Presale Report
FS Rialto 2022-FL5 Issuer, LLC

DBRS Morningstar
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DBRS Morningstar Viewpoint
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Capital Structure

Description	Rating Action	Balance	Subordination	DBRS Morningstar Rating	Trend
Class A	New Rating - Provisional	322,500,000	46.250	AAA (sf)	Stable
Class A-S	New Rating - Provisional	58,500,000	36.500	AAA (sf)	Stable
Class B	New Rating - Provisional	29,250,000	31.625	AA (low) (sf)	Stable
Class C	New Rating - Provisional	36,750,000	25.500	A (low) (sf)	Stable
Class D	New Rating - Provisional	39,000,000	19.000	BBB (sf)	Stable
Class E	New Rating - Provisional	9,750,000	17.375	BBB (low) (sf)	Stable
Class F	New Rating - Provisional	33,750,000	11.750	BB (low) (sf)	Stable
Class G	New Rating - Provisional	21,000,000	8.250	B (low) (sf)	Stable
Class H	NR	49,500,000	--	NR	NR

Notes:
1. NR = not rated.
2. FS Rialto 2022-FL5 Holder, LLC (the Retention Holder) is anticipated to acquire on the Closing Date and retain at least 100% of the Class F Notes, Class G Notes, and Class H Notes, totaling $104,250,000. The Seller (or certain affiliates thereof) is also expected to retain 100% of the Companion Participations, totaling approximately $1,003,987,944 on a fully funded basis. In the aggregate, the Retention Holder and the Seller (or certain affiliates thereof) will hold approximately $1,308,237,944 of such assets.
3. On and after the Payment Date in June 2027, the interest rate of the Class A Notes will increase by 0.25%. On and after the Payment Date in July 2027, the Class A-S Notes will increase by 0.25% and the interest rate of the Class B Notes will increase by 0.50%. On and after the Payment Date in August 2027, the Class C Notes, the Class D Notes, and the Class E Notes will increase by 0.50%.
4. The Class C, Class D, Class E, Class F, and Class G notes allow for deferred interest.

Table of Contents

Transaction Summary

Pool Characteristics			
Trust Amount ($)	600,000,000	**Participated Loan Commitment Amount ($)**	1,803,987,944
Number of Loans[1]	22	**Average Collateral Interest Size ($)**	27,272,727
Number of Properties	52	**Top Ten Loan Concentration (%)**	64.2
Managed / Static	Managed	**Unfunded Companion Participation Amount ($)**	175,613,747
Preidentified Ramp Loans	N	**Replenishment Allowed**	N
Initial Par Value Ratio (%)	120.03	**Reinvestment Period**[6]	24 months
Par Value Ratio Test (%)	118.61	**IC Ratio: Trigger (X)**	120.00
Wtd. Avg. Current Funded As-Is Appraised Issuance LTV (%)	68.4	**Wtd. Avg. DBRS Morningstar As-Is Issuance LTV (%)**	78.0
Wtd. Avg. Current Funded Stabilized Appraised LTV (%)	61.7	**Wtd. Avg. DBRS Morningstar Stabilized Balloon LTV (%)**	63.6
Wtd. Avg. Interest Rate Margin (%)	3.948	**DBRS Morningstar Wtd. Avg. Interest Rate**[5] **(%)**	6.306
Wtd. Avg. Remaining Term[2]	34	**Wtd. Avg. Remaining Term - Fully Extended**	55
Wtd. Avg. DBRS Morningstar As-Is DSCR[3]	0.64	**Wtd. Avg. Issuer As-Is DSCR (x)**[5]	1.21
Wtd. Avg. DBRS Morningstar Stabilized DSCR[4]	0.99	**Wtd. Avg. Issuer Stabilized DSCR (x)**[5]	1.74
Avg. DBRS Morningstar As-Is NCF Variance[3] **(%)**	-13.0	**Avg. DBRS Morningstar Stabilized NCF Variance**[4] **(%)**	-23.0

Note: All DBRS Morningstar DSCR and LTV calculations in this table and throughout the report are based on the DBRS Morningstar Stressed Interest Rate and the fully funded and extended mortgage loan commitment. The Wtd. Avg metrics presented in the table and the report exclude DBRS Morningstar Ramp loan assumptions, if applicable.

1. Two loans (NYC Multifamily Portfolio and NYC Midtown West Multifamily Portfolio) are cross-collateralized loans and are treated as a single loan in the DBRS Morningstar analysis, resulting in a modified loan count of 22.
2. Assumes that the initial term to maturity of each loan is not extended.
3. Based on DBRS Morningstar As-Is NCF.
4. Based on DBRS Morningstar Stabilized NCF.
5. Interest rate assumes 0.800% one-month Libor stress or one-month Term SOFR of 0.800% based on the strike rate of the interest rate cap, which is lower than the stressed rate from the DBRS Morningstar Interest Rate Stresses for U.S. Structured Finance Transactions methodology. All DBRS Morningstar DSCR figures are based on this stressed rate.
6. Reinvestment Period begins on the date of the deposit of Permitted Principal Proceeds and ending 24 months thereafter.

Participants	
Issuer	FS Rialto 2022-FL5 Issuer, LLC
Mortgage Loan Seller	FS CREIT Finance Holding, LLC
Servicer	Wells Fargo Bank, National Association
Special Servicer	Rialto Capital Advisors, LLC
Collateral Administrator	FS Credit REIT
Trustee	Wilmington Trust, National Association
Placement Agent	Goldman Sachs & Co. LLC, Barclays Capital Inc. and Wells Fargo Securities, LLC
Structuring Agent	Goldman Sachs & Co. LLC
Advancing Agent	FS Credit REIT

Coronavirus Overview

With regard to the Coronavirus Disease (COVID-19) pandemic, the magnitude and extent of performance stress posed to global structured finance transactions remain highly uncertain. This considers the fiscal and monetary policy measures and statutory law changes that have already been implemented or will be implemented to soften the impact of the crisis on global economies. Some regions, jurisdictions, and asset classes are, however, feeling more immediate effects. Accordingly, DBRS Morningstar may apply additional short-term stresses to its rating analysis. For example, DBRS Morningstar may front-load default expectations and/or assess the liquidity position of a structured finance transaction with more stressful operational risk and/or cash flow timing considerations.

The DBRS Morningstar Sovereign group releases baseline macroeconomic scenarios for rated sovereigns. DBRS Morningstar analysis considered impacts consistent with the baseline scenarios as set forth in the following report: https://www.dbrsmorningstar.com/research/384482.

Transaction Overview

The initial collateral consists of 23 floating-rate mortgage loans and participation interests in mortgage loans secured by 52 mostly transitional properties with a cut-off balance totaling $600.0 million, excluding $175.6 million of remaining future funding commitments and $1.0 billion of pari passu debt. Two loans (NYC Multifamily Portfolio and NYC Midtown West Multifamily Portfolio) are cross-collateralized loans and are treated as a single loan in the DBRS Morningstar analysis, resulting in a modified loan count of 22. All figures below and throughout this report reflect this modified loan count. The holder of the future funding companion participations will be FS CREIT Finance Holdings LLC (the Seller), a wholly owned subsidiary of FS Credit Real Estate Income Trust, Inc. (FS Credit REIT), or an affiliate of the Seller. The holder of each future funding participation has full responsibility to fund the future funding companion participations. The collateral pool for the transaction is managed with a 24-month reinvestment period. During this period, the Collateral Manager will be permitted to acquire reinvestment collateral interests, which may include Funded Companion Participations, subject to the satisfaction of the Eligibility Criteria and the Acquisition Criteria. The Acquisition Criteria requires that, among other things, the Note Protection Tests are satisfied, no EOD is continuing, and Rialto Capital Management, LLC (Rialto) or one of its affiliates acts as the subadvisor to the Collateral Manager. The Eligibility Criteria has minimum and maximum DSCRs and LTVs, Herfindahl (HERF) scores of at least 18.0, and property type limitations, among other items. The transaction stipulates that any acquisition of any reinvestment collateral interests will need a rating agency confirmation regardless of balance size. The loans are mostly secured by cash flowing assets, many of which are in a period of transition with plans to stabilize and improve the asset value. The transaction will have a sequential-pay structure.

All loans are pari passu participations with additional pari passu debt totaling $1.0 billion. In total, 14 loans, representing 62.1% of the pool, have remaining future funding participations totaling $175.6 million, which the Issuer may acquire in the future. Please see the chart below for the participations that the Issuer will be allowed to acquire.

Future Funding

Loan Name	Cut-Off Date Trust Loan Amount ($)	Future Funding Amount[1] ($)	Whole Loan Amount[2] ($)	Future Funding Uses
Spectrum Center	47,641,456	38,491,000	120,470,000	Capex, Leasing Costs
Henson Creek Apartment Homes	45,329,091	6,000,000	84,000,000	Capex
NYC Portfolio	44,602,663	22,500,000	183,000,000	Capex
3500 The Vine	41,987,523	2,750,000	75,000,000	Capex
Paramount at Kingwood	26,752,881	7,850,000	53,885,000	Capex
The Hendrix Apartments	26,332,435	12,108,481	103,600,000	Capex
Lawrence Station	23,245,688	19,573,000	110,150,000	Leasing
Nob Hill	21,767,209	21,444,090	93,900,000	Capex
Huron Building	19,511,849	10,075,000	43,650,000	Leasing Costs
Buckhead Centre	19,456,641	15,760,000	49,240,000	Capex, Leasing Costs
Marram Hotel	17,986,351	961,500	63,000,000	Capex
AKA Brickell	15,480,175	4,725,000	58,000,000	PIP, Capex
1791 Mount Zion	13,250,042	9,000,000	31,800,000	Capex, Leasing Costs, Interest Reserve
La Mirada	9,085,432	4,375,675	71,201,065	Capex

1. Cut-Off date unfunded future funding amount.
2. Whole loan amount including unfunded future funding and pari passu debt.

Future Funding Commitment

Loan Name	Total Future Funding ($)	Maximum Future Funding Allowed ($)	Total Future Funding Commitments Allowed (%)	Loan Closed (Y/N)
Spectrum Center	38,491,000	38,491,000	100.0	Y
Henson Creek Apartment Homes	6,000,000	6,000,000	100.0	Y
NYC Portfolio	22,500,000	22,500,000	100.0	Y
3500 The Vine	2,750,000	2,750,000	100.0	Y
Paramount at Kingwood	7,850,000	7,850,000	100.0	Y
The Hendrix Apartments	12,108,481	12,108,481	100.0	Y
Lawrence Station	19,573,000	19,573,000	100.0	Y
Nob Hill	21,444,090	21,444,090	100.0	Y
Huron Building	10,075,000	10,075,000	100.0	Y
Buckhead Centre	15,760,000	15,760,000	100.0	Y
Marram Hotel	961,500	961,500	100.0	Y
AKA Brickell	4,725,000	4,725,000	100.0	Y
1791 Mount Zion	9,000,000	9,000,000	100.0	Y
La Mirada	4,375,675	4,375,675	100.0	Y

For the floating-rate loans, DBRS Morningstar incorporates an interest rate stress that is based on the lower of a DBRS Morningstar stressed rate that corresponded to the remaining fully extended term of the loans or the strike price of the interest rate cap with the respective contractual loan spread added to determine a stressed interest rate over the loan term. When the debt service payments were measured against the DBRS Morningstar As-Is NCF, 20 loans, comprising 89.9% of the initial pool balance, had a DBRS Morningstar As-Is DSCR of 1.00x or below, a threshold indicative of default risk. Additionally, 14 loans, comprising 60.8% of the initial pool balance, had a DBRS Morningstar Stabilized DSCR of 1.00x or below, which is indicative of elevated refinance risk. The properties are often transitioning with potential upside in cash flow; however, DBRS Morningstar does not give full credit to the stabilization if there are no holdbacks or if other structural features in place are insufficient to support such treatment.

Furthermore, even with the structure provided, DBRS Morningstar generally does not assume the assets to stabilize above market levels.

Eligibility Criteria Concentration Parameters		
Issuer Property Type	Issuance (%)	Limit (%)
Multifamily	59.3	100.0
Office[1]	18.3	25.0
Industrial	5.7	35.0
Retail	0.0	10.0
Hospitality	16.7	20.0
Self Storage	0.0	20.0
Mixed-Use	0.0	20.0
Manufactured Housing	0.0	0.0
State Concentration	Issuance (%)	Limit (%)
Texas	27.1	40.0
New York	22.8	25.0
California	20.8	40.0
Georgia	12.4	40.0
All Other States[2]	16.9	25.0

1. Office Properties and Life Science Properties, collectively, do not exceed 35.0% of the Aggregate Outstanding Portfolio Balance
2. The Issuance (%) of All Other States represents the aggregate total, while the Limit (%) represents no more than 25% of the principal balance for each state. The largest concentration in this category is Maryland at 7.6%.

Rating Considerations

Strengths

- **Transaction Sponsor:** The securitization sponsor, FS Credit REIT, is an experienced commercial real estate collateralized loan obligation (CRE CLO) issuer and collateral manager. FS Credit REIT is externally managed by FS Real Estate Advisor, LLC, an affiliate of Franklin Square Holdings, L.P. (FS Investments). Founded in 2007, FS Investments had $32 billion in total assets under management as of December 31, 2021. Rialto houses a vertically integrated operating platform and has $15.1 billion in total current assets under management.
- **Significant Risk Retention by Sponsor:** FS Rialto 2022-FL5 Holder, LLC, a subsidiary of the Seller, will acquire the Class F Notes, the Class G Notes, and the Class H Notes, representing the most subordinate 17.4% of the transaction by principal balance. Additionally, the Seller is expected to retain 100% of the Companion Participations, totaling approximately $1.2 billion.
- **Property Quality:** Four loans, comprising 19.2% of the total pool balance, are secured by properties DBRS Morningstar deemed to be Above Average in quality, and two loans, totaling 7.0% of the total pool balance, are secured by a property identified as Average + in quality. Equally importantly, no loans were secured by a property DBRS Morningstar deemed to be of Below Average quality.
- **Market Strength:** Five loans, representing 28.5% of the pool balance, are secured by properties in areas with a DBRS Morningstar Market Rank of 6, 7, or 8, which are characterized as urbanized locations. These markets generally benefit from increased liquidity that is driven by consistently strong investor demand. Such markets therefore tend to benefit from lower default frequencies than less dense suburban, tertiary, or rural markets. Areas with a DBRS Morningstar Market Rank of 7 or 8 are especially densely urbanized and benefit from significantly elevated liquidity. Three loans, comprising 17.3% of the cut-off date pool balance, are secured by a property in such an area. The transaction

demonstrates much stronger markets than the FS Rialto 2022-FL4 and FS Rialto 2021-FL3 transactions that DBRS Morningstar also rated, which had only 11.9% and 0.0% of the pool, respectively, in a DBRS Morningstar Market Rank of 7 or 8.

- **MSA Strength:** Thirteen loans, representing 65.6% of the pool balance, are in a DBRS Morningstar MSA Group of 2 or 3, which represent MSAs with below-average historical default rates. More specifically, there are eight loans, representing 42.5% of the pool, in a DBRS Morningstar MSA Group of 3, which is the best-performing group in terms of historic CMBS default rates among the top 25 MSAs. The transaction's MSAs are considerably stronger than the FS Rialto 2022-FL4 and FS Rialto 2021-FL3 transactions, which had 63.2% and 33.6%, respectively, in DBRS Morningstar MSA Group of 2 or 3. Additionally, the FS Rialto 2022-FL4 and FS Rialto 2021-FL3 transactions had only 22.1% and 7.8%, respectively, in a DBRS Morningstar MSA Group of 3.
- **Recent Loan Originations:** All loans were originated in September 2021 or later, meaning the loan files are recent, including third-party reports that consider impacts from the coronavirus pandemic. Additionally, the WA remaining fully extended term is 55 months, giving the sponsors adequate time to execute the business plans without risk of imminent maturity.
- **Multifamily Property Types:** The majority of the pool comprises primarily multifamily (59.3%) properties, which historically have shown lower defaults and losses. Multifamily properties benefit from staggered lease rollover and generally low expense ratios compared with other property types. While revenue is quick to decline in a downturn because of the short-term nature of the leases, it is also quick to respond when the market improves.

Challenges & Considerations

- **Transitional Properties:** DBRS Morningstar analyzed the loans to a stabilized cash flow that is, in some instances, above the in-place cash flow. It is possible that the sponsor will not successfully execute its business plans and that the higher stabilized cash flow will not materialize during the loan term, especially with the ongoing coronavirus pandemic and its impact on the overall economy. The sponsor's failure to execute the business plans could result in a term default or the inability to refinance the fully funded loan balance.
    - *Mitigant: DBRS Morningstar sampled a large portion of the loans, representing 82.0% of the pool cut-off date balance. Additionally, DBRS Morningstar conducted site inspections for six of the 22 loans in the pool, representing 33.5% of the initial pool balance.*
    - *Mitigant: DBRS Morningstar made relatively conservative stabilization assumptions and, in each instance, considered the business plans to be rational and the loan structure to be sufficient to execute such plans. In addition, DBRS Morningstar analyzes LGD based on the as-is credit metrics, assuming the loan is fully funded with no NCF or value upside.*
- **Unfavorable Property Types:** Eight loans, representing 35.0% of the initial pool, comprise office (18.3%) and hospitality (16.7%) properties, which have experienced considerable disruption as a result of the coronavirus pandemic, with mandatory closures, stay-at-home orders, retail bankruptcies, and consumer shifts to online purchasing.
    - *Mitigant: Four of the loans, representing 40.4% of the concentration, were deemed to be Above Average in property quality, and one of the loans, representing 7.4% of the concentration, was deemed to be Average + in property quality.*

  - *Mitigant: DBRS Morningstar modeled the eight loans with a WA business plan score of 2.51, which is considerably higher than the average business plan score of 2.18 for other loans in the sample, indicating elevated complexity and risk associated with the business plans for these six loans.*
  - *Mitigant: The eight loans have a DBRS Morningstar WA Market Rank of 5.77 compared with the WA of the pool at 4.61. Seven of the eight loans, representing 60.1% of the concentration, are in a DBRS Morningstar Market Rank of 6, 7, or 8. Additionally, five of the eight loans, representing 58.8% of the concentration, are in a DBRS Morningstar MSA Group of 2 or 3. These metrics represent areas with below-average historical default rates.*
- **Lack of Diversity:** As of the cut-off date, the pool contains 22 loans and is concentrated by CRE CLO standards, with a lower HERF score of 18.1 and the top 10 loans representing 64.2% of the pool. These metrics indicate a similar diversity to the FS Rialto 2022-FL4 transaction, which had a HERF of 17.9 and a top 10 loan concentration representing 61.5% of the pool, but less diversity than the FS Rialto 2021-FL3 transaction, which had a HERF of 21.8 and top 10 loan concentration representing 54.9% of the pool.
  - *Mitigant: The pool's minimum diversity is accounted for in the DBRS Morningstar model, raising the transaction's credit enhancement levels to offset the concentration risk.*
  - *Mitigant: The NYC Multifamily Portfolio and NYC Midtown West Multifamily Portfolio cross-collateralized loans were modeled as a portfolio to properly account for the diversity and concentration impact on the pool.*
- **Sponsor Strength:** Two loans, representing 8.0% of the initial pool balance, have been modeled with a DBRS Morningstar Sponsor Strength of Weak for notably low net worth and liquidity relative to the fully funded loan amount. Additionally, two loans, representing 11.4% of the initial pool balance, have been modeled with a DBRS Morningstar Sponsor Strength of Bad/Litigious for recent litigation and bankruptcy.
  - *Mitigant: DBRS Morningstar increased the POD for these four loans.*
- **Floating-Rate Interest Rates:** All loans have floating interest rates and are IO during the entire initial loan term, creating interest rate risk should interest rates increase.
  - *Mitigant: For the floating-rate loans, DBRS Morningstar incorporates an interest rate stress, which is based on the lower of a DBRS Morningstar stressed rate that corresponded to the remaining fully extended term of the loans or the strike price of the interest rate cap with the respective contractual loan spread added to determine a stressed interest rate over the loan term.*
  - *Mitigant: All loans have extension options, and, in order to qualify for these options, the loans must meet minimum DSCR, debt yield, and/or LTV requirements. The Huron Building (3.3%) does not need to meet any metric requirements for its first extension option; however, it must for each subsequent extension option.*
  - *Mitigant: All loans are short-term and, even with extension options, have a fully extended loan term of 61 months maximum.*
  - *Mitigant: The borrowers of all loans have purchased either Secured Overnight Financing Rate (SOFR) or Libor rate caps ranging between 1.0% to 3.5% to protect against rising interest rates over the term of the loan.*

Legal and Structural Considerations

- **Libor Replacement:** The transaction will be subject to a benchmark (or index) rate replacement. The current selected benchmark is compounded SOFR. Currently, both Term SOFR and Libor are represented in this transaction, with 18 loans (86.1% of the initial pool balance) using Term SOFR and four loans (13.9% of the initial pool balance) using Libor. As a result, the transaction will be exposed to a mismatch between the benchmarks of the underlying loans in the transaction and compounded SOFR-pay notes. In order to compensate for differences between the successor benchmark rate and then-current benchmark rate, a benchmark replacement adjustment has been contemplated in the indenture as a way to compensate for the rate change. The Collateral Manager will generally be responsible for handling any benchmark rate change and will only be held to a gross negligence standard with regard to any liability for its actions.
- **Criteria-Based Modifications:** Consistent with the ongoing evolution of criteria-based modifications, the transaction permits the Collateral Manager to cause the Special Servicer to effectuate criteria-based modifications subject to certain conditions. During the reinvestment period, the number is not limited, and thereafter a maximum of eight modifications may be made. Additionally, all criteria-based modifications occurring after the end of the reinvestment period must not include an increase in principal balance of the loan, have no EOD, no note protection test failure, and the subject collateral interest, post-modification, must comply with the eligibility criteria (for this purpose, assuming the subject collateral interest was treated as a reinvestment collateral). This is an expansion of the Issuer-accommodative rights, which previously have not been unconstrained during the reinvestment period. While the servicing standard does not apply to such changes, the Collateral Manager standard does apply. In any event, the significant percentage of sponsor-retained securities acts as a buffer to the negative implications of the expansive rights.
- **Conflict of Interest:** There is an inherent conflict of interest between the Special Servicer and the Seller as they are related entities. Given that the Special Servicer is typically responsible for pursuing remedies from the Seller for breaches of the representations and warranties, this conflict could be disadvantageous to the noteholders.
  - *Mitigant: While the Special Servicer is classified as the enforcing transaction party, if a loan repurchase request is received, the trustee and seller will be notified and the Seller is required to correct the material breach or defect or repurchase the affected loan within a maximum period of 90 days. The repurchase price would amount to the outstanding principal balance and unpaid interest less relevant seller expenses and protective advances made by the servicer.*
  - *Mitigant: The Issuer retains 17.4% equity in the transaction holding the first-loss piece.*

DBRS Morningstar Credit Characteristics

DBRS Morningstar As-Is DSCR (x)

DSCR	% of the Pool (Senior Note Balance[1])
0.00x-0.50x	25.2
0.50x-0.75x	42.4
0.75x-1.00x	22.2
1.00x-1.25x	8.6
1.25x-1.50x	0.0
1.50x-1.75x	1.5
>1.75x	0.0
Wtd. Avg. (x)	0.64

DBRS Morningstar Stabilized DSCR (x)

DSCR	% of the Pool (Senior Note Balance[1])
0.00x-0.50x	0.0
0.50x-0.75x	15.6
0.75x-1.00x	45.2
1.00x-1.25x	31.2
1.25x-1.50x	0.0
1.50x-1.75x	6.5
>1.75x	1.5
Wtd. Avg. (x)	0.99

DBRS Morningstar As-Is Issuance LTV

LTV	% of the Pool (Senior Note Balance[1])
0.0%-50.0%	0.0
50.0%-60.0%	6.5
60.0%-70.0%	24.2
70.0%-80.0%	37.2
80.0%-90.0%	12.9
90.0%-100.0%	12.3
100.0%-110.0%	3.6
110.0%-125.0%	3.2
>125.0%	0.0
Wtd. Avg. (%)	78.0

DBRS Morningstar Stabilized Balloon LTV

LTV	% of the Pool (Senior Note Balance[1,2])
0.0%-50.0%	6.5
50.0%-60.0%	30.3
60.0%-70.0%	48.5
70.0%-80.0%	11.6
80.0%-90.0%	3.2
90.0%-100.0%	0.0
100.0%-110.0%	0.0
110.0%-125.0%	0.0
>125.0%	0.0
Wtd. Avg. (%)	63.6

1. Includes pari passu debt, but excludes subordinate debt.
2. The senior note balloon balance assumes the DBRS Morningstar Stressed Interest Rate and the fully-extended loan term.

Largest Loan Summary

Loan Detail

Loan Name	Trust Balance ($)	% of Pool	DBRS Morningstar Shadow Rating	DBRS Morningstar As-Is DSCR (x)	DBRS Morningstar Stabilized DSCR (x)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized LTV (%)
Sage Canyon Apartment Homes	51,721,655	8.6	n/a	1.10	1.16	74.9	64.6
Spectrum Center	47,641,456	7.9	n/a	0.59	0.87	98.1	76.9
Henson Creek Apartment Homes	45,329,091	7.6	n/a	0.77	1.06	79.0	66.2
NYC Portfolio	44,602,663	7.4	n/a	0.57	1.12	67.2	58.8
Courtyard Marriott Hudson Yards	43,585,665	7.3	n/a	0.59	0.72	69.6	59.3
3500 The Vine	41,987,523	7.0	n/a	0.97	0.97	70.1	64.9
360 Huguenot	30,509,965	5.1	n/a	0.48	0.67	61.4	56.1
Paramount at Kingwood	26,752,881	4.5	n/a	0.66	0.99	85.9	65.6
Watermark Apartments	26,732,541	4.5	n/a	0.69	0.76	69.2	68.7
The Hendrix Apartments	26,332,435	4.4	n/a	0.67	1.01	90.7	59.9

Loan Name	DBRS Morningstar Property Type	City	State	Year Built	SF/Units	Fully Funded Mortgage Loan per SF/Units ($)	Fully Funded Mortgage Maturity Balance per SF/Units ($)
Sage Canyon Apartment Homes	Multifamily	Temecula	CA	1988	344	258,721	258,721
Spectrum Center	Office	Addison	TX	1983	613,858	196	196
Henson Creek Apartment Homes	Multifamily	Temple Hills	MD	1965	450	186,667	186,667
NYC Portfolio	Multifamily	New York	NY	Various	495	369,697	369,697
Courtyard Marriott Hudson Yards	Limited-Service Hotel	New York	NY	2019	399	488,722	488,722
3500 The Vine	Multifamily	Peachtree Corners	GA	1981	508	147,638	147,638
360 Huguenot	Multifamily	New Rochelle	NY	2019	280	375,000	375,000
Paramount at Kingwood	Multifamily	Kingwood	TX	2000	372	144,852	144,852
Watermark Apartments	Multifamily	Reseda	CA	2021	250	360,000	360,000
The Hendrix Apartments	Multifamily	Austin	TX	1978; 1986	636	162,893	162,893

DBRS Morningstar Sample

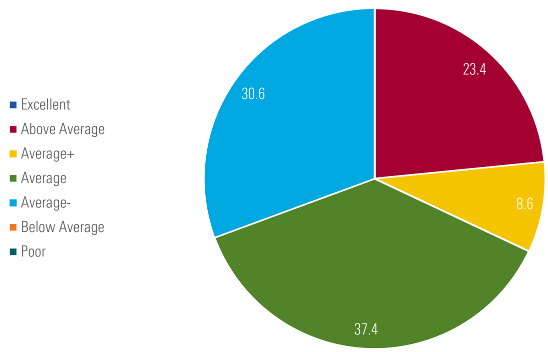
DBRS Morningstar Sample Results

Prospectus ID	Loan Name	% of Pool	DBRS Morningstar Stabilized NCF ($)	DBRS Morningstar Stabilized NCF Variance (%)	DBRS Morningstar Major Variance Drivers	DBRS Morningstar Property Quality
1	Sage Canyon Apartment Homes	8.6	5,940,512	-15.7	GPR; Operating expenses	Average-
2	Spectrum Center	7.9	7,387,229	-25.6	GPR; Vacancy; TI/LCs	Average
3	Henson Creek Apartment Homes	7.6	4,963,406	-22.1	GPR; Other Income	Average-
4 & 5	NYC Portfolio	7.4	12,849,243	-1.8	Minimal Variance	Average-
6	Courtyard Marriott Hudson Yards	7.3	9,623,067	-50.3	RevPAR	Above Average
7	3500 The Vine	7.0	4,238,887	-19.9	GPR; Other Income	Average
8	360 Huguenot	5.1	4,208,243	-39.1	Vacancy; Operating Expenses; GPR	Above Average
9	Paramount at Kingwood	4.5	3,187,305	-13.6	GPR	Average
10	Watermark Apartments	4.5	4,146,823	-22.8	GPR	Average+
11	The Hendrix Apartments	4.4	6,301,870	-18.3	GPR; Vacancy	Average
13	Fairmont Grand Del Mar	3.9	9,781,513	-27.6	RevPAR	Above Average
15	Nob Hill	3.6	5,360,844	-31.7	GPR; Operating expenses	Average
18	Buckhead Centre	3.2	2,334,871	-37.4	TI/LCs; GPR; Vacancy	Average
19	Marram Hotel	3.0	3,767,687	-45.7	RevPar	Above Average
20	AKA Brickell	2.6	5,665,402	-39.5	RevPar	Average+
22	La Mirada	1.5	5,336,900	-11.5	GPR; Operating expenses	Average-

DBRS Morningstar Site Inspections

DBRS Morningstar sampled 16 of the 22 loans, representing 82.0% of the initial pool balance by cut-off date loan balance. DBRS Morningstar met with the on-site property manager, leasing agent, or representative of the borrowing entity for six of the 22 loans in the pool, representing 33.5% of the initial pool balance. The resulting DBRS Morningstar Property Quality scores are highlighted in the chart below.

DBRS Morningstar Sampled Property Quality



Source: DBRS Morningstar.

DBRS Morningstar Cash Flow Analysis

DBRS Morningstar completed a cash flow review and a cash flow stability and structural review for 16 of the 22 loans, representing 82.0% of the initial pool by loan balance. For loans not subject to an NCF review, DBRS Morningstar applied an NCF variance of -13.9% and -23.0% to the Issuer's as-is and stabilized NCFs, respectively, which reflect the average sampled NCF variances (excluding certain outliers from the DBRS Morningstar As-Is and Stabilized NCF Analyses).

As-Is NCF

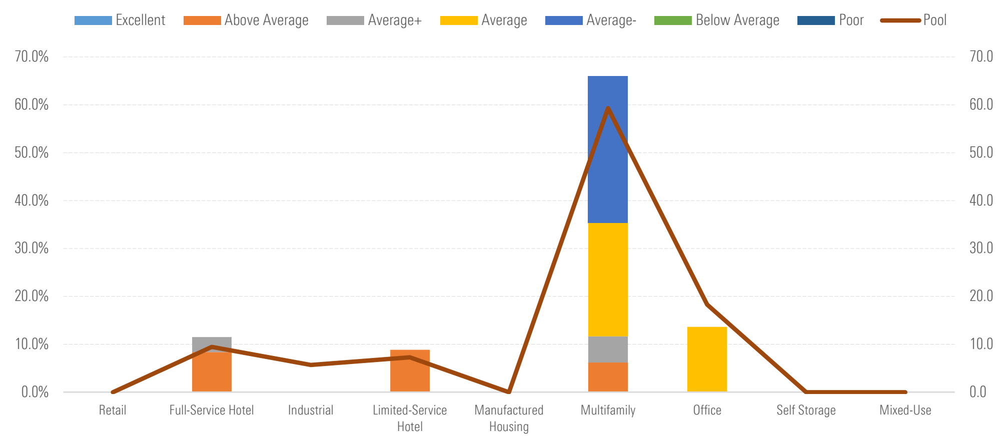
The DBRS Morningstar As-Is NCF was based on the current performance of the properties, without giving any credit to the future upside that may be realized upon the sponsors' completion of their business plans. The DBRS Morningstar as-is sample had an average in-place NCF variance of -13.9% from the Issuer's NCF and ranged from -34.4% to 5.0%. DBRS Morningstar considered three loans to be outliers when determining the as-is haircut to apply to nonsampled loans. These loans resulted in elevated haircuts as the Issuer includes some stabilized line items in its as-is NCF analysis (i.e., occupancy, other income, operating expenses, etc.), resulting in higher-than-normal as-is haircuts.

Stabilized NCF

The DBRS Morningstar Stabilized NCF assumed the properties stabilized at market rent and/or recently executed leases and market expenses that were reasonably achievable based on the sponsor's business plan and structural features of the respective loan. The DBRS Morningstar sample had an average DBRS Morningstar Stabilized NCF variance of -34.4% from the Issuer's stabilized NCF and ranged from -39.5%

to -1.8%. For the loans not subject to an NCF review, DBRS Morningstar applied an NCF variance of -23.0%, excluding outliers with elevated variances.

DBRS Morningstar Sampled Property Type



Source: DBRS Morningstar.

Model Adjustments

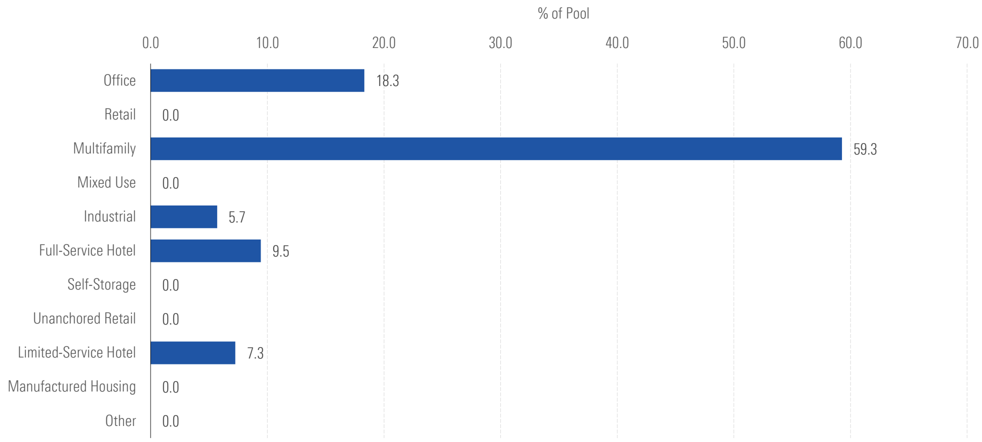
DBRS Morningstar also applied upward cap rate adjustments to two loans, Spectrum Center and Buckhead Centre, representing 11.2% of the trust balance. DBRS Morningstar adjusted the cap rate for these two loans to reflect its view of the respective markets and the inherent risk associated with the sponsor's business plan. The downward stabilized value adjustments are highlighted in the DBRS Morningstar Sampled Model Adjustments table below.

DBRS Morningstar Model Adjustments

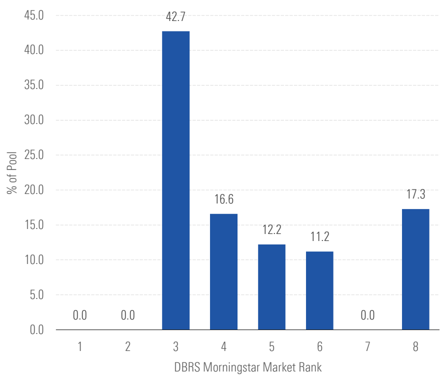
Prospectus ID	Loan	Implied Cap Rate (%)	DBRS Morningstar Adjusted Cap Rate (%)	Appraised As-Is LTV (%)	Appraised Stabilized LTV (%)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized LTV (%)
2	Spectrum Center	5.4	6.3	66.8	65.0	98.1	76.9
18	Buckhead Centre	5.3	6.5	84.6	58.8	123.2	85.7

Transaction Concentrations

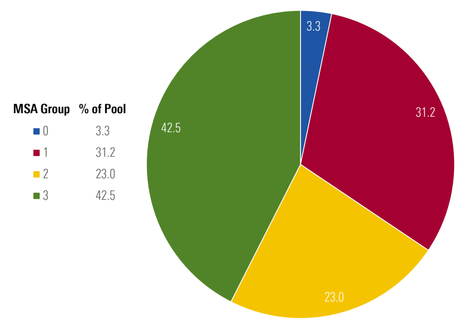
DBRS Morningstar Property Type



DBRS Morningstar Market Rank

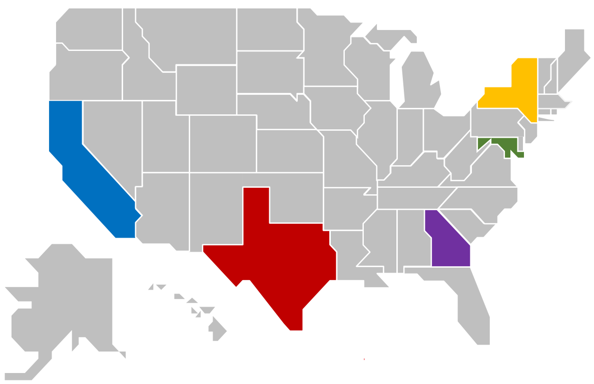


DBRS Morningstar MSA Group



Largest Property Location

Property Name	City	State
Sage Canyon Apartment Homes	Temecula	CA
Spectrum Center	Addison	TX
Henson Creek Apartment Homes	Temple Hills	MD
NYC Portfolio	New York	NY
Courtyard Marriott Hudson Yards	New York	NY
3500 The Vine	Peachtree Corners	GA
360 Huguenot	New Rochelle	NY
Paramount at Kingwood	Kingwood	TX
Watermark Apartments	Reseda	CA
The Hendrix Apartments	Austin	TX



Source: DBRS Morningstar.

Subordinate Debt

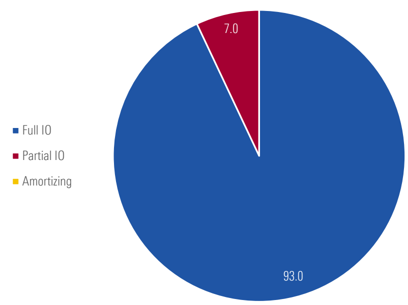
Loan Name	Trust Balance ($)	Future Funding ($)	Pari Passu Balance ($)	B-Note Balance ($)	Mezz/Unsecured Debt Balance ($)	Future Mezz/Unsecured Debt (Y/N)	Total Debt Balance ($)
Sage Canyon Apartment Homes	51,721,655	0	37,278,345	0	0	N	89,000,000
Spectrum Center	47,641,456	38,491,000	34,337,544	0	0	N	120,470,000
Henson Creek Apartment Homes	45,329,091	6,000,000	32,670,909	0	0	N	84,000,000
NYC Portfolio	44,602,663	22,500,000	115,897,337	0	0	N	183,000,000
Courtyard Marriott Hudson Yards	43,585,665	0	151,414,336	0	0	N	195,000,000
3500 The Vine	41,987,523	2,750,000	30,262,477	0	0	N	75,000,000
360 Huguenot	30,509,965	0	74,490,035	0	9,125,000	N	114,125,000
Paramount at Kingwood	26,752,881	7,850,000	19,282,119	0	0	N	53,885,000
Watermark Apartments	26,732,541	0	63,267,459	0	0	Y	90,000,000
The Hendrix Apartments	26,332,435	12,108,481	65,159,083	0	0	N	103,600,000
Davenport Place	23,826,830	0	17,173,170	0	0	N	41,000,000
Fairmont Grand Del Mar	23,245,688	0	71,754,312	0	0	N	95,000,000
Lawrence Station	23,245,688	19,573,000	67,331,312	0	0	N	110,150,000
Nob Hill	21,767,209	21,444,090	50,688,700	0	0	N	93,900,000
Jupiter Innovation Center	20,921,119	0	15,078,881	0	0	N	36,000,000
Huron Building	19,511,849	10,075,000	14,063,151	0	3,800,000	N	47,450,000
Buckhead Centre	19,456,641	15,760,000	14,023,359	0	0	N	49,240,000
Marram Hotel	17,986,351	961,500	44,052,149	0	0	N	63,000,000
AKA Brickell	15,480,175	4,725,000	37,794,825	0	12,000,000	N	70,000,000
1791 Mount Zion	13,250,042	9,000,000	9,549,958	0	0	N	31,800,000
La Mirada	9,085,432	4,375,675	57,739,958	0	0	N	71,201,065
Candlelight	7,027,101	0	5,064,778	0	0	N	12,091,879

Loan Structural Features

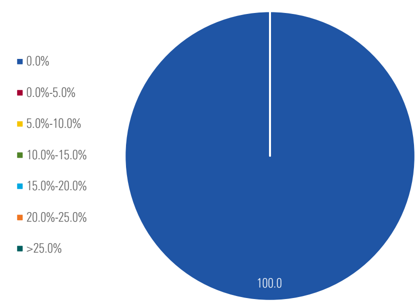
Loan Terms: All 22 loans are IO during the initial loan term, ranging from 24 months to 49 months with one to three six- or 12-month extension options. Two loans (5.8% of the initial pool) amortize on either 25- or 30-year schedules during a portion of their extension options.

Interest Rate: The interest rate is generally the greater of (1) the floating rate referencing one-month USD Libor or one-month Term SOFR as the index plus the margin and (2) the interest rate floor. Currently, 18 loans (86.1% of the initial pool balance) are using SOFR and four loans (13.9% of the initial pool balance) are using Libor.

Interest Only



DBRS Morningstar Expected Amortization



Note: For certain ARD loans, expected amortization may include amortization expected to occur after the ARD but prior to single/major tenant expiry.

Reserve Requirement		
Type	# of Loans	% of Pool
Tax Ongoing	22	100.0
Insurance Ongoing	20	93.1
CapEx Ongoing	15	71.2
Leasing Costs Ongoing[1]	2	28.0

1. Percent of office, retail, industrial and mixed use assets based on DBRS property types.

Borrower Structure		
Type	# of Loans	% of Pool
SPE with Independent Director and Non-Consolidation Opinion	21	97.8
SPE with Independent Director Only	1	2.2
SPE with Non-Consolidation Opinion Only	0	0.0
SPE Only	0	0.0

Interest Rate Protection: All 22 loans have purchased interest rate caps over the term of the loan. If the DBRS Morningstar stressed interest rate is less than the interest rate cap purchased by the borrower, DBRS Morningstar would default to the lower rate.

Subordinate Debt: Three loans in the pool (360 Huguenot, Huron Building, and AKA Brickell), representing 10.9% of the initial pool balance, are subject to subordinate mezzanine financing or an unrecorded second mortgage Tax Increment Financing note. One loan in the pool (Watermark Apartments), representing 4.5% of the pool, is permitted to obtain additional future mezzanine debt.

Pari Passu Debt: All loans in the pool have pari passu participation interest totaling $1.0 billion. Four of these loans (The Hendrix Apartments, Fairmont Grand Del Mar, AKA Brickell, and La Mirada), representing 10.8% of the initial pool, were previously securitized in FS Rialto 2022-FL4, which is rated by DBRS Morningstar.

Future Funding: Fourteen loans, representing 62.1% of the initial pool balance, have a future funding component. The aggregate amount of future funding remaining is $175.6 million, with future funding amounts per loan ranging from $961,000 to $38.5 million. The proceeds necessary to fulfill the future funding obligations will primarily be drawn from a committed warehouse line and will be initially held outside the trust but will be pari passu with the trust participations. The future funding is generally to be used for property renovations and leasing costs. It is DBRS Morningstar's opinion that the business plans are generally achievable given market conditions, recent property performance, and adequate available future funding (or upfront reserves) for planned renovations and leasing costs.

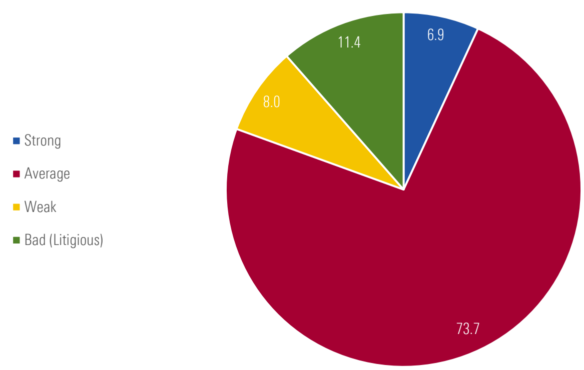
Leasehold: There are no leasehold loans in the pool.

Property Release: Six loans, comprising 20.7% of the pool balance, allow for the partial release of properties, subject to certain debt yield or prepayment conditions, among others.

Property Substitution: There are no loans in the pool that allow for the substitution of properties.

Terrorism Insurance: All loans have terrorism insurance in place.

DBRS Morningstar Sponsor Strength



Source: DBRS Morningstar.

Sage Canyon Apartment Homes

Loan Snapshot

Seller
FS Rialto
Ownership Interest
Fee Simple
Trust Balance ($ million)
51.7
Senior Loan PSF/Unit ($)
258,721
Percentage of the Pool (%)
8.6
Fully Extended Loan Maturity/ARD
February 2025
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
1.10
DBRS Morningstar Stabilized DSCR (x)
1.16
DBRS Morningstar As-Is Issuance LTV (%)
74.9
DBRS Morningstar Stabilized Balloon LTV (%)
64.6
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average-

Debt Stack ($ millions)

Trust Balance
51.7
Pari Passu
37.3
Remaining Future Funding
0.0
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
89.0
Loan Purpose
Refinance
Equity Contribution/(Distribution) ($ million)
(23.7)

Source: PCA.

Source: PCA.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1988/2021
City, State	Temecula, CA	**Physical Occupancy (%)**	91
Units/SF	344	**Physical Occupancy Date**	February 2022

This loan is secured by the borrower's fee-simple interest in Sage Canyon Apartments, a Class B 344-unit garden-style multifamily property in Temecula, California, approximately 58 miles north of San Diego. The sponsor purchased the property for $77.5 million in June 2019. Senior loan proceeds of $89.0 million were used to refinance $62.4 million of existing debt encumbering the property, return $23.7 million in equity to the sponsor, fund a $1.3 million capex reserve, and cover closing costs. The transaction features a pari passu participation of the $89.0 million whole loan, and $51.7 million of initial proceeds will be contributed to the transaction pool as of the cut-off date. The two-year floating-rate loan is structured with two six-month extension options that are exercisable to, among other criteria, the collateral's satisfaction of certain debt yield, LTV, and DSCR hurdles set forth in the initial loan agreement. The loan is IO throughout the fully extended loan term.

Sage Canyon Apartments was built in 1988 and is currently being renovated. The 43-building Class B multifamily complex was 98.8% occupied per the February 2022 rent roll. Since acquisition, the sponsor has renovated 176 of the total units and has budgeted an additional $1.5 million in capex to renovate the remaining 168 units. Renovated unit interiors include new flooring, base molding, premium kitchen cabinets, quartz countertops, and stainless-steel appliances. The renovation will cover new lighting fixtures and bathroom renovations in the remaining units as well. Overall property amenities include a clubhouse, swimming pool, and fitness center.

Unit Mix and Rents - Sage Canyon Apartments

Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[1]
Tierra Renovated (2x2)	103	685	1,859
Tierra Unrenovated (2x2)	69	685	1,630
Sienna Renovated (2x2)	83	736	1,859
Sienna Unrenovated (2x2)	27	736	1,724
Laurel Renovated (3x2)	38	821	2,439
Laurel Unrenovated (3x2)	24	821	2,029
Total/WA	**344**	**726**	**1,878**

1. Based on the February 28, 2022 Rent Roll

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
Vintage Views Apartments	Temecula, CA	0.5	220	1987	99.0	1,827	921
Margarita Summit Apartments	Temecula, CA	1.0	143	1989/2016	99.0	2,422	1,144
Morning Ridge Apartment Homes	Temecula, CA	0.7	200	1990	97.0	2,190	950
Solana Ridge	Temecula, CA	0.9	312	1999	97.0	2,761	1,183
Waterstone at Murrierta	Temecula, CA	7	420	1990/2008	94.0	2,050	830
Temecula Gardens	Temecula, CA	0.7	400	1991/2021	100.0	1,925	900
Total/WA Comp. Set	**Temecula, CA**	**Various**	**1,695**	**Various**	**97.4**	**2,170**	**964**
Sage Canyon Apartments - Subject	**Temecula, CA**	**n/a**	**344**	**1988/2021**	**98.8**	**1,878**	**726**

Source: Appraisal, except the Subject figures are based on the rent roll dated February 2022

Sponsorship

The sponsor for this loan is Jeffrey Unger, whose real estate portfolio includes 60 properties with 4,803 multifamily units totaling more than $1.2 billion in value. Furthermore, of the 4,803 multifamily units, approximately 3,825 of those units are in California.

A sponsor-affiliated management company will provide property management services for a contractual rate of 3.0% of EGI.

DBRS Morningstar Analysis

Site Inspection Summary

Source: PCA.

Source: PCA.

DBRS Morningstar did not conduct interior or exterior tours of the property because of health and safety constraints associated with the ongoing coronavirus pandemic. Based on photos and assessments from third-party reports, DBRS Morningstar determined the property quality to be Average-.

DBRS Morningstar NCF Summary

NCF Analysis						
	2019	2020	T-12 February 2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	6,829,338	6,929,664	8,391,588	9,280,777	8,678,920	-6.5
Other Income ($)	163,466	143,742	258,389	279,053	258,389	-7.4
Vacancy & Concessions ($)	-587,951	-735,129	-332,367	-464,039	-433,946	-6.5
EGI ($)	**6,033,321**	**6,158,568**	**7,631,309**	**9,659,632**	**8,894,222**	**-7.9**
Expenses ($)	2,255,060	2,290,341	2,527,980	2,526,486	2,867,710	13.5
NOI ($)	**3,778,261**	**3,868,227**	**5,103,330**	**7,133,146**	**6,026,512**	**-15.5**
Capex ($)	0	0	0	86,000	86,000	0.0
NCF ($)	**3,778,261**	**3,868,227**	**5,103,330**	**7,047,146**	**5,940,512**	**-15.7**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $5,940,512, representing a variance of -15.7% from the Issuer's stabilized NCF of $7,047,126. The primary drivers for the variance were the DBRS Morningstar GPR and operating expense assumptions. DBRS Morningstar assumed GPR to be all units grossed up to the average lease rates being achieved by the sponsor-renovated units given that the ongoing renovation for the remaining units is identical. DBRS Morningstar assumed operating expenses to be generally based on the T-12 historical ended February 28, 2022, inflated by 10.0%.

DBRS Morningstar Viewpoint

The collateral is in a primarily suburban area within the Reis-designated Southwest Riverside County submarket within the San Bernadino/Riverside MSA. The property is less than a mile from I-15, which provides access to Riverside County to the north and San Diego County to the south. There is a large concentration of industrial and commercial properties immediately to the west of I-15 that provide local employment.

The property is within DBRS Morningstar Market Rank 3, which represents a suburban market that exhibits a higher expected loss profile when compared against properties in urban or densely urban areas. Despite no new construction expected to be introduced to the submarket by year-end, Reis projects that during 2023 and 2024 a total of 926 units of market-rate rental apartments (amounting to 23.3% of the new construction introduced to the San Bernadino MSA) will enter the submarket. In response, the submarket vacancy rate is projected to rise to 4.2% by the end of 2024 from current submarket vacancy of 3.1%. Furthermore, on an annualized basis through 2023 and 2024, asking and effective rents are projected to conclude at $2,071/unit and $1,995/unit, respectively.

The sponsor's business plan is to finish the total renovation undertaken at the property since it was acquired in 2019. The sponsor has successfully achieved premiums on its 176 renovated units. As the scope of the planned renovation is identical to the first phase, DBRS Morningstar concluded to rents that are consistent with the previously renovated units. Renovations will include new flooring throughout the units, upgrades to kitchens including new stainless-steel appliances, and bathroom renovations. DBRS Morningstar's GPR conclusion of $2,102 per unit is higher than the Reis average asking rent of $1,938, indicating that the premium being achieved from the renovation plan is both feasible and sustainable. Furthermore, the renovations help make the property more competitive because only 15.0% of the total submarket inventory was built after 2010, according to Reis.

The loan exhibits high leverage at issuance evidenced by a DBRS Morningstar As-Is LTV of 74.9% based on the appraiser's as-is valuation of $118.8 million. As mentioned above, the collateral is generally considered a suburban area within the San Bernadino MSA and is in DBRS Morningstar Market Rank 3 and DBRS Morningstar MSA Group 2. The collateral's suburban location is also noted in the appraisal. Loans secured by properties in such areas have historically demonstrated higher losses compared with loans secured by assets in more densely populated and more financially liquid markets.

Because of the relatively conservative business plan and a proven proof of concept for the renovations, the loan exhibits a lower expected loss than the deal average despite its market location as stated above.

Spectrum Center

Loan Snapshot

Seller	FS Rialto
Ownership Interest	Fee Simple
Trust Balance ($ million)	47.6
Senior Loan PSF/Unit ($)	196
Percentage of the Pool (%)	7.9
Fully Extended Loan Maturity/ARD	April 2027
Amortization	Full IO
DBRS Morningstar As-Is DSCR (x)	0.59
DBRS Morningstar Stabilized DSCR (x)	0.87
DBRS Morningstar As-Is Issuance LTV (%)	98.1
DBRS Morningstar Stabilized Balloon LTV (%)	76.9
DBRS Morningstar Property Type	Office
DBRS Morningstar Property Quality	Average

Debt Stack ($ millions)

Trust Balance	47.6
Pari Passu	34.3
Remaining Future Funding	38.5
Mezz Debt	0.0
Mortgage Loan Including Future Funding and Mezz Debt	120.5
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	38.7

Collateral Summary			
DBRS Morningstar Property Type	Office	**Year Built/Renovated**	1983
City, State	Addison, TX	**Physical Occupancy (%)**	77.0
Units/SF	613,858	**Physical Occupancy Date**	February 2022

The loan is secured by the borrower's fee simple interest in Spectrum Center, a 613,858-sf office property in Addison, Texas. The sponsor is acquiring the property for a purchase price of $114.4 million ($186 psf). Initial loan proceeds of $82.0 million along with borrower equity of $38.7 million will cover the purchase price, closing costs, and fund upfront reserves. The loan is structured with $38.5 million of future funding, which, along with $10.7 million of additional borrower equity, will finance the sponsor's $31.0 million renovation plan and fund $18.2 million of TI/LC reserves. The loan is IO throughout with a four-year initial term and one one-year extension option that is exercisable subject to certain criteria set forth in the loan agreement, including, but not limited to, debt yield and LTV hurdles.

Originally constructed in 1983, the collateral consists of a 613,858-sf, two-tower office building. As of the February 2022 rent roll, the subject was 77.0% occupied. The largest tenant at the property is Concentra, who has been on-site since 1998. Concentra, which is headquartered in the building, renewed and downsized in 2022 to 112,477 sf, representing 18.3% of NRA, but extended its lease through 2029. Elevate Credit and Wells Fargo are the second- and third-largest tenants representing 9.7% and 6.2% of NRA, respectively. Elevate is subleasing one of its spaces and disclosed that it is still operating under work-from-home conditions likely through 2023. Of the three largest tenants, only Wells Fargo rolls during the loan term, representing 9.2% of GPR, and the lease expires in July 2024. The first floor of the property includes 3,097 sf of conference space available for tenants.

The sponsor plans to spend $31.0 million to reposition the property as a Class A property. The renovations are geared towards making better use of the outdoor spaces, updating the entry experience, and addressing F&B options, concierge opportunities, fitness center updates, conference spaces, flex space options, common corridors, bathrooms, and windows. In addition to updating the collateral, the sponsor has budgeted $18.2 million as a TI/LC reserve to help increase occupancy. Of the $18.2 million, the lender will fund the first $10 million and the remaining will be split 30%/70% between the lender and sponsor, respectively, on a pro rata basis.

Tenant Summary

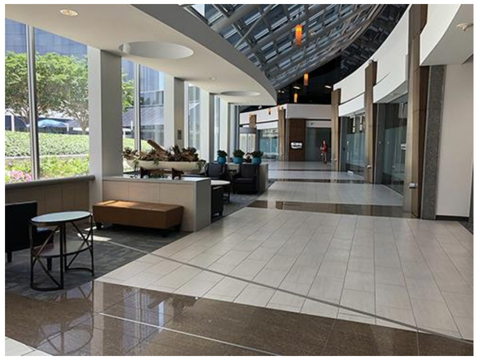
Tenant	SF	% of Total NRA	DBRS Morningstar Base Rent PSF ($)	% of Total DBRS Morningstar Base Rent	Lease Expiry	Investment Grade? (Y/N)
Concentra Health Services, Inc	112,477	18.3	27.93	27.1	December 2029	N
Elevate Credit, Inc.	59,360	9.7	26.06	13.3	June 2026	N
Wells Fargo - ATM	38,090	6.2	28.02	9.2	July 2024	N
Truist Bank	24,485	4.0	30.39	6.4	August 2028	N
Fragomen, Del Rey, Bernsen & Loewy, LLP	19,590	3.2	27.76	4.7	September 2026	N
Subtotal/Wtd. Avg.	**254,002**	**41.4**	**28.03**	**60.7**	**Various**	**N**
Other Tenants	181,021	29.5	25.18	39.3	n/a	N
Vacant Space	178,835	29.1	n/a	n/a	n/a	n/a
Total/Wtd. Avg.	**613,858**	**100.0**	**0.00**	**100.0**	**Various**	**N**

Sponsorship

The sponsor for this transaction is a joint venture between Oak Hill Advisors and the Acram Group. Oak Hill Advisors is an alternative investment firm that focuses on distressed credit-related investments. The group reported $75 billion assets under management as of December 31, 2021. Acram Group is a commercial real estate investment group that focuses on the acquisition, development, and management of covered land, flex-industrial, multifamily, and office opportunities throughout the United States. The group was founded in 2011 as JMC Holdings, but rebranded to Acram Group in 2021. The founder of the Acram Group, J. Matthew Cassin, is involved in a lawsuit with Wilmington Trust that alleges he stopped making monthly interest payments on a New York City retail property in September 2020. Litigation is ongoing, but it is presumed the collateral will be foreclosed on. In light of this information, DBRS Morningstar decided to designate the sponsor as Bad (Litigious).

DBRS Morningstar Analysis

Site Inspection Summary



DBRS Morningstar toured the interior and exterior of the property on Wednesday, May 11, 2022, at 1:30 p.m. Based on the site inspection, DBRS Morningstar found the property quality to be Average.

Spectrum Center is located on the northwest corner of the Dallas North Tollway and Belt Line Road, which provides connectivity to the Dallas CBD and nearby towns. The immediate surrounding area is primarily developed with retail and office properties. Both exteriors look similar and are constructed with a combination of tinted glass and granite.

Originally constructed in 1983, the collateral comprises two office buildings that are connected on the first floor. Both buildings stand 12 stories tall, and they effectively function as one property. The two buildings are differentiated as the east and west towers and DBRS Morningstar toured multiple tenant spaces in both towers. The first floor includes the management office, conference space, and office/retail space available to rent. The entrance off the Dallas Parkway provides access to the underground parking garage and a handful of ground-level parking spaces for visitors. There is a KinderCare on-site that occupies 9,341 sf, and they have a private drop-off lane at the entrance. The lobby is built like an atrium, providing for well-lit corridors that connect the main access points between the east and west towers. The conference spaces and management offices, along with primarily vacant office space, are set further back and are more visually similar to the upper-level office floors. The subject includes two restaurant spaces, both on the first floor, but only one, Paesano's, is open. Paesano's is primarily open during breakfast and lunch hours, and works with tenants on-site to provide lunch options to their employees. The vacant restaurant totals 8,042 sf, and is built out with typical indoor restaurant seating, a full bar with seating, and outdoor seating.

DBRS Morningstar toured a handful of tenant suites in both towers including Concentra's space, MPower Health, the former Gallagher space, and some vacant suites. Concentra has been at the property in some capacity since 1998 and now occupies 112,477 sf. Management noted that they do expand and contract their desired space more often than other tenants, but it is permitted due to their consistent footprint. Concentra's build out varied slightly between the different suites, but consistently included private offices, cubicle seating, and conference spaces. They recently renovated their space on the 12th floor, home to their executive offices, and were visually more updated than their fifth floor space. The property serves as their corporate headquarters, and their lease expires in December 2029. The MPower Health suite is in the east tower and comprises 11,491 sf. The suite had a small reception area that opened up to private offices along the windowed-wall and cubicle seating in the middle. DBRS Morningstar also toured the former Gallager space, totaling 4,742 sf, which is primarily inner interior space. The suite was relatively narrow and had limited windows due to its location in the building. The vacant suites varied in size and build-outs, with some in white-box condition and others that resemble the occupied tenant suites. The building appeared to be in good condition with clean and well-maintained common areas.

DBRS Morningstar NCF Summary

NCF Analysis

	2019	2020	2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	8,046,208	9,558,843	9,558,360	15,319,808	13,556,776	-11.5
Recoveries ($)	2,079,447	2,887,574	3,109,309	6,767,544	6,428,666	-5.0
Other Income ($)	528,955	368,082	496,880	656,903	559,234	-14.9
Vacancy ($)	-19,152	-250,659	-424,082	-3,342,699	-3,930,784	17.6
EGI ($)	**10,635,458**	**12,563,840**	**12,740,467**	**18,941,962**	**16,613,892**	**-12.3**
Expenses ($)	6,614,431	6,459,236	6,523,172	7,969,064	8,092,267	1.5
NOI ($)	**4,021,027**	**6,104,604**	**6,217,295**	**10,972,898**	**8,521,625**	**-22.3**
Capex ($)	0	0	0	122,772	153,465	25.0
TI/LC ($)	0	0	0	920,787	980,931	6.5
NCF ($)	**4,021,027**	**6,104,604**	**6,217,295**	**9,929,339**	**7,387,229**	**-25.6**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria.* The resulting DBRS Morningstar Stabilized NCF was $7,387,229, representing a -25.6% variance from the Issuer's Stabilized NCF of $9,929,339. The primary drivers of the variance are GPR and vacancy. DBRS Morningstar generally based GPR on the appraiser's stabilized rents, but only rolled tenants that expired in the near term, resulting in a WA base rental rate of $22.08 psf. The Issuer grossed all of the space up to the appraiser's stabilized rents, resulting in a WA base rental rate of $24.96 psf. DBRS Morningstar targeted a stabilized vacancy of -20.0% based on the collateral's past performance and the appraiser's estimates. The subject has averaged 77.8% occupancy over the past three years and the appraisal reported that the 30 Class-A office buildings around the subject averaged 81.7% occupancy.

DBRS Morningstar Viewpoint

Spectrum Center is located in Addison, Texas, 14 miles north of the Dallas CBD. The subject falls within the Reis-identified Addison/Carrollton/Farmer's Branch submarket, which reported an average modified gross rental rate of $26.09 psf and 24.3% vacancy. Spectrum Center is currently 77.0% occupied. As of the rent roll provided, the average in-place NNN rents of $20.17 are well below the submarket.

The sponsor's business plan is to spend $31.0 million to reposition the property as a Class A property and lease it to about 85% occupancy. The borrower believes that rents have increased in the market and that the upgrades will not only stabilize the occupancy, but allow the property to secure higher rents going forward. Historically, the property has been challenged from an occupancy standpoint with average occupancy of about 78% since 2015. Given the planned upgrades, DBRS Morningstar concluded to about 80% occupancy, which is generally consistent with the suburban Dallas market and rents that are in line with the appraiser's assumptions.

The risk to the business plan is that about 44.7% of the NRA will roll through the lease term, which will require the borrower to secure renewals of those tenants in addition to accretive leases. During the coronavirus pandemic, the borrower was able to secure leases on 178,186 sf of space at higher rents, which is positive, but, notably, Concentra downsized and extended their lease as part of its renewal. Wells Fargo renewed its lease in 2020, but only for a four-year term. Another floor is leased to a co-working provider with a lease expiration 2023.

The appraiser concluded to a WA stabilized rental rate of $23.73, 17.6% higher than the in-place rents; however, the appraiser's competitive set ranged from $23.50 to $32 psf, which shows that the market could potentially tolerate higher rents. The appraiser's comps also had an average occupancy of 82.7%, compared with the Reis metrics, which ranged from 69.1% to 76.6%, depending on how one sorts the data set. While DBRS Morningstar concluded to the same stabilized rents as the appraisal, only leases that expire through 2025, representing 6.4% of NRA, were grossed up to the stabilized rent levels.

The fully funded loan represents a 105.4% LTV based on the $114.4 million purchase price; however, the leverage drops to a more tolerable 63.4% through stabilization based on the appraiser's stabilized value estimate of $185.3 million, which represents a 62.1% increase over the purchase price. While the lower leverage is favorable, the value increase is significant enough to bring concern to the feasibility of the plan. DBRS Morningstar applied a cap rate adjustment based on market comps resulting in a DBRS Morningstar Stabilized Balloon LTV of 76.9% and reflects a more achievable value increase of 37.0% over the purchase price. Despite the potential value increase, the DBRS Morningstar Stabilized Balloon LTV is reflective of a high leverage loan, which is also supported by the DBRS Morningstar Stabilized DSCR of 0.87x. The property is in a DBRS Morningstar Market Rank of 6 which is a densely populated suburb, but an MSA Group of 1, which has historically higher levels of default. The concluded NCF reflects some concern about the business plan and the low DSCR along with the elevated leverage result in an expected loss that is above the deal average.

Henson Creek Apartment Homes

Loan Snapshot

Seller	FS Rialto
Ownership Interest	Fee Simple
Trust Balance ($ million)	45.3
Senior Loan PSF/Unit ($)	186,667
Percentage of the Pool (%)	7.6
Fully Extended Loan Maturity/ARD	March 2027
Amortization	Full IO
DBRS Morningstar As-Is DSCR (x)	0.77
DBRS Morningstar Stabilized DSCR (x)	1.06
DBRS Morningstar As-Is Issuance LTV (%)	79.0
DBRS Morningstar Stabilized Balloon LTV (%)	66.2
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average-

Debt Stack ($ millions)

Trust Balance	45.3
Pari Passu	32.7
Remaining Future Funding	6.0
Mezz Debt	0.0
Mortgage Loan Including Future Funding and Mezz Debt	84.0
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	25.0

Source: PCA.

Source: PCA.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1965/2022
City, State	Temple Hills, MD	**Physical Occupancy (%)**	89.6
Units/SF	450	**Physical Occupancy Date**	April 2022

The loan is secured by the borrower's fee-simple interest in Henson Creek Apartments, a 450-unit garden-style multifamily property in Temple Hills, Maryland. The borrower will use Initial loan proceeds of $78.0 million, along with $25.0 million of sponsor equity, to acquire the property for $99.0 million. The loan is also structured with $6.0 million in future funding that will be allocated toward the borrower's capex plan. The loan is IO throughout the initial three-year loan term and the two 12-month extension options.

Located approximately 10.7 miles southeast of Washington, D.C., the collateral is a multifamily property consisting of 450 units across nine buildings. The sponsor believes there is an opportunity to improve the collateral through the execution of a $6.0 million renovation plan. The sponsor plans to spend $5.4 million ($15,408/unit) on 350 units including new appliances, granite or quartz countertops, flooring, lighting, and cabinets. Additionally, the sponsor will spend $600,000 on the exterior of the property. Community amenities include a fitness center, swimming pool, playground, dog park, business center, and clubhouse with a movie theater. The unit amenities across the different unit types include vinyl plank flooring, laminate or quartz countertops, stainless-steel appliances, and walk-in closets. The property offers three unit types: 128 one-bedroom units (695 sf), 209 two-bedroom units (982 sf), and 113 three-bedroom units (1,211 sf). As of the April 2022 rent roll, the property was 89.6% occupied. Please refer to the table below for more information on the property's unit mix.

Unit Mix and Rents - Henson Creek Apartments			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)1
1-Bedroom	128	695	1,268
2-Bedroom	209	982	1,523
3-Bedroom	113	1,211	1,698
Total/WA	**450**	**958**	**1,496**

1. Based on the April 2022 rent roll.

Sponsorship

The loan borrower consist of a four TIC structure, each a single purpose entity. The loan documents include standard lender TIC protections such as each TIC is subordinate to the loan documents and the loan is full recourse if any TIC files for partition or bankruptcy. The loan sponsor and guarantors are Zvi Rottenberg, Harvey Rosenblatt, and Aaron Hollander. The guarantors are required to collectively maintain a minimum net worth and liquidity of $65.0 million and $5.0 million, respectively.

DBRS Morningstar Analysis

Site Inspection Summary

Source: PCA.

Source: PCA.

DBRS Morningstar did not conduct a site inspection of the property because of health and safety constraints associated with the ongoing coronavirus pandemic. Based on photos and assessments from third-party reports, DBRS Morningstar determined the property quality to be Average –.

DBRS Morningstar NCF Summary

NCF Analysis

	2019	2020	T-12 January 2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	7,519,773	8,053,476	9,178,162	10,494,498	9,467,155	-9.8
Other Income ($)	504,843	526,698	465,162	690,750	465,162	-32.7
Vacancy & Concessions ($)	-571,779	-388,649	-396,774	-524,725	-599,417	14.2
EGI ($)	**7,592,209**	**7,631,566**	**7,845,144**	**10,999,926**	**9,692,317**	**-11.9**
Expenses ($)	3,243,969	3,329,954	3,544,230	4,513,479	4,610,560	2.2
NOI ($)	**4,348,240**	**4,301,612**	**4,300,914**	**6,486,447**	**5,081,757**	**-21.7**
Capex ($)	0	0	0	112,500	118,352	5.2
NCF ($)	**4,348,240**	**4,301,612**	**4,300,914**	**6,373,947**	**4,963,406**	**-22.1**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria.* The resulting DBRS Morningstar Stabilized NCF was $4,963,406 a -22.1% variance from the Issuer's stabilized NCF of $6,373,947. The primary drivers of the variance were GPR, concessions, and bad debt. The Issuer based GPR on the appraiser's inflated market rents, while DBRS Morningstar concluded to $1,753 a unit or $1.83 psf, which is directly in in line with the appraisal's rent comps and reflects a return on investment of 30.0%. DBRS Morningstar generally based concessions and bad debt on the historical average dating back to 2014, while the Issuer based concessions and bad debt on the appraiser's stabilized estimates.

DBRS Morningstar Viewpoint

The collateral for the loan is a garden-style multifamily property in Temple Hills, Maryland, which is part of the Washington-Arlington-Alexandria MSA and 11 miles southeast of downtown Washington, D.C. Temple Hill benefits from its location as it has primary access to I-495 and I-295, which both provide direct access to the D.C. Metro area. Additionally, the collateral is located within 2.7 miles of three shopping centers, Oxon Hill Plaza, Rivertowne Commons Marketplace, and Shops at Oxford. These retail centers feature tenants such as CVS, Staples, Marshalls, Home Depot, PetSmart, and other national retailers/restaurants.

The sponsor's business plan is to spend $5.4 million ($15,408/unit) to renovate 350 units and $600,000 to upgrade the exterior of the property. The previous owner had renovated 39 units and achieved premiums of $175 per month over the in-place rents. The sponsor for this transaction believes they can achieve rent premiums of $300 and $400 per unit based on their capex plan. Reis reported an average submarket rent of $1,600 across the 41 comparable multifamily properties within a three-mile radius of the collateral. Based on the Reis data, DBRS Morningstar felt comfortable concluding to a similar slightly higher average stabilized rent of $1,753/unit based on other similar vintage assets in the market. A concern with the property performance and forward projections relates to the historically high collection losses, which reached 14% in the November 2021 T-12 financials as a result of the pandemic. Since that time, collections have trended down and were reported to be 8.4% as of February 2022. Given the relatively high level of bad debt at the property, DBRS Morningstar estimated a stabilized bad debt amount of 3.2%, which was based on the historical average from 2014 to 2019.

Based on the as-is appraised value of $106.3 million and fully funded loan amount, the loan exhibits relatively high leverage at issuance with a DBRS Morningstar As-Is LTV of 79.0%. The collateral falls in the DBRS Morningstar Market Rank of 3, which has historically shown elevated loan PODs and LGDs. However, the Washington-Arlington-Alexandria MSA falls in the DBRS Morningstar MSA Group 3, which historically had lower PODs and LGDs. Based on the loan's credit metrics, geographic location, and qualitative adjustments, the loan has an EL below the pool WA EL.

NYC Portfolio

Loan Snapshot

Seller
FS Rialto
Ownership Interest
Fee Simple
Trust Balance ($ million)
44.6
Senior Loan PSF/Unit ($)
369,697
Percentage of the Pool (%)
7.4
Fully Extended Loan Maturity/ARD
May 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.57
DBRS Morningstar Stabilized DSCR (x)
1.12
DBRS Morningstar As-Is Issuance LTV (%)
67.2
DBRS Morningstar Stabilized Balloon LTV (%)
58.8
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average-

Debt Stack ($ millions)

Trust Balance
44.6
Pari Passu
115.9
Remaining Future Funding
22.5
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
183.0
Loan Purpose
Recapitalization
Equity Contribution/(Distribution) ($ million)
(80.7)

Source: PCA.

Source: PCA.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	Various/ Various
City, State	New York, NY	**Physical Occupancy (%)**	88.4
Units/SF	495	**Physical Occupancy Date**	March 2022

This loan is secured by the borrower's fee-simple interest in the NYC Portfolio, two cross-collateralized/cross-defaulted portfolios totaling 495 units across 31 Class B properties throughout New York City. The overall portfolio is segmented into four groups: Hell's Kitchen (18 properties; 297 units), Kips Bay (5 properties; 79 units), Upper West Side (5 properties; 73 units), and Upper East Side (3 properties, 46 units). The sponsor co-inherited both portfolios with his brother from their late father and over the last several years have fought and mismanaged both portfolios. Initial loan proceeds of $153.5 million were used to refinance existing debt encumbering both portfolios, fund the $81.3 million partnership buyout of the sponsor's brother, cover closing costs, and establish an interest carry reserve. The loan allows for up to $22.5 million in future funding to be used to implement the sponsor's business plan which includes gut-renovating all of the free market rental rate apartment units throughout both portfolios to achieve GPR growth. The three-year floating rate loan is structured with two twelve-month extension options that are exercisable, among other criteria, the collateral's satisfaction of certain debt yield, LTV, and DSCR hurdles set forth in the initial loan agreement. The loan is IO throughout the fully extended loan term. The loan does not allow for individual property releases from the collateral.

As mentioned above, the properties are all located within New York City's Hell's Kitchen, Kips Bay, Upper West Side, and Upper East Side. All of the properties are walk-ups and were built between 1897 and 1920 with the overall portfolio having an occupancy of 88.4% as of the March 2022 rent roll. Additionally, there is approximately 15,625-sf of total ground floor retail throughout the portfolio that is currently 100.0% occupied as well. The sponsor plans to implement a $22.5 million capital improvement plan, which will include $9.1 million on the interiors of the 321 market rate units (equating to $28,348 per unit) and the remaining $2.7 million to address the exterior and common areas of all of 31 properties.

Unit Mix and Rents - NYC Multifamily Portfolio		
Unit Type	Units	Avg. Unit Size (sf)
Fair Market Units	321	771
Rent Stabilized Units	151	755
Rent Controlled Units	23	1,269
Total/WA	**495**	**712**

1. Based on the March 15, 2022 Rent Roll.

Sponsorship

The sponsors for this transaction are Arthur Haruvi and Peter Hungerford following the successful partnership buyout of Mr. Haruvi's brother, Abe Haruvi. Since inheriting the portfolios from their father the brothers have since had extensive disagreements regarding the operations of the portfolios and as a result occupancy had declined to as low as 60.0% during the pandemic. After the buyout, Arthur Haruvi then brought in the other guarantor, Peter Hungerford of PH Realty Capital. Since May 2021, PH Realty began to manage the portfolio leveraging their previous ownership and operator experience throughout markets across the U.S. The loan guarantors will be required to maintain a minimum net worth and liquidity of $125 million and $15 million respectively. A completion guaranty will be in place for the planned renovations. The properties will be managed by a PH Realty property-management affiliate and accepts a contract rate of 3.0%.

DBRS Morningstar Analysis

Site Inspection Summary

Source: PCA.

Source: PCA.

DBRS Morningstar did not conduct a site inspection of the property because of health and safety constraints associated with the ongoing coronavirus pandemic. Based on photos and assessments from third-party reports, DBRS Morningstar determined the property quality to be Average –.

DBRS Morningstar NCF Summary

NCF Analysis				
	Appraisal Stabilized	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	20,503,456	20,323,421	19,970,878	-1.7
Other Income ($)	0	0	0	0.0
Vacancy & Concessions ($)	-742,349	-797,098	-1,225,712	53.8
EGI ($)	**19,761,107**	**19,526,323**	**18,745,166**	**-4.0**
Expenses ($)	5,558,942	6,287,226	5,744,373	-8.6
NOI ($)	**14,202,165**	**13,239,097**	**13,000,793**	**-1.8**
Capex ($)	102,906	148,500	151,550	124.5
NCF ($)	**14,099,259**	**13,090,598**	**12,849,243**	**-2.4**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $12,849,243, representing a minimal variance of -1.8% from the Issuer's Stabilized NCF of $13,090,598.

DBRS Morningstar Viewpoint

The collateral is located throughout New York City and exhibits an overall portfolio DBRS Morningstar Market Rank of 8 and DBRS Morningstar MSA Group of 3. Properties located in such markets exhibit exceptionally low expected losses compared with loans secured by assets in less densely populated and less financially liquid markets historically. The sponsor's renovation plan is relatively conservative in magnitude although it does include gut-renovating 305 of the 495 total units within the portfolio with the intention of leasing them up to current market rents throughout New York City. Upon completion, the sponsor plans to increase rents by an average of $1,000 per month for renovated units, which appears to be supported by market comparables. 33% of the portfolio's units are either rent controlled or rent stabilized as mandated though New York State legislation. The sponsor will not renovate these units due to the limited upside in GPR that can be achieved due to New York City affordable housing rent restrictions.

Reis projects that approximately 6,201 units of market rate rental apartments will be delivered into the overall New York Metro market by the end of this year. By year end 2024 approximately 12,345 additional units are anticipated to be introduced to the inventory. The increase in supply is overall immaterial and the vacancy should remain stagnant at 3.7%. On an annualized basis, asking and effective rents are projected to rise at a rate of 2.7% through year end 2024.

While walk-up apartment buildings in New York City are generally considered inferior to elevator buildings, they are also typically more affordable. Since tenants must traverse up to six flights of stairs to reach their apartments, these types of apartment buildings may not appeal to a wider pool of renters. The older age of the buildings is also a consideration. There may be a limit to how well units can be renovated, as well as increased capital expenditures necessary to maintain the deteriorating infrastructures. Nevertheless, DBRS Morningstar expects the renovated units in the portfolio to be in high demand as limited housing supply in the city is expected to continue, particularly in the highly desirable Manhattan neighborhoods in which the portfolio is located.

Due to the strong market fundamentals the portfolio is located in, the low DBRS Morningstar Stabilized Balloon LTV of 58.8%, and negligible cash flow variance, this loan exhibits the lowest EL throughout the transaction and is well below the pool WA EL.

Courtyard Marriott Hudson Yards

Loan Snapshot

Seller
FS Rialto
Ownership Interest
Fee Simple
Trust Balance ($ million)
43.6
Senior Loan PSF/Unit ($)
488,722
Percentage of the Pool (%)
7.3
Fully Extended Loan Maturity/ARD
May 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.59
DBRS Morningstar Stabilized DSCR (x)
0.72
DBRS Morningstar As-Is Issuance LTV (%)
69.6
DBRS Morningstar Stabilized Balloon LTV (%)
59.3
DBRS Morningstar Property Type
Limited Service Hotel
DBRS Morningstar Property Quality
Above Average

Debt Stack ($ millions)

Trust Balance
43.6
Pari Passu
151.4
Remaining Future Funding
0.0
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
195.0
Loan Purpose
Refinance
Equity Contribution/(Distribution) ($ million)
15.0

Source: Site Inspection.

Source: Site Inspection.

Collateral Summary			
DBRS Morningstar Property Type	Limited-Service Hotel	**Year Built/Renovated**	2019
City, State	New York, NY	**T-12 RevPAR ($)**	167.83
Keys	399	**T-12 RevPAR Date**	March 2022

This loan is secured by the borrower's fee-simple interest in Courtyard Hudson Yards, a 399-key limited-service hotel within the Hudson Yards development in New York. The property is under a franchise agreement with Marriott International, Inc., which runs through November 2044. The $195.0 million whole loan along with $15.0 million in borrower cash equity were used to refinance $195.3 million of existing debt encumbering the property, fund a $5.6 million interest carry reserve, and cover various closing costs and assessments. This transaction represents a pari passu participation of the $195.0 million whole loan, of which $43.6 million is initially being contributed to the pool balance. The sponsor developed the property in 2019 for a total project cost of $273.5 million and will have approximately $90.0 million of hard equity remaining in the transaction post-closing. The five-year fully extended loan term consists of a three-year initial period and two one-year extension options. The loan is IO through the fully extended loan term. The appraisal identified four properties in the local market that compete with the subject property. For more information, please refer to the table below.

Competitive Set		
Property	Keys	Year Built/Renovated
Hyatt Herald Square New York	122	2012
TRYP New York City Times Square South	173	2012
Fairfield Inn Midtown Penn Station	239	2013
Courtyard by Marriott Manhattan Times Square West	224	2013
Total/WA Comp. Set	**758**	**Various**
Courtyard by Marriott New York Manhattan / Midtown West	**399**	**2019**

Source: Appraisal

Sponsorship

The sponsor for this transaction is MDG Global Unlimited, which David Marx founded in 1986 as a private investment firm. The sponsor's current portfolio consists of more than 4 million sf of real estate and more than 1,000 hotel keys under management and construction. The sponsor purchased the site initially in 2007 before finally delivering the property in 2019.

DBRS Morningstar Analysis

Site Inspection Summary

Source: Site Inspection.

Source: Site Inspection.

DBRS Morningstar toured the property on Thursday, May 19, 2022, at 11:00 a.m. and found the property quality to be Above Average.

Built in 2019, the subject property is the latest generation Courtyard by Marriott product, which is characterized by having a design aesthetic that blends into the neighborhood instead of a brand standard. This particular hotel is a high-rise tower with a lobby and common areas fit out to reflect its location among the Class A office buildings in Hudson Yards.

The property is on the northeastern corner of 10th Avenue and West 34th Street, one block north of the Hudson Yards development. Subway access is available for the 7 line at the 34th Street-Hudson Yards station a block to the south and for the A, C, and E lines at the 34th Street-Penn Station two blocks east. The immediate neighborhood of the property comprises predominantly retail and multifamily along 34th Street and office developments along 10th Avenue. There are also numerous restaurants, cafes, and diners nearby.

The property has various room configurations: standard king rooms, standard double queen rooms, city suites, one-bedroom suites, and extended king suites. On the day of the site visit, the property was 95% occupied according to the general manager, who said that the hotel had averaged that level of occupancy for April and May 2022 and that he expected the average occupancy for 2022 to be at or above 85%. DBRS Morningstar saw one each of a city suite, a standard king room, and a standard double queen room. All the other room configurations were reportedly sold out. The furnishings in all the guestrooms were in excellent condition. All the suites are reportedly at the corners of the building and thus have panoramic views; the rooms on the higher floors have expansive views of the Manhattan skyline, whereas the lower floors have city views of the Hudson Yards, Chelsea, and/or Hell's Kitchen neighborhoods. The manager said that no significant capital improvements were planned for 2022, and a PIP was not expected in the near term.

At the sub-grade level, the hotel has a large 1,600-sf fitness center, 1,700 sf of meeting space consisting of two boardrooms and a pre-function space, and an independent three-meal restaurant that offers table service and catering for the meeting space. The fitness center had a full range of equipment, including cardio machines, a Peloton bike, and free weights. All the equipment looked new and very well maintained. According to the general manager, the fitness center averages 30 to 40 people per day. On the day of the site visit, the meeting space was occupied; the two boardrooms can be combined into one, and the pre-function space was laid out for food service. The general manager indicated that the hotel's preference was to link rentals of the meeting space to room bookings, although the hotel did reportedly book the meeting space independently of rooms when hotel occupancy was high. The restaurant seating was in a double-height atrium extending from the sub-grade level to the lobby level and served as the eponymous courtyard. There is a Chase bank branch on the corner of 10th Avenue and 34th Street on a retail lease.

The property has very good curb appeal because of its corner location, which gives it excellent visibility and signage on both sides. Given its recent construction, there were no signs of deferred maintenance. The lobby, the common areas, and the rooms looked pristine.

DBRS Morningstar NCF Summary

NCF Analysis					
	2020	T-12 March 2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
Occupancy (%)	35.3	80.1	92.0	80.0	-13.0
ADR ($)	174	210	342	263	-23.2
RevPAR ($)	61	168	314	210	-33.2
Total Departmental Revenue ($)	10,673,396	26,297,616	50,900,294	34,008,204	-33.2
Total Departmental Expense ($)	3,132,093	6,209,280	12,473,000	9,254,936	-25.8
Total Departmental Profit ($)	**7,541,303**	**20,088,336**	**38,427,294**	**24,753,267**	**-35.6**
Total Undistributed Expense ($)	4,221,524	7,734,533	12,981,000	9,646,872	-25.7
Total Fixed Expense ($)	3,582,577	3,524,582	4,123,000	4,123,000	0.0
NOI ($)	**-262,798**	**8,829,221**	**21,323,294**	**10,983,395**	**-48.5**
FF&E ($)	426,936	988,705	1,971,000	1,360,328	-31.0
NCF ($)	**-689,734**	**7,840,516**	**19,352,294**	**9,623,067**	**-50.3**

The DBRS Morningstar NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $9,623,067, representing a -50.3% variance from the Issuer's stabilized NCF of $19,352,294. The primary driver for the DBRS Morningstar variance was the RevPAR assumption. DBRS Morningstar assumed a stabilized RevPAR of $210.00, which is generally in line with the collateral's competitive set through 2020. The property was not able to stabilize prior to the coronavirus pandemic; however, the property's most recent T-12 historical ended March 31, 2022, shows evidence of a recovery from pandemic-related lows with a RevPAR of $167.93.

DBRS Morningstar Viewpoint

The loan is collateralized by a limited-service hotel within the Hudson Yards development in New York. Built in 2019, the property is ideally located in a market with strong occupancy and ADR fundamentals and has proven resilient in the face of the industrywide decline in performance as a result of the pandemic-related operational restrictions put into place by local government.

The sponsor's business plan is to stabilize the asset as the New York market recovers from the pandemic. Although the property is new and not in need of capex, the borrower posted an upfront DSR. The property is gaining traction in the market. The property is a high-quality asset with excellent access to Hudson Yards, and is well-positioned to capture a return of demand. Risks remain in the hotel sector, however. Leisure travel in some markets is returning to pre-pandemic levels, but business and group travel may take more time to fully recover. With its location within Hudson Yards, business and group travel are key to the hotel achieving full stabilization.

During the winters of 2021 and 2022, the property was adversely affected by the omicron variant of the coronavirus as travelers exercised increased caution. As a result, the ramp-up period was disrupted during those winter months, but the property appears to be in a good position to improve performance over summer 2022. The financials as of March 2022 show and improvement in occupancy to more than 80%, which is a very positive sign that travelers are returning to the area. The RevPAR penetration of 162.8% demonstrates that this hotel is leading its competitive set. Although the overall market may take some time to stabilize, a rising market will likely benefit this property to a greater extent than the competition.

The loan represents a moderate leverage point leverage point based on the DBRS Morningstar As-Is LTV of 69.6% and improves to a more favorable DBRS Morningstar Stabilized LTV of 58.8%. Furthermore, the property is in a DBRS Morningstar Market Rank of 8, representing a dense urban market, which has historically demonstrated lower PODs and LGDs. Even if the stabilization falls short of the borrower's projections, the strong market and Above Average property quality reduces risk to the transaction. Due to these factors, the loan has one of the lowest expected loss levels in the pool.

3500 The Vine

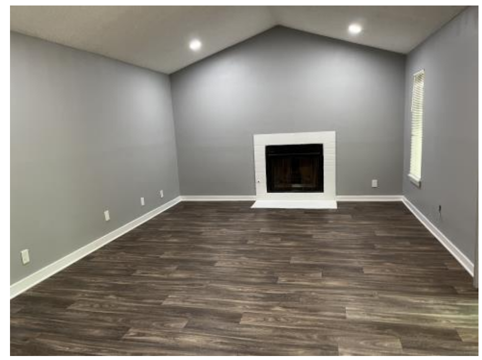
Loan Snapshot

Seller
FS Rialto
Ownership Interest
Fee Simple
Trust Balance ($ million)
42.0
Senior Loan PSF/Unit ($)
147,638
Percentage of the Pool (%)
7.0
Fully Extended Loan Maturity/ARD
March 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.97
DBRS Morningstar Stabilized DSCR (x)
0.97
DBRS Morningstar As-Is Issuance LTV (%)
70.1
DBRS Morningstar Stabilized Balloon LTV (%)
64.9
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
42.0
Pari Passu
30.3
Remaining Future Funding
2.8
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
75.0
Loan Purpose
Refinance
Equity Contribution/(Distribution) ($ million)
(15.0)

Source: Site Inspection.


Source: Site Inspection.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1981
City, State	Peachtree Corners, GA	**Physical Occupancy (%)**	94.5
Units/SF	508	**Physical Occupancy Date**	April 2022

The loan is secured by the borrower’s fee-simple interest in 3500 The Vine, a 508-unit, Class B, garden apartment complex in Peachtree Corners, Georgia, approximately 20 miles north of the Atlanta CBD. Initial whole loan proceeds of $71.3 million will refinance $53.2 million of existing debt and return $15.0 million in equity to the borrower in addition to covering closing costs and an immediate repair escrow. The loan is structured with $2.8 million in future funding that will be allocated toward the sponsor’s capital improvement plan. The floating-rate loan is structured IO throughout with a three-year initial term and two one-year extension options.

The collateral comprises 40 buildings located on a 50.7 acre site. Common amenities include a fitness center, laundry facilities, pool, on-site storage units, tennis court, playground, clubhouse with patio, and a game room. Unit amenities include vaulted ceilings, porch/balcony, granite counters, walk-in closets, fireplaces, and black or stainless steel appliances. Large two-bedroom and three-bedroom units have in-unit washers and dryers while smaller two-bedroom and one-bedroom units have outdoor laundry facilities. The sponsor acquired the asset in 2019 for $62.6 million ($123,228 per unit) and subsequently invested $2.1 million in capital improvements into the property. The sponsor spent $1.6 million ($17,204/unit) renovating 93 unit interiors. Per DBRS Morningstar’s property tour with on-site management, the sponsor has realized average per unit rent premiums of $250 per month over non-renovated units. As part of this transaction, the sponsor has budgeted $3.8 million for future renovations. $1.0 million will be allocated to renovations of an additional 100 units, while $2.7 million will be spent on building exteriors, landscaping, common walkways, stairways, and railings.

3500 The Vine			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)1
1-Bedroom	216	672	1,062
2-Bedroom	244	942	1,236
3-Bedroom	48	1,307	1,422
Total/WA	**508**	**862**	**1,183**

1. Based on the April 25,2022 rent roll

The appraiser identified four competitive properties within two miles of the subject. The subject is the oldest of the competitive set and is achieving average monthly in-place rents of $1,180 per unit, well below the competitive set average of $1,616 per unit.

Competitive Set						
Property	Location	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
Veranda Knolls	Peachtree Corners GA	146	1996	95.9	1,880	1,349
Wynfield Trace	Peachtree Corners GA	146	1988/2014	95.9	1,561	1,217
Park at Peachtree Corners	Peachtree Corners GA	460	1985	96.0	1,472	860
Rosemont Peachtree Corners	Peachtree Corners GA	440	1982	95.4	1,696	867
Total/WA	**Peachtree Corners GA**	**1,192**	**Various**	**95.8**	**1,616**	**966**
3500 The Vine	**Peachtree Corners GA**	**508**	**1981**	**96.3**	**1,183**	**933**

Source: Appraisal, except the Subject figures are based on the rent roll dated April, 2022.

Sponsorship

The sponsor comprises six TIC entities all controlled by the guarantor. The sponsor is Silver Point Group LLC (Silver Point Group), a real estate investment and management firm founded as an independent vehicle for American European Group, Inc. (AEG) to invest directly in commercial real estate. AEG is a New York-based insurance company that was founded by one of the guarantors, Nachum Stein, in 1986. Silver Point Group has a portfolio of 14 multifamily properties totaling 3,110 units across the southeastern United States.

In addition to founding AEG, Nachum Stein is a managing partner and principal at Hudson Equities, a real estate investment firm with a portfolio of over 2.0 million sf of office space and over 1,000 multifamily units. Yakov Stein is also a guarantor for the loan. Yakov Stein has over 15 years of experience within real estate acquisitions and management and is the founder of Silver Point Group. Collectively, the guarantors reported a net worth and liquidity of $118.1 million and $13.3 million, respectively.

An affiliate of Silver Point Group will provide management for a contractual rate of 3.0% of EGI. DBRS Morningstar concluded to an Average Sponsor Strength.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar toured the interior and exterior of the property on May 11, 2022, at 1:15 PM. Based on the site inspection, DBRS Morningstar found the quality to be Average.

The subject is a Class B, 508-unit garden apartment complex located in the city of Peachtree Corners, a suburban town located approximately 30 minutes north of downtown Atlanta. The subject is within 1.5 miles of Peachtree Industrial Boulevard, a main east-west arterial that provides access to I-85 and thereby the Atlanta CBD. Most of the commercial development within Peachtree Corners is conveniently proximate to the subject along Peachtree Industrial Boulevard. The subject is located in a moderately developed area, primarily surrounded by similar garden apartment complexes, single-family homes, and local small businesses intermixed with woodlands. The subject had adequate signage.

The complex features 40 two-story garden apartment buildings in addition to the clubhouse building, which includes the leasing office and fitness center. The pool and tennis courts are located behind the clubhouse. Common amenities were clean and mostly well taken care of but were dated. Fitness equipment was old and the clubhouse interior did not have much furniture. The pool area was simple, consisting of the pool itself and a few outdoor lounge chairs. The tennis courts stood out as it was evident they are never used. The courts were cracked and paint was worn. No lines were painted and there were no posts or nets set up. At the time of the inspection, no guests were using the common spaces. Management did note that post-renovation, the tennis court area, which was quite large, would likely be removed but was not sure as to what would replace it.

Apartment building exteriors consisted of a dark gray vinyl siding with black and white accents. Unrenovated buildings showed some deferred maintenance with rusty stairways and some mildew buildup on building exteriors. At the time of inspection, one residential building had completed its exterior renovation and presented much better. Rust and mildew buildup was adequately addressed and the building had been re-painted in a lighter shade of grey.

DBRS Morningstar toured two units, a renovated and non-renovated two-bedroom unit. Unit interiors generally presented well. Both renovated and non-renovated units were spacious and had large balconies or patios with mostly private views of the woodland area surrounding the property. The balconies were unique given that all included an outdoor storage closet. Renovated units included granite counter tops, modern lighting fixtures and hardware, white shaker cabinets, and stainless steel appliances. Non-renovated units had noticeably older hardware and fixtures as well as black appliances, ceramic counters, and gray cabinetry. Management confirmed that the sponsor's $1.0 million interior renovation budget allocated to 100 unit renovations will bring unit finishes in line with the 93 units that have seen renovations since the sponsor's 2019 acquisition. Management indicated that some money would be spent as needed touching up un-renovated units with more modern hardware and light fixtures and potentially upgrading some of the more dated appliance packages.

DBRS Morningstar NCF Summary

NCF Analysis

	2020	2021	T-3 March 2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	5,826,719	7,487,005	8,115,076	8,850,433	7,407,627	-16.3
Other Income ($)	281,439	646,082	476,638	601,000	350,000	-41.8
Vacancy & Concessions ($)	-960,140	-1,725,659	-386,340	-495,028	-391,860	-20.8
EGI ($)	**4,865,092**	**6,407,427**	**7,132,795**	**9,108,519**	**7,681,466**	**-15.7**
Expenses ($)	2,591,491	2,796,413	2,606,920	3,656,343	3,315,580	-9.3
NOI ($)	**2,273,601**	**3,611,014**	**4,525,875**	**5,452,176**	**4,365,887**	**-19.9**
Capex ($)	0	0	0	157,480	178,506	13.4
NCF ($)	**2,273,601**	**3,611,014**	**4,525,875**	**5,294,696**	**4,238,887**	**-19.9**

The DBRS Morningstar Stabilized NCF is based on the DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria. The resulting DBRS Morningstar Stabilized NCF is $4,238,887, representing a variance of -19.9% from the Issuer's Stabilized NCF of $5,294,696. The primary drivers for the variance is the DBRS Morningstar GPR assumption. DBRS Morningstar assumed the GPR to be inline with the average rents being achieved by the already renovated units as evidenced by the latest rent roll provided.

DBRS Morningstar Viewpoint

The subject benefits from its location within the Reis-defined North Gwinnet Submarket. The submarket is currently 95.5% occupied, a strong improvement from the submarket's 15-year low occupancy rate of 89.0% in 2009 and the 92.8% occupancy rate during a pandemic-hindered 2020. The submarket boasts an even stronger 96.6% occupancy rate as of Q1 2022 for similar Class B product and a 96.8% occupancy rate for similar 1980s vintage product. Submarket occupancy is forecast to stay consistent at loan maturity in 2025 at 95.3%. The subject's 96.3% occupancy rate is generally above market and the appraiser's competitive set average of 95.8%.

The subject's $1,183 monthly average in-place rent per unit is well below the appraiser's competitive set average of $1,616 and the North Gwinnet Submarket's average rent of $1,421 as of Q1 2022. The property should benefit from the sponsor's $3.8 million renovation plan. The subject's 93 previously renovated units already achieve a higher monthly average rental rate of $1,308 per the April 2022 rent roll, and management noted that monthly rent premiums for the renovated units are approximately $250. The higher submarket and competitive set rental rates and success of the subject's previously renovated units validate the sponsor's renovation plan, which DBRS Morningstar believes is achievable. DBRS Morningstar believes renovated units will achieve monthly rent premiums of $179 per unit based on the renovated unit premiums shown in the April 2022 rent roll.

New development is somewhat of a concern for the subject, as 1,119 units were added to the submarket in 2021 and an additional 256 are under construction in 2022. The subject is the oldest asset within the appraiser's identified competitive set and is located in an area with relatively low barriers to entry given the amount of undeveloped woodland. Post-renovation, the property's unit mix will still predominantly consist of non-renovated units and the subject's common amenities were notably dated on DBRS Morningstar's site inspection. The subject could struggle to compete with an influx of newer supply and the generally newer competitive set. DBRS Morningstar concluded to average monthly post-renovation rents of $1,215 per unit, which is still well below the competitive set average and submarket averages given the asset's dated amenities and unit mix.

The loan has a moderate DBRS Morningstar As-Is LTV of 70.1% that improves through stabilization to a DBRS Morningstar Stabilized Balloon LTV of 64.9%. Based on the DBRS Morningstar NCF analysis and stressed debt service, the loan demonstrates a notably low DBRS Morningstar Stabilized DSCR of 0.97x. Finally, the loan is located within a DBRS Morningstar Market Rank of 4 and a DBRS Morningstar MSA Group 1. Both figures represent a market with historically elevated default rates compared to more primary urban apartment markets. Given the property's age and location, the loan's EL is above the pool WA EL.

360 Huguenot

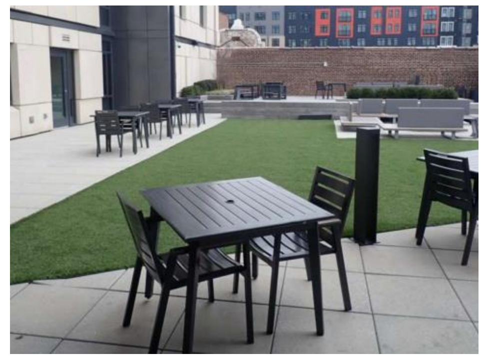
Loan Snapshot

Seller	FS Rialto
Ownership Interest	Fee Simple
Trust Balance ($ million)	30.5
Senior Loan PSF/Unit ($)	375,000
Percentage of the Pool (%)	5.1
Fully Extended Loan Maturity/ARD	June 2027
Amortization	Full IO
DBRS Morningstar As-Is DSCR (x)	0.48
DBRS Morningstar Stabilized DSCR (x)	0.67
DBRS Morningstar As-Is Issuance LTV (%)	61.4
DBRS Morningstar Stabilized Balloon LTV (%)	56.1
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Above Average

Debt Stack ($ millions)

Trust Balance	30.5
Pari Passu	74.5
Remaining Future Funding	0.0
Mezz Debt	9.1
Mortgage Loan Including Future Funding and Mezz Debt	114.1
Loan Purpose	Refinance
Equity Contribution/(Distribution) ($ million)	(8.6)

Source: PCA.



Source: PCA.

Collateral Summary

DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2019
City, State	New Rochelle, NY	**Physical Occupancy (%)**	93.9
Units/SF	280	**Physical Occupancy Date**	April 2022

This loan is secured by the borrower's fee-simple interest in 360 Huguenot, a Class A, 280-unit, high-rise apartment building with approximately 13,500 sf of ground-floor retail. The sponsor developed the property in 2019 for a total cost of $154.8 million and is using the $105.0 million loan to refinance $88.0 million of existing debt encumbering the property, fund an interest and required repair reserve, and cover closing costs. As part of the transaction, the sponsor will cash out $8.6 million. The three-year floating-rate loan is structured with two 12-month extension options that are exercisable upon the collateral's satisfaction of certain debt yield, LTV, and DSCR hurdles, as well as other criteria as set forth in the initial loan agreement. The loan is IO throughout the fully extended loan term.

The subject property is 93.9% occupied as of April 2022 with average in-place rents of $2,675/unit. Property amenities include valet parking, a fitness center and yoga studio, and an outdoor terrace. Unit amenities include stainless steel appliances, custom kitchen cabinetry, higher-end floor coverings and fixtures, and smart door locks. Additionally, there is 13,538 sf of ground-floor retail that is currently 9.0% occupied by Hair House, a hair salon. The property is centrally located within New Rochelle, within a 10-minute walk to the Metro-North New Rochelle Station (30-minute train ride into Manhattan) and Long Island Sound.

The property benefits from a 20-year PILOT abatement due to it conforming to the City of New Rochelle's Industrial Development Agency criteria of 10.0% of a property's units being designated as affordable units.

Unit Mix and Rents - 360 Huguenot

Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[1]
Studio - Market Unit	49	526	1,845
1-Bedroom Market Unit	112	727	2,522
2-Bedroom Market Unit	91	1,089	3,552
Studio - Affordable Unit	5	533	1,688
1-Bedroom Affordable Unit	13	640	1,798
2-Bedroom Affordable Unit	10	982	2,157
Total/WA	**280**	**811**	**2,675**

1. Based on the April 30, 2022 rent roll

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)
Hastead Station	New Rochelle, NY	0.6	412	2001	97.0
The Lombardi	New Rochelle, NY	0.9	48	2016	97.0
Skyline New Rochelle	New Rochelle, NY	0.6	568	2007	91.0
The Millennia	New Rochelle, NY	0.9	110	2019	95.0
NewRo Studios	New Rochelle, NY	0.8	73	2020	99.0
The Printhouse	New Rochelle, NY	0.9	71	2019	93.0
Total/WA Comp. Set	**New Rochelle, NY**	**Various**	**1,282**	**Various**	**94.1**
360 Huguenot- Subject	**New Rochelle, NY**	**n/a**	**280**	**2019**	**93.9**

Source: Appraisal, except the Subject figures are based on the rent roll dated April 30, 2022.

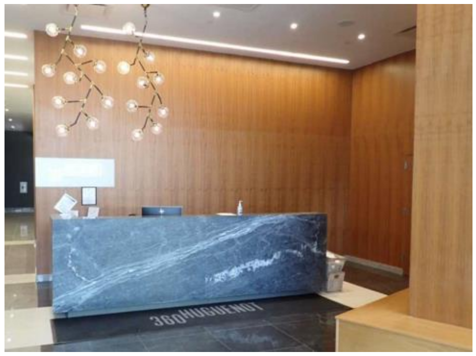
Sponsorship

The sponsor for this loan is RXR Realty (RXR), a New York-based, vertically integrated real estate owner and developer. Founded in 2007, the RXR executive management team has on average 28 years of commercial real estate experience and the company's primary investment strategy is focused on New York City and the surrounding region. The company reports a portfolio of 73 commercial real estate properties and investments with an aggregate gross asset value of approximately $21.0 billion.

Property management services will be provided by Greystar Property Management at contractual rate of 3.0%.

DBRS Morningstar Analysis

Site Inspection Summary



Source: PCA.

Source: PCA.

DBRS Morningstar did not conduct interior or exterior tours of the property because of health and safety constraints associated with the ongoing coronavirus pandemic. Based on photos and assessments from third-party reports, DBRS Morningstar determined the property quality to be Above Average.

DBRS Morningstar NCF Summary

NCF Analysis

	T-3 February 2022	Appraisal Stabilized	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	9,530,230	11,272,348	10,778,146	9,589,872	-11.0
Other Income ($)	853,004	1,902,000	1,629,510	1,320,816	-18.9
Vacancy & Concessions ($)	-1,203,912	-747,423	-459,766	-1,091,940	137.5
EGI ($)	**8,752,282**	**12,426,825**	**12,252,116**	**10,176,908**	**-16.9**
Expenses ($)	5,153,822	5,228,027	5,290,786	5,866,605	10.9
NOI ($)	**3,598,460**	**7,892,292**	**6,961,330**	**4,310,302**	**-38.1**
Capex ($)	0	70,000	56,000	70,000	25.0
NCF ($)	**3,598,460**	**7,128,798**	**6,905,330**	**4,208,243**	**-39.1**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria.* The resulting DBRS Morningstar Stabilized NCF was $4,208,243, representing a variance of -39.1% from the Issuer's stabilized NCF of $6,905,330. The primary drivers for the DBRS Morningstar variance were the DBRS Morningstar GPR, economic vacancy, and operating expense assumptions.

DBRS Morningstar assumed GPR to be in line with the April 2022 rent roll provided, with in-place rents assumed to be at market. There are no plans to use future funding for capital improvements or other investments into the property and as such, no credit was given in the analysis for upside revenue growth. DBRS Morningstar concluded to an economic vacancy of -11.9%, which is inclusive of a -7.0% physical vacancy rate that was in line with the appraiser's figure, as well as a -3.9% concession figure that was in line with Reis projections, and -1.0% of bad debt, also in line with the appraiser's assumptions. Lastly, DBRS Morningstar assumed operating expenses to be in line with the T-6 ended

February 2022 figure, inflated by 6.0% due to the expectation of near-term stabilization. DBRS Morningstar did not include the PILOT abatement within its analysis and instead utilized a higher assessed property value included in the appraiser's assumptions..

DBRS Morningstar Viewpoint

The collateral is located in a borderline urban area within the Reis-designated Southern Westchester submarket within the Westchester MSA. The property is located within a DBRS Morningstar Market Rank 5, indicative of a light suburban market that exhibits a slightly elevated loss profile when compared with properties located in denser markets. The submarket is exhibiting significant growth as Reis projects that 1,096 new units of market-rate rental units will go on line by the end of this year, with an additional 1,243 units to be delivered between 2023 and 2024 (amounting to 47.5% of the new construction introduced to Westchester). The development in progress is a product of healthy demand in the area and the submarket vacancy is expected to constrict slightly over those years, from 7.8% in 2023 to 7.6% by year-end 2024. On an annualized basis through 2023 and 2024, asking and effective rents are anticipated to rise by 2.2% and 2.3% to finish 2024 at $2,741 and $2,636, respectively.

The sponsor's business plan is to burn off bad debt and concessions accrued by the property over the course of the coronavirus pandemic and lease-up the remaining vacant retail suites. There are currently 31 tenants who are at least two months behind on their rent payments, of which six have agreed to surrender agreements in exchange for waived balances. The property management also continues to collect Emergency Rental Assistance Program (ERAP)/Landlord Rental Assistance Program (LRAP) money granted to tenants who have applied to and have been approved for those programs. Given the business plan is generally straightforward with no planned work for the building or units and can move relatively quickly now that the eviction moratoriums in New York have expired, DBRS Morningstar has determined the property is near stabilization. Although the additional supply to be added to the submarket over the next few years could contribute to temporary (and likely, minor) occupancy disruptions at the subject property, DBRS Morningstar believes demand will remain healthy overall given the subject's recently built status and Reis's projections that the submarket will absorb those units with a small decline in vacancy by the end of 2024.

The loan exhibits moderate to low leverage at issuance evidenced by a DBRS Morningstar As-Is LTV of 61.4%. As mentioned above, the property is generally considered a suburban area within the Westchester MSA and is in a DBRS Morningstar Market Rank 5 and a DBRS Morningstar MSA Group 3. Historically, loans secured by properties in DBRS Morningstar MSA Group 3 markets have demonstrated lower losses as compared with loans secured by assets in less densely populated and less financially liquid markets. Due to the relatively conservative business plan, the Above Average property quality, and the location within a DBRS Morningstar MSA Group 3 market, the loan exhibits a considerably lower expected loss than the overall deal average.

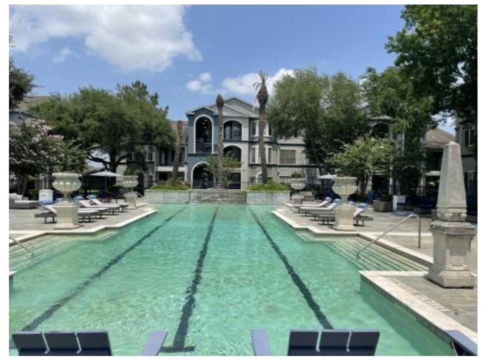
Paramount at Kingwood

Loan Snapshot

Seller
FS Rialto
Ownership Interest
Fee Simple
Trust Balance ($ million)
26.8
Senior Loan PSF/Unit ($)
144,852
Percentage of the Pool (%)
4.5
Fully Extended Loan Maturity/ARD
March 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.66
DBRS Morningstar Stabilized DSCR (x)
0.99
DBRS Morningstar As-Is Issuance LTV (%)
85.9
DBRS Morningstar Stabilized Balloon LTV (%)
65.6
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
26.8
Pari Passu
19.3
Remaining Future Funding
7.9
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
53.9
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
19.2



Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2000
City, State	Humble, TX	**Physical Occupancy (%)**	89.3
Units/SF	372	**Physical Occupancy Date**	April 2022

The loan is secured by the borrower's fee simple interest in Paramount at Kingwood, a 322-unit multifamily property located in Humble, Texas. Initial loan proceeds of $46.0 million and $19.2 million in sponsor equity will be used to purchase the property for $61.4 million. Additionally, the loan is structured with $7.9 million in future funding that will be used to fund the sponsor's capex plan. Based on the whole loan amount, the as-is and stabilized values of $62.7 million and $82.2 million reflect an as-is and stabilized LTV of 85.9% and 65.6%, respectively. The five-year fully extended loan term consists of a three-year initial period and two one-year extension options. The loan is IO through the loan term.

Located 23.5 miles northwest of Houston, the collateral consists of 372 units spread across 16 residential buildings. Built in 2000, property wide amenities consist of clubhouse, fitness center, pool and 70 detached garages. Unit amenities include walk-in closets, hardwood floors, in-unit washer/dryers and private patios. The unit mix consists of 216 one-bedroom units (753 sf), 132 two-bedroom units (1,179 sf), and 24 three-bedroom units (1,503 sf). The subject property's unit mix is shown below:

Unit Mix and Rents - Paramount at Kingwood			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[1]
1-Bedroom	100	650	1,354
1-Bedroom Renovated	8	650	1,221
1-Bedroom	70	806	1,131
1-Bedroom Renovated	2	806	1,225
1-Bedroom	30	956	1,201
1-Bedroom Renovated	6	956	1,243
2-Bedroom	46	1,064	1,271
2-Bedroom Renovated	2	1,064	2,608
2-Bedroom	80	1,245	1,360
2-Bedroom Renovated	4	1,245	1,491
3-Bedroom	23	1,503	1,535
3-Bedroom Renovated	1	1,503	1,644
Total / Weighted Average	**372**	**953**	**1,305**

1. Based on the April, 2022, rent roll.

The appraiser identified eight competitive properties within a seven mile radius of the subject. The competitive set's average occupancy of 95.1% is considerably higher than the collateral's occupancy of 89.3%, but the subject has a higher monthly rental rate. The subject's WA rental rate of $1,305 per unit is slightly outperforming the competitive set's WA monthly rental rate of $1,222 per unit. The collateral is in the middle of the comparable properties in terms of year built with 2000, while the comparable properties were constructed between 1984 and 2011. See the table below for additional details:

Competitive Set							
Property	Location	Distance from Subject (Miles)	Units	Year Built/Renovated	Avg. Unit Size (sf)	Avg. Rental Rate ($/unit)	Occupancy
Discovery at Kingwood	Kingwood, TX	1.2	324	2011/2018	958	1,457	96.0
Oaks of Kingwood	Kingwood, TX	6.0	152	1984/1998	876	1,076	97.0
Kingwood Glen	Kingwood, TX	1.6	294	2006	984	1,310	95.0
The Marquis at Kingwood	Kingwood, TX	1.7	320	1998/2014	918	1,308	95.0
Reserve at Kingwood	Kingwood, TX	1.2	312	1999/2021	877	1,169	90.0
Pines at Humble Park	Humble, TX	6.7	170	1976	870	1,025	95.0
Village at Fox Brick	Humble, TX	7.0	200	2004/2006	821	1,078	99.0
Woodland Hills	Humble, TX	4.0	282	2008	881	1,122	96.0
Total/WA Comp. Set	**Various**	**Various**	**2,054**	**Various**	**906**	**1,222**	**95.1**
Paramount at Kingwood	**Humble, TX**	**n/a**	**372**	**2000**	**963**	**1,305**	**89.3**

Source: Appraisal, except the subject figures, which are based on the rent roll dated April , 2021.

Sponsorship

The sponsor for this transaction is Colony Hills Capital, a real estate investment firm founded in 2008. Colony Hills focuses on the acquisition and ownership of multifamily properties in secondary markets. Since inception, Colony Hills has acquired and managed 10,200 units with 2,000 units currently under management. The guarantors of this transaction are Glenn Hanson and David Kaufmann with a combined net worth and liquidity of $55.0 million and $2.5 million, respectively.

Property management services are provided by Asset Living, a property management firm that was purchased by Greystone Asset Management in 2013.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar toured the property on Monday, May 9, 2022, at 1:30 p.m. Based on the site inspection and management tour, DBRS Morningstar found the property quality to be Average.

The collateral, roughly 30 minutes north of downtown Houston, is a 372-unit garden-style multifamily property in the Kingwood neighborhood. Located in a Houston suburb surrounded by similar garden-style apartment complexes, single-family residential homes, and commercial retail/office proprieties, the subject had good curb appeal and adequate signage at the time of inspection. DBRS Morningstar noted directly across from the subject is Discovery at Kingwood, a similar garden-style apartment property. The property manager noted that they have not experienced issues with occupancy as a result of Discovery at Kingwood. The subject’s building exterior features wood frames with stucco and plank accents. At the time of the site inspection, DBRS Morningstar did not observe any major deferred maintenance. Primary access to the subject comes from I-59, Grand Parkway 99, and Beltway 8. I-59 runs north/south to the subject as it runs directly through the greater Houston area. Beltway 8 and Grand Parkway 99 are both an immediate connection to Interstate 59 with Grand Parkway 99 approximately five miles north. The primary driver in the area is Kingwood Town Center, which houses 20 different retail tenants and is located 5.1 miles east of the subject.

Compared with similar properties in the area, the subject lacks community amenities such as a clubhouse, business center and covered parking, but they were in good condition at the time of the inspection. Additionally, the fitness center was small and had a minimal selection of equipment. DBRS Morningstar toured the swimming pool, which was large and had multiple seating areas. The property manager noted that part of the exterior capex plan is to resurface the pool and update the surrounding landscaping. Additionally, DBRS Morningstar toured two different units: a model one-bedroom unit that was fully renovated and a classic one-bedroom unit. The renovated model presented very well. It offered stainless-steel appliances, granite countertops, subway tile backsplash, and grey cabinetry. The kitchen, living room, and bathroom offered faux-wood flooring, while bedrooms were carpeted. The bathrooms possessed black wood cabinets and black counter tops. The unit also featured a washer/dryer. The classic unit offered white appliances, laminate countertops, and tan wooden cabinetry. The living room and bedroom were carpeted throughout, while the bathroom and kitchen had tile flooring. The bathrooms featured ceramic tile flooring and white counter tops. Each unit includes a private balcony/patio and private storage. The property manager noted that they expect to receive WA rental premiums of $162 over market rents. Additionally, at the time of inspection the property manger noted that concessions were not being offered.

DBRS Morningstar NCF Summary

NCF Analysis						
	2019	2020	T-12 January 2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	4,615,683	4,397,603	4,940,160	6,599,083	6,240,485	-5.4
Other Income ($)	330,819	295,374	266,232	372,038	266,232	-28.4
Vacancy & Concessions ($)	-524,071	-1,053,080	-733,470	-461,936	-489,878	6.0
EGI ($)	**4,554,545**	**3,765,133**	**4,316,095**	**6,675,067**	**6,151,824**	**-7.8**
Expenses ($)	1,678,162	1,934,343	2,300,159	2,892,604	2,816,148	-2.6
NOI ($)	**2,876,384**	**1,830,790**	**2,015,936**	**3,782,463**	**3,335,675**	**-11.8**
Capex ($)	0	0	0	93,000	148,370	59.5
NCF ($)	**2,876,384**	**1,830,790**	**2,015,936**	**3,689,463**	**3,187,305**	**-13.6**

The DBRS Morningstar Stabilized NCF is based on *the DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF is $3,187,305, representing a variance of -13.6% from the Issuer's stabilized NCF of $3,689,463. The primary driver of the variance is GPR. DBRS Morningstar concluded to the lesser of the appraisal's estimate premiums and a 25% premium cap in order to fall in line with a WA rent per unit that is consistent with the Reis submarket vintage average. The issuer assumed a renovation premium of $162 per unit over market rents, inflated by 3% per annum.

DBRS Morningstar Viewpoint

The loan is collateralized by a 372-unit multifamily property located within the Lake Houston MSA, about 23.5 miles northeast of the Houston CBD. The Lake Houston neighborhood benefits from its immediate access to major highways such as I-610, I-59 and Beltway 8, all three offer direct access to downtown Houston. Additionally, the subject benefits from the Texas Medical Center, one of the largest healthcare complexes in the country.

The subject's in-place rental rate of $1,161 per unit is directly in line with the Reis-defined Far NW/Montgomery County Submarket of $1,096 per unit for Q4 2021. Additionally, the subject's in-place occupancy rate of 89.3% is lagging the broader submarket average of 93.6%. Despite the slightly lower market rents and occupancy level, the sponsor's business plan should allow the asset to capitalize on the strong submarket. The sponsor plans to execute a capex program to push rents to the market with a total budget of $7.9 million ($21,102/unit). $5.6 million will be spent to renovate all 372 units, which will include renovated flooring, granite counter tops, and stainless-steel appliances. For value-add exterior improvements, $1.5 million will be used for upgrading the pool, landscaping, and roof. The forecasted

Reis submarket bodes well for the business plan as they are projected to increase to $1,438 over the next five years.

The loan represents a higher expected loss (EL) than the pool WA EL. The main drivers for the elevated EL include the high issuance LTV inclusive of future funding at 85.9% and the property's location within the DBRS Morningstar Market Rank 3 and MSA Group 1, which have historically had elevated PODs and LGDs.

Watermark Apartments

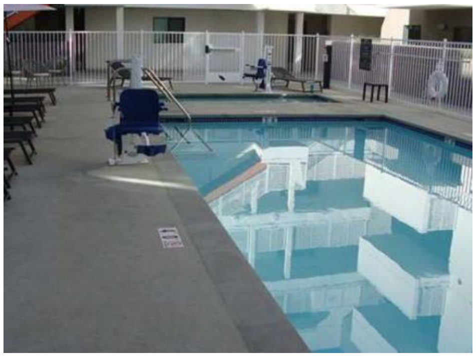
Loan Snapshot

Seller	FS Rialto
Ownership Interest	Fee Simple
Trust Balance ($ million)	26.7
Senior Loan PSF/Unit ($)	360,000
Percentage of the Pool (%)	4.5
Fully Extended Loan Maturity/ARD	May 2027
Amortization	Full IO
DBRS Morningstar As-Is DSCR (x)	0.69
DBRS Morningstar Stabilized DSCR (x)	0.76
DBRS Morningstar As-Is Issuance LTV (%)	69.2
DBRS Morningstar Stabilized Balloon LTV (%)	68.7
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average+

Debt Stack ($ millions)

Trust Balance	26.7
Pari Passu	63.3
Remaining Future Funding	0.0
Mezz Debt	0.0
Mortgage Loan Including Future Funding and M	90.0
Loan Purpose	Refinance
Equity Contribution/(Distribution) ($ million)	(4.9)

Source: PCA.



Source: PCA.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2021
City, State	Reseda, CA	**Physical Occupancy (%)**	99.6
Units/SF	250	**Physical Occupancy Date**	March 2022

This loan is secured by the borrower's fee-simple interest in Watermark Apartments, a Class A 250-unit mid-rise multifamily property in Reseda, California, approximately 23 miles northwest of the Los Angeles CBD. The sponsors developed the property in 2021 for a total cost basis of $113.9 million. The $90.0 million loan will refinance $82.2 million of existing debt encumbering the property, fund closing costs and reserves, and return $4.9 million in cash equity to the sponsors. The three-year floating-rate loan includes two 12-month extension options that are subject to, among other criteria, the collateral's satisfaction of certain debt yield, LTV, and DSCR hurdles as set forth in the initial loan agreement. The loan is IO throughout the fully extended loan term.

The subject is 99.6% occupied as of the March 2022 rent roll. In addition to the 250 apartment units, the property also has approximately 6,778 sf of ground-floor retail space that is currently 15.0% leased to one tenant, Umami Market. Property amenities include a rooftop deck, a barbecue area and firepit, a swimming pool, a fitness center, a business center, and community gardens. Additional amenities include subterranean parking and self-storage units. Interior unit finishes include elevated ceilings, modern floor finishes, cabinetry and fixtures, stainless-steel appliances, and in-unit washers/dryers.

Unit Mix and Rents - Watermark Apartments

Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[1]
Studio	13	464	1,784
1-Bedroom	127	622	2,149
2-Bedroom	99	955	2,789
3-Bedroom	11	1,354	3,339
Total/WA	**250**	**778**	**2,438**

1 Based on the March 2022 rent roll.

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)
VERT Apartments	Canoga Park, CA	3.7	277	2020	92.0	2,029
Bell Warner Center	Canoga Park, CA	3.6	395	2020	91.0	3,022
Symmetry Apartments & Retail	Northridge, CA	4.5	429	2020	97.0	2,411
IMT 6500	Van Nuys, CA	4.5	160	2020	98.0	1,239
24 North	Chatsworth, CA	5.3	392	2020	100.0	1,544
Total/WA Comp. Set	**Various, CA**	**Various**	**1,653**	**Various**	**95.5**	**2,174**
Watermark Apartments - Subject	**Reseda, CA**	**n/a**	**250**	**2021**	**99.6**	**2,438**

Source: Appraisal, except the subject figures are based on the rent roll dated March 2022.

Sponsorship

The sponsors for this loan are Gelt and Uhon. Gelt is a Los Angeles-based real estate investment company specializing in acquiring and repositioning multifamily properties throughout the Western U.S. Since 2008, Gelt has acquired more than 10,500 apartment units and owns a portfolio of 7,404 units.

Uhon is a privately held real estate capital investment and development group. Since its inception in 2015, the company has participated in real estate transactions across 3,000 units and 2.5 million sf. Furthermore, Gelt is an established Freddie Mac borrower, having completed more than $670.0 million in agency loans across 19 properties to date.

The property manager will be a sponsor-affiliated management company at a contract rate of 3.0% of EGI.

DBRS Morningstar Analysis

Site Inspection Summary

Source: PCA.

Source: PCA.

DBRS Morningstar did not conduct interior or exterior tours of the property because of health and safety constraints associated with the ongoing coronavirus pandemic. Based on photos and assessments from third-party reports, DBRS Morningstar determined the property quality to be Average +.

DBRS Morningstar NCF Summary

NCF Analysis				
	T-1 February 2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	7,342,404	8,036,072	7,307,508	-9.1
Other Income ($)	228,394	207,545	204,895	-1.3
Vacancy & Concessions ($)	-1,216,027	-432,890	-482,925	11.6
EGI ($)	**6,419,118**	**8,332,578**	**7,332,672**	**-12.0**
Expenses ($)	1,600,093	2,907,935	3,108,724	6.9
NOI ($)	**4,819,025**	**5,424,643**	**4,223,948**	**-22.1**
Capex ($)	50,000	50,000	62,500	25.0
NCF ($)	**4,769,025**	**5,374,643**	**4,146,823**	**-22.8**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria.* The resulting DBRS Morningstar Stabilized NCF was $4,146,823, representing a variance of -22.8% from the Issuer's stabilized NCF of $5,374,643. The DBRS Morningstar GPR and operating expense assumptions were the primary drivers for the variance. DBRS Morningstar assumed GPR to be in line with the leases in place as of the March 2022 rent roll. The sponsors' business plan includes burning off concessions offered to tenants when the property opened in 2021, with no further capital investment planned for the newly constructed property. DBRS Morningstar assumed the operating expenses to be generally in line with the appraiser's stabilized operating expenses, which were inflated by 6.0% because of a lack of operating history.

DBRS Morningstar Viewpoint

The collateral is in a primarily suburban area within the Reis-designated Western Region submarket within the Los Angeles market. The property is within a DBRS Morningstar Market Rank of 4, indicative of a suburban market, which exhibits a higher expected loss profile when compared against loans backed by properties in urban or densely urban markets, such as those closer to Los Angeles. Through YE2024, Reis projects only 46 new units of market rate rental apartments (amounting to 0.4% of new construction for the San Bernadino MSA) to the submarket. Reis also projects the vacancy rate to remain fairly stable over the next few years, with a vacancy rate of 2.5% for the end of 2024. On an annualized basis through 2023 and 2024, Reis projects asking and effective rents to rise by 2.1% and 2.0%, respectively, to finish 2024 at $1,948/unit and $1,910/unit, respectively. As of March 2022, all but one of the property's apartment units were leased, with an average in-place rental rate of approximately $2,436/unit, outperforming the submarket in both occupancy and rents.

The sponsors' business plan is to finalize the property's stabilization after construction by burning off the concessions offered to the first-generation tenants who took occupancy in 2021. On an annualized February 2022 T-1 basis concessions totaled $1.2 million, amounting to 16.5% of DBRS Morningstar GPR. The sponsors intend to reduce this figure to 1.5% of GPR, directly in line with the appraiser's stabilized projections. DBRS Morningstar believes the business plan is economically feasible given the property's desirability within the area and the low vacancy rates within the submarket.

The loan exhibits high leverage at issuance as evidenced by a DBRS Morningstar As-Is LTV of 69.2% based on the appraiser's as-is valuation of $130.0 million. As mentioned above, the collateral is in a suburban area (DBRS Morningstar Market Rank 4) within the Los Angeles MSA, which is a DBRS Morningstar MSA Group 3. Loans secured by properties in markets with lower DBRS Morningstar Market Ranks have historically demonstrated higher losses compared with loans secured by assets in more densely populated and more financially liquid markets.

Because of the relatively conservative business plan that is entirely based on phasing out concessions and leasing up the remainder of the commercial space, as well as the location within a DBRS Morningstar MSA Group 3, the loan exhibits a lower expected loss than the deal average.

The Hendrix Apartments

Loan Snapshot

Seller
FS Rialto
Ownership Interest
Fee Simple
Trust Balance ($ million)
26.3
Senior Loan PSF/Unit ($)
162,893
Percentage of the Pool (%)
4.4
Fully Extended Loan Maturity/ARD
January 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.67
DBRS Morningstar Stabilized DSCR (x)
1.01
DBRS Morningstar As-Is Issuance LTV (%)
90.7
DBRS Morningstar Stabilized Balloon LTV (%)
59.9
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
26.3
Pari Passu
65.2
Remaining Future Funding
12.1
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
103.6
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
25.8

Source: PCA.

Source: PCA.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1978; 1986/2016
City, State	Austin, TX	**Physical Occupancy (%)**	89.0
Units/SF	636	**Physical Occupancy Date**	March 2022

This loan is secured by the borrower's fee-simple interest in The Hendrix Apartments, a 636-unit, Class B, garden-style multifamily property located approximately 23 miles north of the Austin, Texas, CBD. Initial loan proceeds of $91.2 million, combined with $25.8 million in borrower equity, financed the $113.0 million purchase, established a $500,000 interest reserve, funded upfront tax/insurance/repair reserves, and covered closing costs. The loan provides for up to $12.4 million in future funding to facilitate the borrower's $13.2 million renovation plan. The four-year, floating-rate loan is IO throughout the entire term and is structured with one 12-month extension option.

The collateral comprises 20 three-story garden-style apartment buildings spread across a 20.5 acre site. The property was built in 1978 and renovated in 2016 during which the seller rebuilt 99 units in three buildings. The seller invested a total of $9.3 million in capital expenditures: $2.6 million was allocated to a new leasing office, fitness center, grill area, and pool; $2.6 million was spent on deferred maintenance and exterior upgrades; and $4.1 million was spent on unit interiors, primarily allocated to the conversion of 49 3-bedroom units into 147 "split" units comprising studios and one-bedroom units. These units began leasing in 2021. Given the seller's renovations since 2016, the property currently has three levels of unit finishes – classic (326 units), partially renovated (154 units), and fully renovated (156 units).

Unit Mix and Rents - The Hendrix Apartments			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[1]
Studio	261	436	825
1-Bedroom	144	737	949
2-Bedroom	102	1,352	1,167
3-Bedroom	129	1,549	1,401
Total / Weighted Average	**636**	**877**	**1,020**

1. Based on the December 31, 2021, rent roll.

Common amenities include a fitness center, coworking space, community pool, soccer field, two barbecue/grilling areas, two playgrounds, and a dog park. The sponsor believes that there is an opportunity to improve and reposition the collateral through the execution of a $13.2 million ($20,708/unit) renovation plan. The sponsor plans to spend $9.5 million ($14,962/unit) on interior renovations of all units including new appliances, backsplashes, flooring, lighting, and other miscellaneous upgrades. The sponsor plans to spend $1.4 million on exteriors and amenity spaces.

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Avg. Unit Size (sf)	Avg. Rental Rate ($/unit)	Occupancy
Artisan	Austin, TX	1.5	425	2002	1,151	1,428	94.0
Baxter at Westwood	Austin, TX	1.0	350	1984/2021	775	1,637	96.0
Lantern	Austin, TX	0.5	316	1984/2018	864	1,478	96.0
Summit at Westwood	Austin, TX	1.5	150	1984/2010	841	1,515	96.0
Townhomes at Sendera Trails	Austin, TX	2.5	192	1998/2020	1,071	1,961	95.0
Oakville	Austin, TX	2.3	344	2000/2018	1,004	1,724	96.0
Total/WA Comp. Set	**Various**	**Various**	**1,777**	**Various**	**963**	**1,600**	**95.4**
The Hendrix Apartments	**Austin, TX**	**n/a**	**636**	**1986/2016**	**877**	**1,020**	**89.0**

Source: Appraisal, except the subject figures, which are based on the rent roll dated March, 2022.

Sponsorship

The sponsor for this transaction is Tides Equities, a real estate investment company focused on investments in Class B multifamily real estate with value-add potential throughout the western United States. The group was founded in 2016 and is based in Southern California. Since inception, the firm has acquired more than 33,000 units throughout Arizona, Texas, Nevada, and California, totaling $3.6 billion.

The guarantors are the co-founders of Tides, Sean Kia and Ryan Andrade. Prior to founding Tides in 2016, Kia was the lead underwriter for acquisitions at Benedict Canyon Equities, where he played a significant role in acquiring and managing Benedict Canyon Equities' $2 billion portfolio. Andrade previously served as an acquisitions manager at TruAmerica Multifamily, a premier owner and operator of multifamily assets. Andrade facilitated the acquisition of more than $2 billion in value-add multifamily assets at TruAmerica.

Property management will be provided by The Robinson Family Group LLC, a sponsor affiliated management company. DBRS Morningstar concluded to a sponsor strength of Weak given pending litigation surrounding a significant LP investor in this transaction.

DBRS Morningstar Analysis

Site Inspection Summary

Source: PCA.

Source: PCA.

DBRS Morningstar toured the interior and exterior of the property on Friday, February 25, 2022, at 11 a.m. Based on the site inspection and management tour, DBRS Morningstar found the property quality to be Average.

The asset is roughly 25 minutes northwest of downtown Austin along Copper Creek Drive and is conveniently located just off of an exit ramp from TX-183. Located in a densely populated suburb surrounded by similar garden apartment complexes or single family subdivisions, the property did not have good curb appeal or adequate signage at the time of inspection. DBRS Morningstar noted only one picket sign on the property that directed tenants to the leasing office. It was apparent the asset was in a state of transition, and management noted that it had just taken over the property roughly a month ago. Building exteriors consisted of a mix of brick, stucco, cement, and wood siding exterior with pitched roofs. Some buildings were a light blue-gray color with gray, black, and blue accents, while select buildings were recently painted white with a gray trim by the new sponsor.

Deferred maintenance was notable across the property ranging from rusted stair railings, cracked cement steps, and a weathered parking lot. Despite there being reportedly a valet trash service, the property was littered with tenant trash bags. A surprising amount of furniture was scattered throughout the property and unit balconies that varied from dressers, to bedframes, to mattresses. One third floor room was inaccessible due to furniture blocking the door. A bicycle was hanging out of a second story window.

DBRS Morningstar toured one of the playgrounds, the soccer field, the pool, the fitness center, the clubhouse, and laundry facilities. The seller's relatively recent capital expenditures since 2016 were notable in the clubhouse, leasing office, pool, and fitness center. All were within or adjacent to the clubhouse, were clean, modern and presented very well. Unfortunately, the other common amenities did not present well. All other amenities were trash ridden and had deferred maintenance. The soccer field/sport court was closed and appeared to have not been used for some time. Management acknowledged the worn amenities and poor presentation across the property but highlighted that the seller was extremely hands off. Per management's discussions with current tenants, the seller had not responded to any maintenance requests for a year and a half prior to the sale in January 2022. Many residents had been at the property for a long time.

DBRS Morningstar toured four different units: two model units that were fully renovated, a partially renovated three bedroom unit, and a classic one bedroom unit that was being stripped and renovated. The renovated model units presented very well and offered stainless teel appliances, tile backsplash, white ceramic counters, and white cabinetry. Kitchen and living room floors offered vinyl plank flooring, while bedrooms were carpeted. Partially renovated units offered black appliances, dark wood cabinetry, and white ceramic counters and were generally carpeted throughout, with the exception of the kitchens. One-bedroom units had washers/dryers in unit, while all other units had washer/dryer connections. Management was unsure if washers/dryers would be added to all units during the renovation. Unit sizes were big, especially the 1,600 sf three-bedroom unit. Management noted that the property was one of the only assets with three-bedroom units in the area.

DBRS Morningstar NCF Summary

NCF Analysis

	2020	T-12 November 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	6,718,101	7,728,627	13,259,043	11,781,409	-11.1
Other Income ($)	862,275	967,420	1,066,500	967,420	-9.3
Vacancy & Concessions ($)	-889,335	-1,859,909	-1,193,314	-1,010,503	-15.3
EGI ($)	**6,691,041**	**6,836,138**	**13,132,229**	**11,738,326**	**-10.6**
Expenses ($)	3,468,648	3,737,785	5,258,983	5,277,455	0.4
NOI ($)	**3,222,393**	**3,098,353**	**7,873,246**	**6,460,870**	**-17.9**
Capex ($)	159,000	159,000	159,000	159,000	0.0
NCF ($)	**3,063,393**	**2,939,352**	**7,714,246**	**6,301,870**	**-18.3**

The DBRS Morningstar NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria.* The resulting DBRS Morningstar Stabilized NCF was $6,301,870, representing a –18.3% variance from the Issuer's stabilized NCF of $7,714,246. The primary driver of the variance was GPR. DBRS Morningstar concluded to a GPR based on the appraiser's post-renovation, uninflated, market rents, targeting rents in line with a competitive property nearby. In contrast, the Issuer concluded to the appraiser's as-is stabilized year-three market rents.

DBRS Morningstar Viewpoint

The collateral is in a middle income, in-fill neighborhood roughly 23 miles north of the Austin CBD and benefits from its proximity to TX-183, just two blocks west, as well as strong retail options. The junction between U.S. Route 183 and TX-45, 2.0 miles northwest, is lined with a bevy of national retailers including Sam's Club, Macy's, TJ Maxx, Lowe's, and a Walmart Supercenter. Unfortunately, the property is within a DBRS Morningstar Market Rank of 3, which is generally indicative of secondary or tertiary locations that have historically seen higher-than-average default rates.

The subject's in-place occupancy rate of 94.2%, based on the December 2021 rent roll, is generally in line with the Reis defined Highway 183/Cedar Park/Leander Submarket occupancy rate of 95.8% for Q4 2021. The property's in place rental rate of $1,020 per unit is lagging the broader submarket average of $1,461. Despite the below market rents, the sponsor's business plan should allow the asset to capitalize on the strong submarket once complete. The sponsor has planned to spend a total of $13.2 million ($20,708/unit) to renovate all units, upgrade exteriors, and upgrade common amenities that were not touched by the seller. Reis submarket forecasts bode well for the business plan. Occupancy is forecast to effectively stay flat through maturity given a forecast 95.6% submarket occupancy rate in 2026.

Submarket rents are projected to see average annual increases of 2.86% through maturity. More broadly, the strong demographics of the Austin MSA, which saw average annual population growth of 2.93% from 2010 through 2021, are forecast to continue with an average annual growth rate of 2.56% over the next five years per the appraisal.

The loan represents a high 90.7% issuance LTV, which is a level of leverage historically associated with the highest default rates. The LTV is forecast to drop to a more reasonable 59.9% at maturity, given the projected appreciation of the asset after the injection of $13.2 million in capex. It should be noted that the business plan relies heavily on continued rent appreciation. The DBRS Morningstar As-Is DSCR is low at 0.73x and the DBRS Morningstar Stabilized DSCR of 1.08x is also low. Both metrics are historically associated with high default rates. DBRS Morningstar does not forecast market rent growth when calculating the subject's stabilized NCF. Additionally, the main driver of the NCF variance between the DBRS Morningstar Stabilized NCF and the Issuer's Stabilized NCF was market rent appreciation. Should the submarket deteriorate, the business plan will be compromised, given the loan's high leverage. The loan's high leverage and low DBRS Morningstar Market Rank of 3 have the loan's modeled expected loss above the pool average.

Transaction Structural Features

Credit Risk Retention: Under U.S. Credit Risk Retention Rules, FS Credit REIT as Sponsor will be responsible for compliance with the U.S. credit risk retention requirements and intends to satisfy such requirements through the purchase and retention of a majority-owned affiliate of an eligible horizontal residual interest. As of the Closing Date, FS Rialto 2022-FL5 Holder, LLC, a majority-owned affiliate of the Sponsor, will acquire the Class F, Class G, and Class H Notes, representing not less than 5% of the fair value of the securities. Additionally, the Sponsor and the Retention Holder will both agree and undertake in the EU/UK Risk Retention Letter to comply with the EU/UK Risk Retention Requirements in accordance with the terms of the EU/UK Risk Retention Letter, including that the Sponsor will continue to own, directly or indirectly, 100% of the membership interests in the Retention Holder, which will in turn retain a material net economic interest in the securitization.

Advancing and Backup Agent: The Advancing Agent, FS Credit REIT, will be required to make interest advances with respect to interest shortfalls on the Class A, Class A-S, and B Notes, respectively, subject to a determination of recoverability. If the Advancing Agent fails to make a required Interest Advance, the backup advancing agent, Computershare Trust Company, National Association, will be required to make such Interest Advance, and if the backup advancing agent fails to make such Interest Advance, the Trustee will be required to make such Interest Advance, in each case subject to a determination of recoverability.

Controlling Class: The Controlling Class will be the most senior class of notes outstanding. If an EOD has occurred and is continuing under the Indenture, the holders of the Controlling Class will be entitled to cause the institution of, and direct the time, manner, and place of conducting, any proceeding for any remedy available to the Trustee and to direct the exercise of any trust, right, remedy, or power conferred on the Trustee, in each case subject to the provisions of the Indenture described herein. Any remedies pursued by the holders of the Controlling Class upon an EOD could be adverse to the interests of the holders of more subordinated classes of notes.

Future Funding Participations: Fifteen of the Closing Date Collateral Interests, representing approximately 62.1% of the Aggregate Collateral Interest Cut-Off Date Balance, are participation interests in Participated Loans that have related Future Funding Participations with an aggregate, unfunded future funding commitment of approximately $175.6 million as of the Cut-Off Date.

As of the Closing Date, each Future Funding Participation will be held by the Seller or an affiliate of the Seller. With respect to each Future Funding Participation, the holder of such participation will have the sole obligation to make future advances under the related Participation Agreement. Once funded, such participation may be transferred in accordance with the terms of the related Participation Agreement and the Issuer may, but is not obligated to, acquire such funded participation interest as a Reinvestment Collateral Interest. Pursuant to each Participation Agreement, the Future Funding Holder as the holder of the related Future Funding Participation (or a permitted transferee pursuant to the terms of the related Participation Agreement) and, for so long as the Future Funding Holder or another affiliate of FS Credit REIT is obligated to make future advances under such Participation Agreement, FS Credit REIT will be required to indemnify the Issuer and, if applicable, the holder of any other related Companion Participation against any losses, claims, damages, costs, expenses, and liabilities in connection with, arising out of, or as a result of, the failure of the holder of such Future Funding Participation to make future advances when required under the related Participated Loan.

On the Closing Date, FS Credit REIT, in its capacity as the Future Funding Indemnitor, will be required to certify that it has Segregated Liquidity at least equal to the Largest One Quarter Future Advance Estimate. Thereafter, so long as any Future Funding Participation is held by the Seller or an affiliate thereof and any future advance obligations remain outstanding under such Future Funding Participations, the Future Funding Indemnitor will be required to certify quarterly that the Future Funding Indemnitor has Segregated Liquidity at least equal to the greater of (1) the Largest One Quarter Future Advance Estimate or (2) the controlling Two Quarter Future Advance estimate for the immediately following two calendar quarters.

Reinvestment: The transaction includes a 24-month Reinvestment Period commencing on the Closing Date and ending on (and including) the earliest of (1) the end of the Due Period related to the Payment Date in June 2024, (2) the end of the Due Period related to the Payment Date on which all of the Notes are redeemed, and (3) the date on which principal of and accrued and unpaid interest on all of the Notes is accelerated following the occurrence and continuation of an EOD. During this period, the Collateral Manager may direct the reinvestment of principal proceeds into Reinvestment Collateral Interests (which may include Funded Companion Participations), subject to the satisfaction of the Eligibility Criteria and the Acquisition Criteria. Among other things, the Eligibility Criteria provides that a No-Downgrade Confirmation has been received from DBRS Morningstar with respect to the acquisition of such Reinvestment Collateral Interests. The Acquisition Criteria, among other things, require that (1) the Note Protection Tests are satisfied, (2) no EOD is continuing, (3) its acquisition is in compliance with the Acquisition and Disposition Requirements, and (4) Rialto or one of its affiliates acts as the subadvisor to the Collateral Manager.

Administrative Modifications and Criteria-Based Modifications: The collateral manager, subject to certain conditions, may direct and require the special servicer to process administrative modifications and criteria-based modifications to the mortgage loans.

An administrative modification means any modification, waiver, or amendment to any loan related to (1) a mismatch between the Benchmark Replacement on the Notes and the benchmark replacement on the commercial real estate loans, including any mismatch relating to an alternate rate index and spread, and Loan-Level Benchmark Replacement Conforming Changes or (2) changes to exit fees, extension fees, default interest, financial covenants relating to debt service coverage, debt yield, or LTV requirements or yield or spread maintenance provisions; reserve account purposes, minimum balance amounts, release conditions, or other reserve requirements; reserve account minimum balance amounts, conditions, and purposes; waivers or reductions of benchmark floors or deferrals of step-ups; or waivers of a borrower being required to obtain an interest rate cap agreement in connection with an extension; the timing of, or conditions to, the future funding companion participation; sponsor or guarantor financial covenants;

or mortgaged property lease approvals or modifications; modifications or waivers of repair, maintenance, and capex completion dates; conditions precedent to extending the term of the Commercial Real Estate Loan; a requirement to replace an interest rate cap agreement in connection with a change to an interest rate index; or provisions related to partial releases of a Mortgaged Property.

Criteria-Based Modification means a modification, waiver, or amendment that would result in (1) a change in interest rate (other than as an Administrative Modification), (2) a delay in the required timing of any payment of principal, (3) an increase in the principal balance of such Commercial Real Estate Loan that will be allocated solely to the related Companion Participation, (4) the indirect owners of the related borrower incurring additional indebtedness in the form of a mezzanine loan or preferred equity, or (5) a change of maturity date or extended maturity date of such Commercial Real Estate Loan. A criteria-based modification will be permissible only if, immediately after giving effect to such modification, (1) not more than eight Criteria-Based Modifications have been effectuated after the Reinvestment Period; (2) the Acquisition Criteria are satisfied; (3) the related Collateral Interest complies with the Eligibility Criteria, subject to the EC Modification Adjustments, which require a No-Downgrade Confirmation from DBRS Morningstar, but only if it involves an increase in the principal balance of the related Commercial Real Estate Loan or the indirect owners of the related borrower incurring additional indebtedness in the form of a mezzanine loan or preferred equity; and (4) certain other additional modification criteria are satisfied as more particularly described in the Offering Memorandum.

The effectuation of any administrative modification or criteria-based modification by the special servicer will not be subject to the servicing standard, but the collateral manager's decision will be subject to the collateral management standard.

No-Downgrade Confirmation: Certain events within the transaction require the Issuer to obtain No-Downgrade Confirmation. DBRS Morningstar will review requests from the Issuer to determine whether it will confirm that a proposed action or failure to act or other specified event will not, in and of itself, result in the downgrade or withdrawal of the current rating.

Note Protection Tests: The transaction features senior note protection tests in the form of an interest coverage (IC) test and a par value or overcollateralization (OC) test. If the IC or OC tests are not satisfied on any measurement date, interest proceeds that would otherwise be used to pay interest on the Class F Notes, the Class G Notes, and the Class H Notes must instead be used to pay principal of first, the Class A Notes; second, the Class A-S Notes; third, the Class B Notes; fourth, the Class C Notes; fifth, the Class D Notes; and sixth, the Class E Notes, in each case, to the extent necessary to cause the Note Protection Tests to be satisfied. If interest proceeds are not sufficient to rebalance the vehicle and satisfy both the IC and the OC tests or pay down the applicable classes, the Issuer will not be permitted to use principal proceeds for Reinvestment Mortgage Assets. The OC Test will be satisfied if the Par Value Ratio (as defined in the Offering Memorandum) is equal to or greater than 118.61%. The IC Test will be satisfied if the Interest Coverage Ratio (as defined in the Offering Memorandum) is equal to or greater than 120.00%.

Deferrable Floating-Rate Notes: The Class C, D, E, F, and G Notes will be considered deferrable notes. With respect to the deferrable notes, to the extent that interest proceeds are not sufficient on a given payment date to pay accrued interest, interest will not be due and payable on the payment date and will instead be deferred. DBRS Morningstar's assigned ratings contemplate the timely payment of distributable interest and, in the case of the deferrable notes, the ultimate recovery of deferred interest (inclusive of interest payable thereon at the applicable rate to the extent permitted by law). Deferred interest will be added to the principal balance of the deferrable notes and will be payable on the first payment date on which funds are permitted. DBRS Morningstar's ratings contemplate timely payments of distributable interest and ultimate recovery of deferred interest inclusive of interest payable on deferred interest at the applicable note rate to the extent permitted by law. Thus, DBRS Morningstar will assign its Interest in Arrears designation to the Deferred Interest Classes in months when classes are subject to deferred interest.

Step-Up Coupon: Beginning on the payment date in June 2027 and continuing thereafter, the interest rate of the Class A Notes and the Class A-S Notes will increase by 0.25% and the interest rate of the Class B Notes, the Class C Notes, the Class D Notes, and the Class E Notes will increase by 0.50%.

Benchmark Index: The initial Benchmark index for determining the interest rate on each class of notes will be based on the Term SOFR as obtained by the Calculation Agent, identified as "1 Month CME Term SOFR," as reported on the Term SOFR Source as of the Reference Time. For purposes of calculating the Benchmark, the Issuer will initially appoint the Note Administrator as calculation agent. If a Benchmark Transition Event occurs with respect to any Benchmark, such Benchmark will be replaced with the applicable Benchmark Replacement, as determined by the Collateral Manager in accordance with the procedures and notice provisions set forth in the Indenture. For a more detailed discussion of the Benchmark and its effects, see the Offering Memorandum.

Methodologies

The following are the methodologies DBRS Morningstar applied to assign ratings to this transaction. These methodologies can be found on www.dbrsmorningstar.com under the heading Methodologies & Criteria. Alternatively, please contact info@dbrsmorningstar.com or contact the primary analysts whose information is listed in this report.

- *North American CMBS Multi-Borrower Rating Methodology*
- *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*
- *Rating North American CMBS Interest-Only Certificates*
- *Interest Rate Stresses for U.S. Structured Finance Transactions*

Surveillance

DBRS Morningstar will perform surveillance subject to *North American CMBS Surveillance Methodology*.

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

This report is based on information as of June 2, 2022. Subsequent information may result in material changes to the rating assigned herein and/or the contents of this report.

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 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.

About DBRS Morningstar

DBRS Morningstar is a full-service global credit ratings business with approximately 700 employees around the world. We're a market leader in Canada, and in multiple asset classes across the U.S. and Europe.

We rate more than 3,000 issuers and nearly 60,000 securities worldwide, providing independent credit ratings for financial institutions, corporate and sovereign entities, and structured finance products and instruments. Market innovators choose to work with us because of our agility, transparency, and tech-forward approach.

DBRS Morningstar is empowering investor success as the go-to source for independent credit ratings. And we are bringing transparency, responsiveness, and leading-edge technology to the industry.

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