Presale Report

AREIT 2022-CRE6 Ltd.

DBRS Morningstar
January 13, 2022

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DBRS Morningstar Viewpoint
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DBRS Morningstar Viewpoint is an interactive, data-driven, loan and property level platform that provides users with access to DBRS Morningstar presale reports, surveillance updates, transaction information, and contextual comparable data in a user-friendly manner. Complimentary registration and access to the transaction is available.

Capital Structure

Capital Structure

Description	Rating Action	Balance	Subordination	DBRS Morningstar Rating	Trend
Class A Notes	New Rating - Provisional	$502,379,000	43.750%	AAA (sf)	Stable
Class A-S Notes	New Rating - Provisional	$41,306,000	39.125%	AAA (sf)	Stable
Class B Notes	New Rating - Provisional	$42,423,000	34.375%	AA (low) (sf)	Stable
Class C Notes	New Rating - Provisional	$50,238,000	28.750%	A (low) (sf)	Stable
Class D Notes	New Rating - Provisional	$64,751,000	21.500%	BBB (sf)	Stable
Class E Notes	New Rating - Provisional	$22,328,000	19.000%	BBB (low) (sf)	Stable
Class F Notes	New Rating - Provisional	$54,704,000	12.875%	BB (low) (sf)	Stable
Class G Notes	New Rating - Provisional	$30,143,000	9.500%	B (low) (sf)	Stable
Preferred Shares	NR	$84,846,335	n/a	NR	n/a

Notes:
1. NR = not rated.
2. The Class F notes, Class G notes, and Preferred Shares are not being offered under the Offering Memorandum.

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Transaction Summary

Pool Characteristics			
Trust Amount ($)	893,118,335.82	**Participated Loan Commitment Amount ($)**	1,124,812,214.00
Number of Loans	34	**Average Loan Size ($)**	26,268,186.35
Number of Properties	37	**Top Ten Loan Concentration (%)**	46.1
Managed / Static	Static	**Unfunded Companion Participation Amount ($)**	116,003,713
Preidentified Ramp Loans	N	**Replenishment Allowed**	N
Class D OC Trigger (%)	118.4	**Reinvestment Period[5]**	N
Initial Class E OC Test (%)	123.5	**IC Ratio: Trigger (X)**	120.0
Wtd. Avg. Current Funded As-Is Appraised Issuance LTV (%)	71.7	**Wtd. Avg. DBRS Morningstar As-Is Issuance LTV (%)**	81.2
Wtd. Avg. Current Funded Stabilized Appraised LTV (%)	64.5	**Wtd. Avg. DBRS Morningstar Stabilized Balloon LTV (%)**	66.6
Wtd. Avg. Interest Rate Margin (%)	3.4862	**DBRS Morningstar Wtd. Avg. Interest Rate[4] (%)**	5.32
Wtd. Avg. Remaining Term[1]	31.0	**Wtd. Avg. Remaining Term - Fully Extended**	58.0
Wtd. Avg. DBRS Morningstar As-Is DSCR[2]	0.82	**Wtd. Avg. Issuer As-Is DSCR (x)[4]**	1.52
Wtd. Avg. DBRS Morningstar Stabilized DSCR[3]	1.11	**Wtd. Avg. Issuer Stabilized DSCR (x)[4]**	2.05
Avg. DBRS Morningstar As-Is NCF Variance[2] (%)	-12.47	**Avg. DBRS Morningstar Stabilized NCF Variance[3] (%)**	-23.0

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

1. 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 0.092% one-month LIBOR stress based on the LIBOR 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.

Issuer	AREIT 2022-CRE6 Ltd
Co-Issuer	AREIT 2022-CRE6 LLC
Mortgage Loan Seller	Argentic Real Estate Investment LLC
Servicer	Situs Asset Management LLC
Special Servicer	Argentic Services Company LP
Collateral Administrator	Computer Trust Company, N.A.
Trustee	Wilmington Trust, N.A.
Placement Agent	Morgan Stanley & Co. LLC
	Goldman Sachs & Co. LLC
	Wells Fargo Securities LLC
Advancing Agent	Argentic Real Estate Investment LLC
Structuring Agent	Morgan Stanley & Co. LLC

Future Funding

Loan Name	Cut-Off Date Whole Loan Amount ($)	Future Funding Amount[1] ($)	Whole Loan Amount[2] ($)	Future Funding Uses
Villages at Canterfield	61,944,536	6,155,464	68,100,000	Capital Improvements
Alexander at the District	59,476,800	4,023,200	63,500,000	Capital Improvements
The Column at Peachtree Corners	46,478,800	5,521,200	52,000,000	Capital Improvements
Residence at Vegas	41,715,470	3,752,530	45,468,000	Capital Improvements
Reserve at Central Park	37,000,000	4,800,000	41,800,000	Capital Improvements
Balboa Retail Portfolio	135,690,165	34,309,835	170,000,000	Capital Improvements & Leasing Expenses
Provenza at Southwood	33,500,000	2,000,000	35,500,000	Capital Improvements
Alexander Pointe Apartments	32,549,572	4,190,428	36,740,000	Capital Improvements
McCallum Meadows	26,828,000	5,172,000	32,000,000	Capital Improvements
The Woodlands	26,800,000	2,200,000	29,000,000	Capital Improvements
Rosemont on El Dorado	25,920,000	2,000,000	27,920,000	Capital Improvements
1309 Noble Street	23,424,421	3,075,579	26,500,000	Capital Improvements
Solon Park Apartments	22,694,626	3,855,374	26,550,000	Capital Improvements
West End on Eldridge	21,925,000	3,156,640	25,081,640	Capital Improvements
Eagles Landing	21,187,342	3,142,658	24,330,000	Capital Improvements
Castle Hills Townhomes	20,725,000	1,775,000	22,500,000	Capital Improvements
Third Street Promenade	19,350,000	3,450,000	22,800,000	Capital Improvements & Leasing Expenses
The Brittany Apartments	18,250,000	2,500,000	20,750,000	Capital Improvements
Retreat at Stone Mountain	17,901,180	2,878,320	20,779,500	Capital Improvements
Airport Technology Center	17,850,000	4,675,000	22,525,000	Capital Improvements & Leasing Expenses
150 Monument Road	16,650,000	1,350,000	18,000,000	Leasing Expenses
The Crossing at Limestone	16,050,000	1,200,000	17,250,000	Capital Improvements
301 Railroad Avenue	15,900,000	1,600,000	17,500,000	Capital Improvements & Leasing Expenses
Oak Falls	15,830,589	1,910,485	17,741,074	Capital Improvements
20 on Hawthorne	14,365,000	510,000	14,875,000	Capital Improvements
Glenway Apartments	12,800,000	1,570,000	14,370,000	Capital Improvements & Leasing Expenses
47100 Bayside Parkway	12,200,000	4,480,000	16,680,000	Capital Improvements & Leasing Expenses
Hempfield Heights Apartments	8,250,000	750,000	9,000,000	Capital Improvements

1. Cut-Off date unfunded future funding amount.
2. Whole loan amount including unfunded future funding.

Future Funding Commitment				
Loan Name	Total Future Funding ($)	Maximum Future Funding Allowed ($)	Total Future Funding Commitments Allowed (%)	Loan Closed (Y/N)
Villages at Canterfield	$6,155,464	$6,155,464	100.0	Y
Alexander at the District	$4,023,200	$4,023,200	100.0	Y
The Column at Peachtree Corners	$5,521,200	$5,521,200	100.0	Y
Residence at Vegas	$3,752,530	$3,752,530	100.0	Y
Reserve at Central Park	$4,800,000	$4,800,000	100.0	Y
Balboa Retail Portfolio	$34,309,835	$35,000,000	100.0	Y
Provenza at Southwood	$2,000,000	$2,000,000	100.0	Y
Alexander Pointe Apartments	$4,190,428	$4,190,428	100.0	Y
McCallum Meadows	$5,172,000	$5,172,000	100.0	Y
The Woodlands	$2,200,000	$2,200,000	100.0	Y
Rosemont on El Dorado	$2,000,000	$2,000,000	100.0	Y
1309 Noble Street	$3,075,579	$3,075,579	100.0	Y
Solon Park Apartments	$3,855,374	$3,855,374	100.0	Y
West End on Eldridge	$3,156,640	$3,156,640	100.0	Y
Eagles Landing	$3,142,658	$3,142,658	100.0	Y
Castle Hills Townhomes	$1,775,000	$1,775,000	100.0	Y
Third Street Promenade	$3,450,000	$3,450,000	100.0	Y
The Brittany Apartments	$2,500,000	$2,500,000	100.0	Y
Retreat at Stone Mountain	$2,878,320	$2,878,320	100.0	Y
Airport Technology Center	$4,675,000	$4,675,000	100.0	Y
150 Monument Road	$1,350,000	$1,350,000	100.0	Y
The Crossing at Limestone	$1,200,000	$1,200,000	100.0	Y
301 Railroad Avenue	$1,600,000	$1,600,000	100.0	Y
Oak Falls	$1,910,485	$1,910,485	100.0	Y
20 on Hawthorne	$510,000	$510,000	100.0	Y
Glenway Apartments	$1,570,000	$1,570,000	100.0	Y
47100 Bayside Parkway	$4,480,000	$4,480,000	100.0	Y
Hempfield Heights Apartments	$750,000	$750,000	100.0	Y

Coronavirus Overview

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

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

Transaction Overview

The collateral consists of 34 floating-rate mortgage loans secured by 37 real estate properties with a cut-off balance totaling $893.1 million, excluding approximately $116 million in remaining future funding commitments, which the Issuer may acquire in the future. The transaction is a static vehicle, with no delayed-close assets or reinvestment period (with no right to acquire unidentified assets other than the funded future funding companion participations). 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. In total, 28 loans, representing 81.6% of the pool, have remaining future funding participations.

For the floating-rate loans, DBRS Morningstar used the one-month Libor index, which is based on the lower of a DBRS Morningstar stressed rate that corresponded to the remaining fully extended term of the loans or the strike price of the interest rate cap with the respective contractual loan spread added to determine a stressed interest rate over the loan term. When the cut-off balances were measured against the DBRS Morningstar As-Is NCF, 30 loans, representing 87.5% of the initial pool balance, had a DBRS Morningstar As-Is DSCR of 1.0x or below, a threshold indicative of default risk. By contrast, 13 loans had a DBRS Morningstar Stabilized DSCR below 1.0x. 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 loan structural features in place are insufficient to support such treatment. Furthermore, even with the structure provided, DBRS Morningstar generally does not assume the assets to stabilize above market levels.

The transaction will have a sequential-pay structure.

Strengths

- **Transaction Sponsor**: The sponsor for the transaction is AREIT, an affiliate of Argentic Real Estate Finance, LLC (Argentic). As of November 30, 2021, Argentic has originated $13.4 billion of loans and securitized $8.0 billion in real estate assets throughout 50 transactions. AREIT 2022-CRE6 will be AREIT's sixth commercial real estate collateralized loan obligation (CRE CLO) transaction. Argentic was founded in 2013 and employs approximately 50 full-time professionals with offices in New York, Los Angeles, Dallas, and Chicago.

- **Favorable Property Types**: The majority of the pool comprises primarily multifamily (71.8% of the pool balance), which have historically shown lower defaults and losses. Multifamily properties benefit from staggered lease rollover and generally low expense ratios compared with other property types. While revenue is quick to decline in a downturn because of the short-term nature of the leases, it is also quick to respond when the market improves.
- **Lower Business Plan Execution Risk**: The DBRS Morningstar Business Plan Score (BPS) for loans DBRS Morningstar analyzed was between 1.62 and 2.77 with an average of 2.08. On a scale of 1 to 5, a higher DBRS Morningstar BPS indicates more risk in the sponsor's business plan. DBRS Morningstar considers the anticipated lift at the property from current performance, planned property improvements, sponsor experience, project time horizon, and overall complexity. Compared with similar transactions, the subject has a relatively low average DBRS Morningstar BPS, which indicates lower risk.
- **Post-Pandemic Originations**: Because no loans in the pool were originated prior to the onset of the coronavirus pandemic, the WA remaining fully extended term is 58 months, which gives the sponsors enough time to execute their business plans without risk of imminent maturity. In addition, the appraisal and financial data provided reflect conditions after the onset of the pandemic.
- **Predominantly Acquisition Financing**: Twenty-eight of the 34 loans, representing 84.0% of the mortgage asset cut-off date balance, are for acquisition financing, where the borrowers contributed material cash equity in conjunction with the mortgage loan. Acquisition loans are considered more favorable because the sponsor is usually required to contribute a significant amount of cash equity as part of the transaction. Acquisition financing is also generally based on actual transaction values rather than an appraiser's estimate of market value.
- **Partial Recourse**: Thirty-one of the mortgage assets, representing approximately 89.0% of the Aggregate Mortgage Asset Cut-Off Date Balance, have partial recourse for shortfall obligations and/or completion guarantees.
- **Amortization During Extensions**: Seventeen of the mortgage assets, representing approximately 52.0% of the Aggregate Mortgage Asset Cut-Off Date Balance, feature amortization during all or a portion of their extension period(s).

Challenges and Considerations

- **Transitional Properties**: DBRS Morningstar has analyzed the loans to a stabilized cash flow that is, in some instances, above the in-place cash flow. It is possible that the sponsors will not successfully execute their business plans and that the higher stabilized cash flow will not materialize during the loan term, particularly with the ongoing coronavirus pandemic and its impact on the overall economy. A sponsor's failure to execute the business plan could result in a term default or the inability to refinance the fully funded loan balance.
    - *Mitigant: DBRS Morningstar made relatively conservative stabilization assumptions and, in each instance, considered the business plan to be rational and the future funding amounts to be sufficient to execute such plans. In addition, DBRS Morningstar analyzes LGD based on the DBRS Morningstar As-Is LTV, assuming the loan is fully funded.*

- **Leverage**: Based on the initial pool balances, the overall DBRS Morningstar WA As-Is DSCR of 0.82x and DBRS Morningstar WA As-Is LTV of 81.2% generally reflect high-leverage financing.
    - *Mitigant: Most of the assets are generally well positioned to stabilize, and any realized cash flow growth would help to offset a rise in interest rates and improve the overall debt yield of the loans. DBRS Morningstar associates its LGD based on the assets' 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 does not account for.*
    - *Mitigant: When measured against the DBRS Morningstar Stabilized NCF, the DBRS Morningstar WA DSCR is estimated to improve to 1.11x, suggesting that the properties are likely to have improved NCFs once the sponsor's business plan has been implemented. The DBRS Morningstar Balloon LTV also greatly improves down to 66.6%.*
- **Lack of Site Inspections**: Because of health and safety constraints associated with the ongoing coronavirus pandemic, DBRS Morningstar was unable to perform site inspections on any of the properties in the pool. As a result, DBRS Morningstar relied more heavily on third-party reports, online data sources, and information provided by the Issuer to determine the overall DBRS Morningstar property quality to be assigned to each loan.
    - *Mitigant: The Issuer provided recent third-party reports for all loans that contained property quality commentary and photos.*
    - *Mitigant: DBRS Morningstar made relatively conservative property quality adjustments. In the model, no loans had Above Average or Excellent property quality scores and three loans, representing 14.4% of the pool, had Average + property quality scores.*

Legal and Structural Considerations:

- **Benchmark Transition and Replacement**: The transaction may be subject to a benchmark rate replacement, which will depend on the availability of various alternative benchmarks. Compounded SOFR will be the initial benchmark for purposes of calculating interest accruing on the Notes. The Subordinate Class Representative (as defined below) will be required to determine whether a benchmark transition event has occurred and determine the applicable benchmark replacement and will be required to perform other related obligations, all as described in the Offering Memorandum. Any determination, decision, proposal or election, or refrain that the Subordinate Class Representative makes with respect to any benchmark transition, replacement, adjustments, and conforming changes (a) will be conclusive and binding absent manifest error, (b) may be made in the sole discretion of the Subordinate Class Representative and (c) may be relied upon by the Issuer, the Co-Issuer, the Note Administrator, the Trustee, the Calculation Agent (if different from the Note Administrator), the Operating Advisor, the Special Servicer, and the Servicer without investigation. This could lead to volatility in the interest rate on the mortgage assets (which are initially Libor based and likewise subject to a benchmark transition and replacement) and the floating-rate Notes. The transaction could be exposed to a timing mismatch between the Notes and the underlying mortgage assets as a result of the mortgage benchmark rates adjusting on different dates from the benchmark on the Notes, or a mismatch between the benchmark and/or the benchmark replacement adjustment on the notes and the benchmark and/or the benchmark replacement adjustment (if any) applicable to the mortgage loans.

- **Conflict of Interest**: There is an inherent conflict of interest between the special servicer and the seller as they are related entities. Given that the special servicer is typically responsible for pursuing remedies from the seller for breaches of Seller's representations and warranties with respect to the mortgage loans and otherwise, this conflict could be disadvantageous to the noteholders.
    - *Mitigant: As of the closing date, the Retention Holder, an indirect wholly owned subsidiary of AREIT, will purchase and retain 100% of the Class F Notes, the Class G Notes, and the Preferred Shares.*

DBRS Morningstar Credit Characteristics

DBRS Morningstar As-Is DSCR (x)

DSCR	% of the Pool (Senior Note Balance[1])
0.00x-0.50x	6.3
0.50x-0.75x	7.8
0.75x-1.00x	73.5
1.00x-1.25x	12.5
1.25x-1.50x	0.0
1.50x-1.75x	0.0
>1.75x	0.0
Wtd. Avg. (x)	0.82

DBRS Morningstar Stabillized DSCR (x)

DSCR	% of the Pool (Senior Note Balance[1])
0.00x-0.50x	0.0
0.50x-0.75x	3.1
0.75x-1.00x	27.3
1.00x-1.25x	47.6
1.25x-1.50x	18.1
1.50x-1.75x	3.9
>1.75x	0.0
Wtd. Avg. (x)	1.11

DBRS Morningstar As-Is Issuance LTV

LTV	% of the Pool (Senior Note Balance[1])
0.0%-50.0%	0.0
50.0%-60.0%	3.1
60.0%-70.0%	6.6
70.0%-80.0%	30.7
80.0%-90.0%	45.6
90.0%-100.0%	10.9
100.0%-110.0%	3.1
110.0%-125.0%	0.0
>125.0%	0.0
Wtd. Avg. (%)	81.2

DBRS Morningstar Stabilized Balloon LTV

LTV	% of the Pool (Senior Note Balance[1,2])
0.0%-50.0%	3.1
50.0%-60.0%	11.9
60.0%-70.0%	43.5
70.0%-80.0%	41.4
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. (%)	66.6

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

Largest Loan Summary

Loan Detail

Loan Name	Trust Balance ($)	% of Pool	DBRS Morningstar Shadow Rating	DBRS Morningstar As-Is DSCR (x)	DBRS Morningstar Stabilized DSCR (x)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized Morningstar LTV (%)
Villages at Canterfield	61,944,536	6.9		0.96	1.17	76.8	55.9
Alexander at the District	59,476,800	6.7		1.00	1.29	84.7	67.2
The Column at Peachtree Corners	46,478,800	5.2		0.78	0.93	80.5	63.8
Residence at Vegas	41,715,470	4.7		0.76	0.97	90.3	72.6
Reserve at Central Park	37,000,000	4.1		0.91	1.14	82.4	66.5
Balboa Retail Portfolio	35,000,000	3.9		0.91	1.08	84.2	74.4
Norterra West Two	33,950,000	3.8		1.00	1.00	70.0	70.0
Provenza at Southwood	33,500,000	3.8		0.97	1.52	77.5	67.5
Alexander Pointe Apartments	32,549,572	3.6		0.92	1.17	88.7	71.8
RendezVous Urban Flats	30,000,000	3.4		0.88	0.95	65.1	64.8

Loan Name	DBRS Morningstar Property Type	City	State	Year Built	SF/Units	Fully Funded Mortgage Loan per SF/Units ($)	Fully Funded Mortgage Maturity Balance per SF/Units ($)
Villages at Canterfield	MF	West Dundee	IL	2001	352	193,466	193,466
Alexander at the District	MF	Atlanta	GA	2007	280	226,786	226,786
The Column at Peachtree Corners	MF	Peachtree Corners	GA	1981	304	171,053	171,053
Residence at Vegas	MF	Spring Valley	NV	1986	228	199,421	199,421
Reserve at Central Park	MF	Bedford	TX	1985	300	139,333	139,333
Balboa Retail Portfolio	RT	Various	OR, CA	1974	916,187	186	186
Norterra West Two	OF	Phoenix	AZ	2021	144,802	234	234
Provenza at Southwood	MF	Tallahassee	FL	2007	248	143,145	143,145
Alexander Pointe Apartments	MF	Orange Park	FL	1986	232	158,362	158,362
RendezVous Urban Flats	MF	Tucson	AZ	2020	100	300,000	300,000

DBRS Morningstar Sample

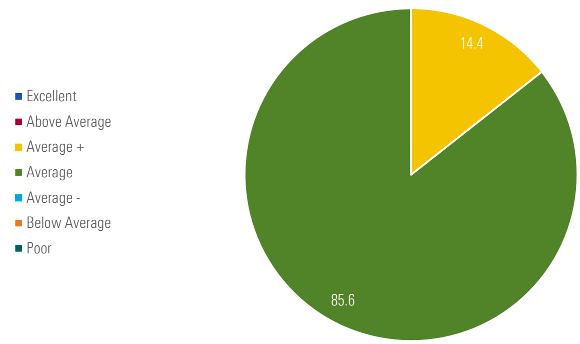
DBRS Morningstar Sample Results

Prospectus ID	Loan Name	% of Pool	DBRS Morningstar Stabilized NCF ($)	DBRS Morningstar Stabilized NCF Variance (%)	DBRS Morningstar Major Variance Drivers	DBRS Morningstar Property Quality
1	Villages at Canterfield	6.9	4,229,040	-21.1	GPR, Operating Expenses	Average
2	Alexander at the District	6.7	3,265,519	-21.1	GPR, Vacancy	Average
3	The Column at Peachtree Corners	5.2	2,612,489	-23.8	GPR, Operating Expenses	Average
4	Residence at Vegas	4.7	2,382,418	-23.2	GPR, Operating Expenses	Average
5	Reserve at Central Park	4.1	2,254,711	-22.0	GPR, Operating Expenses	Average
6	Balboa Retail Portfolio	3.9	11,579,911	-17.4	GPR, Operating Expenses	Average
7	Norterra West Two	3.8	1,744,897	-31.4	Vacancy, TI/LCs	Average +
8	Provenza at Southwood	3.8	2,276,328	-12.7	GPR, Operating Expenses	Average
9	Alexander Pointe Apartments	3.6	2,285,133	-9.7	GPR, Operating Expenses	Average
10	RendezVous Urban Flats	3.4	1,563,462	-23.3	GPR	Average +
11	HGI Fremont Milpitas	3.3	2,759,965	-9.6	Operating Expenses	Average +
12	The Flat	3.2	1,579,566	-18.2	GPR	Average
13	Viscount Industrial	3.1	1,100,424	-57.8	GPR, Reimbursements	Average
14	McCallum Meadows	3.0	1,703,774	-21.6	GPR, Operating Expenses	Average
15	The Woodlands	3.0	1,774,033	-8.6	Operating Expenses	Average
16	Rosemont on El Dorado	2.9	1,674,968	-10.0	GPR, Concessions, Operating Expenses	Average
17	1309 Noble Street	2.6	2,222,831	-23.1	GPR, Operating Expenses, TI/LCs	Average
22	Wave Resort	2.5	1,906,566	-46.3	Room Revenue	Average
26	Airport Technology Center	2.5	1,790,962	-35.8	Vacancy, Operating Expenses	Average

DBRS Morningstar Site Inspections

DBRS Morningstar sampled 19 of the 34 loans in the pool, representing 73.0% of the pool by allocated cut-off date loan balance. DBRS Morningstar did not conduct interior or exterior tours of the underlying properties because of health and safety constraints associated with the ongoing coronavirus pandemic. Instead, DBRS Morningstar assessed property quality based on a review of third-party reports, documents provided by the Issuer, and online information. The resulting DBRS Morningstar property quality scores are highlighted in the chart below.

DBRS Morningstar Sampled Property Quality

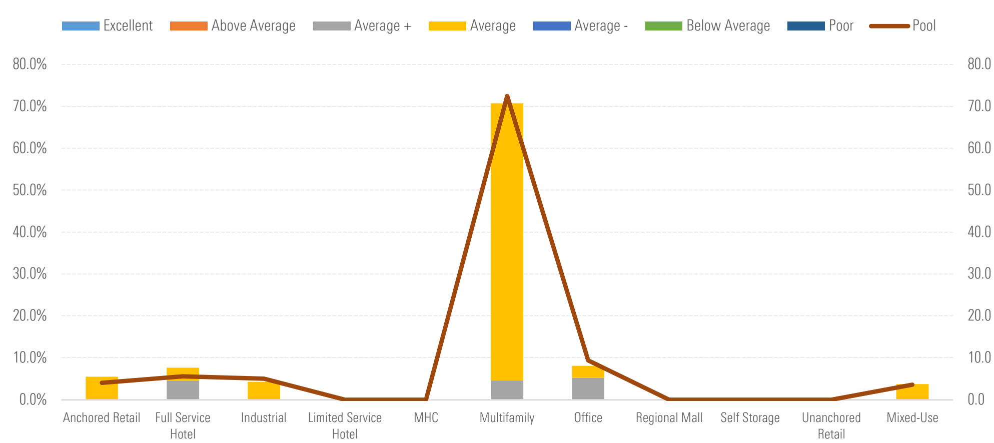


Source: DBRS Morningstar.

DBRS Morningstar Cash Flow Analysis

DBRS Morningstar completed a cash flow review and a cash flow stability and structural review for 19 of the 34 loans, representing 73.0% of the pool by loan balance. For the loans not subject to an NCF review, DBRS Morningstar applied an NCF variance of -8.6% and – 57.8% to the Issuer's as-is and stabilized NCFs, respectively, which reflect the average sampled NCF variances (excluding certain positive variances from the DBRS Morningstar As Is NCF analysis).

DBRS Morningstar Sampled Property Type



Source: DBRS Morningstar.

As-Is NCF

The DBRS Morningstar As-Is NCF was based on the current performance of the property, without giving any credit to future upside that may be realized upon the sponsor's completion of the business plan. The as-is scenario also assumes that the loan is fully funded, with any allowable future funds increasing the overall leverage. In some cases, property cash flows may be insufficient to cover the fully loaded debt service. In these cases, the PODs and LGDs in the model may be elevated. The DBRS Morningstar as-is sample had an average in-place NCF variance of -12.5% from the Issuer's NCF and ranged from –4.9% to -59.8%.

Stabilized NCF

The DBRS Morningstar Stabilized NCF assumed the property stabilized at market rent and/or recently executed leases and market expenses that DBRS Morningstar believed were reasonably achievable based on the sponsor's business plan and structural features of the respective loan. This often involved assuming higher-than-in-place rental rates for multifamily properties based on significant ongoing renovations, with rents already achieved on renovated units providing the best guidance on market rent upon renovation. The DBRS Morningstar sample had an average DBRS Morningstar Stabilized NCF variance of -13.2% from the Issuer's stabilized NCF and ranged from -8.6% to -57.8%.

Model Adjustments

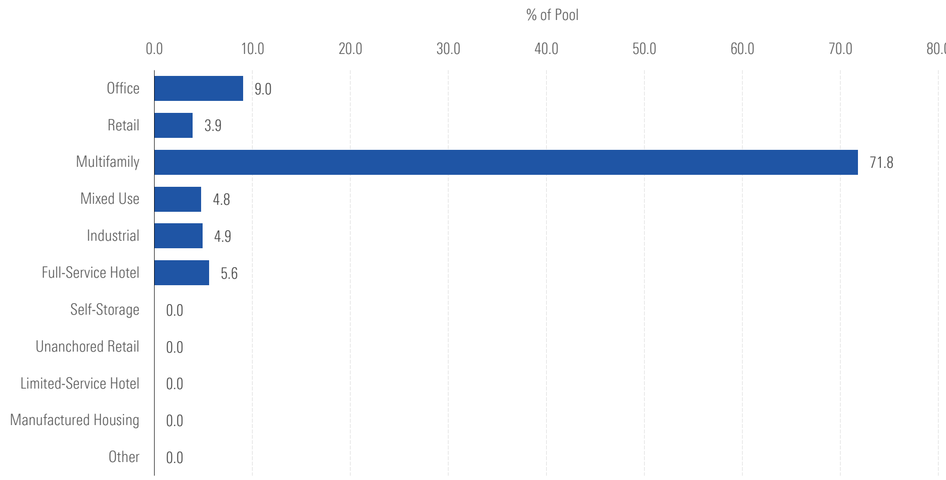
DBRS Morningstar applied upward capitalization rate (cap rate) adjustments to six loans, totaling a combined 16.5% of the cut-off date pool balance. DBRS Morningstar adjusted the cap rates for these six loans to reflect its view of the respective markets and the inherent risk associated with the sponsors' business plans. The downward stabilized value adjustments are highlighted in the DBRS Morningstar Sampled Model Adjustments table below.

Cap Rate Adjustments

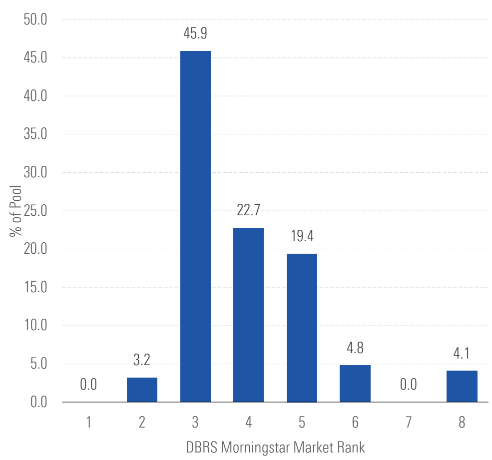
Loan Number	Loan Name	Implied Cap	Adjusted Cap	Appraised As-Is LTV	Appraised Stabilized LTV	DBRSM As-Is LTV	DBRS M* Stabilized LTV	DBRS M* Stabilized Balloon LTV	DBRS M* As-Is Balloon LTV
6	Balboa Retail Portfolio	4.83%	6.13%	54.40%	58.64%	84.18%	74.35%	74.35%	84.18%
11	HGI Fremont Milpitas	5.76%	6.75%	69.30%	56.23%	78.98%	65.91%	65.91%	78.98%
12	The Flat	4.13%	4.50%	62.37%	61.70%	67.97%	67.30%	67.30%	67.97%
22	Wave Resort	6.13%	7.8%	66.04%	60.34%	83.71%	78.02%	78.02%	83.71%
25	Retreat at Stone Mountain	4.87%	4.25%	65.30%	54.11%	81.90%	60.18%	60.18%	81.90%
27	150 Monument Road	5.48%	6.30%	70.30%	63.38%	85.41%	72.84%	72.84%	85.41%

Transaction Concentrations

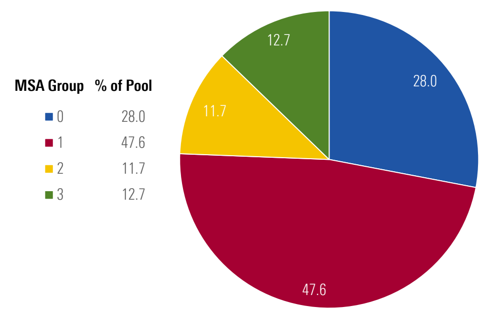
DBRS Morningstar Property Type



DBRS Morningstar Market Rank

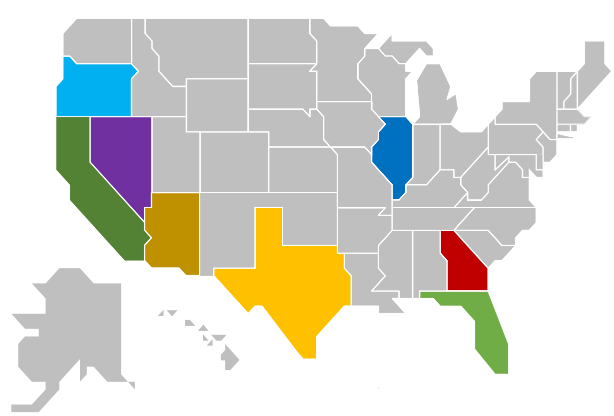


DBRS Morningstar MSA Group



Largest Property Location

Property Name	City	State
Villages at Canterfield	West Dundee	IL
Alexander at the District	Atlanta	GA
The Column at Peachtree Corners	Peachtree Corners	GA
Residence at Vegas	Spring Valley	NV
Reserve at Central Park	Bedford	TX
Balboa Retail Portfolio	Various	OR, CA
Norterra West Two	Phoenix	AZ
Provenza at Southwood	Tallahassee	FL
Alexander Pointe Apartments	Orange Park	FL
RendezVous Urban Flats	Tucson	AZ



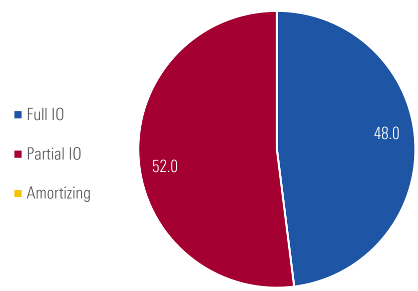
Source: DBRS Morningstar.

Loan Structural Features

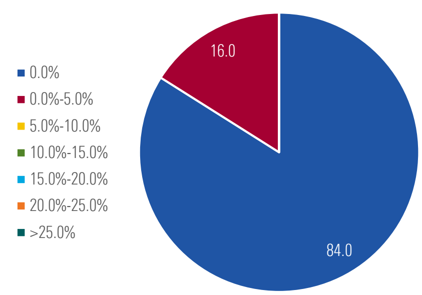
Loan Terms: All 34 loan are IO during their initial loan term. Initial loan terms range from 20 months to 48 months. All loans have extension options ranging from one to three 12-month extension options. Seventeen loans, representing 52.0% of the pool, amortize during all or a portion of their extension options.

Interest Rate: The interest rate is generally the greater of (1) the floating rate initially referencing one-month USD Libor as the index plus the margin and (2) the interest rate floor.

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	33	96.1	SPE with Independent Director and Non-Consolidation Opinion	23	80.4
Insurance Ongoing	30	88.6	SPE with Independent Director Only	9	16.6
CapEx Ongoing	10	26.6	SPE with Non-Consolidation Opinion Only	0	0.0
Leasing Costs Ongoing[1]	1	9.9	SPE Only	2	3.0

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

Interest Rate Protection: All of the floating-rate loans in the pool have purchased interest rate caps to protect against rising interest rates over the initial term of the loan.

Subordinate Debt: Rendezvous Urban Flats (3.4% of the cut-off balance) and Castle Hills Townhomes (2.3% of the cut-off balance) have mezzanine financing in place.

Subordinate Debt						
Loan Name	Trust Balance ($)	Pari Passu Balance ($)	B-Note Balance ($)	Mezz/Unsecured Debt Balance ($)	Future Mezz/Unsecured Debt (Y/N)	Total Debt Balance ($)
RendezVous Urban Flats	30,000,000	n/a	n/a	8,500,000	Y	38,500,000
Castle Hills Townhomes	20,725,000	n/a	n/a	3,820,000	Y	24,545,000

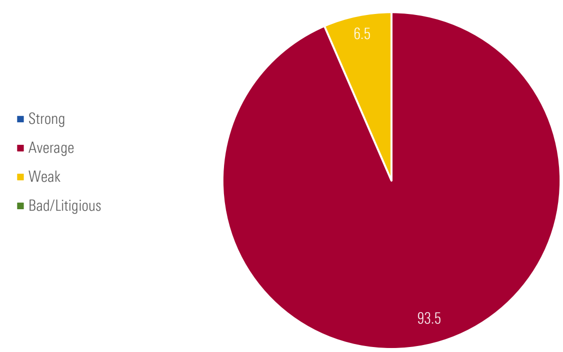
Pari Passu Debt: Balboa Retail Portfolio (3.9% of the cut-off balance) and the Wave Resort (2.2% of the cut-off balance) have pari passu interests.

Future Funding: There are 28 loans, representing 80.9% of the initial pool balance, with a future funding or holdback component. The aggregate amount of future funding remaining is approximately $116 million, with future funding amounts per loan ranging from $510,000 to $34.3 million. The proceeds necessary to fulfill the future funding obligations will be the sole responsibility of the holder of the future funding companion participation and will initially (unless the future funding companion participations are later funded and acquired) be held outside the trust but will rank pari passu with the trust participations. The future funding is generally for property renovations. Each property has a business plan to execute that the sponsor expects to increase NCF. DBRS Morningstar believes that the business plans were generally achievable, given market conditions, recent property performance, and adequate available future funding (or upfront reserves) for planned renovations and leasing costs.

Leasehold: RendezVous Urban Flats (3.4% of the pool balance) is subject to leasehold because of a tax abatement. Ownership reverts back to fee simple when the abatement expires in July of 2028.

Sponsor Strength: DBRS Morningstar treated 32 loans (93.5% of pool balance) with Average sponsorship and identified two loans (Reserve at Central Park and the Wave Resort) with a Weak sponsor score because of a negative credit history, previous legal issues, lack of warm body guarantor, or net worth and liquidity levels below DBRS Morningstar's standards.

DBRS Morningstar Sponsor Strength



Source: DBRS Morningstar.

Property Release: Two loans, Balboa Retail Portfolio and 301 Railroad Avenue, representing 3.9% and 1.6% of the initial pool balance, respectively, allow for the release of one or more properties or a portion of the mortgaged property, subject to release prices at or exceeding the allocated loan amounts of the respective properties and/or certain leverage tests prescribed in the individual loan agreement.

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

Terrorism Insurance: As of the cut-off date, all loans currently carry terrorism insurance.

Villages at Canterfield

Loan Snapshot

Seller	AREIT 2022-CRE6
Ownership Interest	Fee Simple
Trust Balance ($ million)	61.9
Loan PSF/Unit ($)	175,979
Percentage of the Pool (%)	6.9
Fully Extended Loan Maturity/ARD	December 2026
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	1.0
DBRS Morningstar Stabilized DSCR (x)	1.2
DBRS Morningstar As-Is Issuance LTV (%)	76.8
DBRS Morningstar Stabilized Balloon LTV (%)	55.9
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average

Debt Stack ($ millions)

Trust Balance	61.9
Pari Passu	0.0
Remaining Future Funding	6.16
Mortgage Loan Including Future Funding	68.1
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	28.7

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built**	2001
City, State	West Dundee, IL	**Physical Occupancy (%)**	98.3
Units	352	**Physical Occupancy Date**	October 2021

The loan is secured by the borrower's fee-simple interest in Villages at Canterfield, a 352-unit apartment complex in West Dundee, Illinois. Initial loan proceeds of $61.9 million and approximately $28.7 million of borrower equity will be used to acquire the property at a price of $87 million and to finance $2.8 million of closing costs. Future loan funding of $6.2 million will be used to fund interior and exterior improvements. The three-year initial loan term and the two 12-month extension options are IO throughout.

The property consists of 19 three-story garden-style apartment buildings built in 2001 on a 38.4-acre site. The buildings are of wood frame construction built over a ground-level concrete slab. Apartment features include wooden kitchen cabinets, quartz or laminate countertops, dishwashers, stainless-steel appliances, washer/dryer units, and patios or balconies. Community amenities include a swimming pool, a clubhouse, a fitness center, a business center, an indoor basketball court, tennis courts, and a playground. The subject is in West Dundee, approximately 45 miles northwest of the Chicago CBD. The property is less than one mile north of I-90 (Jane Addams Memorial Tollway), a major east-west limited-access highway in the northwest suburban Chicago area. The property is well located with respect to area retail outlets that are generally concentrated near Spring Hill Mall, which is at the intersection of Main Street (IL-72) and 8th Street (IL-31) in West Dundee. Overall, the immediate neighborhood is suburban in character, with single-family and multifamily residential uses being prominent.

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
Springs at Canterfield	West Dundee	0.5	260	2018	98.0	1,599	991
Algonquin Square	Algonquin	5.4	220	2013	95.0	1,570	984
Seasons at Randall Road	West Dundee	3.0	300	2020	95.0	1,903	1,060
Springs at South Elgin	South Elgin	6.6	300	2018	96.0	2,090	991
Watermark at the Grove	Elgin	2.5	282	2019	90.0	1,965	937
Blackhawk Apartments	Elgin	2.4	371	1972	96.0	1,552	804
Total/WA Comp Set	**Various**	**Various**	**1,733**	**Various**	**95.0**	**1,780**	**993**
Villages at Canterfield	West Dundee	n/a	352	2001	98.3	1,664	1,220

Source: Appraisal, except the subject figures are based on the rent roll dated October 25, 2021.

Unit Mix and Rents

Unit Type	Number of Units	Avg Unit Size (sf)	Average Rent ($)
One Bedroom	28	761	1,330
Two Bedroom	102	1,118	1,606
Two Bedroom Townhouse	72	1,255	1,644
Three Bedroom	78	1,330	1,750
Three Bedroom Townhouse	72	1,389	1,798
Total	**352**	**1,220**	**1,664**

Source: October 2021 rent roll.

Sponsorship

The sponsors for this transaction are Nick Marietti and Daniel Greenberg. The sponsors have experience in multifamily acquisitions, primarily in Florida, Illinois, and Michigan, and currently own nine properties with more than 1,000 units. The sponsor has targeted value-added properties for acquisition. Marietti and Greenberg are the recourse carveout guarantor and have adequate net worth and liquidity for the loan amount.

RPM Living LLC, a third-party firm, will manage the property for a contractual management fee of 2.5% of EGI. The management company currently manages more than 84,000 units in 17 states.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar did not conduct a site inspection of the property as a result of health and safety constraints associated with the ongoing coronavirus pandemic. Based on a review of third-party reports, documents provided by the Issuer, and online information, DBRS Morningstar found the property quality to be Average.

DBRS Morningstar NCF Summary

NCF Analysis

	2019	2020	T-12 August 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	6,735,661	6,813,100	6,844,230	9,038,088	8,066,607	-10.75
Other Income ($)	349,288	505,676	703,954	703,954	662,350	-5.91
Vacancy & Concessions ($)	-681,119	-701,838	-458,137	-525,123	-527,418	0.44
EGI ($)	**6,403,830**	**6,616,938**	**7,090,047**	**9,216,918**	**8,201,539**	**-11.02**
Expenses ($)	3,299,253	3,292,716	3,441,389	3,768,274	3,884,499	3.08
NOI ($)	**3,104,577**	**3,324,223**	**3,648,658**	**5,448,644**	**4,317,040**	**-20.77**
Capex ($)				88,000	88,000	0.00
NCF ($)	**3,104,577**	**3,324,223**	**3,648,658**	**5,360,644**	**4,229,040**	**-21.11**

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 $4,229,040, representing a variance of -21.1% from the Issuer's as-stabilized NCF of $5,360,644. The main drivers of the variance were GPR and operating expenses. DBRS Morningstar concluded an average GPR of $1,910 per unit, based on the October 2021 rent roll, along with a $246-per-unit premium to give credit to the upside in revenue expected as a result of the capex planned at the property as part of the business plan. DBRS Morningstar estimated stabilized operating expenses based on the operating expenses for the T-12 period ended August 31, 2021, plus a factor of 10.0%.

DBRS Morningstar Viewpoint

The collateral for the loan is a 352-unit apartment complex in West Dundee, a growing community in the northwest suburban area of Chicago. The sponsor's business plan is generally achievable, given the capital improvements of approximately $6.1 million planned at the property, strong in-place occupancy of 98.3% as of October 2021, and the sponsor's experience with similar multifamily value-added projects.

The sponsor plans on renovating all of the units at the subject property. The proposed unit renovations include new stainless-steel appliances, quartz countertops, upgraded plank flooring, and new bath fixtures. The cost for the interior improvements is estimated to be approximately $3.0 million ($8,652 per unit). DBRS Morningstar estimates that the improvements can achieve an average rent premium of $246 per unit, which is supported by comparable properties and the stabilized rent conclusion in the appraisal. The overall renovation budget also includes propertywide improvements, including a renovation of the clubhouse and other exterior improvements and repairs. Exterior improvements are estimated to cost approximately $2.7 million.

The market fundamentals generally support the ultimate achievement of the plan. The DBRS Morningstar concluded stabilized vacancy rate is 5%, which is slightly higher than the Reis Q3 2021 Kane County submarket vacancy rate of 4.2%. The stabilized vacancy rate conclusion is slightly higher than the appraiser's stabilized vacancy rate of 4.0%; however, it is consistent with the Reis projected five-year submarket vacancy rate of 5.2%. The West Dundee area is an established northwest suburban Chicago area that is experiencing growth, and West Dundee is well located with respect to local employment opportunities in the Schaumburg/Woodfield area 15 miles to the east. The property is also 45 miles from the Chicago CBD and 25 miles from O'Hare International Airport and employment opportunities in the immediate airport area.

The fully funded mortgage loan balance of $68.1 million represents an elevated LTV of 76.8% based on the as-is appraised value of $88.63 million. After considering the business plan and renovations to the property, the appraiser projects the value to increase to $121 million, yielding a moderate LTV of 55.8%. The sponsor contributed $26.8 million toward the acquisition of the property and has considerable equity in the capital structure. The stabilized value of $343,750 per unit is within the range of recent sale comparables presented in the appraisal of $201,148 to $348,913 per unit. The property is within a suburban area and has a DBRS Morningstar Market Rank of 3, which has an elevated POD and LGD. The Chicago area falls within DBRS Morningstar MSA Group 1, which is a neutral credit ranking. Given the loan's credit metrics and location, the loan has an expected loss near the pool average.

Alexander at the District

Loan Snapshot

Seller	AREIT 2022-CRE6
Ownership Interest	Fee Simple
Trust Balance ($ million)	59.5
Loan PSF/Unit ($)	212,417
Percentage of the Pool (%)	6.7
Fully Extended Loan Maturity/ARD	November 2026
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	1.0
DBRS Morningstar Stabilized DSCR (x)	1.3
DBRS Morningstar As-Is Issuance LTV (%)	84.7
DBRS Morningstar Stabilized Balloon LTV (%)	67.2
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average

Debt Stack ($ millions)

Trust Balance	59.5
Pari Passu	0.0
Remaining Future Funding	4.02
Mortgage Loan Including Future Funding	63.5
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	19.5

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2007
City, State	Atlanta, GA	**Physical Occupancy (%)**	93.6
Units/SF	280	**Physical Occupancy Date**	October 2021

The loan is secured by the borrower's fee-simple interest in Alexander in the District, a 280 unit, Class B apartment building in Atlanta. Initial loan proceeds of $59.5 million along with $9.8 million of borrower equity and $9.8 of preferred equity will finance the $75.0 million purchase price, cover closing costs, and lenders' fees. Future loan funding of $4.0 million along with future borrower equity of $471,800 will fund the sponsor's capital improvements plan to renovate all units and upgrade common areas. The three-year loan is IO through the initial term and two one-year extension options.

Built in 2007, the collateral comprises three four-story mid/high-rise buildings totaling 280 units on 5.46 acres. Per the October 2021 rent roll, the subject's physical occupancy rate was 93.6%. Unit amenities include 10-foot ceilings, granite countertops, stainless steel appliances, full-size washers/dryers, and ceiling fans. Common area amenities include gated/controlled access, a swimming pool, two courtyards with a centerpiece fountain, a barbecue area, fitness center, a club room, and 832 parking spaces split between surface and structured parking for a ratio of 2.97 per unit. The subject's unit mix is shown below:

Unit Mix and Rents - Alexander at the District			
Unit Type	Units	Avg. Unit Size (sf)	Rent/Month ($)
1 Bedroom	145	738	1,358
2 Bedroom	135	1,112	1,718
Total/WA	**280**	**918**	**1,532**

Source: October 2021 Rent Roll.

The appraiser identified six comparable properties less than two miles from the subject, constructed or renovated between 2002 and 2017, with a WA occupancy rate of 95.7%. The subject property was 93.6% occupied as of the October 31, 2021, rent roll, which is slightly below the competitive set's WA occupancy of 95.7%. The WA rent of $1,532 per unit at the subject property is well below that of the appraiser's competitive set, which has a WA rent of $1,850 per unit.

Competitive Set

Property	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Average Rent Rate Per Unit ($)
Berkeley Heights	0.2	182	2005	98.0	2,020
Millworks	0.4	345	2017	98.0	1,732
The Row at Twenty Sixth	0.6	453	2004	93.0	1,900
Ardmore and 28th	0.8	165	2015	98.0	1,776
Comden Brookwood	0.8	359	2002	97.0	1,731
Apex West Midtown	1.2	340	2009	93.0	1,972
Total/WA	**Various**	**1,844**	**2008**	**95.7**	**1,850**
Alexander at the District	**n/a**	**280**	**2007**	**93.6**	**1,532**

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

Sponsorship

The sponsor and guarantor for this transaction is Yakov Stein, the managing member of Silver Point Group (SPG). SPG is based in New Jersey and focuses on value-add multifamily investment opportunities that have long-term potential from an operating and physical standpoint. SPG currently has a portfolio of more than 2,300 units throughout the Carolinas and Georgia, including more than 1,000 units in Georgia. One of these properties, The Vine, is 12 miles from the subject. The Vine was purchased in 2019 with a similar business plan and achieved post-renovation rent premiums of approximately 25%, equating to $400 per unit. The sponsor's minimum net worth and liquidity of $50 million and $5 million, respectively, shall be maintained throughout the loan term.

Silver Point Management, a borrower-affiliated entity, manages all of SPG's properties and will receive a management fee of 3%.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar did not conduct a site inspection of the property because of health and safety constraints associated with the ongoing coronavirus pandemic. Based on a review of third-party reports, documents provided by the Issuer, and online information, DBRS Morningstar found the property quality to be Average.

DBRS Morningstar NCF Summary

NCF Analysis

	2020	T-12 August 2021	Appraisal Stabilized NCF	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($'s)	NCF Variance (%)
GPR ($)	5,080,740	5,080,740	6,853,908	6,787,157	6,429,262	(5.3)
Other Income ($)	515,477	489,004	507,000	513,455	489,004	(4.8)
Vacancy & Concessions ($)	(672,116)	(690,580)	(506,325)	(438,510)	(734,605)	67.5
EGI ($)	**4,924,102**	**4,879,164**	**6,854,583**	**6,862,101**	**6,183,661**	**(9.9)**
Expenses ($)	(2,253,439)	(2,334,653)	(2,537,984)	(2,615,898)	(2,811,742)	7.5
NOI ($)	**2,670,663**	**2,544,511**	**4,316,599**	**4,246,204**	**3,371,919**	**(20.6)**
Capex ($)	0	0	(63,000)	(106,400)	(106,400)	0.0
NCF ($)	**2,670,663**	**2,544,511**	**4,253,599**	**4,139,804**	**3,265,519**	**(21.1)**

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 $3,265,519, representing a -21.1% variance from the Issuer's Stabilized NCF of $4,139,804. The primary drivers of the variance included GPR, vacancy, and operating expenses.

DBRS Morningstar assumed an average GPR of $1,532 per unit, based on the October 2021 rent roll. In addition, DBRS Morningstar included a $382 per unit premium assessment to give credit to the upside in revenue that the sponsor is projecting as a result of the business plan's planned capex, resulting in an average stabilized GPR of $1,913 per unit. By contrast, the Issuer based GPR on the appraiser's conclusion, resulting in a $488 unit premium and an average stabilized GPR of $2,020 per unit. DBRS Morningstar estimated a stabilized vacancy rate of 9.0% compared with the Issuer's estimated stabilized vacancy loss of 5.0%. The Issuer generally estimated stabilized vacancy rate based on the appraiser's stabilized vacancy estimate, while DBRS Morningstar generally estimated vacancy based on the Reis projected average submarket vacancy rate. Lastly, DBRS Morningstar generally estimated controllable operating expenses based on figures from the T-12 ended August 31, 2021, plus 10%, to account for a three-year stabilization period, resulting in an aggregate expense ratio of 45.5% compared with the Issuer's stabilized expense ratio estimate of 37.4%.

DBRS Morningstar Viewpoint

The property is in an emerging urban location in the northwest/central portion of metropolitan Atlanta, approximately five miles north of the Atlanta CBD and approximately three miles south of Buckhead. The neighborhood straddles an area historically known as the Chattahoochee Industrial District and an area referred to as "Midtown West" that is defined by the conversions of older industrial properties to commercial and retail use and the development of Atlantic Station, which is approximately one mile southeast of the property. Atlantic Station is a 138-acre large scale development zoned for up to 20 million sf and the developer's vision is to continue to create a live-work-play environment that includes apartments, townhouses, office, retail, and hotel uses. Georgia Tech, one of the country's top research universities with more than 33,000 students is approximately two miles southeast of the property. The neighborhood has a DBRS Morningstar Market Rank of 3 and is in a DBRS Morningstar MSA Group 1. Both metrics are generally reflective of higher defaults and losses historically. Per the appraisal, the overall development and demographic nature of the neighborhood is expected to remain relatively constant for the foreseeable future.

The sponsor plans to invest $4.5 million ($16,100 per unit), including contingency, in interior and exterior renovations, budgeting $1.8 million for interior upgrades only ($6,500 per unit). The sponsor will renovate the interior of all 280 units with new granite countertops and backsplashes, lighting, fixtures, and cabinet faces in both kitchens and bathrooms, and install new vinyl flooring. Approximately $2.5 million will go toward common area and exterior upgrades, including a full reface of the building exterior ($1.5 million) and refurbishing hallways ($500,000) and other amenities, including the clubhouse ($500,000).

DBRS Morningstar estimated the sponsor will achieve monthly premiums averaging $382 per unit at the subject upon completing the business plan. The sponsor has implemented similar business plans in properties in the area and achieved rent premiums of $400 per month. Within 12 miles of the subject, the sponsor renovated a 508 unit multifamily property with a similar business plan and achieved an average increase in rents of $400 per unit (approximately 25%) on the first turns. Given the sponsor's experience as well as the much higher average rental rate achieved by the appraiser's competitive set (about $488 per unit more than the average in-place rent at the subject), DBRS Morningstar believes a $382 premium per unit to be achievable upon stabilization.

According to Reis, the property is located in the Central I-75 West submarket. Reis projects vacancy to decline to 3.8% in 2027 from its current rate of 9% over the next five years. Asking rents are forecast to increase in the Central I-75 West submarket by an average of 4.5% per year over the next five years through 2027. These metrics further support the property's ability to achieve the aforementioned rent premiums.

Based on the as-is appraised value of $75.0 million, the $63.5 million loan has high leverage, with an issuance LTV of 84.7%. This level of leverage is associated with high historic default rates. The appraiser's stabilized value of $94.5 million results in a more moderate maturity LTV of 67.2%, based on achievement of the renovation plan. The collateral is in a DBRS Morningstar Market Rank of 3 and MSA Group of 1. Despite the elevated leverage, the sponsor's $20.0 million contribution to the transaction, representing 23.9% of the purchase price, demonstrates its commitment to the success of the collateral. Because of the property's location and market rank, plus the high leverage, the resulting modeled expected loss for the loan is modestly above the pool average.

The Column at Peachtree Corners

Loan Snapshot

Seller
AREIT 2022-CRE6
Ownership Interest
Fee Simple
Trust Balance ($ million)
46.5
Loan PSF/Unit ($)
152,891
Percentage of the Pool (%)
5.2
Fully Extended Loan Maturity/ARD
January 2027
Amortization
n/a
DBRS Morningstar As-Is DSCR (x)
0.8
DBRS Morningstar Stabilized DSCR (x)
0.9
DBRS Morningstar As-Is Issuance LTV (%)
80.5
DBRS Morningstar Stabilized Balloon LTV (%)
63.8
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
46.5
Pari Passu
0.0
Remaining Future Funding
5.52
Mortgage Loan Including Future Funding
52.0
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
18.3

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1981
City, State	Peachtree Corners, Georgia	**Physical Occupancy (%)**	98.0
Units/SF	304	**Physical Occupancy Date**	November 2021

This loan is secured by the borrower's fee-simple interest in The Column at Peachtree Corners, a 304-unit garden-style multifamily property, located in Norcross, Georgia, approximately 20 miles from downtown Atlanta. The collateral was built in 1981 and features amenities that include a swimming pool, clubhouse, tennis court, fitness center, playground, barbecue/picnic area, laundry facility, and dog run. According to the December 2021 rent roll, the property is 98.0% occupied. Initial proceeds of $46.5 million plus the sponsors' equity contribution of $18.3 million facilitated the acquisition of The Column at Peachtree Corners. Future funding of approximately $5.5 million will capitalize the $18,162 per unit renovations to upgrade the appliances to stainless steel, replace countertops with quartz or granite, install new backsplashes in kitchens, and improve the common exterior areas with new pavement, enhanced landscaping, and upgrades to the clubhouse. The initial loan term of three years is fully IO and the two one-year extension options will amortize on a 30-year schedule.

The collateral comprises 23 two-story buildings on 30.5 acres. The subject's unit mix consists of 24 studio units averaging 603 sf, 48 one bedroom/one bathroom units averaging 771 sf, 96 two bedroom/one bathroom units averaging 988 sf, 96 two bedroom/two bathroom units averaging 1,073 sf, and 40 three bedroom/two bathroom units averaging 1,239 sf. The property has 602 parking spaces. Within three miles of the subject, in proximity to the industrial corridor, are major employment generators, such as Amazon, US Foods, Primerica, Honeywell, Travelers, Carmax, Georgia-Pacific, and others large users of nearby commercial space. The Forum on Peachtree Parkway, home to 83 retailers, is 2.6 miles from the property.

Unit Mix and Rents - The Columns at Peachtree Corners			
Unit Type	Units	Avg. Unit Size (sf)	Rent/Month ($)
Studio	24	603	957
1 Bedroom	48	771	1,024
2 Bedroom	192	1,030	1,194
3 Bedroom	40	1,239	1,404
Total/WA	**304**	**957**	**1,176**

Source: December 2021 Rent Roll.

The subject was 98.0% physically occupied as of the December 2021 rent roll and achieving a WA unit rent of $1,176 per unit. The subject's WA rent was lower than the appraiser's identified competitive set WA rent of $1,493, as shown below:

Competitive Set					
Property	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Average Rent Rate Per Unit ($)
Park at Peachtree Corners	0.3	460	1984	98.0	1,476
Park Trace	0.3	260	1989/2014	98.0	1,378
Rosemont Peachtree Corners	0.6	440	1988/2015	96.0	1,526
The Reserve at Peachtree Corners	0.5	354	1985/2008	95.0	1,641
Corners at 1700	0.3	308	1978	98.0	1,398
Total/WA	**Various**	**1,822**	**Various**	**96.9**	**1,493**
The Column at Peachtree Corners	**N/A**	**304**	**1981**	**98.0**	**1,176**

Source: Appraisal.

Sponsorship

The sponsors and guarantors for this transaction are Nachum Stein and Yakov Stein. Nachum Stein is the managing partner of Hudson Equities, a real estate investment company with approximately two million sf of office space and more than 1,000 apartment units. Yakov Stein is the managing member of Silver Point Group, which specializes in acquiring value-add multifamily properties and implementing capital improvements and more efficient management strategies. Currently, Silver Point has a portfolio of more than 2,700 units throughout the Carolinas and Georgia and it took over operation of the subject property after closing on the transaction.

DBRS Morningstar Analysis

Site Inspection Summary

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

DBRS Morningstar NCF Summary

NCF Analysis	2018	2019	2020	T-12 October 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	3,430,577	3,697,860	3,846,503	4,185,346	5,874,240	5,441,217	-7.37
Other Income ($)	401,811	403,229	384,657	518,813	534,377	518,813	-2.91
Vacancy & Concessions ($)	-256,012	-395,646	-292,185	-593,463	-352,454	-564,250	60.09
EGI ($)	**3,576,376**	**3,705,442**	**3,938,974**	**4,110,696**	**6,056,163**	**5,395,779**	**-10.90**
Expenses ($)	1,733,930	1,896,973	1,958,058	2,021,186	2,550,943	2,707,290	6.13
NOI ($)	**1,842,446**	**1,808,469**	**1,980,917**	**2,089,510**	**3,505,220**	**2,688,489**	**-23.30**
Capex ($)				142,390	76,000	76,000	0.00
NCF ($)	**1,842,446**	**1,808,469**	**1,980,917**	**1,947,120**	**3,429,220**	**2,612,489**	**-23.82**

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 $2,612,489, representing a variance of -23.8% from the issuer's stabilized NCF of $3,429,220. The primary drivers of the variance were GPR and variable expenses. DBRS Morningstar analyzed stabilized GPR at $1,492 per unit, which is approximately 75% of the appraiser's estimated upside. These assumptions would place the subject in the middle of the competitive set's average rents. The issuer's GPR was assumed to be $1,600 per unit. DBRS Morningstar's variable expenses were assumed at the subject's figure for the T-12 ended October 31, 2021 plus 10% while the issuer's variable expenses were assumed at the T-12 plus 3%.

DBRS Morningstar Viewpoint

The Column at Peachtree Corners benefits from its location in Peachtree Corners, approximately 20 miles from the Atlanta CBD. According to ESRI Services, metropolitan Atlanta remains one of the fastest growing areas in the country with more than 1.8 million residents added between 2000 and 2021. Furthermore, the Atlanta MSA is expected to gain approximately 450,000 residents over the next five years. The property is close to I-85, which goes through the largest and fastest growing concentration of industrial space in Atlanta. According to Axiometrics, the Norcross apartment submarket is projected to have an occupancy rate of 97.0% in Q4 2021, slightly above the metropolitan Atlanta apartment market's projected occupancy of 96.3% at YE2021. According to CBRE, the Norcross submarket is expected to achieve an effective rent of $1,332 per unit at YE2021, which is 17.1% above DBRS Morningstar's analyzed in-place rent of $1,147 and 12.0% below DBRS Morningstar's as-stabilized rent of $1,492 per unit. In the Norcross submarket, 1,173 units are proposed or are under construction, according to the appraisal. However, it is unclear when these units are expected to be available to rent.

The sponsors' business plan calls for $5.5 million or $18,162 per unit to renovate 100% of the units to market levels by implementing interior and exterior upgrades. The sponsors have significant experience in executing similar business plans and operating units in this region with a portfolio of approximately 2,700 units throughout Georgia and the Carolinas. Moreover, they are well capitalized to execute the upgrades. The average rent per unit within the appraisal's competitive set ranges from $1,378 to $1,641, well above the subject's average rent, therefore DBRS Morningstar believes there is "meat on the bone" to execute the sponsors' value-add business plan. DBRS Morningstar analyzed upgraded rents at 75% of the appraiser's upside, which would put the subject's average rent in the middle of the appraiser's competitive set of primarily 1980s-vintage complexes renovated within the last 13 years.

DBRS Morningstar's issuance LTV is high at 80.4% and the loan metrics are relatively weak, with a DBRS Morningstar stabilized debt yield of 5.0% and stabilized DSCR of 1.47x (based on IO terms). When the 30-year amortization in the loan's extension period is phased in, the DSCR falls to 0.94x, per DBRS Morningstar's analysis. This presents significant refinance risk, with the issuer's extension option terms requiring a DSCR of 1.20x and debt yield of 6.25%. However, the appraiser anticipates a substantial valuation increase of 26.1%, i.e., going to $81.5 million from $64.6 million upon stabilization. The DBRS Morningstar Market Rank of 4 is indicative of a suburban location with elevated default rates. The loan's expected loss is in line with the pool average.

Residence at Vegas

Loan Snapshot

Seller
AREIT 2022-CRE6
Ownership Interest
Fee Simple
Trust Balance ($ million)
41.7
Loan PSF/Unit ($)
182,963
Percentage of the Pool (%)
4.7
Fully Extended Loan Maturity/ARD
November 2026
Amortization
n/a
DBRS Morningstar As-Is DSCR (x)
0.8
DBRS Morningstar Stabilized DSCR (x)
1.0
DBRS Morningstar As-Is Issuance LTV (%)
90.3
DBRS Morningstar Stabilized Balloon LTV (%)
72.6
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
4q.7
Pari Passu
0.0
Remaining Future Funding
3.8
Mortgage Loan Including Future Funding
45.5
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
10.8

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1985/2020-2021
City, State	Spring Valley, NV	**Physical Occupancy (%)**	95.6
Units/SF	228	**Physical Occupancy Date**	October 2021

The loan is secured by the borrower’s fee-simple interest in Residence at Vegas, a 228-unit multifamily property with 4,764 sf of commercial space in Spring Valley, Nevada. The borrower purchased the property in March 2020 for $50.3 million. Initial loan proceeds of $41.7 million along with $10.8 million of sponsor equity and $3.8 million of future funding went toward purchasing the property for $50.3 million, funding $4.3 million in capital improvements, and covering closing costs associated with the transaction. Future loan funding of $3.8 million will be used to fund interior and exterior improvements. The two-year loan term and three 12-month extension options are IO throughout the initial term and amortizes over a 360 month period in the extensions. The as-is and stabilized appraised values of $50.9 million and $63.3 million equate to a DBRS Morningstar Issuance LTV and DBRS Morningstar Balloon LTV of 89.3% and 71.8%, respectively.

The property consists of 31 buildings, including 27 residential buildings, a clubhouse, two ancillary buildings, and a 4,764-sf commercial building built in 1985 on a 9.34-acre site. The subject’s unit mix consists of 52 one-bedroom/one-bathroom units, 64 two-bedroom/one-bathroom units, and 112 two-bedroom/two-bathroom units, averaging 634 sf, 770 sf, and 970 sf, respectively. Per the December 2021 rent roll, the property’s one- and two-bedroom units achieved monthly rental rates of $959 and $1,134, respectively. Propertywide amenities include a pet station, a business center, a fitness center, a pool, a resident lounge with WiFi and a coffee bar, an on-site maintenance and management office, reserved covered parking, and a media/theater room. The commercial space is occupied by a retail tenant, Little Hearts Child Care Center. Please refer to the table below for additional information on the unit mix.

Unit Mix and Rents- Residence at Vegas			
Unit Type	Units	Avg. Unit Size (sf)	Rent/Month ($)
1 Bedroom	52	634	959
2 Bedroom	176	897	1,134
Total/WA	**228**	**837**	**1,094**

The Sponsor is currently budgeting approximately $4.3 million in capital improvements at the property, of which $3.04 million ($13,321 per unit) is dedicated to interior renovations of all 228 units. These interior renovations will include new stainless steel appliances, lighting, faux-wood flooring, paint, upgraded countertops, fixtures, backsplashes, and washers/dryers. The rest of the sponsor's budget for capital improvements will go toward exterior and common area renovations. The common area improvements will include pool furnishings, clubhouse improvements, solar screens, landscaping, lighting, and signage.

Competitive Set						
Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)
Meadow Ridge Apartments	Las Vegas, NV	0.2	232	1990	98.0	1,449
Renaissance Villas	Las Vegas, NV	0.4	840	1988	97.0	1,492
Torreyana	Las Vegas, NV	0.9	315	1997	97.0	1,660
Boulevard @ 4201	Las Vegas, NV	1.2	560	1990	95.0	1,516
Palermo	Las Vegas, NV	0.7	168	1995	98.0	1,610
Total WA Comp. Set	**Las Vegas, NV**	**Various**	**2,115**	**Various**	**96.7**	**1,528**
Residence at Vegas	**Las Vegas, NV**	**n/a**	**228**	**1985/2020-2021**	**95.6**	**1,094**

Source: Appraisal, except the subject figures are based on the rent roll dated December 10, 2021.

Sponsorship

The sponsor and carveout guarantors for the transaction are Sean Kia and Ryan Andrade of Tides Equities, a CRE investment company focused on value-added multifamily properties throughout the western/southwestern United States. The company was founded in 2016 and has acquired more than 50 properties, totaling more than 12,300 units. Currently, the company is operating four properties in the Las Vegas MSA, totaling 852 units. The key sponsor for the transaction has partnered with another private real estate investment firm that specializes in multifamily and senior housing, primarily focused on value-added opportunities. Per the loan agreement, the sponsor must maintain a minimum net worth and liquidity of $45.0 million and $4.5 million, respectively.

Property management services are provided by The Robinson Group, a borrower-affiliated property management and construction management company based in Phoenix.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar did not conduct a site inspection of the property because of health and safety constraints associated with the ongoing coronavirus pandemic. Based on a review of third-party reports, documents provided by the Issuer, and online information, DBRS Morningstar found the property quality to be Average.

DBRS Morningstar NCF Summary

NCF Analysis

	2018	2019	2020	T-12 July 31, 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	2,684,188	2,734,350	3,265,348	3,279,470	4,130,640	3,875,195	-6.18
Other Income ($)	221,719	294,487	357,950	445,101	419,922	441,217	5.07
Vacancy & Concessions ($)	-616,502	-465,494	-1,003,136	-894,606	-265,958	-232,512	-12.58
EGI ($)	**2,289,406**	**2,563,343**	**2,620,162**	**2,829,965**	**4,284,604**	**4,083,900**	**-4.68**
Expenses ($)	1,080,536	930,496	1,036,193	1,101,530	1,126,077	1,619,283	43.80
NOI ($)	**1,208,870**	**1,632,847**	**1,583,969**	**1,728,435**	**3,158,527**	**2,464,617**	**-21.97**
Capex ($)					57,000	82,199	44.21
NCF ($)	**1,208,870**	**1,632,847**	**1,583,969**	**1,728,435**	**3,101,527**	**2,382,418**	**-23.19**

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 $2,382,418, representing a variance of -23.3% from the Issuer's stabilized NCF of $3,101,527. The primary drivers of the variance are GPR and expenses. DBRS Morningstar estimated stabilized GPR based on leases in place according to the December 2021 rent roll with vacant units grossed up at in-place rent. A rent premium of approximately $300 per unit on the 228 units to be renovated was applied based on the scope of renovations planned as well as the rents achieved by recently leased units.

Operating expenses were generally based on levels for the T-12 period ended July 31, 2021, inflated by 10%. In addition, an expense plug of $298,000 was used to bring up the property's stabilized expense ratio to 39.7% from 32.0%, which is in line with comparable properties previously securitized in the Las Vegas MSA.

DBRS Morningstar Viewpoint

The collateral is in the Spring Valley submarket and is approximately four miles west of the south Las Vegas Strip when taking I-15, which is easily accessible from the property by taking Tropicana Avenue east. The property's submarket has been stable and continues to display positive fundamentals. The immediate neighborhood is heavily developed and primarily residential, which limits new competing construction. Reis' annualized five-year forecast for construction within the submarket projects that 208 units will be built and 200 units will be absorbed per year.

The property was able to maintain a strong occupancy above 90% throughout the height of the coronavirus pandemic. While the property offered minimal concessions during this period, management did have difficulty evicting tenants because of the eviction moratorium, which resulted in an increase to credit loss. However, as the moratorium expired in May 2021, credit loss has decreased and, as of the T-3 period ended July 31, 2021, is currently 2.6% of GPR compared with the T-12 amount of 5.3%. DBRS Morningstar concluded to a stabilized credit loss of 1.0% of GPR, which was in line with the appraiser's estimate.

The sponsor's business plan is to carry out a $4.3 million renovation ($18,651 per unit), which includes $3.0 million ($13,321 per unit) dedicated to interior improvements. The units will be upgraded with new stainless steel appliances, lighting, faux-wood flooring, updated countertops, plumbing and light fixtures, backsplashes, and in-unit laundry machines. The sponsor has experience carrying out similar business plans in the market, as it has recently purchased two other multifamily complexes in the Las Vegas MSA. These acquisitions had a similar substantial value-added component for the business plan, and the sponsor has achieved rental rate increases ranging from 36.0% to 43.0% at those properties.

Given the scope of the interior renovations and the sponsor's experience renovating Class B multifamily properties, DBRS Morningstar assumed an achievable average monthly rent premium of approximately $300 per unit.

This is in line with the appraisal's projections of monthly rental rates of $1,510 per unit after the renovations. While the property's average rent is likely to increase, it is still 8.4% below the Reis competitive set's average rent per unit. DBRS Morningstar believes the sponsor's business plan is reasonable and achievable given the time frame, market, and sponsor's experience.

Loan proceeds of $45.5 million represent a notably high issuance LTV of 89.3% based on the appraiser's September 2021 value estimate of $50.9 million. However, the appraiser estimates that the property's value will increase to $63.3 million through stabilization, representing an improved, but still elevated, stabilized LTV of 71.8%. The collateral is in DBRS Morningstar MSA Group 0 and DBRS Morningstar Market Rank 5, which is indicative of a light urban/strong suburban market in an MSA with elevated historical default rates. The property's expected loss is slightly lower than the pool's average. The DBRS

Morningstar Stabilized NCF represents a low DSCR of 0.98x based on the DBRS Morningstar stressed annual debt service payment.

Reserve at Central Park

Loan Snapshot

Seller
AREIT 2022-CRE6
Ownership Interest
Fee Simple
Trust Balance ($ million)
37.0
Loan PSF/Unit ($)
123,333
Percentage of the Pool (%)
4.1
Fully Extended Loan Maturity/ARD
January 2027
Amortization
n/a
DBRS Morningstar As-Is DSCR (x)
0.9
DBRS Morningstar Stabilized DSCR (x)
1.1
DBRS Morningstar As-Is Issuance LTV (%)
82.4
DBRS Morningstar Stabilized Balloon LTV (%)
66.5
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
37.0
Pari Passu
0.0
Remaining Future Funding
5
Mortgage Loan Including Future Funding
41.8
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
15.7

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1985
City, State	Bedford, TX	**Physical Occupancy (%)**	99.0
Units/SF	300	**Physical Occupancy Date**	December 2021

The loan is secured by the borrower's fee-simple interest in Reserve at Central Park, a 300-unit garden-style multifamily property in Bedford, Texas. The borrower will use $37.0 million of initial loan proceeds in addition to approximately $15.7 million in cash equity to acquire the property for $50.5 million ($168,333 per unit). Additionally, the borrower will use $4.8 million of future funding to renovate all units and update the exterior of the property. The three-year loan is IO through the initial term and two one-year extension options.

Built in 1985, the collateral comprises 19 three-story garden-style buildings totaling 300 units. Per the December 2021 rent roll, the subject's physical occupancy was 99.0%. Unit amenities include washer/dryer hookups, dishwashers, stainless-steel appliances, refrigerators, stoves and ovens, microwaves, walk-in closets, in-unit storage, patios or balconies, and ceiling fans. Common amenities include a business center, a fitness room, a basketball court, a clubhouse building, a swimming pool, a laundry facility, a dog park, a golf simulator, an outdoor kitchen, grills, and 505 surface parking spots. The unit mix consists of 180 one-bedroom units and 120 two-bedroom units with an average in-place rental rate of $1,067 per month.

The sponsor plans to renovate the interior of all units with tile backsplashes, new appliances where needed, upgraded flooring, cedar balconies, washers and dryers in all units with connections, and gooseneck faucets. Of the 300 units, 151 will be renovated with quartz countertops and the remaining 149 units will receive overlay countertops. For interior upgrades, the sponsor budgeted $1.63 million to the quartz counter top units ($10,804/unit) and $1.06 million to the overlay counter top units ($7,156/unit).

Unit Mix and Rents			
Unit Type	Units	Avg Unit Size (sf)	Rent/Month ($)
1 Bedroom	180	629	957
2 Bedroom	120	899	1,232
Total/WA	**300**	**737**	**1,067**

Source: December 2021 rent roll.

Per the appraiser, there are six comparable properties that compete with the subject. The competitive set's average occupancy of 95.6% is lower than the subject's current occupancy of 99.0%. The subject's WA rent of $1,067 per unit is lower than the appraiser's competitive set's WA rent of $1,427 per unit and the units at the subject are slightly smaller than the competitive set.

Competitive Set							
Property	Address	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
Arbors of Central Park	2701 Parkview Lane	0.5	192	1987	95.3	1,748	1,001
Arbors on Forest Ridge	2200 Forest Ridge Drive	1.0	210	1986	97.0	1,334	736
Logan I	1400 Sierra Springs Drive	1.0	490	1985	95.1	1,426	760
Canopy on Central	2700 Central Drive	1.1	706	1983	94.5	1,380	726
Copper Canyon	2400 Harwood Road	1.3	168	1986	97.0	1,311	740
Harwood Hills	2452 Highway 121	1.4	241	1983	98.0	1,477	863
Total/WA Comp. Set	**Bedford, Texas**	**Various**	**2,007**	**Various**	**95.6**	**1,427**	**779**
Reserve at Central Park	**2300 Central Park Boulevard**	**n/a**	**300**	**1985**	**99.0**	**1,067**	**737**

Source: Appraisal, except the subject figures are based on the rent roll dated December 1, 2021.

Sponsorship

The sponsor and nonrecourse guarantor for this transaction is Sentinel Peak Capital Partners, a private commercial real estate investment firm primarily focused on the acquisition and repositioning of multifamily properties in Texas. The sponsor, in addition to being a repeat AREIT sponsor, has experience in the local market with its ownership in nine multifamily properties in the DFW Metro. Three of these properties totaling 713 units are located within 15 miles of the subject. DBRS Morningstar considers the guarantor's net worth and liquidity ratio relative to the loan amount to be low and made an adjustment the POD to moderate this risk.

The property manager is a borrower-affiliated company, and the contractual management fee is 2.5%.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar did not conduct a site inspection of the property because of health and safety constraints associated with the ongoing coronavirus pandemic. Based on a review of third-party reports, documents provided by the Issuer, and online information, DBRS Morningstar found the property quality to be Average.

DBRS Morningstar NCF Summary

NCF Analysis	2019	2020	T-12 October 2021	Appraisal Stabilized	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	3,566,711	3,611,764	3,680,580	5,040,000	4,987,944	4,563,041	-8.52
Other Income ($)	398,029	366,349	367,419	613,819	530,919	431,619	-18.70
Vacancy & Concessions ($)	-196,475	-206,342	-151,869	-302,400	-299,277	-296,580	-0.90
EGI ($)	**3,768,265**	**3,771,772**	**3,896,130**	**5,351,419**	**5,219,586**	**4,698,080**	**-9.99**
Expenses ($)	1,821,999	1,804,586	2,029,981	2,287,177	2,254,777	2,339,095	3.74
NOI ($)	**1,946,266**	**1,967,186**	**1,866,149**	**3,064,242**	**2,964,809**	**2,358,985**	**-20.43**
Capex ($)				75,000	75,000	75,000	0.00
NCF ($)	**1,946,266**	**1,967,186**	**1,866,149**	**2,989,242**	**2,889,809**	**2,283,985**	**-20.96**

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 $2,283,985, representing a variance of -21.0% from the Issuer Stabilized NCF of $2,889,809. The primary drivers for the variance were GPR, other income, and variable expenses.

DBRS Morningstar concluded to a monthly $175 rental premium for overlay units and $225 premium for quartz units. DBRS Morningstar estimated stabilized GPR based on the appraiser's comparable set as well as the premiums achieved by the sponsor in other multifamily properties in the area, resulting in a stabilized GPR estimate of $1,268/month per unit. By contrast, the Issuer based the stabilized GPR on the appraiser's conclusions for renovated units, resulting in $1,386 per unit. DBRS Morningstar estimated other income based on T-12 ended October 31, 2021, levels and included the income from the addition of 30 private yards charged at $50/month per unit. Also included in DBRS Morningstar's other income is the resident community fee at $10/unit assuming 95% occupancy. DBRS Morningstar accounted for the income from 40 of the 80 carports at $25/month as well, assuming a 50% occupancy. In contrast, the Issuer gave credit to 100% of the income from 80 carports and the WiFi program in addition to the income from 30 private yards, resident fee charges (also assuming 95% occupancy) and T-12 other income. DBRS Morningstar estimated variable expenses based on figures for the T-12 period ended October 31, 2021, inflated by 10.0% to account for a projected three-year stabilization period. Additionally, DBRS Morningstar estimated management fees equal to 4.0% of EGI. The Issuer estimated variable expenses based on the T-12 period ended October 31, 2021, and management fees to equal 3.0% of EGI.

DBRS Morningstar Viewpoint

The subject is a 300-unit, Class C, market-rate multifamily property in the Hurst/Euless/Bedford submarket of Dallas-Fort Worth-Arlington MSA, which is the fourth most populous metropolitan area in the nation. The asset is located in the city of Bedford, Texas, 23 miles west of downtown Dallas and 15 miles northeast of downtown Ft. Worth. Highway 183 and I-30 provide access from the greater Dallas/Fort worth metro area to the subject, which is most commonly accessed via car. Demand drivers for the area include the Texas Health Methodist Hospital (less than one mile), Cook Children's Hospital (less than one mile), the DFW Airport (10 miles) and retail developments such as Euless Town Center and Bedford Oaks Shopping Center (less than two miles). According to Reis, the Hurst/Euless/Bedford submarket has a vacancy of 2.4% as of Q3 2021, and is projected to decrease to 2.3% by 2026, illustrating strong market fundamentals. The property is in a developed suburban area as evidenced by its DBRS Morningstar Market Rank of 4. Per the appraisal, the area is experiencing slow population growth and has average income levels.

The property achieved an occupancy of 99.0% as of December 2021. The property, completed in 1985 and sold to Allmark Properties, Inc. in July 2015, is being purchased in a limited offering by Sentinel Peak Capital Partners. The sponsor plans to invest $4.8 million, including contingency, in interior and exterior renovations, budgeting $2.7 million to interior upgrades only. The sponsor will renovate the interior of all units with tile backsplashes, new appliances where needed, upgraded flooring, cedar balconies, washers and dryers in all units with connections, and gooseneck faucets. Of the 300 units, 151 will be renovated with quartz countertops and the remaining 149 will receive overlay countertops. The sponsor budgeted $1.63 million to the quartz counter top units ($10,804/unit) and $1.06 million to the overlay counter top units ($7,156/unit). According to the sponsor's budget, approximately $1.7 million will go toward common area and exterior upgrades.

DBRS Morningstar estimated the sponsor to achieve monthly premiums averaging $200/unit at the subject upon completing the business plan. The sponsor is experienced in generating upwards of $200 premiums in the area post-renovation. Within 15 miles of the subject, the sponsor is renovating three properties, which have seen an average increase in rents of $205 per unit or 24.5% on their first turns. Interior capex on these renovations averaged $6,619/unit compared with the interior upgrades planned for the subject at approximately $8,992/unit. Given the sponsor's experience as well as the much higher average rental rate achieved by the appraiser's competitive set (about $360/unit higher than the average in-place rent at the subject), DBRS Morningstar believes a $200/unit premium to be achievable upon stabilization.

The business plan is also supported by the strength of the local market, which has seen a decline in vacancy over the last decade. Vacancy for the Hurst/Bedford/Euless submarket declined from 5.6% in 2011 to 2.2% as of Q3 2021, according to Reis. In the same time period, average rent in the submarket increased by 50% from $789 to $1,184. The property itself has also performed strongly and achieved occupancy upwards of 90% since 2000. While there is a large number of competitive properties in the area, which poses a certain risk to the subject's performance, the sponsor's planned improvements are expected to help the subject remain competitive by increasing its general appeal. The property outperforms the competitive set identified by the appraiser and the Hurst/Bedford/Euless submarket with its current occupancy of 99% and is therefore well positioned to achieve rental premiums with a $4.8 million capital improvement project ($16,000/unit).

The loan exhibits somewhat elevated leverage at issuance with a DBRS Morningstar Issuance LTV of 82.4% but moderate leverage upon stabilization with a DBRS Morningstar Balloon LTV of 66.5%. The DBRS Morningstar Stabilized DSCR of 1.14x is low but in line with the pool average. The borrower is signaling a commitment to the property with a contribution of $15.7 million of equity to the transaction. DBRS Morningstar made a qualitative adjustment to sponsor strength for this loan in the model because of the relatively low net worth and liquidity requirements in comparison to the fully funded loan amount. The sponsor strength adjustment, in addition to the suburban location of the subject and MSA Group of 1, resulted in a higher expected loss for the loan compared with the pool average.

Balboa Retail Portfolio

Loan Snapshot

Seller	AREIT 2022-CRE6
Ownership Interest	Fee Simple
Trust Balance ($ million)	35.0
Loan PSF/Unit ($)	38.0
Percentage of the Pool (%)	3.9
Fully Extended Loan Maturity/ARD	January 2027
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	0.9
DBRS Morningstar Stabilized DSCR (x)	1.1
DBRS Morningstar As-Is Issuance LTV (%)	84.2
DBRS Morningstar Stabilized Balloon LTV (%)	74.4
DBRS Morningstar Property Type	Retail
DBRS Morningstar Property Quality	Average

Debt Stack ($ millions)

Trust Balance	35.0
Pari Passu	100.7
Remaining Future Funding	34.3
Mortgage Loan Including Future Funding	170.0
Loan Purpose	Refinance
Equity Contribution/(Distribution) ($ million)	-19.6

Collateral Summary

DBRS Morningstar Property Type	Retail	**Year Built/Renovated**	Various
City, State	Various	**Physical Occupancy (%)**	80.0
Units/SF	916,187	**Physical Occupancy Date**	December 2021

The loan is secured by the borrower's fee-simple interest in a portfolio consisting of four cross-collateralized multi-tenant retail properties. Loan proceeds of $170.0 million were used to refinance $106.2 million of existing debt, fund $34.3 million of property improvements, return $19.6 million of sponsor equity, and fund closing costs of $4.5 million. The whole loan consists of a bifurcated A note, $135.7 million of which was funded initially, including $34.3 million of future funding; a $65.0 million pari passu piece that was securitized in AREIT 2021- CRE5; and a $35.0 million noncontrolling pari passu piece of the initially funded portion of the loan that will be contributed to the AREIT 2022-CRE6 transaction, with the remaining A note to be contributed to future securitizations. The three-year loan is IO through the initial term and two one-year extension options amortize on a 30-year schedule. Based on the as-is and as-stabilized values of $248.3 million and $289.9 million, the fully funded loan amount has LTVs of 58.6% and 68.5%, respectively.

The collateral consists of four anchored, multitenant retail centers that were initially built between 1956 and 1990 and renovated at various times. As of August 2021, the portfolio was 79.7% occupied by 90 tenants. The subject transaction refinanced existing debt and facilitated the renovation and repositioning of the portfolio, with individual property allocations and future funding breakouts related to each property's business plan. The properties, major portfolio tenants, and the individual property business plans are more fully described below.

Portfolio Summary

Property	Initial Funding	Future Funding	Total Funding	% of Loan Amount	City, State	Property Type	SF	% of NRA	Year Built/ Renovated	Occupancy (%)	Largest Tenant
Shoppes at Gateway	56,000,000	15,000,000	71,000,000	41.8	Springfield, OR	Retail	691,590	75.4	1990 / 2006, 2015	75.9	Kohl's[1]
Lincoln Center	33,500,000	13,000,000	46,500,000	27.4	Santa Monica, CA	Retail	57,630	6.3	1956	91.9	Gelson's Market[2]
The Ranch	32,000,000	3,000,000	35,000,000	20.6	Burbank, CA	Retail	85,777	9.4	1975 / 2020	98.5	Smart & Final
San Ysidro Village	13,500,000	4,000,000	17,500,000	10.3	San Yisidro, CA	Retail	81,190	8.9	1981	86.6	Smart & Final[3]
Total/Wtd. Avg.	**135,000,000**	**35,000,000**	**170,000,000**	**100.0**	**Various**	**Retail**	**916,187**	**100.0**	**Various**	**80.0**	**Various**

1. By square footage. Cinemark is the largest tenant at the property, by rent.
2. Sponsor anticipates downsizing Gelson's Market to 20,000 sf, which would make CVS the largest tenant at Lincoln Center.
3. Currently on a month-to-month lease. The sponsor has an executed LOI with El Super to Replace Smart & Final.

Tenant Summary

Tenant	Property	SF	% of Total NRA	DBRS Morningstar Base Rent PSF ($)	% of Total DBRS Morningstar Base Rent	Lease Expiry
Kohl's	Shoppes at Gateway	98,500	10.8	6.87	6.0	1/2027
Cinemark	Shoppes at Gateway	78,511	8.6	16.86	11.7	3/2027
Cabela's	Shoppes at Gateway	58,773	6.4	3.40	1.8	1/2027
Hobby Lobby	Shoppes at Gateway	55,217	6.0	13.00	6.3	10/2025
Gelson's Market	Lincoln Center	41,405	4.5	24.72	9.0	10/2027
Smart & Final	The Ranch	38,758	4.2	4.64	1.6	MTM
Wal-Mart Neighborhood	Shoppes at Gateway	37,857	4.1	8.58	2.9	3/2023
Ashley Furniture	Shoppes at Gateway	30,236	3.3	9.50	2.5	8/2026
Smart & Final	San Ysidro Village	27,381	3.0	1.94	0.5	9/2027
Ross	San Ysidro Village	25,518	2.8	9.31	2.1	1/2026
Subtotal/Wtd. Avg.	**n/a**	**492,156**	**53.7**	**10.21**	**44.4**	**Various**
Other Tenants	n/a	240,391	26.2	16.95	55.6	Various
Vacant Space	n/a	183,640	20.0	n/a	n/a	n/a
Total/Wtd. Avg.	**n/a**	**916,187**	**100.0**	**12.39**	**100.0**	**Various**

Shoppes at Gateway: The property is in Springfield, Oregon, which is part of the Eugene, Oregon, MSA. It was previously known as Gateway Mall and significant portions of the formerly enclosed mall were de-malled, beginning in 2014. The property is currently anchored by Target (non-collateral), Kohl's, and Cinemark 17. The borrower's business plan consists of selling the outparcels at the property with the proceeds being used to pay down the loan, demise the existing vacant 100,000 sf former Sears box for two users, backfill several existing vacancies, and combine approximately 24,000 sf of former interior in-line space into one box for a new junior anchor.

Lincoln Center: The property is in Santa Monica, California, part of the Los Angeles MSA. It is currently anchored by Gelson's Market, a supermarket chain operating in 27 locations in Southern California. The business plan consists of demising the Gelson's box and fully renovating the property's facade, signage, roof, utilities, and common areas in order to raise rents to market levels.

The Ranch: The property is in Burbank, California, part of the Los Angeles MSA. Originally constructed in 1975, it underwent an extensive renovation in 2020 at a cost of $10.5 million, or $122.41 psf. The property is currently anchored by Smart & Final, a chain of warehouse-style grocery stores headquartered in Commerce, California, as well as by CVS Pharmacy. The business plan consists of addressing landlord work associated with the recent leasing as well as funding tenant buildouts.

San Ysidro Village: The property is located in San Ysidro, California, part of the San Diego MSA. It is currently anchored by Smart and Final and is in the process of being renovated. Smart & Final is currently a month-to-month tenant, and the sponsor has executed an LOI for a 15-year lease with a Hispanic grocer, El Super. The sponsor expects the new anchor will boost traffic and allow it to backfill the remaining in-line space with higher-quality tenants.

Sponsorship

The loan's sponsor is Balboa Retail Partners. Since 2011 the sponsor has acquired approximately three million sf of value-add retail investments in 18 states, with 25 retail assets in California and three assets in Oregon. The sponsor has raised two funds with equity commitments totaling $720 million. The portfolio was acquired as part of Balboa Retail Fund I LP, which was created in 2015 with $281.0 million in equity commitments. Balboa Retail Fund I LP serves as the loan's guarantor, with a reported net worth and liquidity of $281.0 million and $42.7 million, respectively.

The properties are managed by third parties unaffiliated with the borrower. With the exception of San Ysidro Village, which is managed by local company Flocke & Avoyer, all properties are managed by Jones Lang LaSalle. All properties are subject to a contractual management fee of 3.0% of EGR with the exception of the Shoppes at Gateway, which is subject to a fee of 1.75% of EGR.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar did not conduct a site inspection of the properties because of health and safety constraints associated with the ongoing coronavirus pandemic. Based on a review of third-party reports, documents provided by the Issuer, and online information, DBRS Morningstar found the property quality to be Average.

DBRS Morningstar NCF Summary

NCF Analysis

	2018	2019	2020	T-12 June 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	11,993,312	11,469,023	10,661,075	9,493,546	17,098,413	16,566,536	-3.1
Recoveries ($)	3,899,159	4,151,772	4,775,020	4,547,773	5,512,955	5,089,501	-7.7
Other Income ($)	320,982	133,055	98,348	95,443			#DIV/0!
Vacancy ($)					-1,130,568	-2,561,495	126.6
EGI ($)	**16,213,453**	**15,753,849**	**15,534,444**	**14,136,762**	**21,480,799**	**19,094,542**	**-11.1**
Expenses ($)	4,609,661	5,566,897	5,664,498	5,565,001	6,411,653	6,422,102	0.2
NOI ($)	**11,603,792**	**10,186,952**	**9,869,946**	**8,571,761**	**15,069,164**	**12,672,440**	**-15.9**
Capex ($)					137,428	216,885	58.4
TI/LC ($)					916,187	875,644	-4.1
NCF ($)	**11,603,792**	**10,186,952**	**9,869,946**	**8,571,761**	**14,015,549**	**11,579,911**	**-17.4**

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 $11,579,911, representing a variance of -17.4% from the issuer's Stabilized NCF of $14,020,152. The primary drivers of the variance were vacancy rate and base rent. DBRS Morningstar concluded individual stabilized vacancy rates depending on the property's business plan according to a variety of factors, including submarket statistics, property quality, and marketability, as discussed in more detail below. DBRS Morningstar concluded a WA portfolio economic vacancy rate of 10.4% versus the issuer's assumption of 5.0%. DBRS Morningstar concluded a stabilized WA base rent of $17.65 psf versus the issuer's WA base rent of $18.49, based on the in-place rent as of the August 2021 rent rolls plus rent steps through January 2023, and appraisal stabilized market rents.

DBRS Morningstar Viewpoint

DBRS Morningstar views the assets as well-located infill properties. Lincoln Center, the Ranch, and San Ysidro Village are all in MSA Group 3 and have DBRS Morningstar Market Ranks of 8, 5, and 4, respectively. Lincoln Center, in MSA Group 3, has a Market Rank of 8, the strongest that DBRS Morningstar assigns. This is tempered, however, by the Shoppes at Gateway, the largest asset in the portfolio, being in MSA Group 0 with a DBRS Morningstar Market Rank of 3, which DBRS Morningstar assigns to tertiary locations. Shoppes at Gateway, however, comprises 75.4% of the portfolio NRA, but 43.9% and 42.8% of the portfolio's as-is and as-stabilized values, respectively, and 41.8% of the ALA. Overall, DBRS Morningstar views the location of the portfolio as credit positive.

Two of the properties, Lincoln Center and The Ranch, have elevated seismic scenario expected losses (SELs) of 17.0% and 18.0%, respectively, and are not required by loan documents to obtain earthquake insurance. Both properties also suffer from ongoing concerns related to former drycleaner tenants, as identified in the properties' environmental reports. The Lincoln Center property still has clean-up work remaining, for which $210,000 of loan proceeds will be escrowed. Furthermore, the property has a $10.0 million environmental insurance policy. According to the environmental site assessment, the Ranch property has had a vapor barrier installed, however, soil contaminants remain on site, requiring a notice of land use restrictions and adherence to maintain regulatory disclosure. No insurance policy is provided for this asset, but protection is offered by an environmental indemnification that is a recourse event under the loan agreement.

Overall DBRS Morningstar views the properties' specific business plans as realistic as discussed below:

Shoppes at Gateway: As mentioned previously, the property is in the Eugene MSA, which DBRS Morningstar views as the weakest location of all the portfolio properties. Shoppes at Gateway is currently 75.9% physically occupied by 40 tenants. The current in-place base rent of $13.06 psf compares favorably with the appraiser's concluded base rent of $14.01 psf, indicating a small opportunity for rent upside. The appraiser concluded a stabilized vacancy rate of 9.5% by applying a 5.0% overall vacancy factor and considering a portion of the in-line space as static vacancy. Because of the idiosyncratic nature of de-malled properties, DBRS Morningstar assumed a stabilized economic vacancy rate of 14.4% utilizing the appraiser's market rents. DBRS Morningstar did not consider outparcel sales and the resulting partial paydown of loan in its analysis.

Lincoln Center: As mentioned previously, DBRS Morningstar views this property as having the strongest location in the portfolio. The property is currently 91.9% physically occupied by 11 tenants, with a WA in-place base rent of $30.09 psf. The appraiser concluded a WA base market rent of $69.78 psf, which illustrates considerable rent upside potential. Reis indicates the property is in the El Segundo submarket of Los Angeles, which had a vacancy of rate of 7.1% as of Q3 2021 with a five-year projected vacancy rate of 6.7%. DBRS Morningstar views the property's occupancy rate as stable and concluded a total economic vacancy of 9.3% by applying a 5.0% vacancy to the anchor spaces, a 10.0% vacancy to the inline spaces, and assuming no leasing in the small amount of second-floor space that had an in-place vacancy of 67.3%. DBRS Morningstar assumes tenants rollover to the appraiser's WA market rents, given the forthcoming re-tenanting as the borrower is expecting an LOI from Gelson's Market about potentially downsizing.

The Ranch: DBRS Morningstar views this property as having the second-strongest location in the portfolio. The property is currently 95.4% physically leased to 21 tenants, with a WA in-place base rent of $23.08 psf. The appraiser concluded a WA base rent of $47.34 psf, which illustrates considerable rent upside potential. Reis indicates the property is located in the Burbank/Glendale/Pasadena submarket of Los Angeles, which had a vacancy of rate of 8.4% as of Q3 2021 with a five-year projected vacancy rate of 6.5%. Given the above-market occupancy at The Ranch, the completed renovations, and that CVS and Smart and Final will occupy their spaces through 2025 and 2027, respectively, DBRS Morningstar considers the property to be already stabilized.

San Ysidro Village: DBRS Morningstar views this property as having the third strongest location in the portfolio. The property is currently 86.6% physically leased to 18 tenants, with a WA in-place base rent of $15.10 psf. The appraiser concluded a WA base rent of $24.88 psf, which illustrates moderate rent upside potential. Reis indicates the property is located in the south county submarket of San Diego, which had a vacancy of rate of 6.4% as of Q3 2021 with a five-year projected vacancy rate of 6.1%.

DBRS Morningstar applied a 10.0% economic vacancy factor, given the sponsor has owned the property since 2016 and the asset has historically underperformed the market. DBRS Morningstar applied the appraiser's market rent to the property, given the current conversations to replace the month-to-month Smart & Final anchor with El Super, which is expected to drive traffic to the center.

DBRS Morningstar views this loan as having an expected loss slightly above pool average because of elevated leverage.

Norterra West Two

Loan Snapshot

Seller	AREIT 2022-CRE6
Ownership Interest	Fee Simple
Trust Balance ($ million)	34.0
Loan PSF/Unit ($)	234
Percentage of the Pool (%)	3.8
Fully Extended Loan Maturity/ARD	November 2026
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	1.0
DBRS Morningstar Stabilized DSCR (x)	1.0
DBRS Morningstar As-Is Issuance LTV (%)	70.0
DBRS Morningstar Stabilized Balloon LTV (%)	70.0
DBRS Morningstar Property Type	Office
DBRS Morningstar Property Quality	Average+

Debt Stack ($ millions)

Trust Balance	34.0
Pari Passu	0.0
Remaining Future Funding	0
Mortgage Loan Including Future Funding	34.0
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	17.9

Collateral Summary

DBRS Morningstar Property Type	Office	**Year Built/Renovated**	2021
City, State	Phoenix, AZ	**Physical Occupancy (%)**	91.1
Units/SF	144,802	**Physical Occupancy Date**	September 2021

The loan is secured by the borrower's fee-simple interest in Norterra West, a newly built, 144,802 sf office property in Phoenix. Built in 2021, the subject is a master planned, Class A suburban office campus situated on a 10.29-acre site. The LEED certified property features two-story flow-through lobbies, with finishes of wood and natural stones and has a 850-space parking lot.

Initial loan proceeds of $34.0 million along with $15.3 million of borrower equity will fund the purchase price and cover closing costs. The two-year loan term and the three 12-month extension options are IO throughout the initial term and amortize on a 30 year schedule during the extensions.

As of September 2, 2021, the property was 91.1% occupied by Cognizant Technology Solutions. Per the most recent rent roll, the tenant pays a WA base rent of $30.73 psf and has an initial lease expiration In March 2034 with two five-year extension options. As of the publication of this report, the property had an LOI in place for the remaining vacant space; however, the annual base rent has not been disclosed. The tenant is reportedly set to move into the space in February 2022, and has a lease expiration date of June 30, 2027.

Tenant Summary					
Tenant	SF	% of Total NRA	DBRS Morningstar Base Rent PSF ($)	% of Total DBRS Morningstar Base Rent	Lease Expiry
Cognizant Technology Solutions	131,861	91.1	30.73	100.0	3/31/2034
Subtotal/Wtd. Avg.	**131,861**	**91.1**	**30.73**	**100.0**	**Various**
Other Tenants	n/a	n/a	n/a	0.0	n/a
Vacant Space	12,941	8.9	n/a	n/a	n/a
Total WA	**144,802**	**100.0**	**0.00**	**100.0**	**Various**

Sponsorship

The sponsor for the transaction is a managing member of Silver Creek Commercial Development (SCD), a Los Angeles-based real estate investment and development company. The company focuses on mixed-use, multifamily and industrial assets and currently manages a portfolio worth approximately $1.5 billion. The subject property makes up 36.7% of SCD's total office space in Arizona. Per the asset summary report, the guarantor, Frank Ruimy, the founder of Silver Creek Commercial Development, shall maintain $34.0 million minimum net worth and $2.4 million minimum liquidity.

Property management services are provided by Metro Commercial Properties, Inc, a third party management company that was founded in 1985 and currently manages eight office and four industrial properties in Arizona.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar did not conduct a site inspection of the property because of health and safety constraints associated with the ongoing coronavirus pandemic. Based on a review of third-party reports, documents provided by the Issuer, and online information, DBRS Morningstar found the property quality to be Average.

DBRS Morningstar NCF Summary

NCF Analysis

	Sponsor Stabilized	Appraiser Stabilized	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	4,249,117	4,265,166	4,237,130	4,133,328	-2.4
Recoveries ($)	374,964	13,525	229,115	172,050	-24.9
Other Income ($)	0	0	0	0	#DIV/0!
Vacancy ($)	-18,828	-386,548	-223,312	-445,970	99.7
EGI ($)	**4,605,253**	**3,892,143**	**4,242,933**	**3,859,408**	**-9.0**
Expenses ($)	1,657,764	1,251,694	1,519,987	1,467,069	-3.5
NOI ($)	**2,947,489**	**2,640,449**	**2,722,946**	**2,392,339**	**-12.1**
Capex ($)	63,660	15,362	36,201	36,201	0.0
TI/LC ($)			144,802	611,242	322.1
NCF ($)	**2,883,829**	**2,625,087**	**2,541,943**	**1,744,897**	**-31.4**

The DBRS Morningstar NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar NCF was $1,744,897, representing a -31.4% variance from the Issuer's stabilized NCF of $2,541,943. The primary drivers of the variance were TIs and LCs and vacancy. DBRS Morningstar concluded $4.22 psf of total TI/LC costs. TIs were assumed at $52.5 and $26.25 for new and renewal leases, respectively. Leasing commissions were assumed at 6.0% and 3.0% for new leases and renewals, respectively. In contrast, the issuer estimated $1.00 psf of total TI/LC costs.

DBRS Morningstar assumed a stabilized vacancy of 10.0%, while the Issuer assumed a stabilized vacancy of 5%. Although the property is currently 91.1% occupied, the average occupancy rate in the submarket in Q4 2021 was only 78.7% according to Reis.

DBRS Morningstar Viewpoint

The subject property is in the Northwest submarket of the greater Phoenix MSA. The property is directly off the I-17 Freeway, providing easy access for commuters. The Shops at Norterra and the Happy Valley Towne Center, with a combined 2.6 million sf of retail space, are within walking distance of the property, providing an amenity to the tenants. The property's location is in a DBRS Morningstar Market Rank of 3 and MSA 1, which represents an area that is typically more suburban and associated with higher historical default rates. Per the Reis Q4 submarket report, vacancy is currently 22.7% and is expected to drop slightly to 19.8% by 2027. Reis also expects 48,000 sf of space to be added to the submarket supply during 2022 and 2023. Although the Phoenix market for multifamily properties has remained strong with an average vacancy rate of approximately 5% for all submarkets and an increasing asking rent over the past three years, the office market has not had the same success. While investors remain hopeful that the office market will catch up, as the coronavirus pandemic continues and companies continue to implement work from home and hybrid models, future space utilization is uncertain.

Although the main tenant, Cognizant, is not investment-grade credit rated, it did invest heavily in its 131,861 sf (91.1% of total NRA) space. In addition to receiving a $70 psf TI package from the seller, Cognizant reportedly invested an additional $8.4 million ($64 psf) in its space. Cognizant has had a presence in the submarket for over 10 years and has two other offices in the greater Phoenix market — a 75,000 sf building in East Mesa and a 45,000 sf building in Phoenix. Cognizant has the right to give back 33,475 sf of its space at any time after the ninth year of its lease term (March 2029). However, in such event, it must pay a termination fee equal to the full-service base rent on the space being given back for a 24-month period — estimated, for 33,475 sf, to be approximately $2.3 million.

Loan proceeds of $34.0 million represent a moderate LTV of 70.0% based on the appraiser's September 2021 value estimate of $48.5 million. The collateral is in MSA Group 1 and DBRS Morningstar Market Rank 3, which is indicative of a light urban/strong suburban market in an MSA with elevated historical default rates. The expected loss of the property is higher than the pool's average. The DBRS Morningstar As-Is NCF represents a low DSCR of 0.91x based on the DBRS Morningstar stressed annual debt service payment. These risk factors, combined with the low stabilized DSCR and higher than average Business Plan Score, result in the loan having an above pool average expected loss compared with the pool average.

Provenza at Southwood

Loan Snapshot

Seller
AREIT 2022-CRE6
Ownership Interest
Fee Simple
Trust Balance ($ million)
33.5
Loan PSF/Unit ($)
135,081
Percentage of the Pool (%)
3.8
Fully Extended Loan Maturity/ARD
September 2026
Amortization
n/a
DBRS Morningstar As-Is DSCR (x)
1.0
DBRS Morningstar Stabilized DSCR (x)
1.5
DBRS Morningstar As-Is Issuance LTV (%)
77.5
DBRS Morningstar Stabilized Balloon LTV (%)
67.5
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
33.5
Pari Passu
0.0
Remaining Future Funding
2
Mortgage Loan Including Future Funding
35.5
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
14.0

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2007
City, State	Tallahassee, FL	**Physical Occupancy (%)**	87.9
Units/SF	248	**Physical Occupancy Date**	December 2021

The loan is secured by the borrower's fee-simple interest in Provenza at Southwood, a 248-unit garden-style multifamily property in Tallahassee, Florida. The borrower will use $33.5 million of initial loan proceeds in addition to approximately $14.0 million in initial cash equity to acquire the property for $44.75 million ($280,435 per unit). Additionally, the borrower is planning to use $2.0 million of future funding and $2.0 million of future sponsor equity to renovate all the units and update the exterior of the property. The three-year loan is IO for the initial term and amortizes based on a 30-year schedule during the two one-year extension options.

Built in 2007, the collateral comprises 19 three-story garden-style buildings, including a clubhouse. Per the December 2021 rent roll, the subject was 87.9% occupied. The property is a gated community with an electronic entrance, and common amenities include a swimming pool with a hot tub, 24-hour fitness center, movie theater, steam and sauna room, billiards game room, indoor basketball court, and business center. The property additionally has 460 outdoor parking spaces (1.85 spaces per unit), 40 unit-attached garages, 36 detached garages, and 99 storage units. The unit mix consists of 99 one-bedroom units, 122 two-bedroom units, and 27 three-bedroom units with an average in-place rental rate of $1,271 per month. Over the last 18 months, current ownership installed new carpets throughout several units totaling $85,000 and completed miscellaneous renovations to a small number of units totaling $25,000, including stainless-steel appliances, fixtures, and washer/dryer replacements. Additionally, current ownership recently completed various exterior repairs and replacements totaling $60,000. The buyer intends to continue the current renovations and increase the rents at the property.

The borrower's proposed capital improvement plan includes more than $3.5 million ($14,247 per unit) for planned interior renovation work and approximately $280,000 of planned exterior renovation work. The sponsor plans to upgrade all units with stainless-steel appliances; new washers and dryers, kitchen cabinets, and kitchen and bathroom fixtures; quartz countertops; subway-tile backsplashes; vinyl flooring to replace carpeted areas; and modernized lighting and ceiling fixtures, among other items. Planned exterior updates include repainting building exteriors, replacing FF&E in the office and clubhouse, new hot water heaters and air conditioning units where needed, parking area and walkway pavement repairs, and landscaping. Renovations are expected to take 30 months.

Unit Mix and Rents

Unit Type	Units	Avg Unit Size (sf)	Rent/Month ($)
1 Bedroom	99	958	1,153
2 Bedroom	122	1,214	1,336
3 Bedroom	27	1,305	1,390
Total/WA	**248**	**1,122**	**1,271**

Source: December 2021 rent roll.

Per the appraiser, there are five comparable properties that compete with the subject. The competitive set's average occupancy of 96.4% is higher than the subject's current occupancy of 87.9%. The subject's WA rent of $1,271 per unit is lower than the appraiser's competitive set's WA rent of $1,528 per unit despite the units at the subject being slightly larger in size than the competitive set.

Competitive Set

Property	Address	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
Verandas at Southwood	3700 Capital Circle Southeast	300	2003	95.7	1,542	1,198
Lullwater at Blair Stone	3501 Blair Stone Road	244	2019	98.1	1,453	1,176
Evergreen at Southwood	2221 East Orange Avenue	288	2018	95.0	1,763	970
The Park at Southwood	2000 Merchants Row Boulevard	272	2010	96.3	1,265	991
Capital Place at Southwood Apartments	2300 Bluff Oak Way	216	2013	97.2	1,609	1,083
Total/WA Comp. Set	**Tallahassee, FL**	**1,320**	**Various**	**96.4**	**1,528**	**1,083**
Provenza at Southwood	**3550 Esplanade Way**	**248**	**2007**	**87.9**	**1,271**	**1,122**

Source: Appraisal, except the subject figures are based on the rent roll dated December 1, 2021.

Sponsorship

The sponsors and nonrecourse guarantors for this transaction are Ari Parnes, Ruthy Parnes, and Ralph Frankel, who are experienced real estate professionals. Ari Parnes and Ruthy Parnes are founders and principals of Collins Group LLC, while Ralph Frankel is an experienced real estate professional with 25 years' experience in the industry. Founded in 2001, Collins Group LLC is a New York-based private real estate investment firm focusing on multifamily properties in the southeastern U.S. Sponsorship has bought and sold more than 40 multifamily properties totaling more than $750 million since 2004. Additionally, sponsorship has executed its business plan on four value-added multifamily transactions in Georgia and South Carolina since 2016, reportedly achieving an average increase in value versus total costs of over 35%.

The property manager is a third-party company, and the contractual management fee is 3.0%.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar did not conduct a site inspection of the property because of health and safety constraints associated with the ongoing coronavirus pandemic. Based on a review of third-party reports, documents provided by the Issuer, and online information, DBRS Morningstar found the property quality to be Average.

DBRS Morningstar NCF Summary

NCF Analysis							
	2019	2020	T-12 June 2021	Appraisal Stabilized	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	3,661,195	3,662,931	3,679,996	4,657,800	4,657,800	4,440,579	-4.66
Other Income ($)	353,992	360,943	409,545	384,400	409,545	380,453	-7.10
Vacancy & Concessions ($)	-538,751	-463,744	-448,297	-298,769	-275,793	-286,049	3.72
EGI ($)	**3,476,436**	**3,560,130**	**3,641,245**	**4,743,431**	**4,791,552**	**4,534,983**	**-5.35**
Expenses ($)	1,804,974	1,818,457	1,920,449	2,050,641	2,122,440	2,196,656	3.50
NOI ($)	**1,671,462**	**1,741,673**	**1,720,795**	**2,692,790**	**2,669,113**	**2,338,328**	**-12.39**
Capex ($)				62,000	62,000	62,000	0.00
NCF ($)	**1,671,462**	**1,741,673**	**1,720,795**	**2,630,790**	**2,607,113**	**2,276,328**	**-12.69**

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 $2,276,328, representing a variance of -12.7% from the Issuer Stabilized NCF of $2,607,113. The primary drivers for the variance were GPR and variable expenses. DBRS Morningstar analyzed the appraiser's comparables and based its stabilized GPR on two comparable properties that were the most similar to the subject in terms of year built, recent renovations, and location. DBRS Morningstar projected stabilized rental rates for each unit type at the subject based on these properties and what the sponsor's business plan entails, which resulted in a stabilized GPR estimate of $1,492 per unit (an increase of $221 over the current average rental rate per unit). By contrast, the Issuer based the stabilized GPR on the appraiser's conclusions for renovated units, resulting in $1,565 per unit. DBRS Morningstar estimated most of the variable expenses based on figures for the T-12 period ended June 30, 2021, inflated by 10% to account for a projected three-year stabilization period. The Issuer estimated most of the variable expenses based on the T-12 period ended June 30, 2021.

DBRS Morningstar Viewpoint

Provenza at Southwood is a 248-unit, garden-style apartment complex with 19 buildings in south Tallahassee. The subject is within 15 minutes' driving distance of downtown Tallahassee and is in a master-planned community known as Southwood. The master-planned community features more than 1,000 acres of green space, including hiking/biking trails and parks such as the 123-acre Central Park and Lake. Other demand drivers in the area include a Publix grocery-anchored shopping center across the road from the property; two top-rated golf courses in Tallahassee, Hilaman Golf Course and Southwood Golf Club, each within 1.5 miles of the property; and 20 public/private K-12 schools within five miles.

The local multifamily market experienced a significant increase in rents over the past 12 months, as evidenced by the 11.6% growth in average asking rent in the South Tallahassee submarket between Q2 2020 ($1,119) and Q2 2021 ($1,249) per the appraisal. This increase was largely driven by in-migration and the resulting population growth in the area. Between 2010 and 2021, population within a one-mile radius of the subject grew by 67.5% and population within a three-mile radius of the subject grew by 14.4%. Despite the subject's proximity to local demand drivers and the growing nature of the surrounding area, the asset has a DBRS Morningstar Market Rank of 2, which generally represents a tertiary location. Such locations have historically seen higher-than-average default rates compared with more densely populated and financially liquid markets.

Built in 2007, the collateral was purchased in 2015 by GFG Capital/Momentum Real Estate Partners, LLC, becoming the seller's only multifamily asset in Tallahassee. The current sponsorship intends to increase rents by completing a $4.0 million interior and exterior capital upgrade. Planned interior upgrades totaling $3.72 million ($14,997 per unit) include stainless-steel appliances; new washers/dryers, kitchen cabinets, and kitchen and bathroom fixtures; quartz countertops; subway-tile backsplashes; vinyl flooring to replace carpeted areas; and modernized lighting and ceiling fixtures. The timeline for renovation is estimated at 30 months.

DBRS Morningstar believes the renovation budget is significant and likely to result in higher rents, estimated to average $221 per unit and increase occupancy to 95% at the subject upon completing the business plan. Once renovations are completed, the subject will compete with Class A product in the market and, as such, achieve higher rental rates and occupancy that are more in line with the appraiser's competitive set. Comparable properties identified by the appraiser have a WA rent of $1,528, which is $257 higher than average in-place rent at the subject, and occupancy of 96.4%. While new supply is a risk factor with high rents and readily available land in the area, DBRS Morningstar believes the sponsor's budgeted $3.72 million ($14,997 per unit) in interior improvements to be a sufficient amount in increasing rents by the concluded $221 per unit, which is more conservative than the appraiser's competitive set.

The loan exhibits moderate leverage at issuance with an issuance as-is LTV of 77.5% but relatively low leverage upon stabilization with an as-stabilized LTV of 67.5%. The DBRS Morningstar Stabilized DSCR of 1.52x is considerably higher than the pool average and the borrower is signaling a commitment to the property with a contribution of $14.0 million of equity to the transaction. The low leverage, in addition to the relatively high DSCR and the fact that the transaction represents cash-in acquisition financing, resulted in a lower expected loss for the loan compared with the pool average.

Alexander Pointe Apartments

Loan Snapshot

Seller	AREIT 2022-CRE6
Ownership Interest	Fee Simple
Trust Balance ($ million)	32.5
Loan PSF/Unit ($)	140,300
Percentage of the Pool (%)	3.6
Fully Extended Loan Maturity/ARD	September 2026
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	0.9
DBRS Morningstar Stabilized DSCR (x)	1.2
DBRS Morningstar As-Is Issuance LTV (%)	88.7
DBRS Morningstar Stabilized Balloon LTV (%)	71.8
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average

Debt Stack ($ millions)

Trust Balance	32.5
Pari Passu	0.0
Remaining Future Funding	4
Mortgage Loan Including Future Funding	36.7
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	10.8

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1986/ 2017
City, State	Orange Park, FL	**Physical Occupancy (%)**	96.1
Units/SF	232	**Physical Occupancy Date**	November 2021

The loan is secured by the borrower's fee-simple interest in Alexander Pointe Apartments, a 232-unit garden-style multifamily property in Orange Park, Florida. The borrower will use $32.3 million of initial loan proceeds in addition to approximately $10.8 million in cash equity to acquire the property for $41.4 million ($178,233 per unit). Additionally, the borrower is planning to invest $4.4 million of future funding in interior and exterior upgrades as well as deferred maintenance. The three-year loan is IO through the initial term and during the two one-year extension options.

Built in 1986, the collateral comprises 29 two-story residential buildings, a clubhouse/leasing office, and a maintenance shop totaling 31 buildings with 232 units. Per the November 2021 rent roll, the subject's physical occupancy was 96.1%. Common amenities include a pool with grilling area, a playground, a fenced dog park, a fitness center, and a maintenance shop with car wash. Unit amenities include an appliance package containing an electric range/oven, a vent-hood, a refrigerator, a garbage disposal, a dishwasher, an in-unit washer/dryer, and 468 surface parking spots. The unit mix consists of 24 one-bedroom units, 184 two-bedroom units, and 24 three-bedroom units with an average in-place rental rate of $1,145/month.

The sponsor will invest $4.4 million in interior and exterior upgrades as well as deferred maintenance. About $2.4 million ($10,175/unit) will go toward interior upgrades only, which will include new stainless-steel appliances, flooring, light fixtures and plumbing, quartz countertops, cabinet paint and repairs, and full painting of the interior. Planned exterior upgrades totaling $706,000 will include landscaping, clubhouse renovation and FF&E, upgrades to fitness center equipment, pool upgrades and furnishings, full signage package, and additional seating in the grill area. The remaining $1.23 million is budgeted toward deferred maintenance.

Unit Mix and Rents

Unit Type	Units	Avg Unit Size (sf)	Rent/Month ($)
1 Bedroom	24	820	960
2 Bedroom	184	1,067	1,158
3 Bedroom	24	1,182	1,260
Total/WA	**232**	**1,053**	**1,145**

Source: December 2021 rent roll.

Per the appraiser, there are six comparable properties that compete with the subject. The competitive set's average occupancy of 96.5% is in line with the subject's current occupancy of 96.1%. The subject's WA rent of $1,145 per unit is lower than the appraiser's competitive set's WA rent of $1,311 per unit and the units at the subject are somewhat larger than the competitive set.

Competitive Set

Property	Address	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
Parkland at Orange Park	1863 Wells Road	358	1986/ 2017	95.5	1,300	869
Westland Park	6710 Collins Road	405	1990	95.5	1,344	995
Arbors at Orange	198 Arora Boulevard	270	1984/ 2006	96.6	1,315	905
The Park at Matera	2150 Spencer Road	154	1982/ 2014	99.5	1,215	1,120
Victoria at Orange Park	1710 Wells Road	280	1986/ 2016	96.0	1,192	846
The Vintage at Plantation Bay	7740 Plantation Bay Drive	240	2001	98.0	1,469	1,019
Total/WA Comp. Set	**Various, FL**	**1,707**	**Various**	**96.5**	**1,311**	**945**
Alexander Pointe Apartments	**2121 Burwick Avenue**	**232**	**1986/ 2017**	**96.1**	**1,145**	**1,053**

Source: Appraisal, except the subject figures are based on the rent roll dated November 27, 2021.

Sponsorship

The sponsor for this transaction is Laguna Point Properties, which is a Southern California-based multifamily investment firm founded in 2009. Laguna Point has acquired more than 7,400 multifamily units, with a current portfolio of approximately 5,800 units valued at more than $975 million. Laguna Point owns three properties in the Jacksonville-Orange Park submarket, including Arbors at Orange Park (270 units; 96.6% occupied), The Edge at Lakeside (200 units; 96.5% occupied), and Cove at Atlantic Beach (204 units; 97.8% occupied). The sponsor brings relevant expertise to the subject as it has successfully implemented its business plan at the above-mentioned properties, having acquired, renovated, and leased up the three properties in the same market. The carve-out guarantors for the loan include three individuals with extensive real estate experience.

The property manager is a third-party company, and the contractual management fee is 2.5%.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar did not conduct a site inspection of the property because of health and safety constraints associated with the ongoing coronavirus pandemic. Based on a review of third-party reports, documents provided by the Issuer, and online information, DBRS Morningstar found the property quality to be Average.

DBRS Morningstar NCF Summary

NCF Analysis							
	2019	2020	T-12 June 2021	Appraisal Stabilized	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	2,713,154	2,812,832	2,872,422	4,084,800	4,084,800	3,893,229	-4.69
Other Income ($)	202,291	161,379	149,929	170,000	149,929	149,929	0.00
Vacancy & Concessions ($)	-130,606	-111,375	-68,906	-215,840	-235,752	-209,176	-11.27
EGI ($)	**2,784,839**	**2,862,836**	**2,953,445**	**4,038,960**	**3,998,977**	**3,833,983**	**-4.13**
Expenses ($)	1,115,190	1,145,221	1,140,281	1,405,313	1,410,519	1,490,850	5.70
NOI ($)	**1,669,648**	**1,717,615**	**1,813,165**	**2,633,647**	**2,588,459**	**2,343,133**	**-9.48**
Capex ($)	58,000	58,000	58,000	58,000	58,000	58,000	0.00
NCF ($)	**1,611,648**	**1,659,615**	**1,755,165**	**2,575,647**	**2,530,459**	**2,285,133**	**-9.69**

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 $2,285,133, representing a variance of -9.7% from the Issuer Stabilized NCF of $2,530,459. The primary drivers for the variance were GPR and variable expenses. DBRS Morningstar concluded to a monthly $250/unit rental premium across all units upon stabilization. DBRS Morningstar estimated stabilized GPR based on the appraiser's comparable set as well as the scope of renovations planned at the subject and the business plan, resulting in a stabilized GPR estimate of $1,398/month per unit. By contrast, the Issuer based the stabilized GPR on the appraiser's conclusions for renovated units, resulting in $1,467/unit. DBRS Morningstar estimated variable expenses based on figures for the T-12 period ended June 30, 2021, inflated by 10% to account for a projected three-year stabilization period. The Issuer estimated most variable expenses based on the T-12 period ended June 30, 2021.

DBRS Morningstar Viewpoint

The loan is collateralized by a 232-unit, Class B, garden-style multifamily property in the Orange Park neighborhood of Jacksonville, Florida, approximately 16 miles south of downtown Jacksonville. The property is proximate to I-295 and U.S. Hwy.17, which serve as main thoroughfares for the city of Jacksonville and the outlying suburbs. Orange Park is home to multiple parks, trails, and waterways, which serve as recreational activities for residents. Other demand drivers for the area include Jacksonville Naval Air Station (eight miles away), Orange Park Medical Center (one mile), and Orange Park Mall (two miles), which is anchored by Dillard's, JCPenney, Sears, Belk, Dick's Sporting Goods, and AMC Theaters. The property is in an area that is projected to experience significant population and household growth per the appraisal. The immediate area benefits from a diverse employment base as well as an abundance of lifestyle attributes including shopping and entertainment venues located along the Blanding Boulevard corridor. Despite the subject's proximity to local demand drivers and the growing nature of the surrounding area, the asset is in a DBRS Morningstar Market Rank of 3, which generally represents a tertiary location. Such locations have historically seen higher-than-average default rates compared with more densely populated and financially liquid markets.

The sponsor is contributing approximately $10.8 million of fresh equity to acquire the property and future fundings from the loan in the amount of $4.4 million will be used toward interior and exterior upgrades as well as deferred maintenance. About $2.4 million ($10,175/unit) will go toward interior upgrades only, which will include new stainless-steel appliances, flooring, light fixtures, and plumbing, quartz countertops, cabinet paint and repairs, and full painting of the interior. DBRS Morningstar believes that the capital dedicated to the interior renovations is meaningful and projects the sponsor to achieve monthly $250 premiums on a per unit basis upon completion of the business plan. The property resides in a market with good fundamentals, near the Jacksonville CBD and is surrounded by local demand drivers, including a naval station and multiple hospitals, business parks, and retail centers. According to the appraiser's data, vacancy in the Orange Park submarket has been relatively low in 2020 and the first quarter of 2021, not having climbed above 5% since 2019 in spite of the pandemic. Apartment vacancy rate for the Orange Park submarket stood at 2.9% as of Q1 2021 per the appraisal. According to Reis, the Orange Park/Clay County submarket, where the subject is located, reported a vacancy of 3.5% as of Q3 2021.

In addition to being located in a market with good fundamentals, the property itself also performed favorably in relation to its surrounding area. The subject's current vacancy of 3.9% is slightly higher than Reis' submarket vacancy but not considerably so, and compares favorably with the submarket vacancy in the subject's vintage subgroup (including properties built between 1980 and 1989), which is 4.4%. It's worth noting that average rents for unrenovated units at the subject have grown considerably in the recent period solely as a function of the market. Fifty-six leases signed between August 2021 and December 2021 were signed at rents with an average of 9% (or $100 per unit) over the in place rent roll of August 2021, which points to improving market fundamentals driving better performance. DBRS

Morningstar additionally believes the sponsor to be well positioned to carry out the business plan because of its previous experience in having implemented similar value-add projects in other properties in the Orange Park area.

The loan exhibits somewhat elevated leverage at issuance with a DBRS Morningstar Issuance LTV of 88.7% but moderate leverage upon stabilization with a DBRS Morningstar Balloon LTV of 71.8%. The DBRS Morningstar Stabilized DSCR of 1.17x is somewhat low but in line with the pool average. The elevated leverage, in addition to the suburban location of the subject and DBRS Morningstar Market Rank of 3, resulted in a higher expected loss for the loan compared with the pool average.

RendezVous Urban Flats

Loan Snapshot

Seller	AREIT 2022-CRE6
Ownership Interest	Fee Simple
Trust Balance ($ million)	30.0
Loan PSF/Unit ($)	300,000
Percentage of the Pool (%)	3.4
Fully Extended Loan Maturity/ARD	January 2027
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	0.9
DBRS Morningstar Stabilized DSCR (x)	0.9
DBRS Morningstar As-Is Issuance LTV (%)	65.1
DBRS Morningstar Stabilized Balloon LTV (%)	64.8
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average+

Debt Stack ($ millions)

Trust Balance	30.0
Pari Passu	0.0
Remaining Future Funding	0
Mortgage Loan Including Future Funding	30.0
Loan Purpose	Refinance
Equity Contribution/(Distribution) ($ million)	-9.1

Collateral Summary

DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2020
City, State	Tucson, AZ	**Physical Occupancy (%)**	94.0
Units/SF	100	**Physical Occupancy Date**	October 2021

The loan is secured by the borrower's leasehold interest in a Class A 100-unit multifamily property located in Tucson, Arizona. Loan proceeds of $30.0 million along with mezzanine debt of $8.5 million was used to refinance $25.9 million of existing debt, return $9.1 million of equity to the sponsor, fund future TI/LC costs of $270,000, find a debt service reserve of $400,000, and cover closing costs of $2.6 million. The three-year floating rate loan will remain IO throughout the loan term and is structured with two 12-month extension options. The property benefits from a leasehold under a Government Property Lease Excise Tax (GPLET) abatement program awarded by the city of Tucson, an eight-year agreement set to expire in July 2028. Under the agreement, in lieu of paying standard tax payments, the sponsor will be responsible for an annual rent payment of $17,300 plus any additional Downtown Tucson Business improvement district taxes and/or personal property taxes related to the property.

Built in 2020, the 100-unit, class A midrise apartment complex features one vacant ground-floor retail space totaling 2,525 sf currently in shell condition and 100 parking spaces held in a shared garage with an adjacent office tower. Onsite property amenities include an onsite leasing office, clubhouse with kitchen, outdoor deck with barbeque grills, business center/coworking space, and a fitness center. In-unit amenities include stainless-steel kitchen appliances, floor-to-ceiling windows, walk-in closets, keyless entry, in-unit washer/dryer systems, and balcony/patios. As of an October 25, 2021 rent roll, the property was 94% occupied. Additional information regarding unit mix, average unit sizes, and rental rates can be found in the table below.

Unit Mix and Rents- Rendezvous Urban Flats			
Unit Type	Units	Avg. Unit Size (sf)	Rent/Month ($)
Studio	1	799	1299
1 Bedroom	58	781	1,778
2 Bedroom	41	1,136	2,452
Total/WA	**100**	**927**	**2,050**

Source: Based on rent roll dated October 25, 2021.

The appraisal identified seven properties that directly compete with the subject located within a 0.3 mile radius. While the subject's occupancy rate of 94.0% is slightly lower than the WA occupancy of the competitive set of 95.2%, the subject is over performing in terms of average rental rates. The average rental rate at the property as of October 2021 was $2,050 per unit while the weighted average rental rate of the competitive set was $1,704.

Competitive Set							
Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
One West Broadway	Tucson, AZ	0	40	2016	100.0	2,116	1,028
One East Broadway	Tucson, AZ	0	24	2014	100.0	1,744	845
Two East Congress	Tucson, AZ	0	21	1929/2017	100.0	1,324	588
The Gallery on 5th	Tucson, AZ	0.3	96	2021	91.0	1,606	684
Total/WA Comp. Set	**Tucson, AZ**	**Various**	**181**	**Various**	**95.2**	**1,704**	**770**
RendezVous Urban Flats	**Tucson, AZ**	**n/a**	**100**	**2020**	**94.0**	**2,050**	**927**

Source: appraisal, except the subject figures are based on the rent roll dated October 25, 2021.

Sponsorship

Sponsorship for this loan is provided by Iridius Capital, a Tucson based real estate investment and development company specializing in value-add and stabilized residential assets. Founded in 2011, Iridius Capital has a portfolio of 25 multifamily, one hotel, and one office property located throughout Arizona, Texas, Florida, and Colorado.

The property manager is a third-party company, and the contractual management fee is 3.0%.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar did not conduct a site inspection of the property because of health and safety constraints associated with the ongoing coronavirus pandemic. Based on a review of third-party reports, documents provided by the Issuer, and online information, DBRS Morningstar found the property quality to be Average (+).

DBRS Morningstar NCF Summary

NCF Analysis					
	2020	T-12 September 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	1,551,271	2,962,345	2,791,200	2,459,570	-11.88
Other Income ($)	21,132	185,776	352,938	218,786	-38.01
Vacancy & Concessions ($)	-1,403,681	-1,823,973	-153,516	-159,872	4.14
EGI ($)	**168,721**	**1,324,148**	**2,990,622**	**2,518,484**	**-15.79**
Expenses ($)	378,758	696,978	928,525	930,022	0.16
NOI ($)	**-210,037**	**627,170**	**2,062,096**	**1,588,462**	**-22.97**
Capex ($)			25,000	25,000	0.00
NCF ($)	**-210,037**	**627,170**	**2,037,096**	**1,563,462**	**-23.25**

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 $1,563,461, representing a variance of -23.25% from the Issuer Stabilized NCF of $2,037,096. The primary drivers for the variance were GPR and parking income. DBRS Morningstar concluded stabilized GPR based on average in-place rents from the October 29, 2021, rent roll with vacant units grossed up to average in-place rents. Parking income is based on the appraisal's assessment.

DBRS Morningstar Viewpoint

The property is a Class A, 100-unit apartment complex located in downtown Tucson with excellent exposure to a growing population, various employment centers, and walkable amenities. Over the past few years, Downtown Tucson has seen robust activity in redevelopment efforts in city infrastructure and commercial real estate projects, positively affecting the overall area. Notable development projects include the Tucson Streetcar System, an electric rail system providing passage to from the University of Arizona from downtown Tucson; 2,446 multifamily units brought into the market since 2012; 29 commercial projects including hotels, parking garages, and shopping centers; a $65 million dollar Tucson Convention center renovation; Banner University Medical Center, completed in 2019, housing 495 hospital beds; and a three-phase Downtown Links project designed to improve access and connections for pedestrians, bicyclists, and motorists in the downtown area. According to the appraisal, Downtown Tucson will continue to see an influx of new developments and subsequently attract more new residents to the area.

RendezVous Urban Flats is approximately 3.0 miles west of the University of Arizona (UA), a top-100 global university and one of the top research universities in the nation. UA is the top employer and a major driving force behind development projects in the Downtown area stemming from continued enrollment growth over the past several years. For example, in 2008, total enrollment at UA was 38,057 students compared with fall enrollment in 2020 totaling 46,932, citing a 1.9% annual increase. Although the issuer did not specify the student or UA faculty concentration at the property, the dominance of the university implies that there are some residents occupying the building with some relation to UA.

The property was delivered into the market by September 2020 and had a fairly moderate lease up period. By October 25, 2021, the residential component was 94% occupied. DBRS Morningstar did not assume any rent upside between as-is and stabilized cashflows but believes the collateral can maintain current rents and occupancy while significantly reducing concessions over the initial loan term. The sponsor's business plan is to complete construction of the 2,525 sf ground-floor retail space and burn-off concessions. DBRS Morningstar believes this business plan is straightforward and has fairly low execution risk given the experienced sponsorship group with ample experience with transitional multifamily properties the market. The ongoing disruptions from the coronavirus pandemic may hinder the business plan in the short term, but the strong momentum should allow the borrower to achieve the plan over time.

The whole loan balance of $30.0 million and stabilized valuation of $46.3 million results in a low DBRS Morningstar stabilized LTV of 64.8%, indicative of reduced refinance risk and a decreased probability of default. The property has a DBRS Morningstar Market Rank of 5 and is in MSA Group 3, which taken together generally indicate lower than average rates of defaults and losses. Overall, the loan has an expected loss that is lower than the average expected loss of the pool.

Transaction Structural Features

Credit Risk Retention: Under U.S. credit risk retention rules, AREIT (the securitization sponsor) will be responsible for compliance with the U.S. credit risk retention requirements and intends to satisfy such requirements through the purchase and retention by a majority-owned affiliate of an eligible horizontal residual interest. As of the closing date, AREIT 2022-CRE6 Holder LLC (AREIT Holder or Retention Holder), a wholly owned affiliate of the sponsor, will acquire the [Class F Notes and Class G Notes] (Retained Notes) and *Preferred Shares* for compliance purposes.

Deferrable Notes: The Class C, D, E, and F Notes will be considered deferrable notes. With respect to the deferrable notes, to the extent that interest proceeds are not sufficient on a given payment date to pay accrued interest, interest will not be due and payable on the payment date and will instead be deferred. The ratings assigned by DBRS Morningstar contemplate the timely payments of distributable interest and, in the case of the deferrable notes, the ultimate recovery of deferred interest (including interest payable thereon at the applicable rate to the extent permitted by law). Deferred interest will be added to the principal balance of the deferrable notes and will be payable upon the earlier of (1) the first payment date on which funds are available to pay in accordance with the Priority of Payments; (2) the Redemption Date with respect to such Class of Notes and; (3) the Stated Maturity Date of such Class of Notes. Thus, DBRS Morningstar will assign its Interest in Arrears designation to the Deferred Interest Classes in months when classes are subject to deferred interest.

Funded Companion Participation Acquisition Period: During the period beginning on the closing date and ending on the payment date in [January 2025], the Issuer may (at the direction of the Directing Holder) allow certain principal prepayment proceeds to be deposited into a future funding reserve account for the acquisition of all or a portion of the related future funding participation or funded companion participations. The acquisition criteria requires, among other things, that the underlying mortgage loan not be a defaulted mortgage loan or a Credit Risk Mortgage Asset and that no EOD has occurred and is continuing. Rating agency confirmation (RAC) is not required as part of the acquisition criteria.

Advancing and Backup Advancing: The Advancing Agent, AREIT or, if the Advancing Agent fails to do so, the backup Advancing Agent, Computershare Trust Company, National Association, or if the Backup Advancing Agent fails to do so, the Trustee will be required to advance certain delinquent scheduled interest payments, as applicable, to the extent that the Master Servicer or Trustee deems such advances to be recoverable.

Operating Advisor: This transaction has an operating advisor that will have consultation rights with the special servicer on major decisions during the period when a control termination event has occurred and is continuing. During these periods, the operating advisor will be required to review certain operational activities related to specially serviced loans in general and complete an annual report assessing the special servicer's performance. After the occurrence and continuance of a consultation termination event, if the operating advisor determines the special servicer is not performing its duties as required under the servicing agreement or is otherwise not acting in accordance with the servicing standard, the operating advisor may recommend the replacement of the special servicer. The operating advisor is entitled to a monthly fee and a fee with respect to each major decision on which it is required to consult, but the major decision fee is only payable to the extent that it is paid by the related borrower. Other expenses incurred by the operating advisor will be payable from funds on deposit in the collection account out of amounts otherwise available to make distributions on the certificates.

Subordinate Class Representative: As of the closing date, AREIT Holder, the Retention Holder, which will acquire 100% of the Class F Notes, the Class G Notes, and the Preferred Shares, will be the initial Subordinate Class Representative.

Directing Holder: The Directing Holder will be (i) with respect to each CLO Controlled Mortgage, the Subordinate Class Representative and (ii) with respect to Balboa Retail Mortgage Asset, as the only Non-CLO Controlled Mortgage Asset, the holder of the Controlling Companion Note.

[With respect to any CLO Controlled Mortgage Asset, so long as no Control Shift Event has occurred and is continuing with respect to the Class F Notes, the Subordinate Class Representative, as Directing Holder, will generally have (i) certain consent and/or consultation rights under the Servicing Agreement under certain circumstances and (ii) the right to remove the Special Servicer without cause and replace the Special Servicer with a qualified special servicer. If a Control Shift Event has occurred and is continuing with respect to the Class F Notes but a Consultation Termination Event has not occurred (or has occurred but is no longer continuing), the Subordinate Class Representative, as Directing Holder, will have the right to consult with the Servicer with respect to any Servicer Decisions and the Special Servicer with respect to any Major Decisions]. [For the Non-CLO Controlled Mortgage Asset, Controlling Companion Note as Directing Holder will have (a) certain consent and/or consultation rights under the related servicing agreement under certain circumstances and (b) the right to remove the related special servicer without cause and replace such special servicer with a qualified special servicer.]

Administration Based Modification and Criteria-Based Modification

With respect to each Serviced Mortgage Loan, the Subordinate Class Representative may direct the Special Servicer to effect Administrative Modifications (AM) or Criteria-Based Modifications (CBM) of serviced loans only , subject to satisfaction of certain specified conditions, which AM and CBM will not be subject to the Servicing Standard.

"*Administrative Modification*" may include, *among other things*, modification or waivers that relate to benchmark mismatch, alternative indexes and conforming changes or other than a *credit risk mortgage asset, specially serviced mortgage loan or defaulted mortgage asset*, exit fees, extension fees or default interest, (b) financial covenants (including cash management triggers) prepayment fees, reserve account minimum balance amounts, (e) interest rate cap or lease approvals or modifications or leasing parameters.

"*Criteria-Based Modification*", include serviced loans only, other than a credit risk mortgage asset, specially serviced mortgage loan or defaulted mortgage asset, any modification, waiver, or amendment directed by the Subordinate Class Representative that would (i) result in a change in interest rate (other than in the case of a bench mark mismatch or adjustment covered by AM), (ii) result in a delay in the required timing of any payment of principal for any amortization or other principal reduction or (iii) permit indirect owners of the related borrower to incur additional indebtedness in the form of mezzanine loans or preferred equity; provided CBM will be permissible only if there is no event of default and after the modification, the Note Protection Test is satisfied and further that (A), as to clause (i) above, if immediately after giving effect to such modification, (1) not more than [eight (8)] CBMs have been effectuated in the aggregate, provided that multiple simultaneous modifications to a single Mortgage Asset will be treated as a single CBM; and (b) any such CBM would not result in a change in the Mortgage Asset margin to less than [225] basis points (where such margin is determined at the time of modification as the spread over the then-current index without regard to any applicable index floor); (B) as to clause (ii) if immediately after giving effect to such modification, such extended maturity date is not more than two (2) years from the initial fully extended maturity date of such Mortgage Loan; and (C) as to clause (iii), if immediately after giving effect to such modification, (1) the Rating Agency Condition is satisfied with respect to DBRS Morningstar; and (2) certain LTV ratios are met;

Methodologies

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

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

Surveillance

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

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

This report is based on information as of January 13, 2022. Subsequent information may result in material changes to the rating assigned herein and/or the contents of this report.

Glossary

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

Definitions

Capital Expenditure (capex) Costs incurred in the improvement of a property that will have a life of more than one year.
DBRS Morningstar Refi DSCR A measure that divides the DBRS Morningstar Stabilized NCF by the product of the loan's maturity balance and a stressed refinance debt constant.
DBRS Morningstar Term DSCR A measure that divides the DBRS Morningstar Stabilized NCF by the actual debt service payment.
Debt Service Coverage Ratio (DSCR) A measure of a mortgaged property's ability to cover monthly debt service payments, defined as the ratio of net operating income or net cash flow to the debt service payments.
Effective Gross Income (EGI) Rental revenue minus vacancies plus miscellaneous income.
Issuer UW Issuer underwritten from Annex A or servicer reports.
Loan-to-Value Ratio (LTV) The ratio between the principal amount of the mortgage balance, at origination or thereafter, and the most recent appraised value of the underlying real estate collateral, generally from origination.
Net Cash Flow (NCF) The revenue earned by a property's ongoing operations less the expenses associated with such operations and the capital costs of tenant improvements, leasing commissions, and capex (or reserves). Moreover, NCF is net operating income less tenant improvements, leasing commissions, and capex.
NNN (Triple Net) A lease that requires the tenant to pay operating expenses such as property taxes, insurance, and maintenance, in addition to the rent.
Net Operating Income (NOI) The revenue earned by a property's ongoing operations less the expenses associated with such operations but before mortgage payments, tenant improvements, replacement reserves, and leasing commissions.
Net Rentable Area (NRA) The area (sf) for which rent can be charged. NRA includes the tenant's premises plus an allocation of the common area directly benefiting the tenant, such as common corridors and restrooms.
Revenue Per Available Room (RevPAR) A measure that divides revenue by the number of available rooms, not the number of occupied rooms. It is a measure of how well the hotel has been able to fill rooms in the off-season, when demand is low even if rates are also low, and how well it fills the rooms and maximizes the rate in the high season, when there is high demand for hotel rooms.
Tenant Improvements (TIs) The expense to physically improve the property or space, such as new improvements or remodeling, paid by the borrower.
Weighted Average (WA) Calculation is weighted by the size of each mortgage in the pool.
Weighted-Average Coupon (WAC) The average coupon or interest payment on a set of mortgages, weighted by the size of each mortgage in the pool.

About DBRS Morningstar

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

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

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