestment Account Balance ($)	2,100,000	**Current ICR Value Ratio (%)**	130.1
WA As-Is Appraised Issuance LTV (%)	68.0	**WA Stabilized Appraised Issuance LTV (%)**	62.4
WA As-Is Appraised Current LTV (%)	67.3	**WA Stabilized Appraised Current LTV (%)**	61.5

Capital Structure

MF1 2022-FL10 LLC									
Class	**Issuance Balance ($)**	**Current Balance ($)**	**Original Subordination (%)**	**Current Subordination (%)**	**DBRS Morningstar Original Rating**	**DBRS Morningstar Current Rating**	**Current Trend**	**DBRS Morningstar Last Action**	**DBRS Morningstar Last Action Date**
Class A Notes	522,750,000	522,750,000	49.00	49.00	AAA (sf)	AAA (sf)	Stable	Confirmed	October 31, 2023
Class A-S Notes	185,781,000	185,781,000	30.88	30.88	AAA (sf)	AAA (sf)	Stable	Confirmed	October 31, 2023
Class B Notes	41,000,000	41,000,000	26.88	26.88	AA (low) (sf)	AA (low) (sf)	Stable	Confirmed	October 31, 2023
Class C Notes	48,687,000	48,687,000	22.13	22.13	A (low) (sf)	A (low) (sf)	Stable	Confirmed	October 31, 2023
Class D Notes	58,938,000	58,938,000	16.38	16.38	BBB (sf)	BBB (sf)	Stable	Confirmed	October 31, 2023
Class E Notes	14,094,000	14,094,000	15.00	15.00	BBB (low) (sf)	BBB (low) (sf)	Stable	Confirmed	October 31, 2023
Class F Notes	34,593,000	34,593,000	11.63	11.63	BB (high) (sf)	BB (high) (sf)	Stable	Confirmed	October 31, 2023
Class G Notes	12,813,000	12,813,000	10.38	10.38	BB (low) (sf)	BB (low) (sf)	Stable	Confirmed	October 31, 2023
Class H Notes	30,750,000	30,750,000	7.38	7.38	B (low) (sf)	B (low) (sf)	Stable	Confirmed	October 31, 2023
Income Notes	75,594,000	75,594,000	0.00	0.00					
Class F-X Notes	34,593,000	34,593,000	–	–	BB (high) (sf)	BB (high) (sf)	Stable	Confirmed	October 31, 2023
Class G-X Notes	12,813,000	12,813,000	–	–	BB (low) (sf)	BB (low) (sf)	Stable	Confirmed	October 31, 2023
Class H-X Notes	30,750,000	30,750,000	–	–	B (low) (sf)	B (low) (sf)	Stable	Confirmed	October 31, 2023
Class F-E Notes	34,593,000	34,593,000	11.63	11.63	BB (high) (sf)	BB (high) (sf)	Stable	Confirmed	October 31, 2023
Class G-E Notes	12,813,000	12,813,000	10.38	10.38	BB (low) (sf)	BB (low) (sf)	Stable	Confirmed	October 31, 2023
Class H-E Notes	30,750,000	30,750,000	7.38	7.38	B (low) (sf)	B (low) (sf)	Stable	Confirmed	October 31, 2023

The transaction is concentrated by property type as all loans are secured by multifamily properties. The pool is primarily secured by properties in suburban markets, with 14 loans, representing 47.3% of the pool, assigned a DBRS Morningstar Market Rank of 3, 4, or 5. An additional eight loans, representing 38.4% of the pool, are secured by properties in urban markets, with a DBRS Morningstar Market Rank of 6, 7, or 8. The remaining three loans, representing 14.3% of the pool, are backed by properties with a DBRS Morningstar Market Rank of 1 or 2, denoting tertiary markets. These property type and market type concentrations remain generally in line with the pool composition at the November 2022 credit rating action.

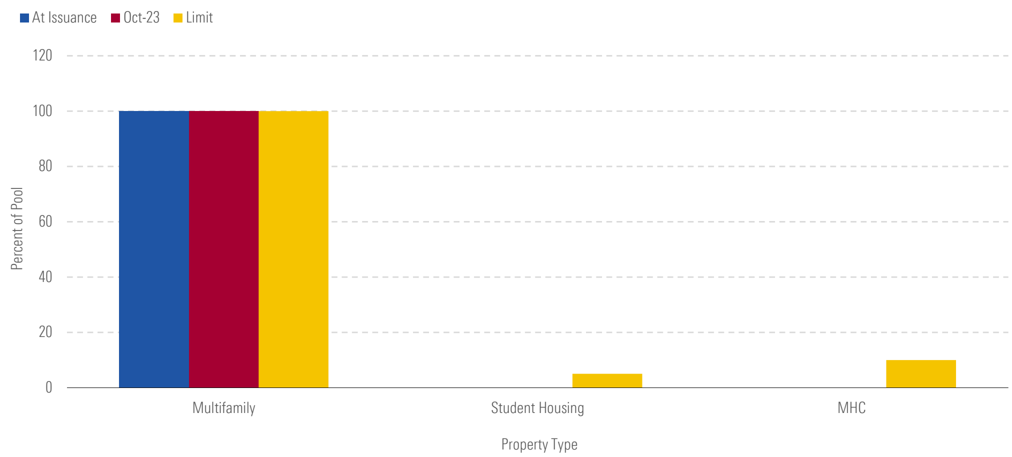
Leverage across the pool has remained consistent as of October 2023 reporting when compared with issuance metrics as the current WA as-is appraised value LTV is 67.3%, with a current WA stabilized LTV of 61.5%. In comparison, these figures were 68.0% and 62.4%, respectively, at issuance. DBRS Morningstar recognizes that select property values may be inflated as the majority of the individual property appraisals were completed in 2022 and may not fully reflect the effects of increased interest rates and/or widening capitalization rates in the current environment. In the analysis for this review, DBRS Morningstar applied upward LTV adjustments across nine loans, representing 48.1% of the current trust balance.

Through September 2023, the lender had advanced cumulative loan future funding of $156.9 million to 19 of the 25 outstanding individual borrowers. The largest advance, $32.5 million, was made to the borrower of The 600 loan, which is secured by a Class A, 30-story high-rise-style apartment building totaling 404 units in Birmingham, Alabama. The advanced funds are part of the borrower's extensive capital expenditure plan to convert the property into a Class A multifamily property from a 30-story office tower. As of Q2 2023, the project was 32.0% funded. The sponsor has successfully leased 12 units, with several units nearing completion on floor 27. The expected completion date is June 2024, just prior to the loan's initial July 2024 maturity date. The loan also includes five 12-month extension options through July 2029.

An additional $153.2 million of loan future funding allocated to 20 individual borrowers remains available. The largest individual loan allocation ($35.0 million) is to the borrower of the Park at Sheffield loan, which is secured by a 316-unit, garden-style apartment complex located in Miami. The sponsor's business plan is to complete an extensive capital expenditure plan by expanding the size of the property by 26 additional units. According to the collateral manager, construction is expected to commence in Q3 2023 as all of the units have been vacated. The renovation is expected to be completed within a two-year time frame.

Transaction Concentrations

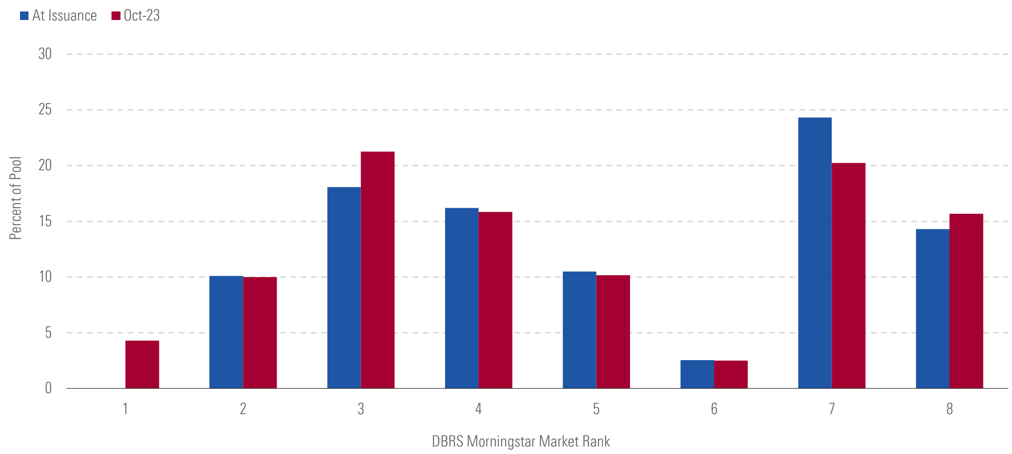
Exhibit 1 Property Type Concentration



Source: DBRS Morningstar.

Property Type Concentration					
	At Issuance		As of October 2023 Remittance		
	# of Loans	**% of Pool**	**# of Loans**	**% of Pool**	**Limit (%)**
Multifamily	24	100.0	25	100.0	100.0
Student Housing	0	0.0	0	0.0	5.0
MHC	0	0.0	0	0.0	10.0

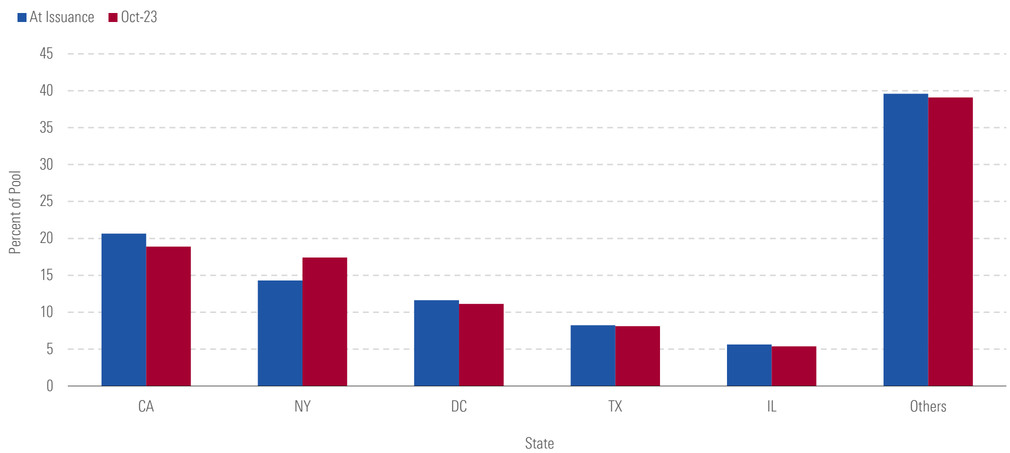
Exhibit 2 DBRS Morningstar Market Rank



Source: DBRS Morningstar.

DBRS Morningstar Market Rank				
	At Issuance		As of October 2023 Remittance	
	# of Loans	**% of Pool**	**# of Loans**	**% of Pool**
1	0	0.0	1	4.3
2	2	10.1	2	10.0
3	6	18.1	6	21.3
4	5	16.2	5	15.8
5	3	10.5	3	10.2
6	1	2.6	1	2.5
7	4	24.3	4	20.2
8	2	14.3	3	15.7

Exhibit 3 State Concentration



Source: DBRS Morningstar.

State Concentration				
	At Issuance		As of October 2023 Remittance	
	# of Loans	**% of Pool**	**# of Loans**	**% of Pool**
CA	4	20.6	4	18.9
NY	2	14.3	4	17.4
DC	2	11.6	2	11.1
TX	2	8.2	2	8.1
IL	1	5.6	1	5.4
Others	13	39.6	12	39.1

Current Loan Status

Loan Status	# of Loans	% of Pool
Delinquent	0	0.0
Specially Serviced	3	9.1
REO	0	0.0
Modified or Forborne	1	4.4
Servicer's Watchlist	14	57.9

As of the October 2023 remittance, there are no delinquent loans; however, there are three loans, representing 9.1% of the pool balance, in special servicing. The loans, which are sponsored by Tides Equities (Tides), include Park at Stone Creek ($54.7 million, 5.3% of the pool), Spanish Oaks ($26.3 million, 2.6% of the pool), and The Meadows ($12.2 million, 1.2% of the pool). The loans transferred to special servicing in August 2023 for sponsor-related concerns. The servicer did not provide any details regarding the transfers. However, according to published reports, principals of the firm noted in June 2023 a capital call would likely be needed from investors in order to fund debt service shortfalls for select loans across Tides' portfolio given the rise in floating-interest rate debt. In the analysis for this review, DBRS Morningstar made a negative adjustment to the sponsor strength across all three Tides-sponsored loans, resulting in increased expected losses for those loans that exceeded the pool average.

There are 14 loans on the servicer's watchlist, representing 57.9% of the current trust balance. The loans have primarily been flagged for below breakeven debt service coverage ratios and low occupancy rates. All loans remain current with performance declines expected to be temporary as multifamily units are being taken offline by respective borrowers to complete interior renovations. In the next six months, three loans, representing 9.9% of the current trust balance, are scheduled to mature, but all three loans have extension options.

Loan Additions

Loan Name	Month Added to Transaction	Loan Purpose	Trust Loan at Contribution ($)	A-Note at Contribution ($)	Future Funding ($)	Future Funding Purpose	Fully Funded A-Note ($)	DBRS Morningstar As Is DSCR (x)	DBRS Morningstar Stabilized DSCR (x)
The Axel	Dec-22	Refinance	17,751,194	172,844,000	22,255,778	Capital Expenditures, Leasing Costs, Interest Reserve, Earnout	204,000,000	0.00	0.67

Loan Name	Property Type	City	State	Appraised As-Is Value ($)	Appraised As-Is LTV (%)	Appraised Stabilized Value ($)	Appraised Stabilized LTV (%)	DBRS Morningstar Business Plan Score
The Axel	Multifamily	Brooklyn	NY	280,000,000	61.7	325,000,000	62.8	1.75

Loan Future Funding Released Through September 2023

Loan	Trust Balance at Contribution ($)	Percent of Pool at Contribution (%)	Future Funding Available at Loan Closing ($)	Future Funding Purpose	Future Funding Released Since Loan Closing ($)	Current Trust Balance ($)	Current Percent of Pool (%)	Future Funding Outstanding ($)
175 West 87th Street	75,000,000	7.3	27,760,000	Capital Expenditures	27,623,086	75,000,000	7.3	136,914
The Madelon	70,000,000	6.8	500,000	Interest Reserve	500,000	70,000,000	6.8	0
500 Station	55,000,000	5.4	5,000,000	Earnout	0	55,000,000	5.4	5,000,000
Park at Stone Creek	53,690,000	5.2	8,810,000	Capital Expenditures	4,000,000	54,740,000	5.3	4,810,000
OKC Portfolio	48,999,000	4.8	15,603,000	Capital Expenditures	15,079,992	52,344,920	5.1	523,008
Elevate Powell & Broad	50,000,000	4.9	10,000,000	Earnout	0	50,000,000	4.9	10,000,000
LA Lofts Portfolio	45,000,000	4.4	22,694,068	Capital Expenditures	9,571,878	45,322,004	4.4	13,122,190
The Reserve at Brandon	44,000,000	4.3	27,593,000	Capital Expenditures	15,505,722	44,000,000	4.3	12,087,278
Park at Sheffield	44,000,000	4.3	41,000,000	Capital Expenditures	6,000,000	44,000,000	4.3	35,000,000
Forest Estates	43,920,000	4.3	4,780,000	Capital Expenditures	600,000	43,970,000	4.3	4,180,000
Metro Thirty Six Ten	39,968,000	3.9	5,744,000	Capital Expenditures	2,750,000	39,968,000	3.9	2,994,000
Avilla Gateway	32,767,361	3.2	19,935,760	Capital Expenditures	15,600,004	34,767,361	3.4	4,335,756
Hairston Woods	29,790,869	2.9	4,789,131	Capital Expenditures	1,900,000	30,090,869	2.9	2,889,131
Briarcrest	27,000,000	2.6	5,345,543	Capital Expenditures	3,918,000	28,168,000	2.7	1,427,543
Spanish Oaks	25,000,000	2.4	4,735,000	Capital Expenditures	3,500,000	26,250,000	2.6	1,235,000
The 600	25,000,000	2.4	62,487,615	Capital Expenditures	32,518,093	25,675,000	2.5	29,969,522
The Aviary at Middleton Market	24,250,000	2.4	3,750,000	Capital Expenditures	2,950,000	24,700,000	2.4	800,000
58-72 Avenue A	20,373,950	2.0	8,380,050	Capital Expenditures	7,481,537	20,373,950	2.0	898,513
The Axel	17,751,194	1.7	22,255,778	Capital Expenditures, Leasing Costs, Interest Reserve, Earnout	1,636,702	17,751,194	1.7	20,619,076
The Meadows	11,000,000	1.1	6,238,000	Capital Expenditures	5,250,000	12,203,706	1.2	988,000
Lexington Park	11,847,000	1.2	2,653,000	Capital Expenditures	500,000	12,047,000	1.2	2,153,000

Top 10 Loan Summary

Loan Name	Current Trust Balance ($)	% of Pool	DBRS Morningstar As-Is DSCR (x)	DBRS Morningstar Stabilized DSCR (x)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized LTV (%)	DBRS Morningstar Business Plan Score
175 West 87th Street	75,000,000	7.32	0.32	0.75	78.7	66.1	2.53
Highland Park	74,000,000	7.22	0.55	0.71	83.9	73.8	1.58
The Madelon	70,000,000	6.83	0.44	0.69	65.2	63.5	2.13
15 Park Row	65,000,000	6.34	0.59	0.98	68.3	59.9	1.98
500 Station	55,000,000	5.37	0.74	0.80	71.4	64.6	1.30
Park at Stone Creek	54,740,000	5.34	0.43	0.71	87.1	73.7	1.88
OKC Portfolio	52,344,920	5.11	0.09	0.79	98.9	71.2	2.43
Elevate Powell & Broad	50,000,000	4.88	0.77	0.81	65.8	64.5	1.38
LA Lofts Portfolio	45,322,004	4.42	0.60	0.81	100.0	71.7	2.08
The Reserve at Brandon	44,000,000	4.29	0.57	0.91	89.0	66.2	2.43

Loan Name	DBRS Morningstar Property Type	City	State	Year Built	Sf/Units	Fully Funded Mortgage Loan PSF ($)	Loan Added During Reinvestment Period
175 West 87th Street	Multifamily	New York	NY	1975	266	677,256	
Highland Park	Multifamily	Washington	DC	2008; 2013	373	391,421	
The Madelon	Multifamily	San Francisco	CA	2020	203	551,724	
15 Park Row	Multifamily	New York	NY	1899	335	407,463	
500 Station	Multifamily	Aurora	IL	2017	417	311,751	
Park at Stone Creek	Multifamily	Austin	TX	1983	420	147,619	
OKC Portfolio	Multifamily	Various	OK	Various	934	68,899	
Elevate Powell & Broad	Multifamily	Fuquay-Varina	NC	2020; 2021	384	212,240	
LA Lofts Portfolio	Multifamily	Los Angeles	CA	Various	1037	317,068	
The Reserve at Brandon	Multifamily	Brandon	FL	1990-2002	982	210,794	

Business Plan Updates

175 West 87th Street

Current Trust Balance ($)	75,000,000
Future Funding Outstanding ($)	136,914
Fully Funded Loan Balance ($)	180,150,000

The loan is secured by a 266-unit multifamily property in the Upper West Side of Manhattan, New York. The property, which was built in 1975, also contains 2,100 sf of ground-level retail space, a 1,924-sf community facility, and a below-grade parking garage. Initial loan proceeds of $163.4 million refinanced prior debt of $148.5 million. The whole loan also includes a $42.2 million cross-defaulted senior mezzanine loan co-terminous with the mortgaged loan in July 2024. The senior mezzanine loan includes a future funding component totaling $27.8 million to fund exterior improvements as well as updates to property amenities and common areas. The loan is sponsored by Acram Group (formerly JMH Holdings), a real estate and management firm.

According the Q2 2023 collateral manager report, the property was 80.8% occupied (90.0% leased) as of May 2023, up slightly from77.8% at closing. The property's residential component comprises one 32-story building with 248 units and one five-story low-rise building with 18 residential units. The unit mix includes 146 market-rate units, 78 Enhanced Section 8 units, and 41 Landlord Assistant Program (LAP) units. The residential vacancy rate is primarily a result of available market-rate units, as the Section 8 and LAP units are 99% and 100% leased, respectively. The ground-floor retail space remains fully occupied, although one of the tenants, Amsterdam Doggy, is expected to vacate.

Through September 2023, the lender had advanced $14.1 million of future funding to the borrower, with $13.7 million outstanding. According the Q2 2023 collateral manager report, the sponsor had completed renovations across 42 units. Of those units, 36 units had been leased with an average rental rate of $5,338 per unit, reflecting a rental premium of $1,409 per unit. According to Q2 2023 Reis data, multifamily properties within the Upper West Side submarket reported an average asking rental rate of $5,938 per unit and a vacancy rate of 3.5%.

According to the annualized financials for the T-3 ended March 31, 2023, provided by the collateral manager, the property generated NCF of $3.3 million, which resulted in a DSCR of 0.31x and debt yield of 2.0%. At issuance, DBRS Morningstar concluded an As-Is NCF of $3.8 million and a Stabilized NCF of $8.7 million. The DBRS Morningstar stabilized analysis assumed an average base rental rate of $4,723 per unit and a vacancy rate of 5.0%. The Issuer concluded a stabilized NCF of $9.9 million, which assumed an average base rental rate of $5,034 per unit and a vacancy rate of 3.5%.

The appraiser provided a property valuation of $229.0 million at closing, indicative of a current LTV of 67.7%. The appraiser also provided a projected stabilized valuation of $286.0 million, indicative of a fully funded LTV of 63.2%. The capitalization rate (cap rate) on the projected stabilized value is 3.8% when using the Issuer's stabilized NCF figure noted above. Given the widening cap rate environment, the property's current market value is likely lower. According to observed cap rates in the CBRE Cap Rate

Survey H1 2023, Class A multifamily properties in Manhattan were valued with cap rates ranging from 4.5% to 4.75%. As such, DBRS Morningstar maintained the increased stabilized cap rate adjustment incorporated at issuance, resulting in a stabilized LTV of 66.1%. The property is well located and well positioned for success with DBRS Morningstar's credit view on the loan unchanged. The business plan is quite extensive, but there is adequate loan structure and the sponsor has ample experience with similar properties in the same market. The loan matures in July 2024, but there are three one-year extension options available to the borrower if it needs additional time to complete its business plan. The loan continues to exhibit an expected loss below the overall expected loss of the pool.

LA Lofts Portfolio

Current Trust Balance ($)	45,322,004
Future Funding Outstanding ($)	13,122,190
Fully Funded Loan Balance ($)	328,800,000

The loan is secured by a portfolio of five multifamily properties, totaling 1,037 units in downtown Los Angeles. The properties were constructed as office buildings between 1910 and 1959 and were converted into multifamily use between 2007 and 2010. The properties range in size from 178 units to 263 units, with the average unit size ranging from 856 sf per unit to 979 sf per unit. Initial loan proceeds of $306.1 million, along with $111.8 million of sponsor equity, were used to acquire the property for a purchase price of $402.1 million. The whole loan includes a $45.3 million piece in the subject transaction, a $226.0 million piece held in the MF1 2022-FL9 transaction (rated by DBRS Morningstar) and a $44.4 million piece held by the issuer. At issuance, the loan included a $22.7 million future funding component, with $10.8 million ($10,399 per unit) allocated for interior renovations across all units, $5.3 million tagged for property exterior and amenity upgrades, and $6.6 million allocated to address deferred maintenance and systems upgrades. The loan matures in April 2024 and includes three 12-month extension options.

In March 2023, the loan was assumed and modified in connection with the acquisition/recapitalization of the property by Fifteen Group. As part of the modification, a $5.0 million shortfall reserve was established from borrower equity, which will be used to fund interest and operating shortfalls, as well as cap extension costs. Similarly, $6.0 million in remaining future funding will also be available for interest and operating shortfalls while the remaining $12.5 million in future funding will remain allocated to fund capex, pursuant to the updated project budget. The borrower may request a re-allocation of up to $3.0 million allocated to shortfalls, subject to lender approval. In addition, the modification also reduces the interest spread to 250 bps through October 9, 2024, before increasing to 375 bps thereafter. The modification also allows the borrower to defer up to 100 bps of interest during the first 24 months until loan maturity. The $7.6 million in unpaid interest as a result of the prior forbearance will not be capitalized and will also be due at loan maturity.

As of August 2023, the loan is being monitored on the servicer's watchlist for cash flow concerns. According to the Q2 2023 collateral manager update, the property was 72.0% occupied as of May 2023, down from 97.1% at issuance. The occupancy decline was expected as the borrower began the eviction process on non-paying tenants after Los Angeles County's eviction moratorium expired.

As of August 2023, the lender had advanced $6.6 million of future funding to the borrower, with $16.1 million remaining. The collateral manager's report stated 38 units have been renovated to date and noted the borrower continues to focus on the completion of common area and amenity upgrades across the portfolio as these improvements are a prime factor in securing new leases at higher rental rates in the market. Information provided to DBRS Morningstar showed rental rates across renovated units averaged $2,459 per unit, which represents a rental premium of $249 per unit over the pre-renovation issuance rents for those same apartments of $2,210 per unit. The lender projected stabilized rental rate premiums of approximately $700 per unit per month across all units and DBRS Morningstar projected stabilized rental rate premiums of $390 per unit per month for 75% of all units at each individual property. According to Q2 2023 Reis data, multifamily properties within the downtown submarket of Los Angeles reported an average asking rental rate of $3,801 per unit, with an overall submarket vacancy rate of 12.5%. Properties built prior to 1970 reported average rent of $2,820 per unit and vacancy rate of 10.0%.

The February 2022 appraisal valued the portfolio at $438.5 million (currently funded LTV of 70.6%) with a projected stabilized value of $560.3 million (fully funded LTV of 59.0%). The appraiser utilized a 4.0% capitalization rate and a 4.25% capitalization rate when determining the as-is and as-stabilized values, respectively. Given the current increasing interest rate and widening capitalization rate environment, the current market value of the portfolio has likely declined. According to the United States Cap Rate Survey H2 2023 published by CBRE, the range of capitalization rates for stabilized Class A infill multifamily properties in Los Angeles increased to a range of 4.75% to 5.00% in H2 2023 from a range of 3.0% to 3.5% in H1 2022. While capitalization trends for non-stabilized properties were not provided, similar capitalization rate increases could result in value declines ranging from 10.0% to 15.0% from the valuations derived by the appraiser at loan closing. Although these trends represent increased risks for this loan, DBRS Morningstar notes the overall as-is value decline would have to be around 30.0% before the implied LTV would exceed 100%.

The Reserve at Brandon

Current Trust Balance ($)	44,000,000
Future Funding Outstanding ($)	12,087,278
Fully Funded Loan Balance ($)	207,000,000

The loan is secured by a 982-unit multifamily property in Brandon, Florida, built between 1990 and 2002. The property comprises 42 three-story residential buildings across 60.5 acres. The sponsor, a joint venture between ZMR Capital and New York Mortgage Trust, used initial loan proceeds of $179.4 million and cash equity of $55.4 million to purchase the property for $225.0 million. A $93.0 million piece of the A-note is held in the MF1 2022-FL9 transaction with a $44.0 million piece in the MF1 2022-FL10 transaction and $56.5 million piece in the MF1 2022-B1 transaction (both rated by DBRS Morningstar).

The borrower's business plan is to use future funding of $27.6 million to finance a significant capex program across the property, with $15.3 million ($15,600 per unit) allocated for interior upgrades across all 982 units and $8.0 million allocated for the upgrade of building exteriors and property site work. Remaining funds will be used to update the three pools and provide for contingency funds and project management costs. Prior to loan closing in March 2022, the property was 95.0% occupied with an average in-place rental rate of $1,151 per unit. Upon completion of the capex program and property stabilization, the borrower projected a 95.0% occupancy rate and average rental rate of $1,805 per unit.

According to an August 2023 update from the collateral manager, the borrower is making considerable progress in the capex plan, with $15.2 million in future funding advanced to date and an additional $12.4 million remaining available. The property was rebranded as Skye Reserve in Q4 2022, and according to the Q2 2023 update, the borrower has completed the replacement of 34 building roofs as well as the addition of screens to all exterior unit balconies. The report also noted the exterior paint, stair installation, and railing repair projects were in progress. In addition, 277 interior upgrades had been completed with another 66 units in progress.

As of June 2023, the collateral manager reported the property had an overall occupancy rate of 85.0%, with 96.0% of the units available for rent occupied. The collateral manager's commentary noted rental rates had increased by 30.0% on average since closing, suggesting the current average rate had increased to approximately $1,500 per unit. An undisclosed number of renovated and leased units achieved an average rental rate of $1,714 per unit, which is roughly 4.0% below the lender's stabilized assumption for those same units. DBRS Morningstar assumed renovated monthly rental premiums of $441 per unit, with a stabilized average rental rate of $1,699 per unit. According to Q2 2023 Reis data for the Brandon/Plant City submarket, multifamily properties reported an average asking rental rate of $1,701 per unit with vacancy of 5.4%. Properties built from 2000 to 2009 reported figures of $1,811 per unit and 4.8%, respectively, suggesting the originally targeted rental rates are achievable.

The loan is currently on the servicer's watchlist for a low DSCR, which was reported at 0.62x. The YE2022 NCF of $6.5 million is below the DBRS Morningstar in-place NCF of $6.7 million, which is largely the result of units being taken offline to complete renovations. There has also been additional stress on performance as debt service on the floating-rate loan has increased as the loan balance and interest rate have also increased. While the borrower benefits from an interest rate cap agreement with a 2.75% strike price, the current pay rate on the loan of 6.50% is above the pay rate at loan closing of approximately 4.0%. The loan remains current as the borrower continues to fund shortfalls out of pocket as the original $0.6 million interest reserve remains intact. DBRS Morningstar concluded a stabilized NCF of $12.3 million, below the issuer's assumption of $13.9 million. The variance was a result of different stabilized rental rate assumptions.

The appraiser valued the property at closing at $232.5 million, indicative of a currently funded LTV of 83.7%. The appraiser also provided a projected stabilized value of $312.6 million, indicative of a fully funded LTV of 66.0%. Based on the issuer's stabilized NCF, the implied cap rate of 4.4% may be aggressive given Class A stabilized properties in the suburban Tampa market traded at cap rates ranging from 4.75% to 5.50%, according to the CBRE Cap Rate Survey H1 2023 survey. However, DBRS Morningstar did not make a stabilized LTV adjustment in the analysis for this loan as the expected loss with the appraised value is approximately 150% of the overall pool-wide expected loss for the MF1 2022-FL9 transaction. DBRS Morningstar expects the borrower to continue to implement the capex program and to methodically increase cash flow as renovated units are leased. It is likely the borrower will exercise the first maturity extension option at loan maturity in April 2024 as NCF is not expected to reach stabilized levels within the next seven months. To extend the loan, the property does not need to meet any performance-based tests, but the borrower will likely be required to purchase a new interest rate cap agreement.

Loan Payoffs

Loan Name	Repayment Date	Loan Balance When Repaid ($)	Property Type
Virtuoso Living	Oct-23	2,100,000	Multifamily

Notes:
All figures are in U.S. dollars unless otherwise noted.

Glossary

ADR	average daily rate	**MTM**	month to month
ALA	allocated loan amount	**MSA**	metropolitan statistical area
ARA	appraisal-reduction amount	**n.a.**	not available
ASER	appraisal subordinate entitlement reduction	**n/a**	not applicable
BOV	broker's opinion of value	**NCF**	net cash flow
CAM	common area maintenance	**NNN**	triple net
capex	capital expenditures	**NOI**	net operating income
CBD	central business district	**NRA**	net rentable area
CBRE	CB Richard Ellis	**NRI**	net rental income
CMBS	commercial mortgage-backed securities	**NR – PIF**	not rated – paid in full
CRE	commercial real estate	**OSAR**	operating statement analysis report
CREFC	CRE Finance Council	**PCA**	property condition assessment
DPO	discounted payoff	**PCR**	property condition report
DSCR	debt service coverage ratio	**P&I**	principal and interest
DSR	debt service reserve	**POD**	probability of default
EGI	effective gross income	**PIP**	property improvement plan
EOD	event of default	**PILOT**	payment in lieu of taxes
F&B	food & beverage	**PSA**	pooling and servicing agreement
FF&E	furniture, fixtures, and equipment	**psf**	per square foot
FS Hotel	full-service hotel	**R&M**	repairs and maintenance
G&A	general and administrative	**REIT**	real estate investment trust
GLA	gross leasable area	**REO**	real estate owned
GPR	gross potential rent	**RevPAR**	revenue per available room
HVAC	heating, ventilation, and air conditioning	**sf**	square foot/square feet
IO	interest only	**SPE**	special-purpose entity
LC	leasing commission	**TI**	tenant improvement
LGD	loss severity given default	**TIC**	tenants in common
LOC	letter of credit	**T-12**	trailing 12 months
LOI	letter of intent	**UW**	underwriting
LS Hotel	limited-service hotel	**WA**	weighted average
LTC	loan-to-cost ratio	**WAC**	weighted-average coupon
LTCT	long-term credit tenant	**x**	times
LTV	loan-to-value ratio	**YE**	year end
MHC	manufactured housing community	**YTD**	year to date

Definitions

Capital Expenditure (capex)
Costs incurred in the improvement of a property that will have a life of more than one year.

DBRS Morningstar Market Rank (DBRSM MR)
The Market Rank is a number of one through eight that corresponds to the underlying property's zip code. For portfolio loans with multiple underlying properties, the Market Rank applied reflects an approximation of the weighted-average figure based on the corresponding model coefficients.

DBRS Morningstar MSA Group (DBRSM MSA)
The MSA Group is a number of one through three for the top 25 largest MSAs and is based on the MSA's historical performance. All MSAs outside of the top 25 reflect a MSA Group number of zero. For portfolio loans with multiple underlying properties, the MSA Group applied reflects an approximation of the weighted-average figure based on the corresponding model coefficients.

DBRS Morningstar Refi DSCR
A measure that divides the DBRS Morningstar Stabilized NCF by the product of the loan's maturity balance and a stressed refinance debt constant.

DBRS Morningstar Term DSCR
A measure that divides the DBRS Morningstar Stabilized NCF by the actual debt service payment.

Debt Service Coverage Ratio (DSCR)
A measure of a mortgaged property's ability to cover monthly debt service payments, defined as the ratio of net operating income or net cash flow to the debt service payments.

Effective Gross Income (EGI)
Rental revenue minus vacancies plus miscellaneous income.

Issuer UW
Issuer underwritten from Annex A or servicer reports.

Loan-to-Value Ratio (LTV)
The ratio between the principal amount of the mortgage balance, at origination or thereafter, and the most recent appraised value of the underlying real estate collateral, generally from origination.

Net Cash Flow (NCF)
The revenue earned by a property's ongoing operations less the expenses associated with such operations and the capital costs of tenant improvements, leasing commissions, and capex (or reserves). Moreover, NCF is net operating income less tenant improvements, leasing commissions, and capex.

NNN (Triple Net)
A lease that requires the tenant to pay operating expenses such as property taxes, insurance, and maintenance, in addition to the rent.

Net Operating Income (NOI)
The revenue earned by a property's ongoing operations less the expenses associated with such operations but before mortgage payments, tenant improvements, replacement reserves, and leasing commissions.

Net Rentable Area (NRA)
The area (sf) for which rent can be charged. NRA includes the tenant's premises plus an allocation of the common area directly benefiting the tenant, such as common corridors and restrooms.

Revenue Per Available Room (RevPAR)
A measure that divides revenue by the number of available rooms, not the number of occupied rooms. It is a measure of how well the hotel has been able to fill rooms in the off-season, when demand is low even if rates are also low, and how well it fills the rooms and maximizes the rate in the high season, when there is high demand for hotel rooms.

Tenant Improvements (TIs)
The expense to physically improve the property or space, such as new improvements or remodeling, paid by the borrower.

Weighted Average (WA)
Calculation is weighted by the size of each mortgage in the pool.

Weighted-Average Coupon (WAC)
The average coupon or interest payment on a set of mortgages, weighted by the size of each mortgage in the pool.

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