Presale Report

Ready Capital Mortgage Financing 2023-FL12, LLC

DBRS Morningstar
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Capital Structure

Description	Rating Action	Balance ($)	Subordination (%)	DBRS Morningstar Rating	Trend
Class A Notes	New Rating - Provisional	342,113,000	47.250	AAA (sf)	Stable
Class A-S Notes	New Rating - Provisional	99,715,000	31.875	AAA (sf)	Stable
Class B Notes	New Rating - Provisional	29,996,000	27.250	AA (low) (sf)	Stable
Class C Notes	New Rating - Provisional	37,292,000	21.500	A (low) (sf)	Stable
Class D Notes	New Rating - Provisional	38,913,000	15.500	BBB (sf)	Stable
Class E Notes	New Rating - Provisional	10,539,000	13.875	BBB (low) (sf)	Stable
Class F Notes	New Rating - Provisional	30,807,000	9.125	BB (low) (sf)	Stable
Class G Notes	New Rating - Provisional	18,646,000	6.250	B (low) (sf)	Stable
Class H Notes	NR	40,535,094	0.000	NR	n/a

1 NR = not rated.
2 Class F, Class G, and Class H are the Non-Offered Notes and are not being offered under the Offering Memorandum.
3 The Class F and Class G Notes allow for deferred interest. Payments to the Class H Notes are also deferred but there is no interest accrual, and the Class H Notes will not bear interest at a stated rate, but will entitle the Holder (as defined in the Offering Memorandum) thereof to receive certain remaining interest and principal proceeds.
4 Step Up Coupon: On and after the Payment Date in May 2028, the interest rate on the Class A and Class A-S Notes will increase by 0.25%. On and after the Payment Date in May 2028, the interest rate on the Class B, Class C, Class D, and Class E Notes will increase by 0.50%.

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Transaction Summary

Pool Characteristics			
Trust Amount ($)	648,556,095	**Participated Loan Commitment Amount ($)**	934,030,803
Number of Loans	35	**Average Loan Size ($)**	18,530,174
Number of Properties	59	**Top Ten Loan Concentration (%)**	54.8
Managed / Static	Static	**Unfunded Companion Participation Amount ($)**	90,235,210
Preidentified Ramp Loans	N	**Replenishment Allowed**	N
Class OC Trigger (%)	116.1	**Reinvestment Period**	n/a
Initial OC Test (%)	115.1	**IC Ratio: Trigger (X)**	1.20
Wtd. Avg. Current Funded As-Is Appraised Issuance LTV (%)	68.9	**Wtd. Avg. DBRS Morningstar As-Is Issuance LTV (%)**	78.2
Wtd. Avg. Current Funded Stabilized Appraised LTV (%)	64.8	**Wtd. Avg. DBRS Morningstar Stabilized Balloon LTV (%)**	64.9
Wtd. Avg. Interest Rate Margin (%)	3.995	**DBRS Morningstar Wtd. Avg. Interest Rate[4] (%)**	7.130
Wtd. Avg. Remaining Term[1]	21	**Wtd. Avg. Remaining Term - Fully Extended**	40
Wtd. Avg. DBRS Morningstar As-Is DSCR[2]	0.59	**Wtd. Avg. Issuer As-Is DSCR (x)[4,5]**	1.01
Wtd. Avg. DBRS Morningstar Stabilized DSCR[3]	0.87	**Wtd. Avg. Issuer Stabilized DSCR (x)[4,5]**	1.22
		Avg. DBRS Morningstar Stabilized NCF Variance[3] (%)	-16.0

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 Assumes that the initial term to maturity of each loan is not extended.
2 Based on DBRS Morningstar As-Is NCF.
3 Based on DBRS Morningstar Stabilized NCF.
4 Interest rate assumes 5.0% one-month Term SOFR stress 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.
5. The WA Issuer As-Is DSCR assumes 1.00x for 12 Collateral Interests (43.1% of the Collateral Interest Cut-off Date Portfolio Balance) with a NCF DSCR below 1 00x that have an associated debt service reserve account,
carry shortfall reserve or excess cash flow sweep

Participants	
Issuer	Ready Capital Mortgage Financing 2023-FL12, LLC, a Delaware limited liability company
Mortgage Loan Seller	Ready Capital Subsidiary REIT II, LLC
Depositor	Ready Capital Mortgage Depositor FL12, LLC
Servicer, Special Servicer, and Advancing Agent	KeyBank National Association
Operating Advisor	Park Bridge Lender Services LLC
Trustee	US Bank Trust Company, National Association
Placement Agents	J.P. Morgan Securities LLC
	ATLAS SP Securities, a division of Apollo Global Securities, LLC
	Deutsche Bank Securities Inc.
	Goldman Sachs & Co. LLC
Structuring Agent	J.P. Morgan Securities LLC

Transaction Overview

The initial collateral pool consists of 35 floating-rate mortgage loans secured by 59 mostly transitional properties with a cut-off date balance of $648.6 million. The loans have an aggregate $178.9 million of pari passu debt, $15.7 million of subordinate junior participations, $90.2 million of unfunded future funding commitment of the future funding participations, and $634,738 of unfunded junior participations. The holder of the future funding companion participations has full responsibility to fund the pari passu future funding participations. The transaction will consist of a fully identified static pool of assets with no ability to add unidentified assets after the closing date. However, all or a portion of the pari passu future funding participations are eligible to be acquired and held by the Issuer to become a part of the trust, with the exception of the future funding participations associated with SAMO Apartments Portfolio, Mission Matthews Place and Waterford Hills, and Champion Student Housing Portfolio. The Issuer has a limited right to use principal proceeds to acquire pari passu future funding participations subject to stated criteria during the Permitted Funded Companion Participation Acquisition Period, which begins on the closing date and ends on the payment date in June 2025. Acquisitions of future funding participations of $500,000 or greater will require rating agency confirmation (RAC). Interest can be deferred for the Class F, Class G, and Class H Notes, and interest deferral will not result in an EOD unless it occurs at on the Final Rated Maturity date. In addition, the Issuer will make a $500,000 deposit into an Interest Reserve at closing. At the sole discretion of the majority of the holder(s) of the Class H Notes, reserves may be transferred by trustee for distribution as interest proceeds, which are limited to the shortfall of that specific pay period. The transaction will have a sequential-pay structure.

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. All loans are closed and have origination dates ranging from December 2019 to May 2023. Additionally, there are two loans, representing 6.7% of the initial pool balance, that will reach their fully extended maturity dates in the next 18 months. In total, 33 loans, representing 93.3% of the pool, have remaining future funding participations totaling $90.2 million; however the Issuer can only acquire $68.8 million in the future. Please see the chart below for the participations that the Issuer will be allowed to acquire.

Loan Name	Cut-Off Date Whole Loan Amount[1] ($)	Future Funding Amount [2,3,4] ($)	Whole Loan Amount ($)	Total Future Funding Commitments Allowed (%)	Loan Closed (Y/N)
SAMO Apartments Portfolio	119,025,753	7,959,509	127,620,000	0.0	Y
Appletree Portfolio	60,968,683	5,981,317	66,950,000	100.0	Y
Highpoint at Cypresswood	37,500,000	0	37,500,000	100.0	Y
Project Sail	35,270,789	2,280,000	37,550,789	100.0	Y
Park 217 Business Center	34,398,482	284,518	34,683,000	100.0	Y
Mission Matthews Place and Waterford Hills	116,041,809	4,833,191	120,875,000	0.0	Y
Champion Student Housing Portfolio	59,538,941	9,256,059	68,795,000	0.0	Y
Villas at Palm Bay	24,737,881	1,282,119	26,020,000	100.0	Y
Sacramento Portfolio	23,513,307	1,831,693	25,345,000	100.0	Y
Concord Business Park	22,167,975	673,025	22,841,000	100.0	Y

Loan Name	Cut-Off Date Whole Loan Amount[1] ($)	Future Funding Amount [2,3,4] ($)	Whole Loan Amount ($)	Total Future Funding Commitments Allowed (%)	Loan Closed (Y/N)
City Heights Portfolio	21,566,006	2,113,994	23,680,000	100.0	Y
Delta Court	29,750,000	1,000,000	30,750,000	100.0	Y
Northridge UT Portfolio	20,925,134	614,866	21,540,000	100.0	Y
922-930 North Boulevard	20,805,089	4,669,911	25,475,000	100.0	Y
Thrive Tempe	22,528,433	2,386,567	24,915,000	100.0	Y
Drexel Flats	26,220,321	2,079,679	28,300,000	100.0	Y
Palms at Beacon Pointe Apartments	19,800,000	900,000	20,700,000	100.0	Y
1421 and 1427 Barry	14,965,000	150,000	15,115,000	100.0	Y
The Oasis	13,803,145	126,855	13,930,000	100.0	Y
Crown Pointe Apartment Homes	12,767,283	262,717	13,030,000	100.0	Y
Black Oak & Crown Ridge Portfolio	11,451,917	298,083	11,750,000	100.0	Y
Elevation Portfolio 2	10,695,000	5,410,000	16,105,000	100.0	Y
4055 Bohannon	9,416,165	19,266,049	28,682,214	100.0	Y
Sonoma Apartments	8,812,879	1,667,121	10,480,000	100.0	Y
Regency Oaks	8,374,629	385,371	8,760,000	100.0	Y
Delwood Station	8,085,000	585,000	8,670,000	100.0	Y
The Oasis 2	7,136,286	363,714	7,500,000	100.0	Y
Oak Hollow Apartments	6,354,786	645,215	7,000,000	100.0	Y
Cleveland Paradise Apartments	6,285,359	1,214,641	7,500,000	100.0	Y
2715 Capital Boulevard	6,088,221	7,060,579	13,148,800	100.0	Y
Pharr Manor Apartments	5,900,000	0	5,900,000	100.0	Y
422 East 81st Street	5,833,221	131,956	5,965,177	100.0	Y
Crest at River District	4,850,000	920,000	5,770,000	100.0	Y
The Pines Apartments	4,773,800	776,200	5,550,000	100.0	Y
847 S Sherbourne	2,140,000	3,460,000	5,600,000	100.0	Y

1 Includes funded junior participations for SAMO Apartments, Appletree and Thrive Tempe.
2 Includes SAMO Apartments junior participation future funding.
3 Cut-Off date unfunded future funding amount.
4 Future funding is used for capital improvements, leasing costs, earnouts etc

All of the loans in the pool have floating rates, and DBRS Morningstar incorporates an interest rate stress that is based on the lower of a DBRS Morningstar stressed rate that corresponds to the remaining fully extended term of the loans or the strike price of an 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, 33 of the 35 loans, representing 90.6% of the initial pool balance, had a DBRS Morningstar As-Is DSCR of 1.00x or below, a threshold indicative of default risk. Additionally, the DBRS Morningstar Stabilized NCF for 27 loans, representing 77.2% of the initial pool balance, was below 1.00x, 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 will stabilize above market levels.

Rating Considerations

Strengths

- **Experienced Sponsor:** The transaction is sponsored by Ready Capital Corporation, a publicly traded mortgage REIT, externally managed by Waterfall Asset Management, LLC, which is an SEC-registered investment advisor based in New York. The sponsor has strong origination practices and substantial experience in originating loans and managing CRE properties, with an emphasis on small business lending. The sponsor has provided more than $18.9 billion in capital across all of its CRE lending programs through May 30, 2023 (approximately $273 million YTD).
- **Significant Risk Retention by Sponsor:** The depositor, Ready Capital Mortgage Depositor FL12, LLC, which is a majority-owned affiliate and subsidiary of the sponsor, expects to retain the Class F, Class G, and Class H Notes, collectively representing the most subordinate 13.875% of the transaction by principal balance.
- **Multifamily Concentration:** The pool primarily comprises multifamily properties, with 86.2% of the initial pool balance secured by multifamily properties. Historically, multifamily properties have lower default rates than other property types in the CMBS universe. 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.
- **Acquisition Financing:** Twenty-nine loans, representing 82.6% of the pool balance, represent acquisition financing. Acquisition financing generally requires the respective sponsor(s) to contribute material cash equity as a source of funding in conjunction with the mortgage loan, resulting in a higher sponsor cost basis in the underlying collateral and aligns the financial interests between the sponsor and the lender.
- **Recent Originations:** Twenty-eight loans, representing 74.1% of the pool balance, were originated in 2022 or later. The earliest originated loan is 422 East 81st Street, representing 0.9% of the pool balance, which was originated in December 2019. The pool's WA remaining fully extended term of 40 months should provide the sponsor with enough time to execute their respective business plans without risk of imminent maturity. In addition, the appraisals and financial data provided are generally reflective of recent market conditions.

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. 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 24 loans, representing 84.4% of the initial pool balance. Additionally, DBRS Morningstar conducted site inspections for 15 of the 35 loans in the pool, representing 70.2% 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.

- Elevated Leverage: Based on the initial pool balances, the overall DBRS Morningstar WA As-Is DSCR of 0.59x and DBRS Morningstar As-Is LTV of 77.0% generally reflect high-leverage financing.
  - *Mitigant: Most of the assets are generally well-positioned to stabilize, and any realized cash flow growth would help offset a rise in interest rates and improve the overall debt yield of the loans. DBRS Morningstar associates its LGD based on the assets' DBRS Morningstar As-Is LTV, which does not assume that the stabilization plan and cash flow growth will ever materialize.*
  - *Mitigant: The DBRS Morningstar As-Is DSCR at issuance does not consider the sponsor's business plan, as the DBRS Morningstar As-Is NCF was generally based on the most recent annualized period. The sponsor's business plan could have an immediate impact on the underlying asset performance that the DBRS Morningstar As-Is NCF is not accounting for.*
  - *Mitigant: When measured against the DBRS Morningstar Stabilized NCF, the DBRS Morningstar WA DSCR is estimated to improve to 0.87x, suggesting that the properties are likely to have improved NCFs once the sponsor's business plan has been implemented.*
- Floating-Rate Interest Rates: All loans have floating interest rates, and 34 out of the 35 loans are IO throughout the initial loan term, creating interest rate risk should short-term interest rates continue to increase. Additionally, four of the 35 loans, representing 3.8% of the initial pool balance, do not have rate caps in place, which further exacerbate the interest rate risk for those loans.
  - *Mitigant: DBRS Morningstar incorporates an interest rate stress, which is based on the lower of a DBRS Morningstar stressed rate that corresponds 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. Additionally, for the remaining 31 loans that do have interest rate caps in place, those caps may expire before the respective maturity dates for the loans, requiring the purchase of a new cap at significantly higher cost because of the current high interest economic environment.*
  - *Mitigant: All loans have extension options, and in order to quality for these options, the loans must meet minimum DSCR requirements.*
  - *Mitigant: The four loans that do not have rate caps in place represent acquisition financing with substantial equity provided at the closing of the loan.*
  - *Mitigant: All loans are short term and, even with extension options, have a fully extended loan term of 60 months maximum.*
  - *Mitigant: The transaction is structured with a $500,000 interest reserve that can be used to cover any shortfall of interest payment to the notes.*
- **Weak Market Ranks:** Twenty-five loans, representing 67.4% of the pool balance, are secured by a property or properties with a DBRS Morningstar Market Rank of 3 or 4, which, although generally suburban in nature, have historically had higher default and loss rates. Additionally, two loans, representing 10.5% of the pool, are secured by properties with DBRS Morningstar Market Ranks of 1 or 2, which are indicative of more rural or tertiary settings.
  - *Mitigant: DBRS Morningstar analyzed properties in densely populated markets with higher PODs and LGDs than those in urban markets.*

    - *Mitigant: There are five loans, representing 16.0% of the pool balance, in a DBRS Morningstar Rank of 7 and 8, which are characterized as urbanized locations. These markets generally benefit from increased liquidity driven by consistently strong investor demand. Such markets therefore tend to benefit from lower default frequencies than less-dense suburban, tertiary, or rural markets.*
    - *Mitigant: DBRS Morningstar sampled 24 of the 35 loans, representing 84.4% of initial pool balance.*
- **MSA Groups:** Twenty-three loans, representing 67.9% of the initial pool balance, are in a DBRS Morningstar MSA Group of 0 or 1. Historically, loans securitized in these MSA groups have demonstrated higher PODs and LGDs, resulting in higher individual loan-level expected losses.
    - *Mitigant: DBRS Morningstar analyzed properties in a DBRS Morningstar MSA Group of 0 or 1 with higher PODs and LGDs than those located in more liquid MSAs.*
    - *Mitigant: There are five loans, representing 32.1% of the initial pool balance, that are in a DBRS Morningstar MSA Group of 2 or 3, which represent MSAs with below-average historical default rates. More specifically, there are three loans, representing 23.7% 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.*

Comparable Transactions

	Subject Deal	Comp 1	Comp 2	Comp 3
Deal Name	**RCMF 2023-FL12**	**RCMF 2022-FL9**	**RCMF 2022-FL8**	**RCMF 2021-FL7**
Pool Balance	$648,556,095	$754,227,151	$1,135,000,000	$927,192,227
# of Loans	35	25	67	76
Average Loan Size	$18,530,174	$30,169,086	$16,940,299	$12,199,898
Largest Loan Concentration	9.3%	5.4%	5.4%	6.6%
Top Ten Concentration	54.8%	65.8%	38.0%	35.1%
Herf	22.6	18.3	39.1	45.2
DBRS Morningstar WA E/L	**6.3%**	**7.3%**	**8.2%**	**7.5%**
EL 0 <= 0.80%	3.5	2.3	0.0	1.8
EL 1 >0.80%, <=2.0%	9.3	5.7	3.0	11.5
EL 2 >2.0%, <=4.0%	13.4	22.2	8.8	8.6
EL 3 >4.0%, <=7.5%	32.3	18.2	28.1	27.6
EL 4 >7.5%, <=15.0%	41.5	39.9	44.8	35.2
EL 6 >15.0	0.0	11.6	15.4	15.3
DBRSM AS-IS WA LTV	**78.2%**	**77.8%**	**83.1%**	**82.9%**
DBRSM STABILIZED WA LTV	**64.9%**	**67.8%**	**66.4%**	**65.3%**
LTV >= 85.03%	0.0	0.0	1.3	0.0
LTV >=75.16%, <85.03%	0.0	15.1	5.6	2.7
LTV >=67.1%, <75.16%	43.3	21.7	35.6	36.5
LTV <67.1%	56.7	63.2	57.4	60.8
DBRSM Stabilized NCF Variance	**-16.0%**	**-24.0%**	**-23.6%**	**-25.6%**
HC >-10.0%	14.5	0.0	2.1	1.0
HC <-10.01%, >-20.0%	51.5	9.4	25.3	15.9
HC <-20.01%, >-30.0%	33.1	81.0	57.4	65.7
HC <-30.01%	0.9	9.6	15.2	17.4
DBRSM As-Is WA DSCR	**0.59**	**0.78**	**0.82**	**0.84**
DBRSM Stabilized WA DSCR	0.87	0.98	1.10	1.18
DSCR < 0.90x	64.6	23.0	6.1	5.8
DSCR 0.90x - 1.00x	12.6	37.9	19.1	13.2
DSCR 1.00x - 1.25x	13.7	36.9	62.3	52.3
DSCR 1.25x - 1.50x	3.3	2.3	12.3	21.8
DSCR > 1.50x	5.8	0.0	0.3	6.9
DBRSM WA Business Score	**2.00**	**1.92**	**2.04**	**2.11**
% Bus Rank 1-2	65.1	94.1	39.3	26.0
% Bus Rank 2.01-3	33.5	1.3	60.7	74.0
% Bus Rank 3.01-4	1.5	4.6	0.0	0.0
% Bus Rank 4.01-5	0.0	0.0	0.0	0.0

	Subject Deal	Comp 1	Comp 2	Comp 3
Deal Name	**RCMF 2023-FL12**	**RCMF 2022-FL9**	**RCMF 2022-FL8**	**RCMF 2021-FL7**
Total Hotel %	0.0	0.0	0.0	1.9
Total Office %	1.5	0.0	0.0	2.2
Total Retail %	0.0	0.0	0.0	0.0
Total MF %	86.2	95.7	92.7	90.8
Total Industrial %	12.3	1.3	7.3	3.2
Total Self Storage %	0.0	3.0	0.0	1.0
Total MHC %	0.0	0.0	0.0	0.9
Total Mixed Use %	0.0	0.0	0.0	0.0
Total Other %	0.0	0.0	0.0	0.0
DBRS Morningstar WA Market Rank	**4.00**	**3.52**	**3.89**	**3.89**
% Mkt Rank 8	12.8	0.0	0.0	0.0
% Mkt Rank 7	3.2	8.1	3.5	1.9
% Mkt Rank 5-6	6.1	9.3	19.5	24.2
% Mkt Rank 3-4	67.4	74.2	74.4	63.4
% Mkt Rank 1-2	10.5	8.4	2.6	9.7
% Mkt Rank 0	0.0	0.0	0.0	0.8
DBRS Morningstar MSA Group				
% MSA Group 3	23.7	9.3	1.5	11.3
% MSA Group 2	8.4	13.8	12.4	7.2
% MSA Group 1	15.1	31.3	51.2	42.0
% MSA Group 0	52.8	45.7	34.9	39.5
DBRS Morningstar Property Quality				
Excellent	0.0	0.0	0.0	0.0
Above Average	0.0	0.0	0.0	0.0
Average +	11.1	15.1	0.0	3.5
Average	76.8	72.2	93.1	79.3
Average -	3.3	8.3	6.9	12.7
Below Average	8.7	4.5	0.0	4.5
Poor	0.0	0.0	0.0	0.0
DBRS Morningstar Sponsor Strength				
Strong	0.0	0.0	3.9	0.0
Average	94.8	88.3	83.9	78.6
Weak	5.2	11.7	12.1	17.1
Bad (Litigious)	0.0	0.0	0.0	4.3

For managed transactions, deal stats exclude ramp loans.

Note: The DBRS Morningstar Market Rank and MSA Group results for portfolio loans reflects an approximation of the weighted average figure based on the corresponding model coefficients.

Legal and Structural Considerations

- **Benchmark Rate Replacement:** The current transaction note benchmark is Term Secured Overnight Financing Rate (SOFR), which provides an indication of the one-month forward-looking measurement of SOFR based on market expectations implied from derivatives markets. Because Term SOFR is a relatively new rate, the Notes will likely have no established trading market when issued, and an established trading market may never develop or may not be very liquid. Market terms for debt securities linked to Term SOFR, such as the spread over the rate reflected in interest rate provisions, may evolve over time, and trading prices of the Notes may be lower than those of later-issued Term SOFR-based debt securities as a result. Similarly, if Term SOFR does not prove to be widely used in securities like the Notes, the trading price of the Notes may be lower than those Notes linked to rates that are more widely used. In the event that Term SOFR is discontinued as specified in the definition of Benchmark Transition Event or is not available, a Benchmark Replacement will occur. 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 Benchmark Agent in accordance with the procedures and notice provisions set forth in the Indenture and the Benchmark Agency Agreement. Noteholders will not have any right to approve or disapprove of any changes as a result of a Benchmark Transition Event, the selection of a Benchmark Replacement or Benchmark Replacement Adjustment, or the implementation of any Benchmark Replacement Conforming Changes (as those terms are defined in the offering documents), and Noteholders will be deemed to have agreed to each of the foregoing determinations and to have waived and will be deemed to have released any and all claims relating to any such determinations.

  In the event of a Benchmark Replacement, the new benchmark under the mortgage loan documents may not be based on the same base rate or match the applicable Benchmark Replacement at which interest on the Notes will accrue. The triggers for a conversion from the benchmark under the Asset Documents may also differ from each other and that under the Indenture. Mismatches between SOFR-based rates, and between SOFR-based rates and other rates, may cause economic inefficiencies, particularly if market participants seek to hedge one kind of SOFR-based rate by entering into hedge transactions based on another SOFR-based rate or another rate.

- **Criteria-Based Modifications:** Consistent with the ongoing evolution of Criteria-Based Modifications, the transaction permits the Directing Noteholder to cause the special servicer to effectuate Criteria-Based Modifications subject to certain conditions (including a change in interest rate, delay in the required timing of any payment of principal, borrower incurring additional debt, or a change in maturity date or extending the maturity date). This transaction allows up to six Criteria-Based Modifications over the course of the transaction, which are subject to, among other conditions, satisfaction of Note Protection Tests, no EOD having occurred or occurring, and a RAC from DBRS Morningstar.
    - *The six Criteria-Based Modifications allowed in this transaction are generally less than the number allowed in typical CRE collateralized loan obligation (CLO) transactions.*

- **Administrative Modifications:** The transaction permits the Directing Noteholder to cause the special servicer to effectuate administrative modifications subject to certain conditions (including (1) replacement index changes to reduce mismatch, conforming changes, or waiver of obligation to replace a rate cap; (2) for non-specially serviced loans, changes relating to (A) exit fees, prepayment fees, (B) financial covenants, including debt yield, DSCR, (C) reserve uses, balances release conditions, (D) waivers and reductions in benchmark floor and step ups, (E) conditions to future funding participations, (F) sponsor/guarantor financial covenants as to net worth/liquidity, (G) lease approvals/parameters, (H) modifications/waivers of repair and maintenance completion dates, (I) conditions to extending term, (J) modifying partial release (but not below 115%), (K) nonmaterial modifications for insurance deductibles; and (3) (A) any requirement to renew/replace a rate cap or change to a rate cap for loan extension of < 90 days or other loan extension that with required reserves, provides substantially economically equivalent protection as determined by directing noteholder, or (B) otherwise amending a rate cap to the extent it would not materially and adversely affect note holders as determined by directing noteholder).

- **Nonconsolidation Opinions:** DBRS Morningstar typically expects to see a nonconsolidation opinion for loans over $25.0 million in CRE CLO transactions to express a stance regarding the consolidation of the assets and liabilities of the related borrowers with those of the related guarantors or the related pledgors because of the existence of the potential obligations of the guarantors under the related full recourse guarantees and pledgors under the related pledge agreements. While there is no nonconsolidation opinion for Highpoint at Cypresswood ($37.5 million loan amount), DBRS Morningstar did not view this as an imminent threat to the transaction because the loan exhibits metrics that are indicative of its ability to already receive more permanent financing and reaches its initial maturity in November 2023. If the sponsor is able to refinance the existing loan, it will leave the pool, and therefore limits the risk to the transaction.

DBRS Morningstar Credit Characteristics

DBRS Morningstar As-Is DSCR (x)

DSCR (x)	% of the Pool (Senior Note Balance[1])
0.00x-0.50x	40.2
0.50x-0.75x	29.0
0.75x-1.00x	21.5
1.00x-1.25x	3.6
1.25x-1.50x	0.0
1.50x-1.75x	5.8
>1.75x	0.0
Wtd. Avg. (x)	0.59

DBRS Morningstar Stabilized DSCR (x)

DSCR (x)	% of the Pool (Senior Note Balance[1])
0.00-1.00	77.2
1.00-1.15	12.0
1.15-1.30	5.1
1.30-1.45	0.0
1.45-1.60	5.8
1.60-1.75	0.0
>1.75	0.0
WA (x)	0.87

DBRS Morningstar As-Is Issuance LTV

LTV (%)	% of the Pool (Senior Note Balance[1])
0.0%-50.0%	0.0
50.0%-60.0%	7.6
60.0%-70.0%	17.4
70.0%-80.0%	31.4
80.0%-90.0%	38.5
90.0%-100.0%	0.7
100.0%-110.0%	1.6
110.0%-125.0%	0.0
>125.0%	2.7
Wtd. Avg. (%)	78.2

DBRS Morningstar Stabilized Balloon LTV

LTV (%)	% of the Pool (Senior Note Balance [1,2])
0.0%-50.0%	0.0
50.0%-60.0%	13.7
60.0%-70.0%	61.6
70.0%-80.0%	24.6
80.0%-90.0%	0.0
90.0%-100.0%	0.0
100.0%-110.0%	0.0
110.0%-125.0%	0.0
>125.0%	0.0
Wtd. Avg. (%)	64.9

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 As-Is DSCR (x)	DBRS Morningstar Stabilized DSCR (x)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized Balloon LTV (%)
SAMO Apartments Portfolio	60,080,800	9.3	0.42	0.60	83.5	68.0
Appletree Portfolio	56,700,000	8.7	0.19	0.73	85.1	71.0
Highpoint at Cypresswood	37,500,000	5.8	1.55	1.55	54.0	54.0
Project Sail	35,270,789	5.4	0.49	0.71	81.3	61.5
Park 217 Business Center	34,398,482	5.3	0.87	0.87	65.2	62.7
Mission Matthews Place and Waterford Hills	33,633,000	5.2	0.53	0.67	78.5	69.4
Champion Student Housing Portfolio	27,560,942	4.2	0.04	0.82	84.4	65.2
Villas at Palm Bay	24,737,881	3.8	0.84	1.01	72.3	62.6
Sacramento Portfolio	23,513,307	3.6	1.08	1.08	63.2	62.0
Concord Business Park	22,167,975	3.4	0.80	0.80	62.3	61.1

Property Detail

Loan Name	DBRS Morningstar Property Type	City	State	DBRSM Year Built	SF/Units	Fully Funded Mortgage Loan per SF/Units ($)(1)	Fully Funded Mortgage Maturity Balance per SF/Units ($)(1)
SAMO Apartments Portfolio	Multifamily	Santa Monica	CA	2001	421	303,135	300,703
Appletree Portfolio	Multifamily	Various	Various	1969	933	71,758	70,978
Highpoint at Cypresswood	Multifamily	Houston	TX	2014	336	111,607	111,607
Project Sail	Multifamily	Tampa	FL	1970	198	189,650	186,743
Park 217 Business Center	Industrial	Tigard	OR	1960	259,566	134	131
Mission Matthews Place and Waterford Hills	Multifamily	Various	NC	1995	662	182,591	179,094
Champion Student Housing Portfolio	Multifamily	Syracuse	NY	1980	715	96,217	93,278
Villas at Palm Bay	Multifamily	Palm Bay	FL	2007	160	162,625	158,004
Sacramento Portfolio	Industrial	Sacramento	CA	1986	336,156	75	74
Concord Business Park	Industrial	Concord	CA	1988	141,792	161	158

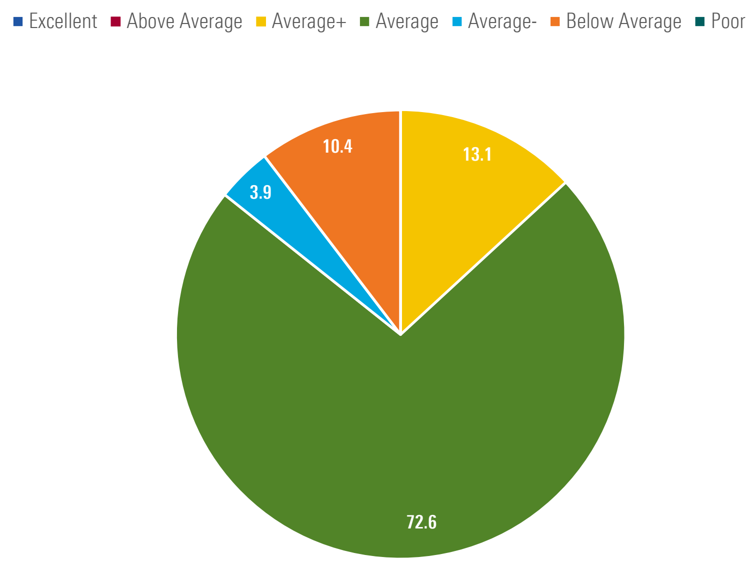
DBRS Morningstar Sample

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	SAMO Apartments Portfolio	9.3	6,920,313	-20.0%	GPR, Other Income, Concessions	Average
2	Appletree Portfolio	8.7	3,768,322	-27.9%	GPR, Operating Expenses, Replacement Reserve	Below Average
3	Highpoint at Cypresswood	5.8	3,173,985	-12.8%	GPR, RUBS, Replacement Reserves	Average+
4	Project Sail	5.4	2,484,925	-17.3%	GPR, RUBS	Average
5	Park 217 Business Center	5.3	2,322,785	-29.1%	TI/LCs, Vacancy, Reimbursements	Average+
6	Mission Matthews Place and Waterford Hills	5.2	6,768,533	-21.1%	GPR, Operating Expenses, Bad Debt	Average
7	Champion Student Housing Portfolio	4.2	4,909,291	-14.1%	Operating Expenses, Concessions, Vacancy	Average
8	Villas at Palm Bay	3.8	1,815,774	-14.2%	GPR, Operating Expenses, Economic Vacancy	Average
9	Sacramento Portfolio	3.6	2,101,647	-6.1%	Vacancy, Operating Expenses, TI/LCs	Average
10	Concord Business Park	3.4	1,404,685	-18.8%	Vacancy, Operating Expenses, GPR	Average
11	City Heights Portfolio	3.3	2,172,233	-7.9%	GPR, Vacancy, Bad Debt	Average-
12	Delta Court	3.3	1,747,599	-19.3%	GPR, Operating Expenses	Average
13	Northridge UT Portfolio	3.2	1,351,141	-10.0%	GPR, Operating Expenses, Other Income	Average
14	922-930 North Boulevard	3.2	1,907,189	-3.3%	GPR, Vacancy, Other Income	Average
15	Thrive Tempe	3.2	1,337,356	-25.1%	GPR, Operating Expenses, Other Income	Average
18	1421 and 1427 Barry	2.3	1,018,877	-10.8%	Operating Expenses, Vacancy, Other Income	Average
20	Crown Pointe Apartment Homes	2.0	996,639	-14.0%	GPR, Vacancy, Other Income	Average
21	Black Oak & Crown Ridge Portfolio	1.8	1,052,981	-13.2%	GPR, Reimbursements, Replacement Reserves	Average
22	Elevation Portfolio 2	1.6	1,703,704	-10.8%	GPR, Vacancy, Operating Expenses	Average
23	4055 Bohannon	1.5	2,516,319	-21.4%	TI/LCs, Vacancy, GPR	Average
25	Regency Oaks	1.3	602,086	-16.0%	Other Income, Operating Expenses, GPR	Average
27	The Oasis 2	1.1	540,435	0.8%	Operating Expenses, GPR	Average
31	Pharr Manor Apartments	0.9	307,097	-38.3%	Operating Expenses, Vacancy, GPR	Average
32	422 East 81st Street	0.9	456,744	-14.2%	Operating Expenses, GPR, Vacancy	Average

DBRS Morningstar Site Inspections

DBRS Morningstar sampled 24 of the 35 loans, representing 84.4% 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 15 of the 35 loans in the pool, representing 70.2% 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 24 of the 35 loans, representing 84.4% of the initial pool by loan balance. For the loans not subject to an NCF review, DBRS Morningstar applied an average NCF variance of -11.9% and -16.0% to the Issuer's as-is and stabilized NCFs, respectively, which reflect the average sampled NCF variances.

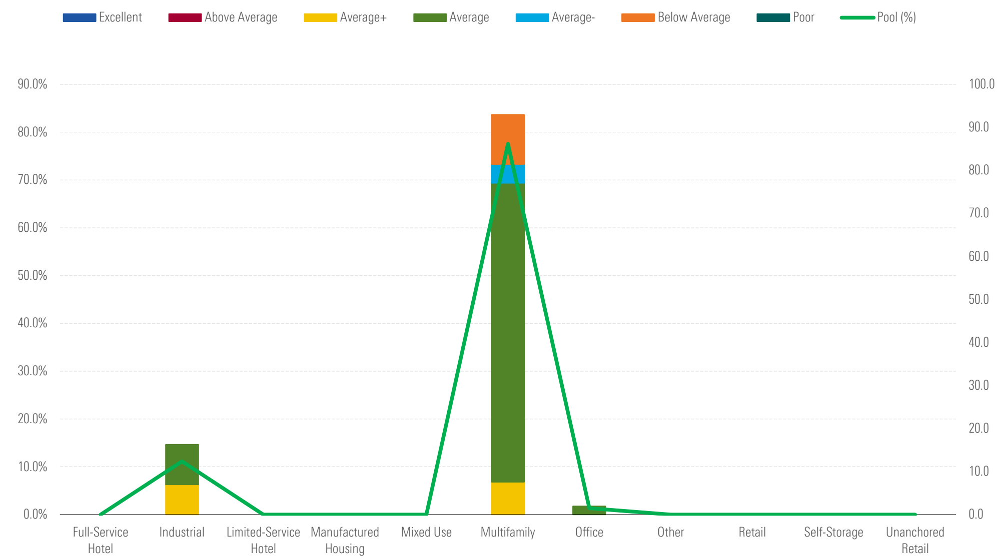
As-Is NCF

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 -11.9% from the Issuer's NCF and ranged from -89.8% to +29.8%.

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 -16.0% from the Issuer's stabilized NCF and ranged from -38.3% to +0.8%.

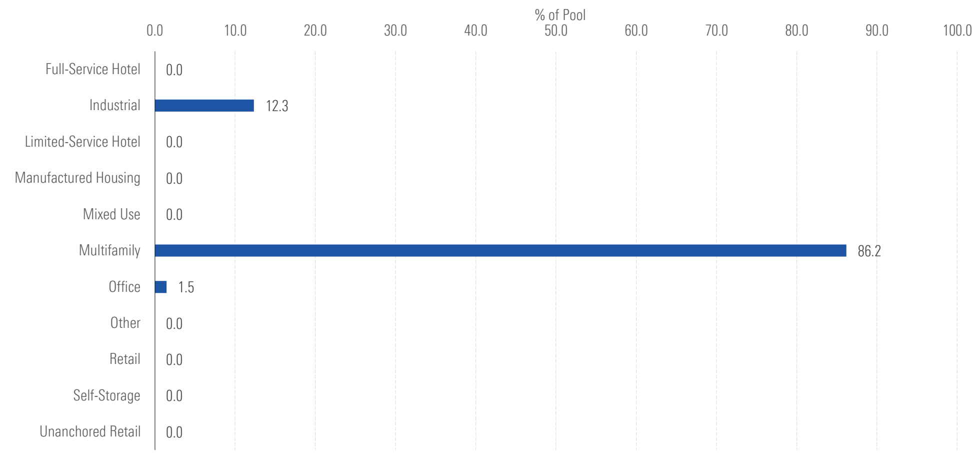
DBRS Morningstar Sampled Property Type



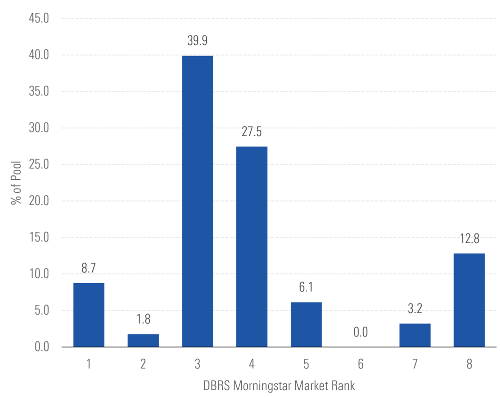
Source: DBRS Morningstar.

Transaction Concentrations

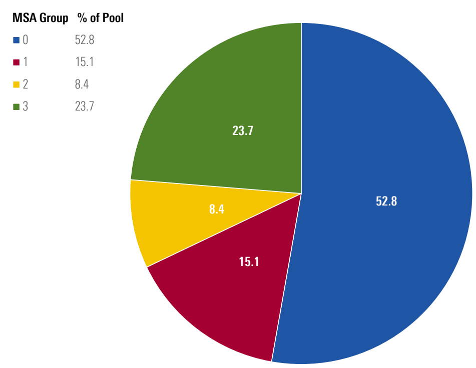
DBRS Morningstar Property Type



DBRS Morningstar Market Rank

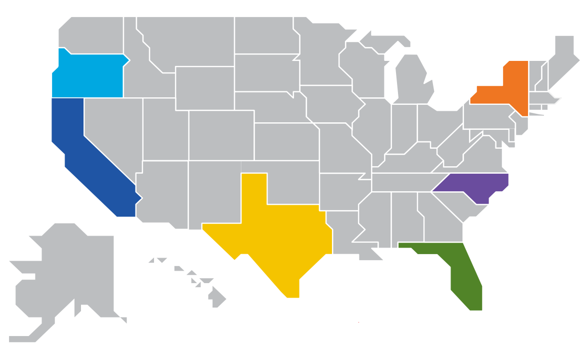


DBRS Morningstar MSA Group



Largest Property Location

Property Name	City	State
SAMO Apartments Portfolio	Santa Monica	CA
Appletree Portfolio	Various	Various
Highpoint at Cyrpresswood	Houston	TX
Project Sail	Tampa	FL
Park 217 Business Center	Tigard	OR
Mission Matthews Place and Waterford Hills	Various	NC
Champion Student Housing Portfolio	Syracuse	NY
Villas at Palm Bay	Palm Bay	FL
Sacramento Portfolio	Sacramento	CA
Concord Business Park	Concord	CA



Source: DBRS Morningstar.

Model Adjustments

DBRS Morningstar applied upward cap rate adjustments to three loans, representing 3.4% of the trust balance. DBRS Morningstar adjusted the cap rate for these three loans to reflect its view of the respective markets and the inherent risk associated with the sponsor's business plan and/or dated third-party documents. The downward stabilized value adjustments are highlighted in the DBRS Morningstar Sampled Model Adjustments table below.

Loan	Prospectus ID	Issuer's Implied Cap Rate (%)	DBRS Morningstar Adjusted Cap Rate (%)	Appraised As-Is LTV (%)	Appraised Stabilized Balloon LTV (%)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized Balloon LTV (%)
4055 Bohannon	23	5.5	5.8	169.7	48.3	177.4	50.5
Delwood Station	26	4.8	5.0	68.3	52.3	71.9	55.0
The Pines Apartments	34	4.3	4.5	85.9	59.1	91.0	62.5

Loan Structural Features

Loan Terms: Thirty-four out of the 35 loans, representing 99.1% of the initial pool balance are IO during the initial loan term, ranging from 24 to 48 months. The one loan that amortizes during the initial term is IO for the first 35 months and amortizes for the final 12 months. Additionally, all loans include extension options ranging from one one-year option to three one-year options. Thirty-one loans, representing 87.2% of the pool balance, amortize to some degree during the extension options.

Interest Rate: All 35 loans in the pool, as of the closing date, are expected to use Term SOFR as the index. The interest rate is generally the greater of (1) the floating rate referencing one-month Term SOFR as the index plus the margin and (2) the interest rate floor.

Interest Rate Protection: Thirty-one of the 35 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. For the four loans with no interest rate caps in place, DBRS Morningstar used the stressed interest rate.

Subordinate Debt: There are no loans in the pool that are subject to subordinate mezzanine financing; however, three loans, representing 21.2% of the pool, have junior participations that subordinate in payment. Please see the table below.

Subordinate Debt							
Loan Name	Trust Balance ($)	Future Funding ($)	Pari Passu Balance ($)	Junior Participation Balance ($)	Junior Participation Future Funding ($)	Future Mezz/Unsecured Debt (Y/N)	Total Debt Balance ($)
SAMO Apartments Portfolio	60,080,800	7,324,771	50,037,262	9,542,429	634,738	N	127,620,000
Appletree Portfolio	56,700,000	5,981,317	0	4,268,683	0.0	N	66,950,000
Highpoint at Cypresswood	37,500,000	0	0	0.0	0.0	N	37,500,000
Project Sail	35,270,789	2,280,000	0	0.0	0.0	N	37,550,789
Park 217 Business Center	34,398,482	284,518	0	0.0	0.0	N	34,683,000
Mission Matthews Place and Waterford Hills	33,633,000	4,833,191	82,408,809	0.0	0.0	N	120,875,000
Champion Student Housing Portfolio	27,560,942	9,256,059	31,977,999	0.0	0.0	N	68,795,000
Villas at Palm Bay	24,737,881	1,282,119	0	0.0	0.0	N	26,020,000
Sacramento Portfolio	23,513,307	1,831,693	0	0.0	0.0	N	25,345,000
Concord Business Park	22,167,975	673,025	0	0.0	0.0	N	22,841,000
City Heights Portfolio	21,566,006	2,113,994	0	0.0	0.0	N	23,680,000
Delta Court	21,500,000	1,000,000	8,250,000	0.0	0.0	N	30,750,000
Northridge UT Portfolio	20,925,134	614,866	0	0.0	0.0	N	21,540,000
922-930 North Boulevard	20,805,089	4,669,911	0	0.0	0.0	N	25,475,000
Thrive Tempe	20,664,000	2,386,567	0	1,864,433	0.0	N	24,915,000
Drexel Flats	20,000,000	2,079,679	6,220,321	0.0	0.0	N	28,300,000
Palms at Beacon Pointe Apartments	19,800,000	900,000	0	0.0	0.0	N	20,700,000
1421 and 1427 Barry	14,965,000	150,000	0	0.0	0.0	N	15,115,000
The Oasis	13,803,145	126,855	0	0.0	0.0	N	13,930,000
Crown Pointe Apartment Homes	12,767,283	262,717	0	0.0	0.0	N	13,030,000
Black Oak & Crown Ridge Portfolio	11,451,917	298,083	0	0.0	0.0	N	11,750,000
Elevation Portfolio 2	10,695,000	5,410,000	0	0.0	0.0	N	16,105,000
4055 Bohannon	9,416,165	19,266,049	0	0.0	0.0	N	28,682,214
Sonoma Apartments	8,812,879	1,667,121	0	0.0	0.0	N	10,480,000
Regency Oaks	8,374,629	385,371	0	0.0	0.0	N	8,760,000
Delwood Station	8,085,000	585,000	0	0.0	0.0	N	8,670,000
The Oasis 2	7,136,286	363,714	0	0.0	0.0	N	7,500,000
Oak Hollow Apartments	6,354,786	645,215	0	0.0	0.0	N	7,000,000
Cleveland Paradise Apartments	6,285,359	1,214,641	0	0.0	0.0	N	7,500,000
2715 Capital Boulevard	6,088,221	7,060,579	0	0.0	0.0	N	13,148,800
Pharr Manor Apartments	5,900,000	0	0	0.0	0.0	N	5,900,000
422 East 81st Street	5,833,221	131,956	0	0.0	0.0	N	5,965,177
Crest at River District	4,850,000	920,000	0	0.0	0.0	N	5,770,000
The Pines Apartments	4,773,800	776,200	0	0.0	0.0	N	5,550,000
847 S Sherbourne	2,140,000	3,460,000	0	0.0	0.0	N	5,600,000

Pari Passu: Five loans, comprising 25.1% of the pool balance, have pari passu participation interests totaling $178.9 million. Three of these loans, SAMO Apartments Portfolio (Collateral Interest #1), Mission Matthews Place and Waterford Hills (Collateral Interest #6), and Champion Student Housing Portfolio (Collateral Interest #7) were previously securitized, all in the RCMF 2023-FL11 transaction. The other two loans with pari passu participation interests have not been previously securitized.

Future Funding: Thirty-three loans, representing 93.3% of the initial pool balance, have a future funding component. The aggregate amount of future funding remaining is $90.2 million, with future funding amounts per loan range from $126,855 to $19.3 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 Issuer but will be pari passu with the pari passu participations. The future funding is generally to be used for property renovations. 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.

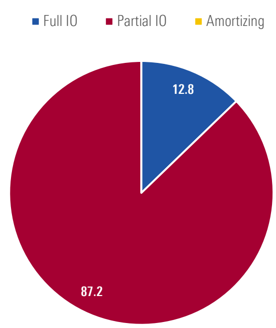
Leasehold: There are no leasehold loans in the pool.

Property Release: Nine loans, comprising 42.2% of the pool balance, allow for the partial release of properties, subject to certain debt yield, LTV, or prepayment conditions, among others.

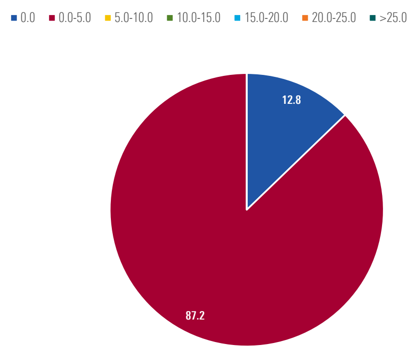
Property Substitution: There are no loans in the pool that allow for the substation of properties.

Terrorism Insurance: All loans have terrorism insurance in place.

Interest Only



DBRS Morningstar Expected Amortization

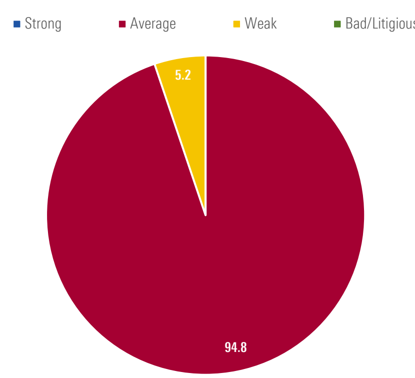


Note: For certain ARD loans, expected amortization may include amortization expected to occur after the ARD but prior to single/major tenant expiry.

Reserve Requirement			**Borrower Structure**		
Type	# of Loans	% of Pool	Type	# of Loans	% of Pool
Tax Ongoing	34	94.2	SPE with Independent Director and Nonconsolidation Opinion	5	27.2
Insurance Ongoing	35	100.0	SPE with Independent Director Only	0	0.0
Capex Ongoing	7	23.0	SPE with Nonconsolidation Opinion Only	9	37.9
Leasing Costs Ongoing[1]	3	89.5	SPE Only	21	34.9

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

DBRS Morningstar Sponsor Strength



Source: DBRS Morningstar.

SAMO Apartments Portfolio

Loan Snapshot

Seller	RCMF
Ownership Interest	Fee
Trust Balance ($ million)	60.1
Loan PSF/Unit ($)	303,135
Percentage of the Pool	9.3
Fully Extended Loan Maturity/ARD	October 2026
Amortization	Partial IO
DBRS Morningstar As-Is DSCR (x)	0.42
DBRS Morningstar Stabilized DSCR (x)	0.60
DBRS Morningstar As-Is Issuance LTV (%)	83.5
DBRS Morningstar Stabilized Balloon LTV (%)	68.0
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average

Debt Stack ($ millions)

Trust Balance	60.1
Pari Passu	50.0
Remaining Future Funding	7.3
Jr. Participation & Jr. Participation Future Funding	10.2
Mortgage Loan Including Future Funding	127.6
Loan Purpose	Refinance
Equity Contribution/(Distribution) ($ million)	9.8

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	Various
City, State	Santa Monica, CA	**Physical Occupancy (%)**	92.9
Units/sf	421	**Physical Occupancy Date**	December 2022

The loan is secured by the borrower's fee-simple interest in SAMO Apartments Portfolio, a 421-unit multifamily portfolio in Santa Monica, California. Initial proceeds of $119.6 million, along with $8.0 million of future funding and $13.8 million of preferred equity, will be used to refinance approximately $113.5 million of existing debt, return $4.0 million to the sponsor, and cover remaining closing costs and reserves. During the initial term, provided no EOD has occurred, the lender will fund $4.0 million of the $8.0 million future funding as an earnout once certain conditions are satisfied, including a debt yield of at least 6.75% and an occupancy of 90%. Of the $119.7 million cut-off date balance, $60.1 million will be securitized as part of this transaction, $50 million was securitized as part of the RCMF 2022-FL11 transaction, and $9.5 million is a junior participation. The loan has a two-year initial term with two one-year extension options. The loan was originated in October 2022 and the business plan has already begun.

The 11-property portfolio was built between 1996 and 2009 and 92.9% occupied as of December 2022. Properties in the portfolio range in unit count between 26 and 100. Nine of the 11 properties are located within a two-block radius, while the other two are located just a mile from this cluster. There are 42 units across seven properties subject to Santa Monica rent control. Additionally, 296 units are restricted at 100% of area median income (AMI), 25 units are restricted at 80% AMI, 33 are restricted at 60% AMI, and 45 are restricted at 50% AMI. AMI rent increases are reset annually and are based on the median income for Los Angeles as defined by the California Department of Housing and Community Development. The existing units vary in size from 369 sf to 1,083 sf and layout from studios to three bedrooms. The properties generally range from four to six stories and have minimal amenities featuring only elevators and select units including balconies. The sponsor is looking to use $4.0 million of the future funding dollars to create 22 accessory dwelling units (ADU) across the properties, which will be unencumbered by rent restrictions and will increase the unit count to 421 from 399 at origination. Additionally, the sponsor plans to clean up delinquency issues as there are several units with large outstanding rent balances due. These delinquencies began during the Coronavirus Disease (COVID-19) and persisted because of beneficial tenant laws and programs implemented during the pandemic. The sponsor now has the ability to evict delinquent tenants as the state and local eviction moratoriums expired on April 1, 2023.

The appraiser identified six comparable properties in the submarket, all within a one-mile radius of the total portfolio. Occupancy across the six properties ranges from 93.8% to 98.0% with average rental rates of $2,795 and $3,453 for studio and one-bedroom units, respectively. The subject currently has an average in place occupancy of 92.9% and an average rental rate of $1,874. The low rental rates can be attributed to the income restriction across the portfolio, but generally this is coupled with higher occupancy rates. The low in-place occupancy can be attributed to ongoing minor renovations to units that have turned since the onset of the business plan. While the appraiser's comparable properties show occupancy figures and rental rates at market, the subject is currently underperforming in both categories.

Portfolio Summary

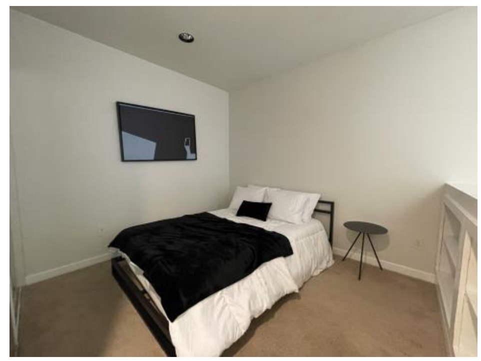
Property	Cut-Off Date Loan Amount (USD)	% of Loan Amount	City, State	Property Type	Units	Year Built	Occupancy (%)
2001 Olympic Boulevard	30,010,574	25.1	Santa Monica, CA	Multifamily	100	2008	100.0
2029 Olympic Boulevard	16,454,396	13.8	Santa Monica, CA	Multifamily	69	2009	92.8
1422 7th Street	9,034,920	7.6	Santa Monica, CA	Multifamily	30	1996	93.3
1430 7th Street	9,016,074	7.5	Santa Monica, CA	Multifamily	30	1996	90.0
1422 6th Street	8,757,850	7.3	Santa Monica, CA	Multifamily	30	1997	93.3
1423 6th Street	8,561,041	7.2	Santa Monica, CA	Multifamily	26	1998	88.5
1428 6th Street	8,430,336	7.0	Santa Monica, CA	Multifamily	26	1998	88.5
1425 6th Street	8,288,941	6.9	Santa Monica, CA	Multifamily	26	1998	88.5
1522 6th Street	7,626,598	6.4	Santa Monica, CA	Multifamily	28	2004	92.9
1432 7th Street	6,775,698	5.7	Santa Monica, CA	Multifamily	28	2000	85.7
1537 7th Street	6,704,063	5.6	Santa Monica, CA	Multifamily	28	2003	89.3
Subtotal/Wtd. Avg.	**119,660,491**	**100.0**	**Santa Monica, CA**	**Multifamily**	**421**	**2002**	**92.9**

Sponsorship

The sponsor for this transaction is WS Communities, a real estate firm based in the Los Angeles area that specializes in the development of multifamily properties with ground floor commercial space in Southern California. To date, the sponsor has completed 23 multifamily projects with more than 1,400 units within Los Angeles and Santa Monica and has several ongoing development and future projects within the Los Angeles area. The sponsor has ample experience in the area as it is the largest affordable owner/operator in Santa Monica. The sponsor has completed three prior transactions with the issuer totaling $68 million with no reported issues. Based on the information provided, DBRS Morningstar has assessed sponsor strength as Average.

DBRS Morningstar Analysis

Site Inspection Summary



DBRS Morningstar toured the interior and exterior of the property in May 2023. Based on the inspection and management tour, DBRS Morningstar found the property quality to be Average. At the time of the inspection, the properties were approximately 93% occupied and in good overall condition.

Market Overview

All of the properties are in Santa Monica, with nine of the 11 properties falling in a two-block radius in the heart of Santa Monica. These properties are primarily located on 6th Street and 7th Street, just a few blocks away from Ocean Boulevard, the Promenade, and the Santa Monica Pier. The surrounding area is composed of apartment complexes, retail locations, and restaurants. The immediate area is a popular tourist location and very walkable. While the public fixtures in this area are very well maintained, there is a large homeless community present because of the proximity to the beach and the public transit system.

The remaining two properties are located just one mile away from the cluster on Olympic Boulevard. While still in Santa Monica, this area is less walkable and includes more suburban office properties. This portion of Santa Monica is still a very desirable area to reside, but it may not have as easy access to public amenities and landmarks as the location of the other nine properties.

1428 6th Street and 1422 6th Street

The properties located at 1428 6th Street and 1422 6th Street sit in one of the most desirable areas on the west side of Los Angeles. However, the quality of the property and unit interiors is much lower than the surrounding affluent area. The two adjacent properties only had two vacant units at the time of the inspection. Of the two vacant units, one was older and had carpet flooring and a dated appliance package while the other, more recently renovated unit had updated wood flooring but the same appliance package. The entryway to the properties contained an elevator leading up to the various floors and a separate door leading to the garages, which contained the laundry rooms. There were no community spaces at either of the properties. All units at these two properties are income restricted.

2001 Olympic Boulevard and 2029 Olympic Boulevard

The two properties at 2001 Olympic Boulevard and 2029 Olympic Boulevard are adjacent properties that share an alleyway offering parking to tenants, along with additional underground parking. Similar to the properties on 6th Street, they are in an affluent area, with more luxurious apartment complexes nearby. The property manager indicated during the tour that they often list vacant units for rent on Craigslist. These properties primarily offer loft-style units, with a joined kitchen and living room and an upstairs, open-concept bedroom. These units are listed as studios. The interior finishes at the properties were nearly identical to those on 6th Street, with carpet or wood flooring and a dated appliance package. There were no community spaces at either of the properties. All units at these two properties are income restricted.

Management indicated that the business plan to create 22 ADUs across the portfolio is still in the very early stages. No units have begun construction, as they are still talking to their architect and drawing up the plans for the ADU layouts and design. After confirming the layout and design with the architect, they must then get approval and permits from the city, which they indicated can be a lengthy process. There is a timing risk associated with the potential permit approval, but this risk is partially mitigated by the sponsor's experience, as they are the largest affordable housing developer in Santa Monica.

DBRS Morningstar NCF Summary

NCF Analysis					
	2021	2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	9,606,646	9,799,273	11,549,416	10,930,685	-5.4
Other Income ($)	456,506	412,033	946,993	412,033	-56.5
Vacancy & Concessions ($)	-2,706,390	-2,233,326	-372,443	-863,070	131.7
EGI ($)	**7,356,763**	**7,977,980**	**12,123,966**	**10,370,341**	**-14.5**
Expenses ($)	2,885,331	2,832,918	3,3652,203	3,295,181	-2.1
NOI ($)	**4,471,432**	**5,145,062**	**8,758,763**	**7,075,160**	**-19.2**
Capex ($)	0	0	105,250	154,847	47.1
NCF ($)	**4,471,432**	**5,145,062**	**8,653,513**	**6,920,313**	**-20.0**

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 $6,920,313, representing a variance of -20.0% from the Issuer's Stabilized NCF.

The primary drivers of this variance are GPR and Other Income. DBRS Morningstar is accepting an annual rental increase of 5.0% per year during the term of stabilization. DBRS Morningstar concluded to this reasonable GPR lift after reviewing substantial market data and concluding that rates are well-below market. For Other Income, DBRS Morningstar concluded to the YE2022 figure.

DBRS Morningstar Viewpoint

The portfolio is located in Santa Monica with all 11 properties residing in a one-mile radius approximately 16 miles west of downtown Los Angeles, with easy access from the I-10 E, and only nine miles north of the Los Angeles International Airport. The affluent area is categorized by high rental rates, luxury retailers, and historic Los Angeles landmarks. While the area has a very high median household income, the majority of the units in the portfolio are subject to varying levels of income restriction. Because of the income restriction, the demand for these units is high, with the sponsor noting several applications on average within a short time frame of listing the units. While demand is high, the rental rates at the subject are roughly 25% below market based on the appraiser's analysis.

The properties benefit from a strong urban market classified with a DBRS Morningstar Market Rank and MSA Group of 8 and 3, respectively. Such rankings are reflective of a first-tier core market that are categorized as highly desirable and economically active. Loans secured by properties located in such areas have historically demonstrated reduced losses relative to loans secured by properties in less financially liquid markets.

The properties were built between 1996 and 2009, do not boast any impressive interior or exterior finishes, and have essentially no amenities on-site. While the properties are well maintained, the design and style of the buildings appear to have not been updated since the date of construction. The unit interiors also reflect appliance packages and amenities popular at the time of construction, including all-white appliances and carpet flooring. The sponsor continues to implement minor renovations as the units turn; however, not enough capital to bring the finishes up to modern standards. With that being said, the property will continue to have a steady cash flow regardless of unit design or finishes given the high demand for affordable housing in the area and the desirability of living in Santa Monica in general.

The sponsor's business plan to create 22 ADUs across the portfolio will likely take longer than anticipated. The loan was originated in October 2022, and as of the inspection in May 2023, the sponsor is still in discussion about style and layout with the architect. There are many more steps that need to be completed before construction can begin, including receiving permits and approval from the city. The loan has as two-year initial term with two one year extensions. It is very possible that the business plan will continue into the extension options.

There is $7.2 million of future funding allocated toward the completion of the business plan. Of the $7.2 million, $4.0 million will be used as an earnout subject to a debt yield of 6.75% and an occupancy of 90%. Based on the DBRS Morningstar Stabilized NCF and the fully funded loan amount, the portfolio achieves a debt yield of 5.42%. As of the YE2022 net cash flow, the subject achieved a debt yield of 4.02% against the fully funded loan amount. The low debt yield, coupled with the income restrictions, make it challenging for the sponsor to achieve a 6.75% debt yield by initial maturity.

The portfolio has an outdated design and aesthetic and a relatively challenging business plan. However, because of the portfolio's spectacular location, and reasonable LTVs, this loan has one of the lowest expected losses in the pool.

Appletree Portfolio

Loan Snapshot

Seller
RCMF
Ownership Interest
Fee
Trust Balance ($ million)
56.7
Loan PSF/Unit ($)
71,758
Percentage of the Pool
8.7
Fully Extended Loan Maturity/ARD
April 2027
Amortization
Partial IO
DBRS Morningstar As-Is DSCR (x)
0.19
DBRS Morningstar Stabilized DSCR (x)
0.73
DBRS Morningstar As-Is Issuance LTV (%)
85.1
DBRS Morningstar Stabilized Balloon LTV (%)
71.0
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Below Average

Debt Stack ($ millions)

Trust Balance
56.7
Pari Passu
0.0
Remaining Future Funding
6.0
Jr. Participation & Jr. Participation Future Funding
4.3
Mortgage Loan Including Future Funding
67.0
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
23.4

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	Various
City, State	Various	**Physical Occupancy (%)**	86.7
Units/sf	933	**Physical Occupancy Date**	February 2023

The loan is secured by the borrower's fee-simple interest in Appletree Portfolio, a six-property multifamily portfolio comprising 933 total units in Columbia, South Carolina, and Memphis, Tennessee. Combined loan proceeds of $55.9 million along with borrower's equity of $23.4 million were used to purchase the portfolio for $71.2 million and cover $7.3 million in closing costs. The loan allows for $11.0 million of future funding proceeds to fund the borrower's capital improvements across the portfolio, described in greater detail below. The five-year fully extended loan term consists of an initial four-year IO period and one one-year extension option that amortizes on a 30 year schedule.

Portfolio Summary

Property	Cut-Off Date Loan Amount ($)	% of Loan Amount	City, State	Property Type	Units	Year Built	Occupancy (%)
Riverbanks Retreat	20,342,069	33.4	West Columbia, SC	Multifamily	300	1972	93.7
Retreat at Broad River Apartments	12,768,768	20.9	Columbia, SC	Multifamily	205	1973	78.5
Copperfield Apartments	8,532,019	14.0	Columbia, SC	Multifamily	120	1972	79.2
Azur Tower	7,793,806	12.8	Memphis, TN	Multifamily	118	1970	85.6
Creekside Place	7,737,856	12.7	Columbia, SC	Multifamily	104	1981	87.5
SOMA 23	3,794,166	6.2	Memphis, TN	Multifamily	86	1947	93.0
Subtotal/WA	**60,968,683**	**100.0**	**Various**	**Multifamily**	**933**	**1970**	**86.7**

The properties were constructed between 1947 and 1981, and the six-property portfolio was 86.7% occupied as of February 2023. The seller of the portfolio acquired all six properties in 2017 and 2018 and attempted to self-manage the portfolio, which resulted in the properties significantly underperforming in their respective markets. Following the acquisition in March 2022, the sponsor's business plan was to implement a $11.2 million capital improvement project to enhance common amenities and complete exterior and interior renovations across the portfolio. Interior renovations will vary across the 933 units, but will include improvements such as new cabinets, , window treatments, appliances, countertops, and flooring, as well as updated fixtures, paint, and bathroom finishes, amounting to an estimated average cost of $6,924 per unit. Exterior renovations across the portfolio include new signage, common amenity maintenance, replacement of dated furniture, and landscape and walkway improvements to enhance the general curb appeal. In addition to the capital improvement plan, the sponsor will also use its own management platform to drive occupancy and increase rents to be in line with the competitive set.

Sponsorship

The sponsor for this transaction is Lexington Partners, a real estate investment firm focused on real estate investments in the eastern part of the U.S that currently owns and operates more than 2,300 units with 435 additional units under construction. Lexington Partners is vertically integrated with acquisition and construction capabilities via its other companies: Lexington Property Management and InnoConn Construction Management. Lexington Property Management currently manages Lexington Partner's portfolio while InnoConn Construction Management builds and renovates Lexington Partners' assets.

Property management will be provided by Lexington Property Management for a contractual rate of 4.0% of EGI.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar toured four of the six assets in the portfolio: Riverbanks Retreat, Retreat at Broad River Apartments, Copperfield Apartments, and Creekside Place (totaling 81.0% of the portfolio) on

Monday, May 22, 2023. Based on the site inspection and management tour, DBRS Morningstar determined the property quality of the portfolio to be Below Average.

Located across West Columbia and Columbia, South Carolina, the four assets sit just 10.5 miles northeast of downtown Columbia where large employers, such as the State of South Carolina, University of South Carolina, and Prisma Health, are based. The properties are all located just off I-26, which runs north–south through the state and connects Columbia to Charleston, South Carolina. The assets are also conveniently located just off U.S. 176, providing easy access to downtown Columbia. The surrounding area, within a five-minute driving distance of the four assets toured, primarily consists of other multifamily apartment complexes, strip malls, and single-tenant retailers.

The property management team noted that 35 units across the four properties have been renovated and are achieving $200 premiums in comparison with unrenovated units. The remaining 694 units across the Columbia assets will all be renovated over the next year. The property manager mentioned that the sponsor is prioritizing the unit renovations before commencing exterior and common amenity enhancements. In addition to implementing the capital improvements plan, the property manager is also in the process of evicting tenants with criminal backgrounds and consistent failures to pay rent. The property manager felt confident that the combination of renovations and improved tenant profile will continue to drive occupancy and rents at the collateral properties.

Riverbanks Retreat

At the time of DBRS Morningstar's inspection, the property had below average curb appeal and lacked visible signage along Comanchee Trail. The main entrance of the property leads directly to the leasing office where DBRS Morningstar met with the property management and Lexington Partners team. Behind the leasing office is the swimming pool, playground, and dog park. The exteriors of the buildings were in below average condition with poor landscaping and signs of deferred maintenance. DBRS Morningstar toured three renovated units, varying in size, with similar finishes, such as new white cabinets, black appliances, new carpeting, vinyl flooring, updated bathroom fixtures, and countertop coverings. DBRS Morningstar also toured one unrenovated one-bedroom unit that featured distressed carpeting, grey plastic countertops, dated fixtures, and white appliances. The unrenovated unit appeared the most dated and in need of a general refresh.

Retreat at Broad River Apartments

The property manager noted that the collateral is currently 78.0% occupied. The main entrance of the property leads directly to the leasing office where the swimming pool and laundry room are located. The exteriors of the buildings were in below average condition with poor landscaping and signs of deferred maintenance. The property manager noted mentioned that exterior renovations are being prioritized at this asset, including fresh paint and reconstruction of the breezeway entrances for each apartment building in an attempt to improve general curb appeal. Since the sponsor's acquisition of the property in 2022, the property manager noted that the general curb appeal has greatly improved, however, there is still work to be completed. DBRS Morningstar inspected four renovated units, varying in size, with similar finishes, such as painted white cabinets, grey plastic countertops, black appliances, and new carpeting.

Copperfield Apartments

At the time of DBRS Morningstar's inspection, the property had below average curb appeal and visible signage along the main entrance that leads to the leasing office where the swimming pool and main laundry room are located. The leasing office was recently furnished with modern furniture. The property manager noted that the laundry room will also be renovated with fresh paint and new machines in the near future. Across the property, the exterior showed signs of deferred maintenance and below average landscaping. DBRS Morningstar inspected two renovated units and two unrenovated units at Copperfield Apartments, all featuring similar finishes to those at Riverbanks Retreat and Retreat at Broad River Apartments.

Creekside Place

At the time of inspection, the property manager mentioned that the property is currently 72.0% occupied. The main entrance along Chinquapin Road leads to the leasing office where a full on-site staff is available. Similar to the other three Columbia assets, the swimming pool and laundry site are located behind the leasing office. There are 13 two-story buildings with white brick and beige panel exterior finishes across the property. The property manager noted that exterior improvements will also be a priority at this property, including fixing the stairs of each apartment building because of age and rust. DBRS Morningstar toured two renovated units that featured painted white cabinets, updated fixtures, new carpeting, and covered countertops. DBRS Morningstar also toured one unrenovated two-bedroom unit that featured distressed carpeting, plastic countertops, dated fixtures, and white appliances.

DBRS Morningstar NCF Summary

NCF Analysis				
	T-11	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	9,477,455	12,198,042	11,060,863	-9.3
Other Income ($)	984,142	1,376,223	1,030,556	-25.1
Vacancy & Concessions ($)	-2,577,903	-921,460	-683,559	-25.8
EGI ($)	**7,338,096**	**12,433,486**	**11,229,256**	**-9.7**
Expenses ($)	6,310,966	6,938,164	7,227,684	4.2
NOI ($)	**1,027,130**	**5,495,322**	**4,001,572**	**-27.2**
Capex ($)	0	266,265	233,250	-12.4
NCF ($)	**1,027,130**	**5,229,057**	**3,768,322**	**-27.9**

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 was $3,768,322 representing a variance of -27.9% from the Issuer's stabilized NCF of $5,229,057. The primary driver of the variance is GPR. DBRS Morningstar applied the appraiser's post-renovation premium per unit over the in-place rents based on the February 2023 rent roll resulting in a WA premium of $174 per unit. The Issuer generally estimated stabilized GPR based on the combination of appraiser's post-renovated rents and market rents for all 933 units between the six properties.

DBRS Morningstar Viewpoint

The portfolio consists of 933 units in South Carolina and Tennessee. Riverbanks Retreat, Retreat at Broad River Apartments, Copperfield Apartments, and Creekside Place are located across West Columbia and Columbia, South Carolina, which is the capital of the state and home to the University of South Carolina. Reis projects slow growth within the Dutch Fork/West River submarket with zero units expected to be constructed in the next five years. Similarly, in the Downtown/Midtown submarket of Memphis, where Azur Tower and SOMA 23 are located, Reis projects 125 units are expected to be built by the end of 2027.

The sponsor anticipates investing approximately $11.0 million in capital improvements across the portfolio ($11,789 per unit on average), which will vary by property but generally consist of addressing deferred maintenance, enhancing property amenities, and renovating all 933 units. The sponsor’s business plan is similar to other renovation plans that DBRS Morningstar has reviewed and should result in a meaningful repositioning of the properties and drive their improved financial performances. The sponsor has successfully implemented similar business plans, inclusive of renovations, to improve occupancy and rental rates across other properties in the southeastern part of the U.S. Given the sponsor’s experience and the lack of new housing stock in both submarkets, the capital improvement plan can differentiate the portfolio from its current competition.

The loan’s expected loss is higher than the pool WA expected loss, primarily driven by the properties being in MSA Group 0 with a DBRS Morningstar Market Rank, which is generally indicative of suburban locations that historically have seen higher than average default rates and have a negative effect on the expected loss. Additionally, the expected loss is driven by the elevated DBRS Morningstar Stabilized LTV of 71.0% and the property quality being Below Average.

Highpoint at Cypresswood

Loan Snapshot

Seller
RCMF
Ownership Interest
Leasehold
Trust Balance ($ million)
37.5
Loan PSF/Unit ($)
111,607
Percentage of the Pool
5.8
Fully Extended Loan Maturity/ARD
November 2024
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
1.55
DBRS Morningstar Stabilized DSCR (x)
1.55
DBRS Morningstar As-Is Issuance LTV (%)
54.0
DBRS Morningstar Stabilized Balloon LTV (%)
54.0
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average+

Debt Stack ($ millions)

Trust Balance
37.5
Pari Passu
0.0
Remaining Future Funding
0.0
Jr. Participation & Jr. Participation Future Funding
0.0
Mortgage Loan Including Future Funding
37.5
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
14.5

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2014
City, State	Houston, TX	**Physical Occupancy (%)**	94.6
Units/SF	336	**Physical Occupancy Date**	March 2023

This loan is secured by the borrower's leasehold interest in Highpoint at Cypresswood, a Class A, 336-unit mid-rise in Houston, approximately 25.8 miles northwest of the Houston CBD. The sponsor purchased the property for approximately $50 million in October 2021 and upon closing filed an application with the Houston Housing Authority (HHA) to establish a Community Housing Development Organization that resulted in the fee-interest in the property being transferred to the HHA and subsequently leased back to the borrower under a 99-year ground lease. The property thereafter converted to affordable housing and was granted a 100.0% tax exemption for the duration of the ground lease. Whole loan proceeds of $37.5 million along with $14.5 million of borrower cash equity were used to purchase the property and cover closing costs. The two-year floating-rate loan is structured with two 6-month extension options that are exercisable upon the collateral's satisfaction of, among other criteria, certain debt yield, LTV, and DSCR hurdles set forth in the initial loan agreement. The loan is IO throughout the fully extended loan term and is nearing its initial maturity date of November 1, 2023.

Unit Mix and Rents - Highpoint at Cypresswood

Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[1]
1-Bedroom	268	697	1,159
2-Bedroom	68	1,091	1,560
Total/Weighted Average	**336**	**777**	**1,238**

1 Based on the March 2023, rent roll.

Highpoint at Cypresswood was built in 2014 with the improvements consisting of two residential buildings and a leasing office/clubhouse on 14.8 acres. As of the March 2023 rent roll, the property is 94.6% occupied. Propertywide amenities include a clubhouse with fitness facilities, game room, swimming pool, outdoor grilling area, and playground. The interior unit amenities consist of either stainless-steel and black appliance packages, dishwashers, garbage disposals, and granite countertops. The units also feature vinyl plank flooring throughout as well as balconies or private patios for units on the first floor.

Sponsorship

The sponsor for this transaction is a single-asset Delaware limited liability company that is 100% owned by AO Highpoint JV LLC. The carveout guarantors are Austin Alexander and Duncan Butler who are both career real estate professionals with robust experience in the south/southeast United States markets. The guarantors have demonstrated previous success working with the HHA having been approved for four previous fee-interest transfers in exchange for no property tax assessments.

The property manager is Morgan Group, a vertically integrated family business that invests primarily in multifamily housing. The property's current managed portfolio consists of more than 10,000 units across the United States and has been headquartered in Houston since 1959. The company currently accepts a management fee of 3.0% of EGI to manage the subject collateral.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar toured the interior and exterior of the property on May 24, 2023, at 10:00 a.m. Based on the site inspection, DBRS Morningstar found the property quality to be Average +.

The subject collateral is located approximately 25.8 miles northwest of the Houston CBD adjacent to TX-249, a.k.a. Tomball Parkway. Tomball Parkway is a major roadway that grants direct access to I-45, the primary north/south highway for the Gulf Coast region, which connects to the Houston metro to the south and the Dallas/Fort Worth metro to the north. The collateral's immediate area is residential and features a new apartment complex next to the subject property. Other land uses in the nearby area include a child's daycare center as well as suburban office buildings.

The property exhibits modest curb appeal upon arrival with no signs of deferred maintenance observed in the clubhouse, which doubles as the leasing office, or the parking lot. Overall, landscaping was adequately maintained, and greenspace was plentiful throughout. Common areas observed during the tour include a fitness center, pool with barbecue area, and dog run. Aside from the leasing office, there are two wood-frame residential buildings with rock and hardiplank exteriors covered with flat roofs. No signs of deferred maintenance were observed in the common areas and exterior residential buildings.

DBRS Morningstar toured the model-unit, which was a two-bedroom/two-bathroom unit that was comparable to the finishes/layout of the other two-bedroom units on the property. Kitchen finishes included black appliances, granite countertops, hardwood floors, and balcony access. Bedroom finishes included carpet flooring on the second floor. All units come with an in-unit washer/dryer. Overall, the model unit showed well and featured modest natural lighting throughout.

DBRS Morningstar NCF Summary

NCF Analysis						
	2020	August 2021 T-12	2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	4,251,343	4,474,612	5,699,675	5,115,720	4,982,486	-2.6
Other Income ($)	503,042	601,863	763,880	739,200	683,282	-7.6
Vacancy & Concessions ($)	-319,791	-430,843	-1,494,732	-319,733	-548,594	71.6
EGI ($)	**4,434,594**	**4,645,632**	**4,888,225**	**5,535,188**	**5,117,174**	**-7.6**
Expenses ($)	2,631,573	2,762,280	2,148,444	1,826,621	1,859,189	1.8
NOI ($)	**1,803,021**	**1,883,352**	**2,739,781**	**3,708,567**	**3,257,985**	**-12.1**
Capex ($)	0	0	0	67,200	84,000	25.0
NCF ($)	**1,803,021**	**1,883,352**	**2,739,781**	**3,641,367**	**3,173,985**	**-12.8**

The DBRS Morningstar Stabilized NCF is based on *the DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRSM Morningstar Stabilized NCF was $3,173,985 representing a variance of -12.8% variance from the Issuer's Stabilized NCF of $3,641,367. The primary driver of the variance is the yearly inflation of rents by the issuer.

DBRS Morningstar Viewpoint

The collateral is in the Reis identified Cypress/Fairbanks multifamily submarket in the Houston MSA. The property is one of forty-eight properties constructed in the submarket since 2000, and together the group represents 48.4% of the submarket's total inventory of market-rate rental apartments. According to Reis, the Cypress/Fairbanks submarket is one of 25 Reis-defined geographic concentrations that form the overall Houston market. Between 2023 and 2024, asking rents and effective rents are expected to climb by 1.6% and 1.5%, respectively, to finish 2024 at $1,292/unit and $1,228/unit. The asking rent figures are slightly higher than the DBRS Morningstar concluded asking rent of $1,238/unit.

The property is in a DBRS Morningstar Market Rank 4, which represents a suburban market that exhibits a higher expected loss profile compared with properties in urban or densely urban areas, in this instance those located closer to the downtown Houston CBD. The borrower has completed the business plan proposed at the loan's origination, which essentially consisted of gaining the approval of the fee-interest transfer and subsequent tax abatement for the collateral. The terms of the ground lease include a 99-year lease term with a $1 per year payment and an opt-out clause becoming available after the 10th year at the sponsor's discretion. Additionally, the HHA received an equity position in the asset structured as a back-end promote structure that would receive some participation in the cash flow and back-end participation in the event of a sale, which is subordinate to the loan. Although the HHA effectively becomes a member of the sponsor due to the equity position, it has signed a joinder agreement that subordinates its interest to the sponsor. Because of the abatement's approval, DBRS Morningstar views the property as stabilized for the remainder of its loan term and any subsequent extension options it exercises.

While the property's asking rent may have reduced upside due to rent control stipulations set forth in the HHA agreement, the tax savings from the 100.0% abatement allows the collateral to operate at a lower-than-average multifamily operating expense margin and therefore achieve a higher operating cash flow to service debt. Despite the limitations on asking rent growth, the property is still within the average current asking rents for the Cypress/Fairbank submarket and will have a reduced need to offer concessions to lease the property because of the affordability compared with new Class A market rate rental apartments.

DBRS Morningstar views the property as stabilized given its current occupancy trend and asking rents in line with the greater Cypress/Fairbanks Reis multifamily submarket. Despite the property's strong cash flow performance, the property's location in a DBRSM Market Rank 4 and MSA Rank 1 results in an expected loss for the loan that is relatively in line with the deal average loan-level expected loss.

Project Sail

Loan Snapshot

Seller	RCMF
Ownership Interest	Fee
Trust Balance ($ million)	35.3
Loan PSF/Unit ($)	189,650
Percentage of the Pool	5.4
Fully Extended Loan Maturity/ARD	April 2028
Amortization	Partial IO
DBRS Morningstar As-Is DSCR (x)	0.49
DBRS Morningstar Stabilized DSCR (x)	0.71
DBRS Morningstar As-Is Issuance LTV (%)	81.3
DBRS Morningstar Stabilized Balloon LTV (%)	61.5
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average

Debt Stack ($ millions)

Trust Balance	35.3
Pari Passu	0.0
Remaining Future Funding	2.3
Jr. Participation & Jr. Participation Future Funding	0.0
Mortgage Loan Including Future Funding	37.6
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	13.1

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1960-1983/2018
City, State	Tampa, FL	**Physical Occupancy (%)**	99.0
Units/SF	198	**Physical Occupancy Date**	March 2023

The loan is secured by the borrower's fee-simple interest in three garden-style multifamily properties in Tampa, Florida. Initial loan proceeds of $35.3 million, combined with $13.1 million in borrower equity, financed the $44.6 million acquisition of all three properties. The fully funded loan amount of $37.6 million includes $2.3 million of future funding designated for planned capital expenditures totaling $2.0 million and a $500,00 interest reserve. The loan is IO throughout the three-year initial term and amortizes on a 30 year schedule during the two one-year extension options.

The three collateral properties are within a 15-mile radius in the South Tampa submarket, with the most eastern location approximately 3.5 miles from the CBD. The portfolio consists of three garden-style multifamily properties totaling 198 units across 19 buildings. Built in 1967, Manhattan Flats totals 78 units with an average unit size of 779 sf. Propertywide amenities include a laundry facility and an outdoor barbecue area. Soho Flats was built in 1960 and is a 40-unit two-story complex with an average unit size of 639 sf. Propertywide amenities include a picnic area, an outdoor barbecue area, and a patio. Arbor Flats is an 80-unit complex built in 1983 with an average unit size of 900 sf. Propertywide amenities include a playground, an outdoor barbecue area, and bike storage. The sponsor's planned capital expenditures include renovations for all 198 units, as well as further exterior and common area repairs and upgrades to be completed over the loan term.

The unit mix varies across each property, but there are two unit types (one-bedroom and two-bedroom) offered across the portfolio. As of the March 3, 2023, rent rolls, the weighted average occupancy across all three properties was 99.0% with an average rent of $1,502 per unit. Please refer to the tables below for more information on the unit mix.

Unit Mix and Rents - Manhattan Flats			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[1]
1-Bedroom	34	667	1,383
2-Bedroom	20	817	1,576
2-Bedroom	24	905	1,552
Total/Weighted Average	**78**	**779**	**1,484**

1 Based on the March 2023, rent roll.

Unit Mix and Rents - SOHO Flats			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[1]
1-Bedroom	12	450	1,421
1-Bedroom	2	600	1,479
2-Bedroom	26	729	1,626
Total/Weighted Average	**40**	**639**	**1,557**

1 Based on the March 2023, rent roll.

Unit Mix and Rents - Arbor Flats			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[1]
2-Bedroom	80	900	1,496
Total/Weighted Average	**80**	**900**	**1,496**

1 Based on the March 2023, rent roll.

The appraisal identified six comparable properties within a two-and-half-mile radius that compete with the subject portfolio. At near full occupancy, the subject properties generally compare well when it comes to occupancy rates, but lag the competitive sets significantly when it comes to rental rates.

Competitive Set for Manhattan Flats

Relative to the competitive set, Manhattan Flats has a strong occupancy of 95.0%, but the property's average rent of $1,484 per unit is well below the WA rent of $1,825 per unit for the competitive set.

Competitive Set							
Property	Location	Distance from Subject (Miles)	Units	Year Built/Renovated	Avg. Unit Size (sf)	Avg. Rental Rate ($/unit)	Occupancy
Lois Landing	Tampa, FL	0.4	56	1968	843	1,929	94.9
The Oasis Club	Tampa, FL	1.5	60	1964	751	1,800	98.3
De Leon Apartments	Tampa, FL	1.7	13	1964	677	1,877	98.0
Greenbriar Apartments	Tampa, FL	0.3	28	1967	725	1,545	95..0
Cleveland Quarters	Tampa, FL	0.8	52	1967	810	2,200	95.0
Willow Flats	Tampa, FL	1.9	19	1974	502	1,591	94.3
Total/WA Comp. Set	**Tampa, FL**	**Various**	**228**	**Various**	**759**	**1,825**	**93.1**
Manhattan Flats	**Tampa, FL**	**n/a**	**78**	**1967**	**779**	**1,484**	**95.0**

Source: Appraisal, except the subject figures, which are based on the rent roll dated March 3, 2023.

Competitive Set for Soho Flats

Similarly, the average rent of $1,557 per unit at Soho Flats is well below the WA rent of $1,956 per unit for the competitive set, and the occupancy rate of 95.0% is slightly below the WA average for the competitive set of 97.2%.

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/Renovated	Avg. Unit Size (sf)	Avg. Rental Rate ($/unit)	Occupancy
Clewis Court	Tampa, FL	0.2	24	1958	750	2,020	95.8
Innovo at Hyde Park	Tampa, FL	2.0	122	1973	648	1,906	97.4
Bay Villa Place	Tampa, FL	0.2	8	1926	1,000	2,700	100.0
Villa Estrella	Tampa, FL	2.4	8	1927	975	2,500	100.0
Rome Apartments	Tampa, FL	0.9	12	1920	575	1,625	92.0
Parkland Flats	Tampa, FL	0.3	9	1926	530	1,759	100.0
Total/WA Comp. Set	**Tampa, FL**	**Various**	**183**	**Various**	**680**	**1,956**	**97.2**
SOHO Flats	**Tampa, FL**	**n/a**	**40**	**1960**	**639**	**1,557**	**95.0**

Source: Appraisal, except the subject figures, which are based on the rent roll dated March 3, 2023.

Competitive Set for Arbor Flats

The units at Arbor Flats, which are approximately 100 sf larger (on average) than the units at the competitive set properties, average rents of $1,496 per unit, well below the WA rent of $1,951 per unit for the competitive set, while occupancy is generally in line with the competitive set average.

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/Renovated	Avg. Unit Size (sf)	Avg. Rental Rate ($/unit)	Occupancy
Bay Crossing	Tampa, FL	2.5	321	1984	734	1,805	95.0
Solis at Ballast Point	Tampa, FL	2.4	276	1988	792	1,980	94.9
Cortland bowery	Tampa, FL	0.9	608	1987	759	2,059	94.2
South Poitne	Tampa, FL	2.1	123	1986	869	1,955	94.6
Infinity Westhore	Tampa, FL	1.7	278	1986	728	1,887	95.1
Camden Preserve	Tampa, FL	1.3	276	1998	942	1,919	94.8
Total/WA Comp. Set	**Tampa, FL**	**Various**	**1,882**	**Various**	**789**	**1,951**	**95**
Arbor Flats	**Tampa, FL**	**n/a**	**80**	**1983**	**900**	**1,496**	**95.0**

Source: Appraisal, except the subject figures, which are based on the rent roll dated March 3, 2023.

Sponsorship

The sponsorship for this transaction is provided by Helios Capital, a privately owned real estate investment firm based in Tampa. Since the company was founded in 2021, it has acquired 53 multifamily units, and a 635-bed student housing portfolio, for a total transaction volume of $61.0 million. The guarantors are Jim Leonard, John Kennedy, Mathew Weiner, and Sergey Kuznetsov.

Property management services are provided by Starka Properties Management, LLC, a third-party management company.

DBRS Morningstar Analysis

Site Inspection Summary

Arbor Flats

DBRS Morningstar toured the interior and exterior of the property on May 21, 2023, at 2:00 p.m. Based on the site inspection, DBRS Morningstar found the property quality to be Average.

The subject is approximately 1.1 miles from FL-618, a north-south road that connects south Tampa to the Tampa CBD. Similar multifamily development surrounds the property, as well as single-family homes and other commercial property types, including retail. Although there are several competitive properties in the surrounding area, the property manager noted the subject maintains a competitive advantage as all apartments have in-unit washer/dryers, a primary differentiator between the subject and other nearby complexes.

The property was constructed in 1983 with minimal renovations to the property since the original construction. Since acquisition, the sponsor has completed exterior renovations for common area amenities, including the leasing office, swimming pool, barbecue grill, dog park and playground. The swimming pool, which includes the barbecue grill and seating areas, is behind the leasing office. The dog park and playground are at the back of the property. DBRS Morningstar noted that the exterior of the property was in good condition with no observable deferred maintenance. The leasing office and clubhouse building are at the front of the property, with ample signage that was easily visible from the street.

DBRS Morningstar toured one apartment unit, a nonrenovated two-bedroom that included a balcony and in-unit washer/dryer. The kitchen and living rooms had vinyl plank flooring, while the bedrooms were carpeted. The kitchen was small and quite dated with older appliances, brown cabinetry, white subway tile backsplash, and laminate countertops. Similar finishes were observed in the bathroom, and in both cases, it was noted that a general refresh was definitely needed. Although no upgraded units were made available for the tour, the property manager confirmed that interior renovations remain ongoing at the property, with a planned completion date of September 2023.

Manhattan Flats

DBRS Morningstar toured the interior and exterior of the property on May 21, 2023, at 2:45 p.m. Based on the site inspection, DBRS Morningstar found the property quality to be Average.

The collateral is a 78-unit garden-style multifamily property in the Hillsborough neighborhood of Tampa approximately 5.4 miles south of the Tampa CBD. Surrounding the subject is similar multifamily development, as well as single-family homes. Despite the significant competition in the area, the property manager noted demand is healthy, as exhibited by the occupancy rate of 100.0% for the property at the time of the tour. Primary access to the property is from Kennedy Boulevard and Manhattan Avenue. Kennedy Boulevard is a major arterial that provides direct access to downtown Tampa and the neighboring cities.

The property's construction style is reminiscent of the 1960s build year, and it does appear quite dated in comparison to other nearby development. Recent investment in exterior paint and paving, as well as new exterior lighting and gates do help bring the property closer to today's aesthetic. Landscaping is ample, as well, supplementing the overall appeal significantly. There is only one small sign at the corner of the parking lot, which makes it hard to identify the subject. At the time of the tour, DBRS Morningstar noted that the exterior of the property seemed to be in good condition and did not show signs of deferred maintenance. DBRS Morningstar toured several amenities at the property, including the fitness center, the laundry building, the pool, and the barbecue area. There is no traditional leasing office at the property. The property manager noted that part of the capital expenditure plan is to renovate the fitness center to allow for more equipment. The property's centrally located swimming pool and nearby barbecue area features ample outdoor seating. Overall, the subject's amenities showed well and were in good condition.

DBRS Morningstar toured one unit, a semi-renovated two-bedroom apartment. The kitchen and living rooms featured vinyl plank flooring, while the bedrooms were carpeted. At the time of the tour, the completed kitchen renovations included the installation of white cabinetry, granite countertops, and a granite island. The property manager noted that subway tile backsplashes and stainless-steel appliances were the next aspects of the renovation to be completed. Additionally, the manager noted remaining unrenovated units at the property will be renovated at turn with the expected completion date to be September 2023.

Soho Flats

DBRS Morningstar toured the interior and exterior of the property on May 21, 2023, at 3:30 p.m. Based on the site inspection, DBRS Morningstar found the property quality to be Average.

According to Reis, the property is in the MacDill Air Force Base submarket, approximately 3.4 miles outside of the Tampa CBD. The area is a middle-class neighborhood featuring an abundance of residential development, with both multi- and single-family homes nearby. Notably, the subject is behind five similar multifamily properties. Although there are several competing properties in the surrounding area, demand is healthy with the nearby MacDill Air Force Base, which employs over 30,000 individuals. Primary access to the property is from Lorenzo Avenue, FL-618 and Bayshore Boulevard.

This property is the newest of the three, built in the early 1980s. The exterior style is similar to Manhattan Flats, however, with a few structures that house units around a central courtyard and pool area. Similar to the Manhattan Flats property, signage is minimal. DBRS Morningstar was not able to tour the leasing office/clubhouse. Common area amenities include the swimming pool and barbecue area, which are adjacent to one another and feature ample seating. The property manager noted that there will be a $28,000 exterior capex plan to renovate the common areas and address deferred maintenance. Overall, the exterior of the property was in average condition and showed some signs of deferred maintenance. DBRS Morningstar toured one unit, a fully renovated two-bedroom apartment. The kitchen, living, and bedrooms featured vinyl plank flooring; the floor in the bathroom was tiled. The unit included stainless-steel appliances, black cabinetry, tile backsplash and granite countertops. The finishes within the kitchen and bathroom were all modern with a sleek grey design. Overall, DBRS Morningstar observed that the completed unit renovations, showed quite well and should be attractive to prospective residents.

DBRS Morningstar NCF Summary

NCF Analysis

	2021	2022	T-12	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	3,022,807	3,335,652	3,415,268	5,108,870	4,674,000	-8.5
Other Income ($)	212,570	216,211	222,008	367,963	243,485	-33.8
Vacancy & Concessions ($)	-67,851	-23,975	-29,155	-255,443	-257,070	0.6
EGI ($)	**3,168,626**	**3,536,562**	**3,619,926**	**5,195,845**	**4,660,415**	**-10.3**
Expenses ($)	1,359,541	1,458,756	1,484,755	2,137,417	2,125,190	-0.6
NOI ($)	**1,809,085**	**2,077,806**	**2,135,171**	**3,058,428**	**2,535,225**	**-17.1**
Capex ($)	0	0	0	52,515	50,300	-4.2
NCF ($)	**1,809,085**	**2,077,806**	**2,135,171**	**3,005,913**	**2,484,925**	**-17.3**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar NCF was $2,484,925, representing a variance of -17.3% from the Issuer's stabilized NCF of $3,005,913. The primary driver of the variance was DBRS Morningstar's GPR assumption. While the Issuer based GPR on the appraiser's inflated market rents for all three properties, DBRS Morningstar deducted $100 from the appraiser's estimates for units at Manhattan Flats and Soho Flats as the appraiser's GPR analysis was aggressive compared with that of competitive properties in the area. Additionally, DBRS Morningstar accepted the appraiser's rents for Arbor Flats.

DBRS Morningstar Viewpoint

The collateral portfolio as a whole is well located within the Tampa CBD, near major transportation arteries and local retail and entertainment hubs. The portfolio also benefits from proximity to national and multinational employers, such as USAA, MetLife, Coca Cola Enterprises and JPMorgan Chase, and in the case of Arbor and Soho Flats, to a major demand driver in the MacDill Air Force Base. Although the area has characteristics that are generally desirable, it is noteworthy that the collateral's location is within an area with a DBRS Morningstar Market Rank of 4 and an MSA Group of 1, both of which are generally indicative of secondary or tertiary locations that have historically seen higher-than-average default rates.

The subject's physical vacancy rate of 1.0% is below the submarket averages reported by Reis for both the MacDill Air Force Base (Soho Flats and Arbor Flats) and Central Tampa (Manhattan Flats) submarkets of 3.7% and 8.4%, respectively. Although the above-average occupancy rates are generally a positive, the high demand is likely partially due to the below-market rates at the properties. The portfolio's in-place average rental rates of $1,502 per unit compares with the averages across the two submarkets as reported by Reis of over $1,800 per unit. The sponsor's planned renovations total approximately $2.0 million across the portfolio and once complete, all units will be renovated to the same level of finish described for the toured units at Manhattan Flats and Soho Flats as previously described. Of the planned renovation budget, Manhattan Flats will receive $515,000 ($6,600/unit), Soho Flats will receive $454,000 ($11,300/unit), and Arbor Flats will receive $1.0 million ($12,600 per unit).

Based on the as-is appraised value of $46.2 million, the loan exhibits a relatively moderate leverage at issuance with a DBRS Morningstar As-Is LTV of 81.3%. The stabilized appraised value of $60.1 million reflects a DBRS Morningstar Stabilized Balloon LTV of 61.5%. The collateral falls in DBRS Morningstar Market Rank 4 and MSA Group 1, two indicators of increased risk. As previously noted, loans secured by properties in such areas have historically demonstrated higher losses compared with loans secured by assets in more densely populated markets. Overall, the loan's credit metrics, haircut, and low DBRS Morningstar Market Rank ultimately contributed to an EL that is above the deal average.

Park 217 Business Center

Loan Snapshot

Seller
RCMF
Ownership Interest
Fee
Trust Balance ($ million)
34.4
Loan PSF/Unit ($)
134
Percentage of the Pool
5.3
Fully Extended Loan Maturity/ARD
February 2025
Amortization
Partial IO
DBRS Morningstar As-Is DSCR (x)
0.87
DBRS Morningstar Stabilized DSCR (x)
0.87
DBRS Morningstar As-Is Issuance LTV (%)
65.2
DBRS Morningstar Stabilized Balloon LTV (%)
62.7
DBRS Morningstar Property Type
Industrial
DBRS Morningstar Property Quality
Average+

Debt Stack ($ millions)

Trust Balance
34.4
Pari Passu
0.0
Remaining Future Funding
0.3
Jr. Participation & Jr. Participation Future Funding
0.0
Mortgage Loan Including Future Funding
34.7
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
15.1

Collateral Summary			
DBRS Morningstar Property Type	Industrial	**Year Built/Renovated**	1960-1989
City, State	Tigard, OR	**Physical Occupancy (%)**	90.6
Units/SF	259,566	**Physical Occupancy Date**	May 2023

This loan is secured by the borrower's fee-simple interest in Park 217 Business Center, a 259,566-sf Class B industrial-flex property in Tigard, Oregon, within the Portland MSA. This property was recently securitized in a DBRS Morningstar-rated transaction (RCMF 2020-FL4) with an initial trust balance of $28.2 million and is being brought in from that transaction. Initial loan proceeds of $28.3 million coupled with $15.1 million of sponsor equity were used to fund the $42.4 million ($163 psf) purchase price and cover closing costs. An additional $6.5 million future funding component, plus $387,000 of future sponsor equity, was used to fund approximately $3.8 million of capital expenditures, $2.0 million of tenant improvements, and $1.1 million for leasing commissions. The whole loan is structured with a four-year initial term with a one-year extension option. The loan is IO throughout the initial loan term and is nearing its initial maturity date of February 10, 2024, with a fully extended maturity date of February 10, 2025. The loan amortizes on a 25 year schedule during the extension period.

Tenant Summary						
Tenant	SF	% of Total NRA	DBRS Morningstar Base Rent PSF ($)	% of Total DBRS Morningstar Base Rent	Lease Expiry	Investment Grade? (Y/N)
The State of Oregon, by and through its Employment Department	18,334	7.1	16.55	8.6	1/31/2031	Y
Oregon Trail Motorcycles, LLC	17,408	6.7	13.62	6.7	2/28/2026	N
Office Furniture Reborn	17,365	6.7	11.55	5.7	8/31/2028	N
Rokke, LLC	16,762	6.5	11.33	5.4	6/30/2024	N
Baths for Less, LLC	16,067	6.2	16.20	7.4	8/1/2028	N
Subtotal/Wtd. Avg.	**85,936**	**33.1**	**13.86**	**33.8**	**Various**	**Various**
Other Tenants	149,172	0.0	13.38	66.2	n/a	n/a
Vacant Space	24,458	0.0	n/a	n/a	n/a	n/a
Total/Wtd. Avg.	**259,566**	**100.0**	**13.64**	**100.0**	**Various**	

Park 217 Business Center was built in phases between 1960 and 1989 with the improvements consisting of eight industrial-flex buildings, rising one and two stories in height. Issued on January 31, 2020, the loan is more than 36 months seasoned, and the majority of the business plan has been executed with several tenants at the properties having completed their respective build-outs since this loan's previous securitization. As of the May 1, 2023, rent roll, the portfolio was 90.6% leased to 27 individual tenants. The sponsor plans to lease the additional vacant suites and stabilize the portfolio at 95.5% occupancy.

Competitive Set				
Property	Location	Distance from Subject (Miles)	Total SF	Year Built/Renovated
Fanno Creek	Tigard, OR	2.9	50,399	2008
Greenburg	Tigard, OR	1.8	45,236	1985
The Woodlands	Durham, OR	3.4	56,702	1991
Triangle	Tigard, OR	1.9	93,375	1997
74th Avenue Ind.	Tigard, OR	2.5	58,002	1997
Nelson Business	Tigard, OR	1.9	84,000	2009
Total/WA Comp. Set	**Various, State**	**Various**	**387,714**	**Various**
Park 217 Business Park - Subject	**Tigard, OR**	**n/a**	**259,566**	**1960-1989**

Source: Appraisal, except the Subject figures are based on the rent roll dated May 1st, 2023.

Sponsorship

The sponsorship for this transaction is BKM Capital Partners (BKM), a fund manager founded in 2013 that has since raised over $487 million in equity, and has over 9.3 million sf of commercial real estate under management. BKM specializes in the acquisition and value addition of multitenant light industrial properties in the Western United States. BKM has invested over $1.1 billion in 94 transactions across six states, including Arizona, California, Colorado, Nevada, Oregon, and Washington. Given their adequate net worth/liquidity and experience in the market with this specific property type, DBRS Morningstar determined the sponsorship strength to be Average. BKM is the sponsor for two other loans in the RCMF 2023-FL12 transaction, including Sacramento Portfolio and Concord Business Park.

The property manager is BKM Management Company, a borrower-affiliated entity. The contractual management fee is the greater of $10,000 and 5.0% of EGI.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar toured the interior and exterior of the property on May 23, 2023, at 2:00 p.m. Based on the site inspection and management meeting, DBRS Morningstar found the property quality to be Average+.

The eight-building suburban industrial-flex property is in Tigard, Oregon, approximately nine miles southwest of the Portland CBD. Situated just off the busy intersection of Southwest Hall Boulevard and Pacific Highway West, the property has excellent accessibility and visibility to Beaverton Tigard Highway, which provides the property with easy access to the greater Portland metropolitan area. The surrounding area primarily consists of industrial-flex properties of similar vintage and quality directly to the south, Beaverton Tigard Highway to the east, and retail properties lining Pacific Highway West to the north and west of the subject. While the property is next to major thoroughfares and highways, the property is set back far enough off the roads to avoid excessive road noise, which could be seen as a positive for tenants who use the space as a Class B suburban office.

The building exteriors are well maintained and consist of light gray and beige concrete, dark gray accents, and dark windows that give the buildings a clean look. Landscaping at the property consists of small trees, hedges, and a flowerbed, which adds to the overall look of the industrial-flex park. A small retention pond with a walking trail is at the southeast corner of the property, and it appears to be quite popular among tenants. A video board is also at the southeast corner of the subject, offering high visibility to Beaverton Tigard Highway, but management noted that old technology in the video board prevents it from advertising tenant space—something that may be addressed by management in the future so tenant logos can be advertised. Paved roads and surfaces throughout the complex are in good condition. The 139 surface parking spaces provide ample parking, which management noted is a factor that draws tenants to the property. The property was 90.6% occupied at the time of inspection. DBRS Morningstar toured most of the vacant space at the property. Generally, the vacant space is in good overall condition with open white box floorplans typical of Class B office product. The vacant spaces are left in white box condition to easily market the space to prospective tenants but appear to be easily divisible to suit tenant needs, and management noted that industrial build-outs, including the installation of loading doors, could be done with relative ease. Building 9, at 11852 Southwest Garden Place, is a vacant space, and the sponsor is actively negotiating an LOI on the 4,873-sf space. DBRS Morningstar also toured several occupied suites, including the spaces for BKM, Brennock, Inc., and Baths for Less. The occupied suites that were toured had similar configurations to the vacant suites and were exceptionally used by the respective tenants, all showcasing an active working environment. The largest tenant at the property, The State of Oregon (7.1% of the NRA), was in occupancy at the time of inspection. Overall, the property is well located near major highways in the Portland market, and vacant spaces can be easily converted to accommodate various types of tenants.

DBRS Morningstar NCF Summary

NCF Analysis					
	2021	2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	2,530,175	3,232,306	3,621,116	3,539,286	-2.3
Recoveries ($)	612,231	827,114	1,014,627	808,070	-20.4
Other Income ($)	11,036	0	0	0	0.0
Vacancy ($)	-155,117	-53,330	-208,909	-437,880	109.6
EGI ($)	**2,995,177**	**3,986,061**	**4,426,834**	**3,889,446**	**-12.1**
Expenses ($)	1,169,421	1,142,872	1,152,607	1,103,564	-4.3
NOI ($)	**1,825,756**	**2,843,189**	**3,274,227**	**2,785,882**	**-14.9**
Capex ($)	0	0	0	76,034	-100.0
TI/LC ($)	0	0	0	389,426	-100.0
NCF ($)	**1,825,756**	**2,843,189**	**3,274,227**	**2,322,785**	**-29.1**

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 $2,322,785, representing a -29.1% variance from the Issuer's Stabilized NCF of $3,274,227.

The primary drivers of the variance include TILC, physical vacancy, and reimbursements. DBRS Morningstar generally based TI/LC costs on the appraiser's estimates, while the Issuer did not include TI/LC costs within its analysis. DBRS Morningstar concluded to a stabilized vacancy of 10.0%, which is a standard minimum for industrial-flex properties. Lastly, DBRS Morningstar based stabilized reimbursement income on the in-place estimates adjusted to account for increased expenses and for the projected increase in occupancy through stabilization, while the Issuer based its stabilized reimbursements on the 2022 figure while not factoring for vacancy.

DBRS Morningstar Viewpoint

The loan is secured by an eight-building, industrial-flex property in Tigard, a well-developed suburb within the Portland MSA. Located just off the intersection of Beaverton Tigard Highway and Pacific Highway West, the subject offers excellent accessibility from all directions for both industrial uses and office tenant commuters. Expansive roads and paved surfaces throughout the eight-building property allow for large moving trucks to access tenant spaces while providing more than enough surface parking spaces for employees. Built between 1960 and 1989, the property appears to have been well maintained over the years, with vacant spaces in good condition, easily divisible, and generally marketable to a wide range of potential tenants for multiple uses. The sponsor contributed $15.1 million of equity to the purchase price of $42.4 million and contributed an additional $387,000 of equity for future leasing costs, showing a strong commitment to the property. Sponsor's total equity of $15.2 million represents 30.5% of the total transaction cost of $49.9 million ($195 psf).

The collateral is within the Reis-identified I-5/Beaverton submarket within the Portland MSA and located in a DBRS Morningstar Market Rank 4, which represents a suburban market that exhibits a higher expected loss profile when compared with properties in urban or densely urban areas, in this instance those closer to downtown Portland. The borrower has completed the business plan proposed at the loan's origination, which consisted of deploying approximately $3.8 million in capital improvements to reposition the property to industrial-flex suites comprising 60% industrial space and 40% office space, as well as additional capital expenditures to address deferred maintenance, including roof repair, landscape improvement, HVAC replacement, and new signage throughout the property. The business plan also called for substantial TI/LC reserves totaling nearly $3.1 million to attract and retain tenants, with the primary goal of increasing the property's anemic occupancy. Since the loan's issuance on January 31, 2020, the sponsor has successfully increased the collateral's occupancy to 91.9% from 70.1%. The sponsorship group's ultimate goal is to increase occupancy to 95.5% by deploying the remaining $284,518 of future funding reserves.

All things considered, the loan has moderate leverage based on the DBRS Morningstar Stabilized Balloon LTV of 62.7%. Combined with the DBRS Morningstar Property Type of Industrial and a favorable DBRS Morningstar Business Plan Score, the loan exhibits an expected loss that is lower than the deal average.

Mission Matthews Place and Waterford Hills

Loan Snapshot

Seller
RCMF
Ownership Interest
Fee
Trust Balance ($ million)
33.6
Loan PSF/Unit ($)
182,591
Percentage of the Pool
5.2
Fully Extended Loan Maturity/ARD
August 2027
Amortization
Partial IO
DBRS Morningstar As-Is DSCR (x)
0.53
DBRS Morningstar Stabilized DSCR (x)
0.67
DBRS Morningstar As-Is Issuance LTV (%)
78.5
DBRS Morningstar Stabilized Balloon LTV (%)
69.4
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
33.6
Pari Passu
82.4
Remaining Future Funding
4.8
Jr. Participation & Jr. Participation Future Funding
0.0
Mortgage Loan Including Future Funding
120.9
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
53.4

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	Various
City, State	Various	**Physical Occupancy (%)**	89.6
Units/SF	662	**Physical Occupancy Date**	March 2023

This loan is secured by the borrower's fee-simple interest in Mission Matthews Place and Waterford Hills, two garden-style multifamily properties in the Charlotte MSA. The sponsor acquired the property for approximately $156.5 million in July 2022. Initial loan proceeds of $115.3 million along with $53.4 million of borrower equity funded the purchase price and covered closing costs. The loan is structured with $5.6 million of future funding to finance the sponsor's capital improvements plan, fund an interest reserve, and cover a capex advance. As of the cut-off date, there is $4.8 million of future funding remaining. The three-year loan is IO throughout the initial term, which matures in August 2025, and includes two one-year extension options that are exercisable subject to the achievement of certain debt yield and LTV requirements, among other criteria, set forth in the loan agreement. The loan amortizes on a 30 year schedule during the extension periods.

The collateral consists of two multifamily properties, Mission Matthews Place and Waterford Hills, located 17.5 miles away from each other. Both properties were constructed in the mid-1990s and were partially renovated by the prior owner. The sponsor acquired the portfolio in July 2022 and embarked on a $5.9 million renovation plan, with $4.4 million ($6,592/unit) allocated to interior upgrades and the remaining $1.6 million for miscellaneous interior and exterior improvements. DBRS Morningstar toured the properties on May 22, 2023, and all but three units across the portfolio had completed, or nearly completed, renovations.

Portfolio Summary

Property	Cut-Off Date Loan Amount ($)	% of Loan Amount	City, State	Property Type	Units	Year Built	Occupancy (%)
Mission Matthews Place	67,620,574	58.3	Matthews, NC	Multifamily	392	1994	87.8
Waterford Hills	48,620,574	41.7	Charlotte, NC	Multifamily	270	1995	92.2
Subtotal/Wtd. Avg.	**116,041,806**	**100.0**	**Various**	**Multifamily**	**662**	**1970**	**89.6**

Mission Matthews Place is a 392-unit garden-style multifamily property in Matthews, North Carolina, approximately 10 miles southeast of Charlotte. The property was constructed in 1994, and offers 182 one-bedroom, 178 two-bedroom, and 32 three-bedroom units. The sponsor has $3.2 million dedicated for capex at the subject, with approximately $2.7 million allocated for interior upgrades to renovate the remaining 137 classic units and select work on the previously renovated units. The planned renovations include updating the kitchen appliances to stainless steel, updated countertops, vinyl flooring, cabinet resurfacing, and updated fixtures. The sponsor will also address common area upgrades such as a pool refresh, landscaping, signage, and office updates. As of the rent roll dated March 31, 2023, the property was 87.8% occupied and achieved a WA rental rate of $1,310 per unit.

Waterford Hills is a 270-unit garden-style multifamily property in Charlotte, 11.5 miles north of the Charlotte CBD. The property offers 132 one- and 138 two-bedroom units, which achieved monthly rental rates of $1,119 and $1,384, respectively. The sponsor has $2.1 million allocated for capital improvements at the property, including $1.7 million for interior upgrades on the remaining 54 classic units. The planned renovations are similar to that of Mission Matthews with units receiving updated stainless-steel appliances, updated countertops, vinyl flooring, cabinet resurfacing, and updated fixtures. The sponsor has $410k allocated to exterior and common area upgrades, and intends to refresh the pool, landscaping, signage, and office. As of the rent roll dated March 31, 2023, the property was 92.2% occupied and achieved a WA rental rate of $1,257 per unit.

Sponsorship

The sponsor for this transaction is GVA Real Estate Group, an Austin-based vertically integrated real estate company. The firm primarily focuses on workforce and multifamily housing. GVA began acquiring investment properties in 2012 and currently owns and operates over 60 properties in several states throughout the southeast United States. Prior to this transaction, GVA owned nearly 1,200 units in the Charlotte MSA and approximately 3,500 units between North and South Carolina.

The portfolio will be managed by GVA Real Estate Group’s in-house property management team.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar toured the interior and exterior of the properties on May 22, 2023. Based on the site inspections and management tours, DBRS Morningstar found the property quality to be Average.

Mission Matthews Place

Mission Matthews Place is located in Matthews, North Carolina, approximately 17.5 miles southeast of the Charlotte CBD. The property is located off of Independence Boulevard, a major north/south thoroughfare that connects the property to downtown Charlotte. The collateral is in a suburban area with several multifamily properties neighboring the subject and a few retail developments nearby along Independence Boulevard. The nearby multifamily properties adjacent to the subject appeared to be of a similar, if not newer vintage. There was also a multifamily property across the street that was under construction and expected to open in the fall of 2023.

The property comprises 19 two and three-story residential buildings and one, one-story leasing office. The garden-style apartments are constructed with a red-brick and blue-siding exterior that did not show any signs of deferred maintenance. DBRS Morningstar toured one unrenovated one-bedroom unit, one renovated one-bedroom unit, and one renovated two-bedroom unit. The unrenovated unit was visibly dated with white countertops, 90s vintage white cabinets, and white appliances. The bedroom and living space have beige carpeting with vinyl, faux-wood flooring throughout the kitchen and bathroom. The property manager noted that this is the last “classic” unit at the property. The two renovated units had similar finishes with new shaker-style cabinet fronts, updated kitchen appliances, faux-granite vinyl counter wrap, and a more modern light grey wall color throughout the unit. All units have washer/dryer capabilities that are available to rent for an additional $55/month. The property manager stated that recent rental rates have ranged from $1,394 to $1,694 per unit, which is elevated over what was reported in the March 2023 rent roll. At the time of DBRS Morningstar’s tour, the property was 84.2% occupied, and they are offering a $1,000 credit for any lease that starts in June 2023.

Management noted that they have processed over 60 evictions since February 2023 and are working to resolve ongoing tenant issues. While there have not been reports of violent crimes at the property, there have been multiple reports of stolen cars since the sponsor acquired the property in July 2022.

Waterford Hills

Waterford Hills is located in Charlotte, North Carolina, 11.5 miles northeast of the Charlotte CBD. The property is in a suburban area that is developed with grocery-anchored retail centers, several multifamily properties, and single-family homes. The subject is located off of Harris Boulevard, a primary east/west thoroughfare that connects the subject to both I-77 and I-85, which provides access to the Charlotte CBD and the surrounding suburbs.

The property comprises 13 two- and three-story residential buildings across over 20 acres. The garden-style apartments are constructed with a two-tone light yellow and beige exterior siding. The red-brick leasing office is at the front entrance and also includes the fitness center, tenant lounge, and racquetball court. There is uncovered parking available throughout the property, and there are also reserved, covered spots and garage parking available for tenants. The parking spots range from $35 to $125 per month, depending on the space type.

At the time of DBRS Morningstar's tour the property was 88.5% occupied. DBRS Morningstar toured one renovated two-bedroom unit and one one-bedroom unit that was under construction. The renovated two-bedroom was spacious and well-lit with natural light. The unit finishes include vinyl-wrapped countertops, painted white cabinet fronts, side-by-side washer and dryer units, and vinyl flooring throughout the unit. Both bedrooms had large windows and walk-in closets. The main bedroom was connected to a bathroom with a double vanity that had similar finishes to the kitchen. The unit that was under construction had light wood cabinets, white kitchen appliances, vinyl flooring throughout the living spaces and carpet in the bedroom. All units have washer/dryer capabilities that are available to rent for an additional $55/month. The property manager stated that recent rental rates have ranged from $1,319 to $1,809 per unit, which is much higher than what was reported in the March 2023 rent roll. Collections are top of mind for the management team, who estimated they process five to six evictions a month on average. Similar to Mission Matthews Place, there have not been reports of violent crimes at the property in the last 12 months, but there have been multiple reports of stolen cars since the sponsor acquired the property in July 2022.

DBRS Morningstar NCF Summary

NCF Analysis	2020	2021	September 2022 T-11 Annualized	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	8,678,933	9,429,786	10,871,487	12,582,486	11,325,607	-10.0
Other Income ($)	994,411	969,841	1,014,238	1,053,613	940,253	-10.8
Vacancy & Concessions ($)	-1,491,114	-1,912,830	-1,885,870	-779,820	-661,603	-15.2
EGI ($)	**8,182,231**	**8,486,797**	**9,231,344**	**12,856,279**	**11,520,846**	**-10.4**
Expenses ($)	3,838,802	4,225,998	4,118,899	4,112,841	4,579,716	11.4
NOI ($)	**4,343,429**	**4,260,799**	**5,112,445**	**8,743,438**	**6,941,131**	**-20.6**
Capex ($)	0	0	0	165,500	172,598	4.3
NCF ($)	**4,343,429**	**4,260,799**	**5,112,445**	**8,577,938**	**6,768,533**	**-21.1**

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 $6,768,533, representing a -21.1% variance from the Issuer's stabilized NCF of $8,577,938. The primary drivers of the variance are GPR and operating expenses. DBRS Morningstar concluded to a stabilized GPR based on the appraiser's premiums for renovated units, over the in-place rents based on the March 31, 2023, rent roll for Mission Matthews, and utilized the appraiser's stabilized rents for Waterford Hills. The resulting WA rental rate of $1,426 per unit represents a $147 per unit premium over in-place rents. DBRS Morningstar generally based operating expenses on the September 2022 annualized T-11, inflated 10.0%, resulting in an expense ratio of 39.8%, while the Issuer based operating expenses on the stabilized appraisal.

DBRS Morningstar Viewpoint

Originally constructed in 1994 and 1995, Mission Matthews Place and Waterford Hills, respectively, have benefitted from past investment in the properties to maintain the quality. The unit finishes are generally indicative of their age, but they are in good condition. The sponsor acquired the property partially renovated and committed to bring the remaining 191 classic units across the portfolio to a renovation level that is cohesive with the prior owner's renovations. The renovated units are reported to have achieved premiums of $220 and $210 over in-place rents at Mission Matthews and Waterford Hills, respectively. As of the rent roll dated March 31, 2023, the portfolio was 89.2% occupied and achieved a WA rental rate of $1,278 per unit. The sponsor's interior capital improvements plan totals $4.4 million ($6,592/unit) across both properties. The sponsor's projected rents of $1,484 at Mission Matthews Place and $1,510 at Waterford Hills are well above DBRS Morningstar's stabilized conclusions of $1,467 and $1,389, respectively. DBRS Morningstar's stabilized rents are generally based on the appraiser's premiums for renovated units over the in-place rents based on the March 31, 2023, rent roll, and generally supported by the appraiser's rent comps for each property. The March 2023 rent rolls do not capture the full scope of rents achieved by renovated units as it's presumed the bulk of the sponsor's renovations occurred between December 2022 and May 2023. As of May 2023, when DBRS Morningstar toured the properties, nearly all units have been renovated and those rental rates are reported to range from $1,300 to $1,800 per unit. While these rental rates were not included in DBRS Morningstar's analysis, they are anecdotally supportive of the sponsor's business plan execution.

The portfolio is located in the Charlotte-Gastonia-Concord MSA, and both properties are in generally suburban markets, as reflected by the DBRS Morningstar Market Rank of 3. Properties located within this market rank typically experience less liquidity and exhibit elevated levels of default, reflected in a higher expected loss. Both properties are in the Reis-identified Charlotte market which reported an average vacancy rate of 5.9% in Q1 2023. Additionally, the average rental rate for properties of a similar vintage was $1,518 in the same time period. The portfolio's in-place performance is generally in-line with the Charlotte market, and the higher rents exhibited by competitive properties support the sponsor's plan to increase rents.

The fully funded loan amount of $120.9 million reflects a LTV of 77.2% based on the purchase price and improves to stabilized balloon LTV 69.4% based on the appraiser's stabilized value of $170.8 million. While this leverage point is not egregious, the fully funded loan per unit of $182,591 is elevated compared to the 21 agency CMBS loans recently securitized in the Charlotte-Gastonia-Concord MSA, which exhibit an average loan per unit of $151,170. Additionally, the DBRS Morningstar Stabilized NCF represents a 5.6% debt yield, compared with the same pool of agency CMBS loans recently securitized in the MSA, which reflect an average debt yield of 6.7%. The low debt yield in tandem with the elevated loan per unit signal to potential obstacles the borrower may face come loan maturity. Despite this, the loan presents itself at a moderate LTV and along with a relatively low DBRS Morningstar Business Plan Score, the expected loss is in line with deal average.

Champion Student Housing Portfolio

Loan Snapshot

Seller
RCMF
Ownership Interest
Fee
Trust Balance ($ million)
27.6
Loan PSF/Unit ($)
96,217
Percentage of the Pool
4.2
Fully Extended Loan Maturity/ARD
April 2027
Amortization
Partial IO
DBRS Morningstar As-Is DSCR (x)
0.04
DBRS Morningstar Stabilized DSCR (x)
0.82
DBRS Morningstar As-Is Issuance LTV (%)
84.4
DBRS Morningstar Stabilized Balloon LTV (%)
65.2
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
27.6
Pari Passu
32.0
Remaining Future Funding
9.3
Jr. Participation & Jr. Participation Future Funding
0.0
Mortgage Loan Including Future Funding
68.8
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
19.5

Collateral Summary			
DBRS Morningstar Property Type	Student Housing	**Year Built/Renovated**	Various
City, State	Syracuse, NY	**Physical Occupancy (%)**	42.9
Beds	715	**Physical Occupancy Date**	December 2022

The loan is secured by the borrower's fee-simple interest in the Champion Student Housing Portfolio, which consists of a 51-property student housing portfolio containing 715 beds and 267 units. This 715-bed portfolio is adjacent to Syracuse University's campus in Syracuse, New York. The portfolio consists of varying property types including single-family residences (SFRs), duplexes, triplexes, quadplexes, and multifamily apartment buildings. The sponsor acquired the property in April 2022 for $65.0 million. Initial loan proceeds of $50.7 million, $19.5 million of sponsor equity, and $18.1 million of future funding commitments were used to cover the $65.0 million purchase price, fund $18.1 million of future construction expenditures and interest reserve, and cover closing costs and working capital reserves. The loan was originally structured with $18.1 million of future funding to cover $13.3 million for approved hard costs of construction expenditures, $3.5 million for approved soft costs of capex, and $1.3 million for approved interest expenses. As of May 10, 2023, $8.8 million of the future funding had been advanced and there was $9.3 million of unfunded future funding balance remaining. The loan is structured with IO payments for the initial three-year term, with the loan amortizing on a 25-year schedule during the two one-year extension options. There is a pari passu note of $29.1 million that was included in the RCMF 2023-FL11 securitization, and the whole loan is subject to the servicing agreement for the RCMF 2023-FL11 transaction.

The collateral consists of 51 Class C multifamily buildings in Syracuse built between 1896 and 1980. There are no release provisions provided per the underlying loan documents. The properties are scattered in the area surrounding Syracuse University's campus and are located either northeast or southeast of the campus. The northeast portion of the collateral contains the majority of both properties and units with 40 of the 51 properties and 212 of the 267 units. The southeast portion contains the remaining 11 properties and 55 units. There are 14 unit variations across the portfolio, which are summarized in the table below.

Unit Mix and Rents - Champion Student Housing Portfolio

Unit Type	Beds	Avg. Rent ($/bed)[1]
1BR/1BA	35	1,120
2BR/1BA	182	801
2BR/2BA	2	n/a
3BR/1BA	210	849
3BR/1.5BA	21	1,063
3BR/2BA	9	1,012
4BR/1BA	68	789
4BR/1.5BA	96	801
4BR/2BA	20	1,151
5BR/1.5BA	35	698
5BR/2BA	20	668
5BR/2.5BA	5	n/a
5BR/4BA	5	n/a
7BR/2.5BA	7	1,075
Total/WA	**715**	**830**

1 Based on the rent roll dated December 31, 2022. Unit types without average rent per bed were undergoing renovations during the 2022 to 2023 school year.

Because of the size of the properties, there are no common area amenities other than laundry facilities in each property. Some properties offer on-site parking for an additional fee. All of the units in the portfolio come furnished, which is typical for off-campus housing at Syracuse University.

The sponsor is investing $17.1 million in capex funds into the properties. Funds will be used to upgrade all 267 units, repair deferred maintenance, and upgrade the common areas and exteriors of all 51 properties. Approximately 60% of the capex funds will be used for unit upgrades, including kitchen and bathroom remodels, updated plumbing and electrical fixtures, new flooring, and the installation of TVs with Sonos soundbars. The deferred maintenance that will be addressed includes roof and parking lot repairs as well as exterior maintenance and upgrades. Common areas in the buildings will also be upgraded with these funds. During the 2022–23 school year, 382 of the beds have undergone renovations. Three of these beds are completed and the rest are nearing completion. The remaining 333 beds will undergo renovations during the 2023–24 school year.

The appraiser identified six comparable properties within 1.8 miles of the subject. The subject's WA rental rate of $863 per bed is below the appraiser's competitive set's WA of $1,053 per bed. The average projected post-renovation rent is $984 per bed, which is more in line with the competitive set's WA rent. The portfolio's occupancy rate of 91.9% is just below the competitive set's WA of 92.1%.

Competitive Set					
Property	Distance from Subject (Miles)	Beds	Year Built	Avg. Rental Rate ($/Bed)	Occupancy
University Village	1.8	432	1970	1,016	98.0
The Paul Apartments	0.1	12	1890	631	90.0
University Townhouses	1.3	78	1975	654	100.0
Sherbrooke Apartments	0.1	95	1920	699	88.0
University Village at Colvin	1.8	1,584	2009	1,035	100.0
The 505 on Walnut	0.1	363	2018	1,368	50.0
Total/WA Comp. Set	**Various**	**2,564**	**Various**	**1,053**	**92.1**
Champion Student Housing Portfolio	**n/a**	**715**	**Various**	**863**	**91.9**

Source: Appraisal, except the subject figures, which are based on the rent roll dated December 31, 2022.

Sponsorship

The sponsor of this transaction is Champion Realty, Ltd. doing business as Champion Real Estate Company (Champion). Robert Champion founded Champion in 1987 and was an active real estate owner, operator, and developer prior to forming the company. Other than the subject properties, Champion currently owns eight student housing properties with 1,400 beds. Champion is also currently developing properties at the University of Washington and the University of Southern California with 1,575 beds.

The Champion Student Housing Portfolio properties are managed by a third-party management company, Asset Campus USA, LLC, which is based out of Houston, Texas, and is an affiliate of Asset Living (Asset). Asset owns and operates more than 200,000 residential units and more than 125,000 student housing beds.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar toured five of the 51 properties on Wednesday, May 17, 2023, at 12:00 p.m. Based on the site inspection and management tour, DBRS Morningstar found the property quality to be Average.

The student housing properties were generally located northeast or southeast of the Syracuse University campus. There are varying property types across the portfolio including SFRs, duplexes, triplexes, quadplexes, and multifamily apartment buildings, which are typical housing at Syracuse University. Other than various campus buildings scattered surrounding the main campus, the area around the properties is made up of similar-style residential buildings. The properties benefit from their proximity to campus as well as their location compared with the university's sorority and fraternity houses. Property management stated that it has a great relationship with sorority and fraternity members and that it rents to many members. The properties within the portfolio closest to the sorority and fraternity houses are often the first ones to lease and have higher rents because of their more desirable location. Management stated that location is the primary factor in the varying rents, with the only other factor being what floor the unit is on.

During the site inspection, management shared that the properties were 91% preleased for the 2023–24 school year and that this was well ahead of most competitors, which were around 30% to 60% preleased for the 2023–24 school year. All of the preleased units were renovated during the 2022–23 school year. At the time of the inspection, most units toured were still undergoing renovations. Management relayed that the renovations were close to completion, ahead of June 1, which is the first move-in date for 29 of the units. The remaining leases start closer to the school year. Management was very confident that all units will be ready for their respective move-in days. The remaining 333 of the 715 beds will be renovated during the upcoming school year, and management is confident that 100% of the units will be fully renovated ahead of the 2024–25 school year.

DBRS Morningstar toured five units at five of the properties. The toured units were in properties including an SFR, a duplex, a triplex, a quadplex, and a multifamily building. One of the toured units was unrenovated. The kitchen and bathroom in this unit had dark tile floors, mahogany wooden cabinetry, and black stone or granite countertops. The kitchen did have stainless steel appliances, but otherwise looked a bit dated. The unit's bedrooms and hallways had beige carpeting throughout with off-white walls. The furniture in this unit was primarily white, with white faux-leather kitchen chairs and bed headboards, white dressers and desks in the bedrooms, a white side table, coffee table, and TV console in the living room, and a white kitchen table. The living room couches were faux-suede and featured varying shades of gray. The remaining four units DBRS Morningstar observed were all renovated by the sponsor. The fixtures and furniture in these units were the same even though they were in different buildings. The kitchens and bathrooms in these units had white cabinetry, light quartz countertops, and black fixtures and drawer pulls. Each unit had the same gray laminate flooring throughout the entire unit. The bedroom furniture consisted of black metal bedframes with black and silver desks, dressers, and nightstands. The kitchen chairs were silver metal and had matching tables with dark wooden tops. Living room furniture included faux-leather black couches and chairs and faux-marble-top coffee tables. The renovated units were similar to a Class B-quality student housing unit that had undergone recent renovations, while the nonrenovated unit was more in line with a Class C student housing unit at a major university in the United States. Most units had a good amount of natural light.

DBRS Morningstar NCF Summary

NCF Analysis						
	2020	2021	December 2022 T-9 Annualized	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	7,227,208	6,714,134	6,619,032	8,556,900	8,548,203	-0.1
Other Income ($)	315,899	382,414	250,570	399,111	382,414	-4.2
Vacancy & Concessions ($)	-2,363,685	-1,772,947	-2,748,721	-427,845	-626,740	46.5
EGI ($)	**5,179,422**	**5,323,601**	**4,120,881**	**8,528,166**	**8,303,876**	**-2.6**
Expenses ($)	2,526,198	2,866,157	2,497,983	2,727,997	3,251,585	19.2
NOI ($)	**2,653,223**	**2,457,444**	**1,622,897**	**5,800,169**	**5,052,291**	**-12.9**
Capex ($)	0	0	0	82,225	143,000	73.9
NCF ($)	**2,653,223**	**2,457,444**	**1,622,897**	**5,717,944**	**4,909,291**	**-14.1**

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 $4,909,291, a variance of -14.1% from the Issuer's stabilized NCF of $5,717,944. The primary drivers of the variance were operating expenses and concessions. DBRS Morningstar generally based operating expenses on the level for the T-12 period ended December 31, 2021, inflated by 6.0%. DBRS Morningstar concluded to the T-12 period ended December 31, 2021, for concessions.

DBRS Morningstar Viewpoint

The collateral for the loan is a 51-property student housing portfolio consisting of 267 units and 715 beds. The properties are well located adjacent to Syracuse University's campus in Syracuse. The university's Fall 2021 enrollment was 21,772, which is a 2.1% increase from the Fall 2020 enrollment of 21,322. Management stated during the tour that the university's freshman class for the 2023–24 school year is larger than normal. Syracuse University normally requires freshmen and sophomores to live on campus, but in order to have enough on-campus housing for the incoming freshman class, some sophomores are being forced to live off campus. The increasing enrollment trend bodes wells for demand for off-campus housing that is close to campus.

The sponsor is investing $17.1 million in capex into the properties to renovate all of the units. This consists of $10.2 million in unit renovations, with the remaining funds going to deferred maintenance and other interior and exterior updates. Unit upgrades include kitchen and bathroom remodels, updated plumbing and electrical fixtures, new flooring, and the installation of TVs with Sonos soundbars. These renovations will allow the sponsor to collect higher rents starting in June 2023. As of March 29, 2023, renovations were approximately 50% complete and 139 units had been renovated. Based on the DBRS Morningstar NCF analysis, the average rental rate per month will increase to $996 per bed from $773 per bed. DBRS Morningstar's site inspection evidenced that the lack of capital invested in collateral historically depressed rental rates, as the renovated units were much nicer and modern than the nonrenovated unit observed. DBRS Morningstar concluded to a property quality of Average, as the overall property quality was negatively affected by the nonrenovated units at the time of the site inspection and subject securitization.

The DBRS Morningstar As-Is Issuance LTV of 84.4% based on the fully funded loan amount implies there is significant term risk. However, the sponsor's equity contribution of $19.5 million, representing 22.1% of the total sources for the transaction; interest reserve structure; the commitment of the sponsor to complete the renovation plan; and the preleasing efforts for the 2023–24 school year collectively help mitigate the term default risk. The DBRS Morningstar Stabilized Balloon LTV of 65.2% reflects moderate leverage and is typically refinanceable during a healthy economy. However, finding refinancing in an high interest rate environment may prove difficult given the portfolio's atypical composition of SFRs, duplexes, triplexes, quadplexes, and multifamily apartment buildings in combination with the Issuer's stabilized DSCR of 1.13x. Historically, traditional stabilized fixed-rate agency and CMBS conduit securitization financing options have not included portfolios with this subproperty type composition with predominate student concentration, and an issuer's DSCR below 1.35x. With that being said, numerous of the properties have previously been securitized in an agency transaction; however, those loans were securitized with an Issuer's DSCR of nearly 1.50x. While the loan benefits from being in an area with a DBRS Morningstar Market Rank of 5, the loan's expected loss is slightly elevated than the deal average because of overall LTV metrics, and high business plan score.

Villas at Palm Bay

Loan Snapshot

Seller
RCMF
Ownership Interest
Fee
Trust Balance ($ million)
24.7
Loan PSF/Unit ($)
162,625
Percentage of the Pool
3.8
Fully Extended Loan Maturity/ARD
January 2027
Amortization
Partial IO
DBRS Morningstar As-Is DSCR (x)
0.84
DBRS Morningstar Stabilized DSCR (x)
1.01
DBRS Morningstar As-Is Issuance LTV (%)
72.3
DBRS Morningstar Stabilized Balloon LTV (%)
62.6
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
24.7
Pari Passu
0.0
Remaining Future Funding
1.3
Jr. Participation & Jr. Participation Future Funding
0.0
Mortgage Loan Including Future Funding
26.0
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
7.4

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2007
City, State	Palm Bay, FL	**Physical Occupancy (%)**	91.3
Units/SF	160	**Physical Occupancy Date**	May 2023

The loan is secured by the borrower's fee-simple interest in Villas at Palm Bay, a 160-unit multifamily property in Palm Bay, Florida, that was originated in December 2021. Initial loan proceeds of $23.6 million, along with $7.4 million in borrower equity, financed the $29.3 million acquisition of the property. The loan was also structure with future funding of $2.5 million to be used toward the borrower's capital improvement plan at the property. As of the cut-off date, the loan has an outstanding balance of $24.7 million and remaining future funding of $1.3 million. The loan is IO throughout the three-year initial term and amortizes on a 30 year schedule during the two one-year extension options.

Situated 2.1 miles west of the Palm Bay CBD, the collateral consists of a six three-story multifamily buildings across 11.0 acres. Built in 2007, the property was developed using HHRP funds, which restrict 14% of the collateral's units to be rented by essential workers (educational, government, and healthcare) through a Supporting Housing Program (SHP). The borrower has paid off the HHRP loan in order to free up the restricted units. Propertywide amenities include a playground, fitness center, and swimming pool. Unit features include tile flooring, in-unit washer/dryer connections, and updated appliances. The borrower has implemented its capital improvement plan future funding to renovate all 160 units at the property, exterior and common area repairs and upgrades.

The unit mix consists of 160 one-, two-, and three-bedroom units averaging 1,045 sf. As of the May 2023 rent roll, the property was 91.3% occupied with an average rent of $1,371 per unit. The subject property's unit mix is shown below:

Unit Mix and Rents - Villas at Palm Bay

Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[1]
1BR/1BA	12	775	1,029
2BR/2BA	98	1,006	1,387
3BR/2BA	50	1,177	1,678
Total/Weighted Average	**160**	**1,042**	**1,446**

1 Based on the May 2023 rent roll.

The appraiser identified eight competitive properties within a six-mile radius of the subject. The competitive set's average occupancy of 97.3% is slightly higher than the collateral's occupancy of 91.3%. Additionally, the competitive set's WA monthly rental rate of $1,418 is slightly underperforming compared to the collateral's WA monthly rental rate of $1,446 per unit. The collateral is on the older side of the comparable properties in terms of year built with 2007, while the comparable properties were constructed between 1976 and 2021.

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Avg. Unit Size (sf)	Avg. Rental Rate ($/unit)	Occupancy (%)
Aqua Palm Bay	Palm Bay, FL	1.5	320	2020	1,034	1,764	96.0
Princeton Parc	Melbourne, FL	0.8	200	2003	1,154	1,266	98.0
Oasis at West Melbourne	West Melbourne, FL	5.9	316	2021	1,103	1,418	98.0
Aventine West Melbourne	West Melbourne, FL	1.7	290	2020	1,103	1,418	97.0
Carlton of West Melbourne	West Melbourne, FL	2.3	382	2020	1,199	1,407	100.0
Harbor Village	Melbourne, FL	1.6	229	1976/1983	718	977	94.0
The Haven at West Melbourne	West Melbourne, FL	1.7	336	2010	1,114	1,438	96.0
Addison Pointe	Melbourne, FL	8.9	370	2020	1,023	1,464	98.0
Total/WA Comp. Set		**Various**	**2,443**	**Various**	**1,066**	**1,418**	**97.3**
Villas at Palm Bay		**n/a**	**160**	**2007**	**1,042**	**1,446**	**91.3**

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

Sponsorship

The sponsors for this transaction are Duncan Hillsley Capital (Duncan Hillsley) and GPC Partners (GPC). Duncan Hillsley is a fully integrated commercial real estate investment firm found in 2008. Based in Boca Raton, Florida, Duncan Hillsley focuses on the acquisition and management of multifamily properties in the Orlando, Florida, market. GPC is a Miami-based commercial real estate investment company that specializes in the acquisition, disposition, and development of real estate properties. GPC's current portfolio totals over 1,900 residential units spread across more than 2.5 million sf. The guarantors of this transaction are Shane Hillsley and RT Trust Holdings LLC.

Vestec Real Estate Management Services, LLCo, a third-party management firm, provides property management services for a fee of 3.0% of gross collections.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar toured the property on Tuesday, May 23, 2023, at 9:00 a.m. Based on the site inspection and management tour, DBRS Morningstar found the property quality to be Average.

The subject, on the border of West Melbourne and Palm Bay, is in a suburban location, approximately 2.1 miles west of the Palm Bay CBD and approximately 60 miles southeast of the Orlando CBD. Situated one mile from Babcock Road, which provides direct access to neighboring cities, the subject is surrounded by similar multifamily developments, as well as other commercial property types such as retail. Although there are several competitive properties in the surround area, the property is comparable and is not observed to be losing occupancy to the competition.

The property was constructed in 2007, and the previous ownership was said to have committed limited in-unit renovations, keeping all unit features at their original finishes. DBRS Morningstar noted the property had average curb appeal with amenities in average condition that will benefit from planned capital improvements over the loan term. Overall, the property felt dated and was in need of a general refresh. At the time of the inspection, the property was relatively quiet with most of the parking lot filled with cars. Additionally, the subject was tucked behind five similar multifamily properties causing a several minute drive from S Babcock road, a major thoroughfare. The main entrance to the subject contains the white stucco leasing office, clubhouse, and fitness center. The lobby was dated and featured cool grey paint. At the time of the property tour, the management team noted that part of the capital expenditure plan is to update the leasing office and clubhouse to modern and clean finishes. DBRS Morningstar toured several amenities at the property including the fitness center and pool. The fitness center, which is attached to the leasing office, is small, outdated, and in need of a general refresh. Behind the leasing office is the property’s central swimming pool, which includes outdoor seating. The sponsor plans to spend $885,000 in future funding to upgrade the fitness center and renovate the pool. Overall, the subject’s amenities are in average condition and will be improved during the capex process.

DBRS Morningstar inspected two units. The first was a recently renovated two-bedroom unit that featured modern hardware on the white cabinets, white subway tile backsplash, and stainless-steel appliances. The second unit was a nonrenovated three-bedroom that featured tile flooring, laminate countertops, dated white appliances, and carpet throughout the living and bedrooms. Additionally, both units featured a washer/dryer and patio or balcony. There is a stark contrast between the renovated and nonrenovated units. The renovated units provided a necessary refresh that more closely matches renter expectations for this market. The property manager noted that there is approximately three to four months left of interior renovations. Based on the seasonality of the loan, DBRS Morningstar has concluded that the sponsor is well on the way to achieving the renovation portion of business plan. At the time of the tour, the management team was not able to confirm the status of the HHRP loan.

DBRS Morningstar NCF Summary

NCF Analysis				
	2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	2,567,873	3,376,717	3,180,000	-5.8
Other Income ($)	145,863	163,282	151,462	-7.2
Vacancy & Concessions ($)	-432,368	-135,069	-194,001	43.6
EGI ($)	**2,281,369**	**3,371,163**	**3,105,661**	**-7.9**
Expenses ($)	994,779	1,213,116	1,240,607	2.3
NOI ($)	**1,286,590**	**2,158,047**	**1,865,055**	**-13.6**
Capex ($)	0	42,436	49,280	16.1
NCF ($)	**1,286,590**	**2,115,611**	**1,815,775**	**-14.2**

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 $1,815,775, a -14.2% variance from the Issuer's stabilized NCF of $2,115,611. The primary driver of the variance was GPR. While the Issuer based GPR on the appraiser's inflated market rents for the property as a whole, DBRS Morningstar only accepted a monthly rental rate premium of $245 per unit.

DBRS Morningstar Viewpoint

The collateral is well located within the Reis designated Melbourne submarket within the Palm Bay-Melbourne-Titusville MSA. The collateral benefits from its proximity to I-95, which allows for convenient access to the Orlando CBD. The Melbourne/Palm Bay area is heavily influenced by the aerospace and defense sector, evidenced by the subject's proximity to NASA's Kennedy Space Center and Cape Canaveral Air Force Station, as well as launch and manufacturing space companies such as SpaceX, Boeing Co, Blue Origin, and Lockheed Martin Corp.

The subject's physical vacancy of 8.7% is above the Reis defined vacancy rate of 4.0% for Q4 2022. The property's in-place rental rate of $1,446 per unit is performing subpar relative to the market that reported an average rent in excess of $1,500 per unit. The sponsor believes that renovated units on average can achieve a premium of $300 per unit. This compares with the $205 per unit premium that has been recognized by the appraiser for renovated units. In total, the sponsor has planned to invest $1.2 million ($7,630 per unit) in unit improvements that will address upgrades including stainless-steel appliances, flooring, hard-surface countertops, lighting/plumbing fixtures, backsplash, painting, and washers/dryers. Based on the renovated unit inspected by DBRS Morningstar, the upgrades are a modern aesthetic that has helped to increase the general value of the property. Additionally, the sponsor has paid the $750,000 HHRP loan, which will allow for the monthly rents associated with the SHP units to be brought up the market. DBRS Morningstar views the sponsor's business plan as achievable because of the property's location, area demographics, and market rent levels. DBRS Morningstar applied a $245 average rent increase over the in-place rents to derive a stabilized rental rate of $1,615 per unit, which is consistent with comparable assets within a two-mile radius and market statistics according to Reis. Furthermore, the premium is consistent with actual premiums the sponsor has achieved on renovated units.

The loan exhibits low leverage at issuance as indicated by a DBRS Morningstar As-Is LTV of 72.3% based on the appraiser's as-is valuation of $36.0 million and the fully funded loan amount. The appraiser estimates that the property value will increase by $4.4 million through stabilization, resulting in a relatively low leverage at loan maturity as indicated by a DBRS Morningstar Stabilized LTV of 62.6%. The collateral falls in DBRS Morningstar Market Rank 3 and MSA Group 0, two indicators of increased POD. Loans secured by properties in such areas have historically demonstrated higher losses compared with loans secured by assets in more densely populated markets. Overall, the loan's credit metrics and DBRS Morningstar Market Rank of 3 and MSA Group of 0 contribute to an expected loss that is in line with the deal average.

Sacramento Portfolio

Loan Snapshot

Seller	RCMF
Ownership Interest	Fee
Trust Balance ($ million)	23.5
Loan PSF/Unit ($)	75
Percentage of the Pool	3.6
Fully Extended Loan Maturity/ARD	February 2025
Amortization	Partial IO
DBRS Morningstar As-Is DSCR (x)	1.08
DBRS Morningstar Stabilized DSCR (x)	1.08
DBRS Morningstar As-Is Issuance LTV (%)	63.2
DBRS Morningstar Stabilized Balloon LTV (%)	62.0
DBRS Morningstar Property Type	Industrial
DBRS Morningstar Property Quality	Average

Debt Stack ($ millions)

Trust Balance	23.5
Pari Passu	0.0
Remaining Future Funding	1.8
Jr. Participation & Jr. Participation Future Funding	0.0
Mortgage Loan Including Future Funding	25.3
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	11.0

Collateral Summary

DBRS Morningstar Property Type	Industrial	**Year Built/Renovated**	1986/2020
City, State	Sacramento, CA	**Physical Occupancy (%)**	97.7
Units/SF	336,156	**Physical Occupancy Date**	December 2022

This loan is secured by the borrower's fee-simple ownership in a portfolio comprising of two Class C industrial properties totaling 336,156 sf in Sacramento, California. The borrower is acquiring the portfolio for a purchase price of $27.5 million ($82 psf) funded by initial loan proceeds of $17.6 million and $11.0 million of equity. Future loan proceeds of $7.7 million along with $255,000 of additional sponsor equity will be used to fund a $4.8 million renovation plan, and reserve $3.2 million for future TI/LC costs. The loan has an IO initial term of four years and then amortizes on a 25-year schedule during the one 12-month extension option. The loan is currently 39 months seasoned and has an initial maturity date of February 10, 2024. Of the $7.7 million of future funding, only $1.8 million remains unfunded. This loan was previously securitized in the RCMF 2020-FL4 transaction and will be brought in from that transaction into this securitization.

This portfolio consists of two single-story flex industrial properties, Bradshaw Business Park and Horn Road Business Park, that were built in 1986. Bradshaw Business Park comprises four buildings with 14- to 16-foot clear heights offering a mix of office and flex spaces totaling 114,471 sf. Located about 0.3 miles from Bradshaw Business Park, Horn Road Business Park is the larger property in the portfolio consisting of 12 buildings with about 48 flex industrial units spread over 221,685 sf.

Portfolio Summary

Property	Location	Total SF	Allocated Loan Amount	Year Built/Renovated	Occupancy (%)
Horn Road Business Park	Sacramento, CA	221,685	14,011,260	1986/2020	99.2
Bradshaw Business Park	Sacramento, CA	114,471	9,502,048	1986/2020	94.8

The sponsor has deployed $4.8 million in capital improvements to reconfigure the property from to approximately 43% office from 73% with the remainder being used as flex industrial space. At Bradshaw Business Center, the sponsor demolished oversized office units as tenants rolled over, and offered aggressive TI packages to attract tenants. The sponsor also performed various cosmetic upgrades such as new signage, facades, and landscaping to modernize the property, and addressed deferred maintenance. At Horn Road Business Park, $1 million is being spent on reconfiguring spaces. The sponsor has successfully implemented its business plan as the portfolio is currently 97.7% occupied with a WA rent $7.31 psf compared with 84.0% occupancy and WA rents of $5.92 psf in February 2020. Of the $3.2 million designated for TI/LC costs, only $1.1 million remains for accretive leasing.

Tenant Summary

Tenant	SF	% of Total NRA	DBRS Morningstar Base Rent PSF ($)	% of Total DBRS Morningstar Base Rent	Lease Expiry	Investment Grade? (Y/N)
Sierra Office Systems and Products, Inc.	29,000	8.6	5.40	6.6	4/30/2026	N
N&A Enterprises, Inc.	21,600	6.4	6.92	6.3	10/31/2023	N
Flooring Affiliated Holdings, LLC	16,254	4.8	7.82	5.3	8/31/2023	N
Supply Doc, Inc.	16,000	4.8	7.39	5.0	11/30/2027	N
Kleinfelder, Inc.	14,000	4.2	7.80	4.6	4/30/2023	N
Subtotal/WA	**96,854**	**28.8**	**6.82**	**27.7**	**Various**	**N**
Other Tenants	229,557	68.3	7.51	72.3	n/a	N
Vacant Space	9,745	2.9	n/a	n/a	n/a	n/a
Total/WA	**336,156**	**100**	**7.31**	**100.0**	**Various**	**N**

Competitive Set

Property	Location	Distance from Subject (Miles)	Total SF	Year Built/Renovated	Occupancy (%)	Avg. Rental Rate Per SF ($)
Performance Center	Sacramento, CA	18.9	36,000	1986	100.0	8.40
Bradshaw Industrial Park	Sacramento, CA	0.9	25,000	1973	100.0	9.60
2235 Cemo Cir	Rancho Cordova, CA	6.0	7500	1975	100.0	9.60
11151 Trade Center Dr	Rancho Cordova, CA	5.4	56,270	1981	100.0	9.24
2700 Mercantile Dr	Rancho Cordova, CA	5.6	138,654	1990	100.0	7.20
Oates Industrial Park	Sacramento, CA	7.6	28,000	1990	100.0	8.52
Total/WA Comp. Set	**Various, CA**	**Various**	**291,424**	**Various**	**100.0**	**8.14**
Sacramento Portfolio	**Sacramento, CA**	**n/a**	**336,156**	**1986/2020**	**97.7**	**7.28**

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

Sponsorship

The sponsorship for this transaction is BKM Capital Partners (BKM), a fund manager founded in 2013 that has since raised over $487 million in equity, and has over 9.3 million sf of commercial real estate under management. BKM specializes in the acquisition and value addition of multitenant light industrial properties in the Western United States. BKM has invested over $1.1 billion in 94 transactions across six states, including Arizona, California, Colorado, Nevada, Oregon, and Washington. Given their adequate net worth/liquidity and experience in the market with this specific property type, DBRS Morningstar determined the sponsorship strength to be Average. BKM is the sponsor for two other loans in the RCMF 2023-FL12 transaction, including Park 217 Business Center and Concord Business Park.

The property manager is BKM Management Company, a borrower-affiliated entity.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar toured the interior and exterior of the property on May 22, 2023, at 3:00 p.m. Based on the site inspection, DBRS Morningstar found the property quality to be Average.

The subject properties have a total of 81 units across 16 buildings in two industrial parks—Bradshaw Business Park and Horn Road Business Park—in Sacramento. The industrial parks are relatively close to each other, and have primary access through U.S. Route 50, which connects the properties to downtown Sacramento, and I-5 (major north-south route on the west coast). The immediate surrounding area is suburban with a mix of office and industrial properties. New signage installed as part of the business plan has significantly improved curb appeal.

Each property has its own color scheme. At Bradshaw Business Park, building exteriors have been painted green and white, whereas Horn Road Business Park has a yellow and white color scheme. Every building at the subject properties is clearly marked with the respective building number, so it is easier to distinguish among the 16 buildings in the industrial parks. Moreover, each building lot has sufficient surface parking spaces with neat landscaping.

DBRS Morningstar toured five units: three occupied units, and two vacant stand-alone office units. At the time of the tour, Bradshaw Business Park was about 90% occupied, and Horn Road Business Park was approximately 96.0% occupied. The property manager indicated that it plans to completely reconfigure the vacant office units to flex by adding exterior rollup doors as it has struggled to re-tenant these units. The legacy units have gone through partial renovation including a fresh coat of paint, new carpet, updated light fixtures, and HVAC servicing. Although these cosmetic improvements have helped modernize the space, the offices are devoid of natural light as the units are windowless.

The occupied units offered a small office space at the front with a private bathroom, and a warehouse space in the back with dock doors with clearing heights of 15 feet. DBRS Morningstar noted that the

office space was in good condition with a flexible layout enabling tenants to arrange their workstations according to their needs. They featured an updated color scheme of red and gray with striking red blocks on the carpet. A majority of the warehouse spaces appeared underutilized by the tenants.
Overall, DBRS Morningstar found no major quality issues with the property, and can confirm that most of the renovations under the proposed business plan have been executed.

DBRS Morningstar NCF Summary

NCF Analysis

	2021	2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	1,996,143	2,345,604	2,552,945	2,413,973	-5.4
Recoveries ($)	969,538	1,196,988	1,083,120	1,039,307	-4.0
Other Income ($)	9,041	28,671	9,000	9,000	0.0
Vacancy ($)	-89,843	-76,310	-185,903	-214,550	15.4
EGI ($)	**2,894,616**	**3,496,770**	**3,459,162**	**3,247,730**	**-6.1**
Expenses ($)	1,258,182	1,263,428	1,171,392	1,205,237	2.9
NOI ($)	**1,636,435**	**2,233,343**	**2,287,770**	**2,042,493**	**-10.7**
Capex ($)	0	0	50,303	50,423	0.2
TI/LC ($)	0	0	0	91,980	-100.0
NCF ($)	**1,636,435**	**2,233,343**	**2,237,467**	**2,101,647**	**-6.1**

The DBRS Morningstar NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar's stabilized NCF was $2,101,647 representing a variance of -6.1% from the Issuer's stabilized NCF of $2,237,467. The primary driver of the variance is vacancy. DRBS Morningstar concluded to a stabilized vacancy of 8.0% compared with the Issuer's vacancy rate of 5.1%.

DBRS Morningstar Viewpoint

The collateral consists of two properties situated in a well-established business park in Sacramento. approximately 11 miles from the downtown core. The properties are within close proximity to major thoroughfares that connect the asset to the city's airports and provide easy access throughout the west coast. The properties are located in a DBRS Morningstar average Market Rank of 3, indicative of more suburban, less densely populated markets that may exhibit higher expected loss credit profiles when compared with collateral in more urban locations.

Since the loan closing in 2020, the sponsor acquired the asset and is in the final stages of successfully implementing its business plan to renovate the properties, increase rents and improve occupancy. The portfolio is currently 97.7% occupied with WA rents of $7.31 psf compared with 84.0% occupancy and a WA rent of $5.92 psf in February 2020.

According to Reis, the subject is in the Highway 50 Corridor submarket, one of Sacramento's largest flex submarkets with 2.4 million sf representing more than 16% of the market's current total inventory. The submarket had a vacancy rate of 8% as of Q1 2023 and Reis estimates that the submarket vacancy rate will decline slightly through the end of the year to 7.8%. With no competitive stock being introduced to the submarket during 2024 and 2025, Reis projects the vacancy rate to fall by 0.8% to 7.2% by YE2025.

Reis anticipates asking rent to rise to $10.21 psf from current Q1 2023 asking rents of $9.24 psf by YE2025. The property is currently outperforming the submarket with its in-place vacancy rate of 2.3%, but underperforming the submarket with a WA asking rent of $7.31 psf. The subject's WA rent of $7.31 psf is also below the appraiser competitive set WA of $8.14 psf, which is more in line with recent leasing at the properties. Given the progress of the business plan, DBRS Morningstar considers the portfolio to be stabilized.

The loan has a moderate stabilized LTV of 62.0% and a DBRS Morningstar debt yield of 8.3%, which would be deemed refinance-able during a healthy economy; however, in the current high interest rate environment and the upcoming initial loan maturity in February 2024, finding financing could prove to be more difficult. If the sponsor is unable to secure financing and extends the loan, this will put downward pressure on the DSCR because of the extension option structured with 25-year principal payments decreasing the DBRS Morningstar IO DSCR of 1.41x to 1.08x, which removes any cushion to withstand volatility in performance. This concern is heightened given more than half of the NRA will roll prior to the full extended maturity in February 2025. However, the sponsor will be able to draw upon the $1.1 million remaining in the future funding TI/LC reserve to combat any rollover in the near term. Furthermore, the sponsor will be highly motivated to maintain performance given the successful implementation of its business plan and the $11.1 million in cash equity contribution at closing. Overall, the loan exhibits an expected loss higher than the pool WA expected loss.

Concord Business Park

Loan Snapshot

Seller
RCMF
Ownership Interest
Fee
Trust Balance ($ million)
22.2
Loan PSF/Unit ($)
161
Percentage of the Pool
3.4
Fully Extended Loan Maturity/ARD
February 2025
Amortization
Partial IO
DBRS Morningstar As-Is DSCR (x)
0.80
DBRS Morningstar Stabilized DSCR (x)
0.80
DBRS Morningstar As-Is Issuance LTV (%)
62.3
DBRS Morningstar Stabilized Balloon LTV (%)
61.1
DBRS Morningstar Property Type
Industrial
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
22.2
Pari Passu
0.0
Remaining Future Funding
0.7
Jr. Participation & Jr. Participation Future Funding
0.0
Mortgage Loan Including Future Funding
22.8
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
9.9

Collateral Summary			
DBRS Morningstar Property Type	Industrial	**Year Built/Renovated**	1988/2020
City, State	Concord, CA	**Physical Occupancy (%)**	100.0
Units/SF	141,792	**Physical Occupancy Date**	December 2022

The loan is secured by the borrower's fee-simple interest in Concord Park, a 141,792-sf Class C (Class B as complete) flex industrial property in Concord, California. Initial loan proceeds of $20.9 million, along with $9.9 million in borrower equity, financed the $30.1 million purchase of the property. The loan has future funding up to $1.9 million, which will fund $1.1 million of capex and $816,000 of TIs/LCs. The loan has an initial term of four years with one 12-month extension option. The loan is IO for the initial term, before amortizing on a 25-year schedule thereafter. This loan was previously securitized in RCMF 2020-FL4 and has an initial maturity date in February 2024 and a fully extended maturity date of February 2025.

Situated on an 8.1-acre site, the property comprises five single-story flex industrial buildings that were originally built in 1988. These buildings consist of industrial-flex suites with almost no stand-alone office space. The office build-outs were primarily designed to complement the industrial space resulting in a 60-40 industrial-to-office flex makeup of the property. The 141,792-sf property provides a 0.7/1,000 sf parking ratio, 16-foot clear heights, and a 40.3% lot coverage ratio.

The sponsor allocated $1.1 million for capex work as the 22 in-place tenants' leases began to roll. The capital improvements mainly addressed deferred maintenance including roof repair, landscape improvement, HVAC replacement, and new signage. There were $816,000 in funds allocated to a TI/LC reserve, so the sponsor can manage the roll of tenants as capital improvements are incorporated. The scope of the business plan is limited as the sponsor's goal is to reposition the property to mainly industrial from office to drive up occupancy.

As of the December 2022 rent roll, the property is currently 99.2% leased to a diverse roster of 22 tenants, a majority of whom are small engineering, and light manufacturing companies that primarily operate in the Concord area. The subject has lower rents than the appraiser competitive set.

Competitive Set

Property	Location	Distance from Subject (Miles)	Total SF	Year Built/Renovated	Occupancy (%)	Avg. Rental Rate Per SF ($)
1015 Shary Cir	Concord, CA	4.5	24,890	1972	100.0	18.12
1011 Detroit Ave	Concord, CA	4.4	12,321	1982	100.0	18.00
Concord Warehouse	Concord, CA	4.4	6,750	1978	100.0	15.84
Quarry Business Center	Pleasanton, CA	29.4	21,915	1985	100.0	15.60
Concord Showroom	Concord, CA	0.8	28,745	2022	100.0	14.04
Livemore Showroom	Livemore, CA	30.3	11,800	1997	100.0	18.36
Total/WA Comp. Set	Various, State	Various	106,421	Various	100.0	16.37
Concord Business Park	Concord, CA	n/a	141,792	1988/2020	100.0	12.77

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

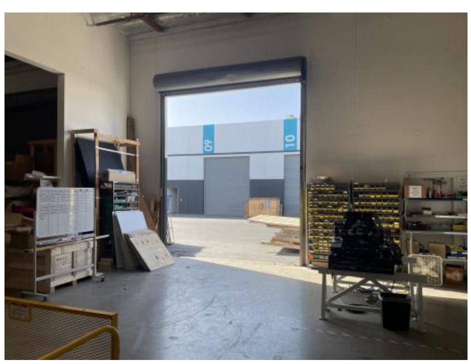
Sponsorship

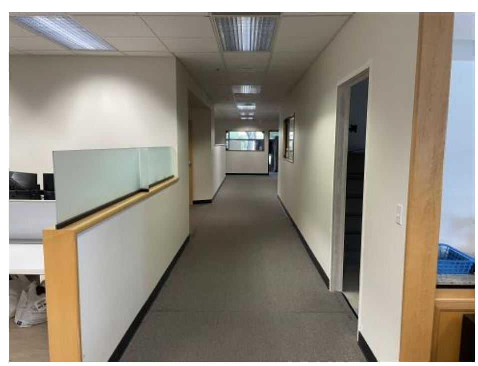
The sponsorship for this transaction is BKM Capital Partners (BKM), a fund manager founded in 2013 that has since raised over $487 million in equity, and has over 9.3 million sf of commercial real estate under management. BKM specializes in the acquisition and value addition of multitenant light industrial properties in the Western United States. BKM has invested over $1.1 billion in 94 transactions across six states, including Arizona, California, Colorado, Nevada, Oregon, and Washington. Given their adequate net worth/liquidity and experience in the market with this specific property type, DBRS Morningstar determined the sponsorship strength to be Average. BKM is the sponsor for two other loans in the RCMF 2023-FL12 transaction, including Park 217 Business Center and Sacramento Portfolio.

The property manager is BKM Management Company, a borrower-affiliated entity.

DBRS Morningstar Analysis

Site Inspection Summary





DBRS Morningstar toured the interior and exterior of the property on May 23, 2023, at 9:00 a.m. Based on the site inspection, DBRS Morningstar found the property quality to be Average.

The subject is situated at the border of Concord and Martinez, California, surrounded by oil refineries and industrial properties. The property is approximately a mile away from the intersection of CA-4 (California Delta Highway) and I-680 (Senator Daniel E. Boatwright Highway), which connects Concord to San Jose, California, and other East Bay commercial hubs. The location gives the property an edge over its competitors as the subject is the largest flex property closest to I-680, which is a major north-south thoroughfare, and especially preferred by large vehicles. As part of its business plan, the sponsor installed new signage at Solano Way and Imhoff Drive, which gives the property good curb appeal.

DBRS Morningstar inspected three occupied units at the property: stand-alone office, a warehouse, and a flex space. The stand-alone office and flex space, occupied by Sigray, Inc., was in line with the build-out and appearance of traditional Class B office and flex in the Bay Area. There were no vacant units available as the property is fully occupied. DBRS Morningstar noted that most of the business plan had been executed as all units have been leased up, and planned exterior and interior renovations have been completed.

The subject's facade appeared fresh and clean as it has been updated with the sponsor's signature two-tone blue and white color scheme with gray painted dock doors. The fresh coat of paint helps the property stand out as competition in the immediate surrounding area includes older flex and industrial properties with dated exteriors. Other exterior renovations included installation of LED lighting and a professional landscaping design around the parking area.

The sponsor completed interior renovations including new carpets, light fixtures, bathroom upgrades, and a fresh interior paint. Renovated offices were spacious and modern, with good natural lighting. Management noted an in-house interior design team implemented the sponsor's signature design scheme to each unit as it rolled.

Overall, DBRS Morningstar noted there are no overall quality issues with the property, and most of the deferred maintenance has been addressed.

DBRS Morningstar NCF Summary

NCF Analysis				
	2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	1,773,409	1,864,569	1,810,552	-2.9
Recoveries ($)	728,213	685,441	693,804	1.2
Other Income ($)	20,378	22,000	4,407	-80.0
Vacancy ($)	-45,816	-106,784	-188,601	76.6
EGI ($)	**2,476,184**	**2,465,226**	**2,320,162**	**-5.9**
Expenses ($)	840,913	720,879	827,241	14.8
NOI ($)	**1,635,271**	**1,744,347**	**1,492,921**	**-14.4**
Capex ($)	0	14,179	0	-100.0
TI/LC ($)	0	0	88,235	-100.0
NCF ($)	**1,635,271**	**1,730,168**	**1,404,685**	**-18.8**

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 $1,404,685, representing a variance of -18.8% from the Issuer's stabilized NCF of $1,730,168. The primary driver of the variance is vacancy. DBRS Morningstar views the subject as flex based on the rents at the property. Therefore, DRBS Morningstar concluded a stabilized vacancy of 7.5%.

DBRS Morningstar Viewpoint

The property is at the intersection of Solano Way and Imhoff Drive in Concord, which is roughly 30 miles northeast of San Francisco. According to Reis, this property is part of the Berkeley/Richmond/Martinez submarket. Submarket vacancy has been rising since 2020; however, Reis estimates that the submarket vacancy rate will finish 2024 at 17.5% and will decline 1.9 percentage points to 15.6% by YE2025, averaging absorption of 77,000 sf per year. Reis also reports asking rents for flex space at $25.51 psf for the submarket compared with $12.77 psf at the subject. Additionally, Reis anticipates the submarket's asking rent to rise to $29.62 psf by YE2024. Lower rents at the subject reflect the sponsor's business plan to reposition the property to industrial from office. While the property reported an occupancy rate of 99.2% as of the December 2022 rent roll, DBRS Morningstar anticipates the vacancy rate at the subject will increase closer to the submarket's vacancy rate for flex, as leases roll and competitive office and flex properties in the Bay Area compete for tenants. There are eight leases, representing 30.0% of the DBRS Morningstar gross rent, that expire by the initial maturity date in February 2024 and 13 leases, representing 48.7% of the DBRS Morningstar gross rent, that expire by the fully extended maturity date in February 2025.

Upon renovation, the property was quickly able to attract tenants because of its relatively modern aesthetic and favorable location. Currently, the property is offering lower TIs than the market as most of the spaces have been remodeled and standardized. The appraisal notes that the MSA's population is likely to grow and unemployment will drop, which will help maintain a high occupancy rate at the subject as the sponsor targets a diverse tenant base in a tight and growing market. The proposed development of the former 5,000-plus-acre Concord Naval Weapons Station about three miles from the subject will be a major boost to economic activity in the region.

The most recent as-is and stabilized appraised value of $36.6 million, equal to $258 psf, as of June 2022 represents a 17.3% variance to the as-is appraised value of the $31.2 million, equal to $220 psf, as of January 2020 for the RCMF 2020-FL4 transaction. Additionally, the appraised stabilized value of $36.5 million, equal to $257 psf, for the RCMF 2020-FL4 transaction is generally in line with the current appraised value for the RCMF 2023-FL12 transaction.

The loan’s fully funded DBRS Morningstar Issuance LTV and Balloon Stabilized LTV of 62.3% and 61.1%, respectively, indicate moderate leverage for a flex property. DBRS Morningstar adjusted the Issuer’s implied capitalization rate (cap rate) to be more indicative of comparable Issuer-implied cap rates for flex properties recently securitized in the San Francisco-Oakland-Fremont, California, MSA. There is elevated maturity default risk given the upcoming initial maturity date in February 2024. Interest rates and cap rates for flex properties in the Bay Area have risen compared with the capital market environment when the loan was originated in 2020. A high interest rate environment may erode sponsor equity in the transaction or impede the sponsor’s ability to cash out on a refinance or sell the property at a premium, despite the sponsor’s successful lease-up strategy at the property since loan origination in 2020. However, the borrower still retains $10.0 million in cash equity in the property, which represents 32.5% of the as-is appraised value. The San Francisco-Oakland-Fremont MSA is designated as DBRS Morningstar MSA Group 3, which suggests below average levels of defaults and losses historically. The credit-favorable MSA, high occupancy, and low business plan risk support the loan’s modeled expected loss being below the pool WA expected loss.

Transaction Structural Features

Credit Risk Retention: Under U.S. Credit Risk Retention Rules, Ready Capital Corporation 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 (Class H). As of the Closing Date, the depositor, Ready Capital Mortgage Depositor FL12, LLC, which is a majority-owned indirect subsidiary of Ready Capital Corporation, will acquire 100.0% of the Class H Notes. None of the Sponsor, the Depositor, the Seller, the Issuer, nor any other party to the transaction makes or intends to make any representation or agreement that it or any other party is undertaking or will undertake to take or refrain from taking any action to facilitate or enable compliance by any prospective investor or noteholder with any requirements of the EU Securitization Regulation or the UK Securitization Regulation.

Pari Passu Participations: Each Participated Collateral Interest with respect to which there exists a Pari Passu Participation will also consist of one or more related unfunded Pari Passu Future Funding Participations that will not be held by the Issuer and will not be part of the Collateral (unless it is later acquired as a Related Funded Companion Participation). As of the Closing Date, all of the related Future Advance Obligations will be held by the Seller under each of the related Pari Passu Future Funding Participations. The Seller will have the sole obligation to make Future Advances under each of the related Pari Passu Funding Participations. Once funded, the Seller may transfer the Pari Passu Future Funding Participations in accordance with the terms of the related Pari Passu Future Funding Participation Agreement to an Affiliate of the Sponsor or otherwise. Pursuant to the related Pari Passu Future Funding Participation Agreement, Sutherland Partners, L.P. (in such capacity, the Future Funding Indemnitor) will agree to indemnify the Issuer, as the holder of related Pari Passu Participations, against any losses, claims, damages, costs, expense, and liabilities in connection with, arising out of, or as a result of, the failure of any holder of the Pari Passu Future Funding Participations (which as of the Closing Date will be the Seller) to make Future Advances when required under the related Underlying Mortgage Loan.

Acquisitions of Future Funded Companion Participations: During the period beginning on the Closing Date and ending on the payment date in [TBD] (the Permitted Funded Companion Participation Acquisition Period), the Issuer may (at the discretion of the Directing Noteholder) cause all or a portion of certain permitted principal proceeds to be deposited into the Permitted Funded Companion Participation Acquisition Account for the acquisition (as directed by the Directing Noteholder) of all or a portion of a Related Funded Companion Participation, subject to the satisfaction of the Acquisition Criteria. However, the Issuer will not be permitted to acquire the Champion Student Housing Future Funding Participation, Mission Matthews Future Funding Participation, or SAMO Apartments Future Funding Participation when funded; rather those may be purchased by the respective affiliate issuer that owns the related Companion Participation. These Permitted Funded Companion Participation Acquisition Account funds may be available for a period not to exceed the earlier of 180 days from the date of deposit or the end of the Permitted Funded Companion Participation Acquisition Period. The Issuer will not be permitted to use any permitted principal proceeds to acquire any Funded Companion Participations after the termination of the Permitted Funded Companion Participation Acquisition Period and, in such case, unused principal proceeds will be deposited into the payment account and applied in accordance with the priority of payments.

Acquisition Criteria: The following criteria will be required to be satisfied with respect to the acquisition of each Related Funded Companion Participation as of the related acquisition date:

1. The underlying Mortgage Loan is not a Defaulted Loan or a Specially Serviced Loan;
2. No EOD has occurred and is continuing;
3. The requirements set forth in the Indenture regarding the representations and warranties with respect to such Related Funded Companion Participation and the related Mortgaged Property have been met (subject to such exceptions as are reasonably acceptable to the Special Servicer);
4. The Subordinate Control Period has not ended;
5. The Note Protection Tests are satisfied as of the most recent Measurement Date;
6. The acquisition of such Related Funded Companion Participation will be at a price no greater than the outstanding principal balance of such Related Funded Companion Participation; and
7. The RAC is satisfied by DBRS Morningstar with respect to the acquisition of such Related Funded Companion Participation, except that such confirmation will not be required if the principal balance of such Related Funded Companion Participation being acquired is $500,000 or less.

Note Protection Tests: Like most CRE CLO transactions, the subject transaction features senior note protection tests in the form of an interest coverage (IC) test and a par value or overcollateralization test. If either test is not satisfied, available Interest Proceeds will be used to pay down principal on the Class A Notes, Class A-S Notes, Class B Notes, Class C Notes, Class D Notes, and Class E Notes (in order of seniority), instead of to the payment of interest or other amounts on the Class F Notes, Class G Notes, and Class H Notes, in each case to the extent necessary to cause each of the Note Protection Tests to be satisfied. If interest proceeds are not sufficient to rebalance the ratios and satisfy both the IC and the overcollateralization tests or pay down the applicable classes, any principal proceeds will be diverted for the same purpose, and the Issuer will not be permitted to use principal proceeds to acquire Related Funded Companion Participations. The Par Value Test will be satisfied if the Par Value Ratio is equal to or greater than [TBD]%. The IC test will be satisfied if the Interest Coverage Ratio is equal to or greater than 120%.

Administrative Modifications and Criteria-Based Modifications

Administrative Modification means any modification, waiver, or amendment directed by the Directing Noteholder that relates exclusively to (i) with respect to any Serviced Collateral Interest, the exercise of any rights of the lender under the loan documents to convert the applicable interest rate index (and related spread) for such Collateral Interest to a replacement index that the Directing Noteholder determines, in its sole discretion, may be appropriate to reduce or eliminate a mismatch between the applicable interest rate index and the Benchmark on the Notes, and any conforming changes related to such conversion, or in connection with a conversion of the interest rate index on such Collateral Interest to the Benchmark on the Notes, the waiver of any obligor requirement to replace an interest rate cap based on such index with an interest rate cap based on the Benchmark, or (ii) with respect to any Serviced Collateral Interest that is not, or is not related to, an Impaired Collateral Interest, a Specially Serviced Loan or Defaulted Collateral Interest, (a) exit fees, extension fees, prepayment fees or yield or spread maintenance provisions, (b) financial covenants (including, without limitation, in connection with extensions and cash management requirements) relating to debt yield, debt service coverage or loan to value requirements, (c) reserve account purposes, minimum balance amounts, release conditions or other reserve requirements (other than for taxes or insurance), including requirements to fund reserves in connection with extensions, (d) waivers or reductions of a benchmark floor (which reductions may not be to floor rates below zero) or waivers, reductions or deferrals of interest rate step-ups, provided (in each case) that after giving effect to such waiver, reduction or deferral, the Note Protection Tests are satisfied, (e) the timing of, or conditions to, the funding of any Pari Passu Future Funding Participation, (f) sponsor or guarantor financial covenants relating to net worth, liquidity, or other financial matters, (g) Mortgaged Property lease approvals or modifications or leasing parameters (including in connection with releasing reserves or future funding amounts relating to leasing), (h) modifications or waivers of repair and maintenance completion dates, (i) conditions precedent to extending the term of the Collateral Interest, (j) adding or modifying provisions related to partial releases of a Mortgaged Property so long as the applicable release price in connection with such partial release is equal to at least 115% of the allocated loan amount of the released Mortgaged Property or (k) non-material modifications of deductible amounts with respect to insurance requirements; or (iii)(a) any requirement to renew, extend or replace an interest rate cap agreement, or any change to an interest rate cap agreement, (x) in connection with a loan extension of not more than 90 days or (y) that is in connection with any other loan extension and that, together with any required establishment by the borrower of fully funded cash reserves, provides protection that is substantially economically equivalent to the protection provided by such agreement, as reasonably determined by the Directing Noteholder, or (b) otherwise amending an interest rate cap agreement to the extent that such amendment would not materially and adversely affect Noteholders, as reasonably determined by the Directing Noteholder; in each case, notwithstanding that any such modification, waiver, or amendment referred to in clause (ii) or clause (iii) may have the effect of delaying or deferring principal payments that would otherwise occur on the Collateral Interest prior to its fully extended maturity date.

Criteria-Based Modification means with respect to any Serviced Collateral Interest other than a Collateral Interest that is, or is related to, a Defaulted Mortgage Loan, an Impaired Collateral Interest or Specially Serviced Loan, any modification, waiver, or amendment directed by the Directing Noteholder that would result in (1) a change in interest rate (other than any Benchmark-Related Modification or as an Administrative Modification), (2) a delay in the required timing of any payment of principal for any amortization or other principal reduction, (3) the indirect owners of the related borrower incurring additional indebtedness in the form of a mezzanine loan or preferred equity, or (4) a change of maturity date or extended maturity date under such Collateral Interest.

The Criteria-Based Modification Conditions will be satisfied only if, immediately after giving effect to a Criteria-Based Modification (1) not more than six Criteria-Based Modifications have been effectuated in the aggregate; (2) any such Criteria-Based Modification would not result in a reduction to the margin of the subject Collateral Interest to be below 3.5%; (3) with respect to any Criteria-Based Modification resulting in the extension of the maturity date of a Collateral Interest, such extended maturity date is not more than two years from the initial fully extended maturity date of such Collateral Interest; (4) no EOD has occurred and is continuing, (5) the Note Protection Tests are satisfied; and (6) with respect to any Criteria-Based Modification pursuant to clause (3) of the definition of Criteria-Based Modification, (A) the as-stabilized LTV ratio of the related Collateral Interest and any additional indebtedness is not higher than the as-stabilized LTV ratio of such Collateral Interest as of the Closing Date, as determined based on a new or updated appraisal that is not more than six months old and (B) the Rating Agency Condition is satisfied. Multiple simultaneous modifications to a single Collateral Interest will be treated as a single Criteria-Based Modification.

Subject to the satisfaction of the conditions above, for as long as the Directing Noteholder is the Depositor or an affiliate thereof, the Directing Noteholder may, but is not required to, direct and require (i) the Servicer to enter into (and, upon such direction, the Servicer will be required to enter into), any Administrative Modification and (ii) the Special Servicer to enter into (and, upon such direction, the Special Servicer will be required to enter into) any Criteria-Based Modification. The processing and effectuation of any Administrative Modification or any Criteria-Based Modification by the Servicer or Special Servicer, as applicable, will not be subject to the Servicing Standard. However, in directing the Servicer or Special Servicer, as applicable, to effect any Administrative Modification or any Criteria-Based Modification, the Directing Holder will be required to do so with reasonable care and in good faith, using a degree of skill and attention no less than that which it exercises with respect to comparable assets that it manages for itself and in a manner consistent with the practices and procedures then in effect followed by reasonable and prudent institutional managers of national standing relating to assets of the nature and character of the Serviced Collateral Interests without regard to any conflicts of interest to which it may be subject.

Advancing and Backup Agent: The servicer, KeyBank National Association, or its assignee, will be required to advance certain interest payments, as applicable to the extent that interest proceeds are insufficient to cover interest due on the Offered Notes (Interest Shortfalls). The servicer will undertake an assessment to determine if the amount to be advanced, plus the interest expected to accrue thereon, will be recoverable. If the servicer fails to make a required interest advance, the trustee, U.S. Bank Trust Company, National Association, will be required to advance interest shortfalls to the extent that the trustee deems such advances to be recoverable. Neither the servicer nor the trustee will be responsible for advancing future funding obligations or principal payments.

Deferrable Notes: Any interest due on the Class F and Class G Notes that is not paid as a result of the priority of payments will be deferred, and failure to pay such interest will not be an EOD unless it occurs on the Final Rated Maturity date. Deferred interest will be added to the outstanding principal balance of such Class of Notes and will accrue interest. The Class H Notes will not bear interest at a stated rate but will entitle the Holder thereof to receive certain remaining interest and principal proceeds.

The Directing Noteholder: The Directing Noteholder, with respect to the Collateral Interests, shall be the holder of or (with notice of the Trustee, Servicer, and Special Servicer) a representative selected by a Majority of the most subordinate Class of Control Eligible Notes (Class F, G, and H) with a Collateralized Note Balance of greater than or equal to 25% of the Note Principal Amount of such Class. As of the

Closing Date, the Depositor, which will acquire 100% of the Class H Notes, will be the initial Directing Noteholder with respect to each Controlled Mortgage Asset. With respect to each Non-Controlled Mortgage Asset, the party designated as the controlling holder or similar term in the related Partition Agreement (and if such agreement designates the Issuer as the controlling holder, the Depositor will be the initial Directing Noteholder with respect to such Mortgage Asset). The Directing Noteholder may direct and require the Special Servicer to enter into Administrative Modifications or, subject to satisfaction of the conditions specified in the Servicing Agreement, the Special Servicer to enter into any Criteria-Based Modifications.

No-Downgrade Confirmation: Certain events within the transaction require the Issuer to obtain No-Downgrade Confirmation. Upon request, 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.

Rights Upon an EOD: If an EOD occurs and is continuing (other than caused by certain events of bankruptcy of the Issuer) then the Trustee may (and will be required to at the direction of a Majority of the Most Senior Class (excluding Affiliate Owned Notes)) declare the principal of and accrued and unpaid interest on, and other amounts payable under, all the Notes to be immediately due and payable. Upon any such declaration, such principal, together with all accrued and unpaid interest thereon, and other amounts payable thereunder in accordance with the Priority of Payments will become immediately due and payable (except that in the case of an EOD caused by certain events of bankruptcy of the Issuer, such an acceleration will occur automatically and without any further action).

If an EOD occurs and is continuing when any of the Notes are outstanding, the Trustee will be required to retain the Collateral securing the Notes, collect and cause the collection of the proceeds thereof and make and apply all payments and deposits and maintain all accounts in respect of the Collateral and the Notes in accordance with the Priority of Payments and under the Indenture unless either (1) the Trustee, pursuant to the Indenture, determines that the anticipated proceeds of a sale or liquidation of the Collateral (after deducting the reasonable expenses of such sale or liquidation) would be sufficient to discharge in full (A) all amounts then due and payable on the Notes, (B) all administrative expenses then due and payable, (C) all amounts then due and payable to the Servicer (or its assignee) on account of unreimbursed Protective Advances, with interest thereon, compounded annually, at the Advancing Interest Rate, and (D) all amounts then due and payable to the Servicer and the Trustee (or its assignee) on account of unreimbursed Interest Advances, with interest thereon, compounded annually, at the Advancing Interest Rate, in each case, in accordance with the Priority of Payments, and a Majority of the Most Senior Class (excluding Affiliate Owned Notes) agrees with the determination (which agreement may not be unreasonably withheld or delayed); or (2) 66-2/3% of the aggregated voting rights of each and every Class of Notes (excluding Affiliate Owned Notes or any Class comprised solely of Affiliate Owned Notes) voting as a separate Class, direct, subject to the provisions of the Indenture, the sale, and liquidation of any Collateral.

A Majority of the Most Senior Class (excluding Affiliate Owned Notes), in certain cases, may waive any default with respect to the Notes and its consequences, except a default in the payment of principal or interest or in respect of a provision of the Indenture that cannot be modified or amended without the waiver or consent of the Holder of each such outstanding Note adversely affected thereby, or in respect of any covenant or provision of the Indenture for the individual protection or benefit of the Trustee (without the Trustee's express written consent thereto).

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 *the 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 7, 2023. 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 Market Rank (DBRSM MR)
The Market Rank is a number of one through eight that corresponds to the underlying property's zip code. For portfolio loans with multiple underlying properties, the Market Rank applied reflects an approximation of the weighted-average figure based on the corresponding model coefficients.

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

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

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

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

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

Issuer UW
Issuer underwritten from Annex A or servicer reports.

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

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

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

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

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

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

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

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

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

About DBRS Morningstar

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