Presale Report

ACRES Commercial Realty 2021-FL2 Issuer, Ltd.

DBRS Morningstar
December 3, 2021

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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

Description	Rating Action	Balance	Subordination	DBRS Morningstar Rating	Trend
Class A	New Rating - Provisional	385,000,000	45.000	AAA (sf)	Stable
Class A-S	New Rating - Provisional	30,625,000	40.625	AAA (sf)	Stable
Class B	New Rating - Provisional	38,500,000	35.125	AA (low) (sf)	Stable
Class C	New Rating - Provisional	47,250,000	28.375	A (low) (sf)	Stable
Class D	New Rating - Provisional	51,625,000	21.000	BBB (sf)	Stable
Class E	New Rating - Provisional	14,000,000	19.000	BBB (low) (sf)	Stable
Class F	New Rating - Provisional	42,875,000	12.875	BB (low) (sf)	Stable
Class G	New Rating - Provisional	27,125,000	9.000	B (low) (sf)	Stable
Preferred Shares	NR	63,000,000	0.000	NR	NR

Notes:
1. NR = not rated.
2. The Class F Notes, the Class G Notes, and the Preferred Shares are not offered certificates.
3. ACRES Commercial Realty 2021-FL2 Holder, LLC, the Retention Holder, will acquire on the Closing Date 100% of the Class F Notes, Class G Notes, and Preferred Shares.
4. Class F and the Class G Notes are Deferrable Notes. For so long as any class of notes with a higher priority is outstanding, any interest due on the Class F Notes or the Class G Notes can be deferred and interest deferral will not result in an EOD.

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Transaction Summary

Pool Characteristics			
Trust Amount ($)	558,820,856	**Target Pool Balance ($)**	700,000,000
Number of Loans	23	**Average Loan Size ($)**	24,296,559
Number of Properties	24	**Top Ten Loan Concentration (%)**	67.0
Managed/Static	Managed	**Unfunded Companion Participation Amount ($)**	69,888,694
Preidentified Ramp Loans	n/a	**Replenishment Allowed**	N
Par Value Ratio Test (%)	122.46	**Reinvestment Period[5]**	24 months
Initial Par Value Ratio (%)	123.46	**IC Ratio: Trigger (%)**	120.0
WA Current Funded As-Is Appraised Issuance LTV (%)	72.2	**WA DBRS Morningstar As-Is Issuance LTV (%)**	81.8
WA Current Funded Stabilized Appraised LTV (%)	56.8	**WA DBRS Morningstar Stabilized Balloon LTV (%)**	64.3
WA Interest Rate Margin (%)	3.671	**DBRS Morningstar WA Interest Rate4 (%)**	5.405
WA Remaining Term[1]	35.0	**WA Remaining Term - Fully Extended**	57.4
WA DBRS Morningstar As-Is DSCR[2]	0.82	**WA Issuer As-Is DSCR (x)[4]**	1.44
WA DBRS Morningstar Stabilized DSCR[3]	1.18	**WA Issuer Stabilized DSCR (x)[4]**	2.02
Avg. DBRS Morningstar As-Is NCF Variance[2] (%)	-8.9	**Avg. DBRS Morningstar Stabilized NCF Variance[3] (%)**	-18.2

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 WA 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 a 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.
5. Reinvestment Period begins on the date of the deposit of Permitted Principal Proceeds and ending 60 days thereafter.

Issuer	ACRES Commercial Realty 2021-FL2 Issuer, Ltd
Co-Issuer	ACRES Commercial Realty 2021-FL2 Co-Issuer, LLC
Mortgage Loan Seller	ACRES Realty Funding, Inc.
Servicer	Greystone Servicing Company LLC
Special Servicer	ACRES Capital Servicing LLC
Collateral Manager	ACRES Collateral Manager, LLC
Trustee	Wilmington Trust, National Association
Placement Agents	J.P. Morgan Securities LLC
	Barclays Capital Inc.
	Raymond James & Associates, Inc.
Structuring Agent	J.P. Morgan Securities LLC
Advancing Agent	ACRES Realty Funding, Inc.
Backup Advancing Agent	Computershare Trust Company, National Association

Coronavirus Overview

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

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

Transaction Overview

The initial collateral consists of 23 short-term, floating-rate mortgage assets with an aggregate cutoff date balance of $558.8 million secured by 24 mortgaged properties. The aggregate unfunded future funding commitment of the future funding participations as of the cutoff date is approximately $69.9 million. The holder of the future funding companion participations, ACRES Capital Corp. (ACRES), has full responsibility to fund the future funding companion participations. The transaction is a managed vehicle, which includes a 24-month reinvestment period. As part of the reinvestment period, the transaction includes a 180-day ramp-up acquisition period that will be used to increase the trust balance by $141.2 million to a total target collateral principal balance of $700.0 million. DBRS Morningstar assessed the $141.2 million ramp component using a conservative pool construct, and, as a result, the ramp loans have expected losses generally in line with the pool WA loan expected loss. During the reinvestment period, so long as the note protection tests are satisfied and no EOD has occurred and is continuing, the collateral manager may direct the reinvestment of principal proceeds to acquire reinvestment collateral interest, including funded companion participations, meeting the eligibility criteria. The eligibility criteria, among other things, have minimum DSCR, LTV, 16.0 Herfindahl score, and property type limitations. Of the 23 loans, one (The Vic at Interpose (#5), representing a total initial pool balance of 7.3%) is a delayed-close loan, unclosed as of December 1, 2021. The Issuer has 90 days after the closing date to acquire the delayed-close interest. If the Delayed Close Collateral Interest is not acquired within 90 days of the closing date, the Issuer can use the allocated balance of the delayed-close loan to acquire additional ramp loans. Acquisitions of future funding participations of $500,000 or greater will require rating agency confirmation (RAC). Interest can be deferred for the Class F and Class G notes, and interest deferral will not result in an EOD. The transaction will have a sequential-pay structure.

Eligibility Criteria Concentration Parameters		
Issuer Property Type	Issuance (%)	Limit (%)
Multifamily	83.5	100.0
Industrial	6.6	20.0
Self Storage	6.6	10.0
Office	0.0	10.0
Mixed-Use	0.0	10.0
Hospitality	6.4	7.5
Student Housing	3.5	7.5
Retail	0.0	0.0
Manufactured Housing	0.0	0.0

State Concentration	Issuance (%)	Limit (%)
Florida	32.0	40.0
Texas	29.3	40.0
California	0.0	40.0
New York	3.1	30.0
New Jersey	0.0	30.0
All Other States	7.7	25.0

Of the 24 properties, 18 are multifamily assets (87.0% of the mortgage asset cutoff date balance). The remaining loans are secured by self-storage (three loans, 6.6% of the pool) and hotel (two loans, 6.4% of the pool) properties.

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 debt service payments were measured against the DBRS Morningstar As-Is NCF, 18 loans, comprising 75.3% of the initial pool balance, had a DBRS Morningstar As-Is DSCR of 1.00x or below, a threshold indicative of default risk. However, the DBRS Morningstar Stabilized DSCR of only three loans, comprising 18.1% of the initial pool balance, was 1.00x or below, which is indicative of elevated refinance risk. The properties are often transitioning with potential upside in cash flow; however, DBRS Morningstar does not give full credit to the stabilization if there are no holdbacks or if other structural features in place are insufficient to support such treatment. Furthermore, even with the structure provided, DBRS Morningstar generally does not assume the assets to stabilize above market levels.

Rating Considerations

Strengths

- **Sponsorship**: The Sponsor is ACRES Commercial Realty Corp. (NYSE: ACR). In July 2020, ACRES, through its subsidiary, ACRES Capital, LLC, acquired the management agreement of ACRES Commercial Realty Corp. (formerly known as Exantas Capital Corp). ACRES is a publicly traded commercial mortgage REIT focused on self-originated commercial mortgage loans and other commercial real estate (CRE) debt investments. It provides nationwide, middle-market commercial real estate lending with a focus on multifamily, student housing, hospitality, office, and independent senior living properties in the U.S. The

Sponsor has been an Issuer on 12 securitized CRE financings totaling approximately $5.4 billion, including ACRES 2021-FL1, which was rated by DBRS Morningstar and closed in May 2021.

- **Significant Risk Retention by Sponsor**: An affiliate of the sponsor, Retention Holder, will be acquiring and holding 100% the first-loss position (including Class F Notes, Class G Notes, and the Preferred Shares) on this transaction as an eligible horizontal residual interest (EHRI). The Retention Holder will retain the EHRI in accordance with the U.S. Credit Risk Retention Rules. The Sponsor and the Retention Holder will both agree and undertake in the EU/UK Risk Retention Letter to comply with the EU/UK Risk Retention Requirements in accordance with the terms of the EU/UK Risk Retention Letter. Collectively, the retained notes and membership interests represent 19.0% of the trust balance.
- **Favorable Property Type**: Twenty loans, representing 90.1% of the initial pool, are backed by multifamily properties (83.5%), excluding student housing, and self-storage properties (6.6%). These property types 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. Furthermore, the pool has limited office, retail, mixed-use, and hospitality exposure with only two loans, representing 6.4% of the pool, backed by such property types. These property types have experienced considerable disruption as a result of the coronavirus pandemic with mandatory closures, stay-at-home orders, travel restrictions, retail bankruptcies, and consumer shifts to online purchasing.
- **Post-Pandemic Originations**: As no loans in the pool were originated prior to the onset of the coronavirus pandemic, the WA remaining fully extended term is 57 months, which gives the Sponsor enough time to execute its business plans without risk of imminent maturity. In addition, the appraisal and financial data provided are reflective of conditions after the onset of the pandemic.
- **Acquisition Financing**: Sixteen loans, representing 66.4% of the pool balance, represent acquisition financing. Acquisition financing generally requires the respective sponsor(s) to contribute material cash equity as a source of funding in conjunction with the mortgage loan, resulting in a higher sponsor cost basis in the underlying collateral and aligning the financial interests between the sponsor and lender.

Challenges

- **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 a related loan sponsor will not successfully execute its 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. The loan sponsor's failure to execute the business plans could result in a term default or the inability to refinance the fully funded loan balance.
    - *Mitigant: DBRS Morningstar made relatively conservative stabilization assumptions and, in each instance, considered the business plans to be rational and the loan structure to be sufficient to substantially implement such plans. In addition, DBRS Morningstar analyzes LGD based on the as-is credit metrics, assuming the loan is fully funded with no NCF or value upside.*

- **High Leverage**: Thirty-one loans, representing 41.5% of the trust balance, have DBRS Morningstar As-Is LTVs (fully funded loan amount) greater than 85.0%, which represents significantly high leverage. Four of those loans, 26.4% of the trust balance, are among the 10 largest loans in the pool.
    - *Mitigant: All 21 loans were originated in 2021 and have sufficient time to reach stabilization. Additionally, all the loans have DBRS Morningstar Stabilized LTVs of 71.8% or less, indicating improvements to value based on the related sponsors' business plans. The DBRS Morningstar WA Stabilized LTV for the pool is 65.3% and no loans have a DBRS Morningstar Stabilized LTV greater than 71.8%.*
- **Lack of Site Inspections**: DBRS Morningstar did not conduct site inspections for any of the properties in the pool because of health and safety constraints associated with the ongoing coronavirus pandemic. 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 assigned to each loan.
    - *Mitigant: Recent third-party reports were provided for all loans and contained property quality commentary and photos.*
    - *Mitigant: DBRS Morningstar made relatively conservative property quality adjustments with only three loans (Linden on the GreeneWay, The Vic at Interpose, and 55 Resort Apartments), representing a combined 22.2% of the pool balance, being modeled with Average + property quality. These properties were recently built or renovated. No loans received a property quality distinction of Excellent.*
- **Managed Transaction**: The transaction is managed and includes a delayed-close loan, a ramp-up component, and a reinvestment period, which could result in negative credit migration and/or an increased concentration profile over the life of the transaction.
    - *Mitigant: The risk of negative migration is also partially offset by eligibility criteria that outline DSCR, LTV, 16.0 Herfindahl score minimum, property type, and loan size limitations for ramp and reinvestment assets.*
    - *Mitigant: DBRS Morningstar accounted for the uncertainty introduced by the 180-day ramp-up period by running a ramp scenario that simulates the potential negative credit migration in the transaction based on the eligibility criteria. As a result, the ramp component has an expected loss generally in line with the WA pre-ramp pool.*
- Floating-Rate Interest Rates: All loans have floating interest rates and all 23 loans are IO during the entire initial loan term, creating interest rate risk should interest rates increase.
    - *Mitigant: 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. Additionally, all loans have extension options, and, in order to qualify for these options, the loans must meet minimum DSCR, debt yield, and/or LTV requirements.*

Legal and Structural Considerations

- **Libor Replacement:** The transaction will likely be subject to a benchmark rate replacement, which will depend on the availability of various alternative benchmarks. The current selected benchmark is the

Secured Overnight Financing Rate (SOFR). Term SOFR, which is expected to be a similar forward-looking term rate compared with Libor, is the first alternative benchmark replacement rate, but is currently being developed. There is no assurance that Term SOFR development will be completed or that it will be widely endorsed and adopted. This could lead to volatility in the interest rate on the mortgage assets and 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 than 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. In order to compensate for differences between the successor benchmark rate and the then-current benchmark rate, a benchmark replacement adjustment has been contemplated in the indenture as a way to compensate for the rate change. Currently, U.S. Bank National Association, in its capacity as Benchmark Agent, will generally be responsible for handling any benchmark rate change and will only be held to a gross negligence standard with regard to any liability for its actions.

Future Funding

Loan Name	Cut-Off Date Whole Loan Amount ($)	Future Funding Amount[1] ($)	Whole Loan Amount[2] ($)	Future Funding Uses
Linden on the GreeneWay	53,481,000	819,000	54,300,000	Capital Improvements
Hanley Place Apartments	50,680,000	6,205,000	56,885,000	Capital Improvements
Coronado Apartments	43,250,000	5,250,000	48,500,000	Capital Improvements
Westshore Crossing	41,964,060	3,755,940	45,720,000	Capital Improvements
The Vic at Interpose	40,600,000	4,400,000	45,000,000	TI/LC Advance, Debt Service Advance, Earnout
Montelago	33,820,000	1,680,000	35,500,000	Capital Improvements
McCallum Crossing	27,920,000	5,730,000	33,650,000	Capital Improvements
Boundary Village Apartments	27,400,000	5,425,000	32,825,000	Capital Improvements
Tobin Lofts	25,480,000	5,065,000	30,545,000	Capital Improvements
DFW Student Housing Portfolio	19,540,000	1,935,000	21,475,000	Capital Improvements
Ashley Terrace	17,805,030	2,994,970	20,800,000	Capital Improvements
Goodfriend Self Storage	17,600,000	6,300,000	23,900,000	Debt Service Advance, Capital Improvements
Bermuda Cay Apartments	17,437,550	7,200,000	24,637,550	Capital Improvements
Pinecroft Place	15,450,000	1,850,000	17,300,000	Capital Improvements
Highline Storage Portfolio	12,500,000	750,000	13,250,000	Earnout
Evergreen Grove	11,089,850	4,510,150	15,600,000	Capital Improvements
Econo Storage	7,018,454	1,253,546	8,272,000	Capital Improvements
Kimbrough Tower	6,941,060	3,808,940	10,750,000	Capital Improvements
Spyglass Hill	6,668,852	956,148	7,625,000	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)
Linden on the GreeneWay	819,000	819,000	100.0	Y
Hanley Place Apartments	6,205,000	6,205,000	100.0	Y
Coronado Apartments	5,250,000	5,250,000	100.0	Y
Westshore Crossing	3,755,940	3,755,940	100.0	Y
The Vic at Interpose	4,400,000	4,400,000	100.0	N
Montelago	1,680,000	1,680,000	100.0	Y
McCallum Crossing	5,730,000	5,730,000	100.0	Y
Boundary Village Apartments	5,425,000	5,425,000	100.0	Y
Tobin Lofts	5,065,000	5,065,000	100.0	Y
DFW Student Housing Portfolio	1,935,000	1,935,000	100.0	Y
Ashley Terrace	2,994,970	2,994,970	100.0	Y
Goodfriend Self Storage	6,300,000	6,300,000	100.0	Y
Bermuda Cay Apartments	7,200,000	7,200,000	100.0	Y
Pinecroft Place	1,850,000	1,850,000	100.0	Y
Highline Storage Portfolio	750,000	750,000	100.0	Y
Evergreen Grove	4,510,150	4,510,150	100.0	Y
Econo Storage	1,253,546	1,253,546	100.0	Y
Kimbrough Tower	3,808,940	3,808,940	100.0	Y
Spyglass Hill	956,148	956,148	100.0	Y

DBRS Morningstar Credit Characteristics

DBRS Morningstar As-Is DSCR (x)

DSCR	% of the Pool (Senior Note Balance[1])
0.00x-0.50x	10.9
0.50x-0.75x	20.7
0.75x-1.00x	43.7
1.00x-1.25x	24.7
1.25x-1.50x	0.0
1.50x-1.75x	0.0
>1.75x	0.0
WA (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	0.0
0.75x-1.00x	18.1
1.00x-1.25x	59.6
1.25x-1.50x	15.7
1.50x-1.75x	6.6
>1.75x	0.0
WA (x)	1.18

DBRS Morningstar As-Is Issuance LTV

LTV	% of the Pool (Senior Note Balance[1])
0.0%-50.0%	0.0
50.0%-60.0%	2.2
60.0%-70.0%	11.7
70.0%-80.0%	23.8
80.0%-90.0%	43.1
90.0%-100.0%	17.8
100.0%-110.0%	1.2
110.0%-125.0%	0.0
>125.0%	0.0
WA (%)	81.8

DBRS Morningstar Stabilized Balloon LTV

LTV	% of the Pool (Senior Note Balance[1,2])
0.0%-50.0%	5.4
50.0%-60.0%	10.4
60.0%-70.0%	69.6
70.0%-80.0%	14.6
80.0%-90.0%	0.0
90.0%-100.0%	0.0
100.0%-110.0%	0.0
110.0%-125.0%	0.0
>125.0%	0.0
WA (%)	64.3

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 (%)
Linden on the GreeneWay	53,481,000	9.6	n/a	0.83	0.90	83.7	71.0
Hanley Place Apartments	50,680,000	9.1	n/a	1.03	1.23	86.1	69.5
Coronado Apartments	43,250,000	7.7	n/a	0.70	1.03	91.2	62.7
Westshore Crossing	41,964,060	7.5	n/a	0.92	1.13	79.5	64.4
The Vic at Interpose	40,600,000	7.3	n/a	0.20	0.95	70.6	63.7
Montelago	33,820,000	6.1	n/a	1.22	1.24	75.5	68.4
55 Resort Apartments	30,000,000	5.4	n/a	0.98	1.20	68.5	68.5
McCallum Crossing	27,920,000	5.0	n/a	0.81	1.13	98.1	71.7
Boundary Village Apartments	27,400,000	4.9	n/a	1.21	1.49	84.0	65.7
Tobin Lofts	25,480,000	4.6	n/a	0.79	1.28	89.8	50.9

Loan Name	DBRS Morningstar Property Type	City	State	Year Built	sf/Units	Fully Funded Mortgage Loan per sf/Units ($)	Fully Funded Mortgage Maturity Balance per sf/Units ($)
Linden on the GreeneWay	Multifamily	Orlando	FL	2017	234	228,551	238
Hanley Place Apartments	Multifamily	Tampa	FL	1971	400	126,700	449
Coronado Apartments	Multifamily	Tempe	AZ	1972	262	165,076	294
Westshore Crossing	Multifamily	Tampa	FL	1973	337	124,522	367
The Vic at Interpose	Multifamily	Houston	TX	2021	168	241,667	186
Montelago	Multifamily	Houston	TX	2003	312	108,397	327
55 Resort Apartments	Multifamily	Windsor	CO	2019	120	250,000	120
McCallum Crossing	Multifamily	Dallas	TX	1985	322	86,708	388
Boundary Village Apartments	Multifamily	Cary	NC	1972	186	147,312	223
Tobin Lofts	Multifamily	San Antonio	TX	2013	225	113,244	270

DBRS Morningstar Sample

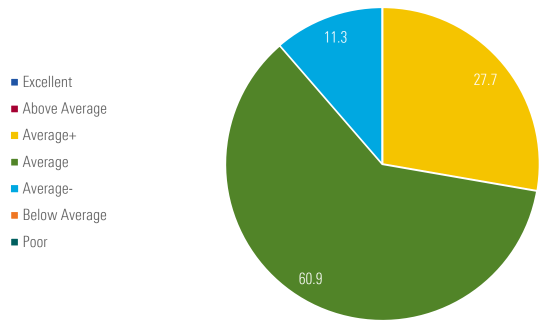
DBRS Morningstar Sample Results

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	Linden on the GreeneWay	9.6	2,764,018	-19.4	GPR	Average+
2	Hanley Place Apartments	9.1	3,328,574	-13.6	GPR, Real Estate Taxes	Average-
3	Coronado Apartments	7.7	2,500,677	-24.8	GPR	Average
4	Westshore Crossing	7.5	2,719,187	-23.0	GPR, Management Fee	Average
5	The Vic at Interpose	7.3	2,371,922	-21.2	GPR, Operating Expenses	Average+
6	Montelago	6.1	2,168,109	-14.8	GPR, Operating Expenses, Management Fee	Average
7	55 Resort Apartments	5.4	1,973,880	-9.8	GPR, Operating Expenses	Average+
8	McCallum Crossing	5.0	1,931,067	-16.6	GPR, Other Income	Average
9	Boundary Village Apartments	4.9	2,059,664	-16.1	GPR, Other Income	Average
10	Tobin Lofts	4.6	2,310,108	-16.5	Other Income, Operating Expenses	Average
11	Hilton President	3.6	2,185,841	-11.5	Occupancy	Average
12	DFW Student Housing Portfolio	3.5	1,366,202	-26.7	GPR, Management Fee	Average
14	Goodfriend Self Storage	3.1	1,963,825	-20.4	GPR, Vacancy	Average
18	Towneplace Suites Port St. Lucie	2.7	1,436,503	-20.8	Occupancy, ADR	Average

DBRS Morningstar Site Inspections

The DBRS Morningstar sample included 14 loans representing 80.1% of the initial pool by allocated cutoff date loan balance. DBRS Morningstar did not conduct site inspections on any of the loans in the pool as a result of health and safety constraints associated with the ongoing coronavirus pandemic.

DBRS Morningstar Sampled Property Quality



Source: DBRS Morningstar.

DBRS Morningstar Cash Flow Analysis

DBRS Morningstar completed a cash flow review and cash flow stability and structural review on 14 of the 23 loans, representing 80.1% of the pool by loan balance. Overall, the Issuer's cash flows were generally recent, from early 2021, and reflective of recent conditions. For the loans not subject to NCF review, DBRS Morningstar applied NCF variances of -13.2% and -18.2% to the Issuer's As-Is and Stabilized NCFs, respectively, which are based on average sampled NCF variances (excluding certain outliers).

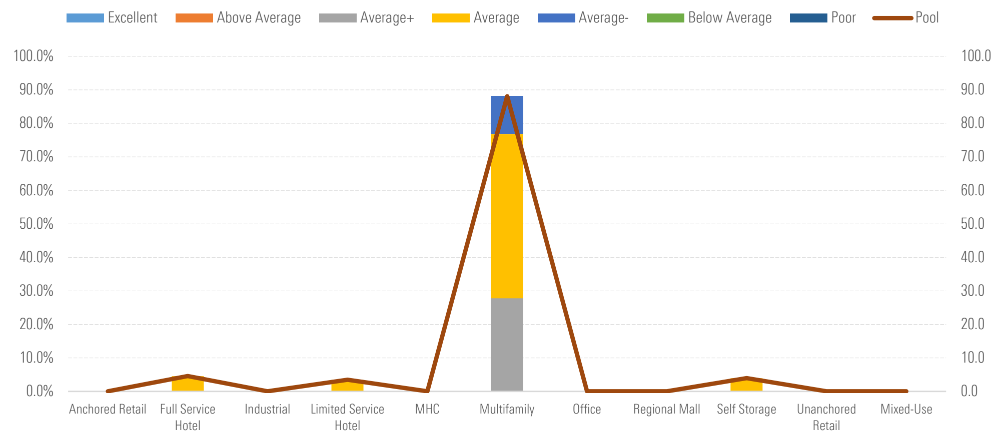
As-Is NCF

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 by the sponsor upon execution of its business plans. The DBRS Morningstar sample had an average in-place NCF variance of -8.9% from the Issuer's NCF and ranged from -46.5% to +46.7% .

Stabilized NCF

The DBRS Morningstar Stabilized NCF was derived by generally stabilizing the properties at market rent and/or recently executed leases and market expenses that DBRS Morningstar believed were reasonably achievable based on the individual loan sponsors' business plans and structural features of the respective loan. This often involved assuming higher than in-place rental rates for multifamily properties based on the significant ongoing renovations, with rents already achieved on renovated units providing the best guidance on market rent upon renovation completion. For all assumptions, DBRS Morningstar took a somewhat conservative view compared with the market to account for execution risk around the business plans. The DBRS Morningstar sample had an average DBRS Morningstar Stabilized NCF variance of -18.2% from the appraiser's stabilized NCF and ranged from -26.7% to -9.8%.

DBRS Morningstar Sampled Property Type



Source: DBRS Morningstar.

Model Adjustments

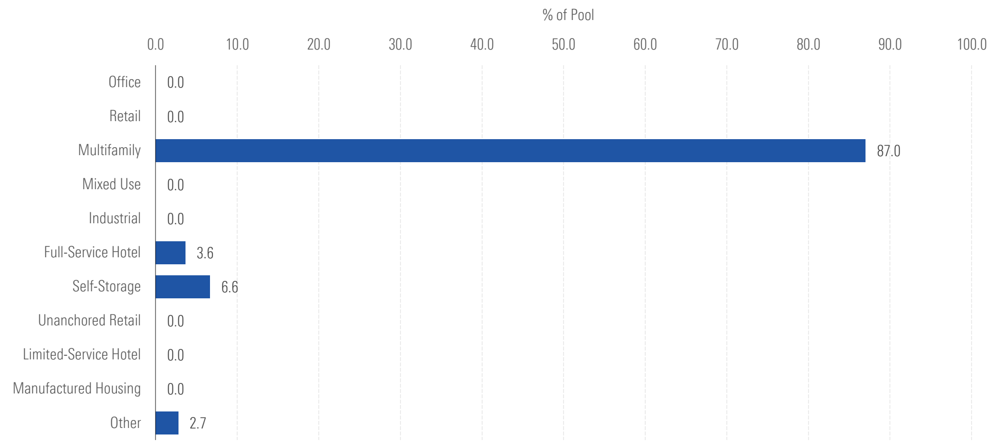
DBRS Morningstar applied upward cap rate adjustments to three loans—55 Resort Apartments, Hilton President, and Evergreen Grove—representing 11.0% of the trust balance. DBRS Morningstar adjusted the cap rate for these four loans to reflect its view of the respective markets and the inherent risk associated with the sponsor's business plan. The downward stabilized value adjustments are highlighted in the DBRS Morningstar Sampled Model Adjustments table below.

DBRS Morningstar Model Adjustments

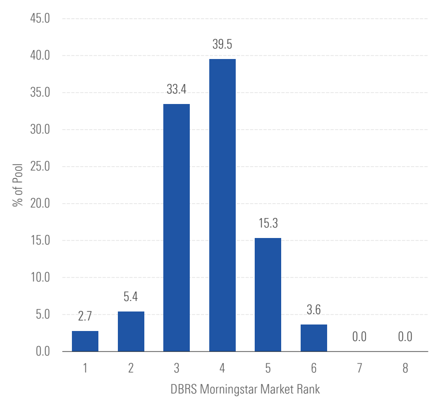
Prospectus ID	Loan	Implied Cap Rate (%)	DBRS Morningstar Adjusted Cap Rate (%)	Appraised As-Is LTV (%)	Appraised Stabilized LTV (%)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized LTV (%)
7	55 Resort Apartments	4.1	5.0	57.5	56.5	68.5	68.5
11	Hilton President	6.3	7.5	65.3	51.3	65.3	61.5
20	Evergreen Grove	4.4	5.0	94.5	60.2	94.5	68.3

Transaction Concentrations

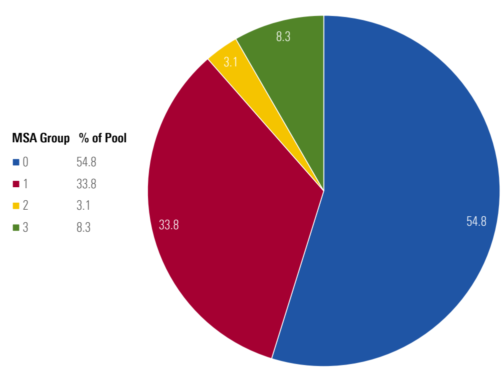
DBRS Morningstar Property Type



DBRS Morningstar Market Rank

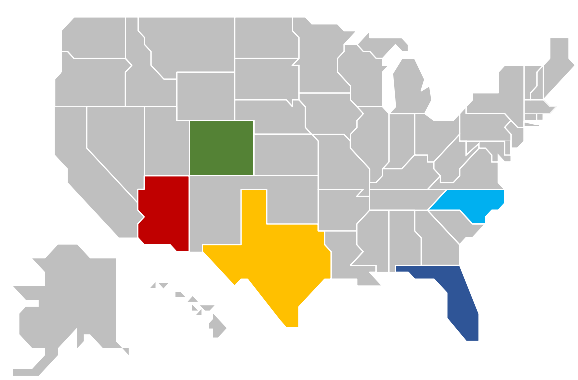


DBRS Morningstar MSA Group



Largest Property Location

Property Name	City	State
Linden on the GreeneWay	Orlando	FL
Hanley Place Apartments	Tampa	FL
Coronado Apartments	Tempe	AZ
Westshore Crossing	Tampa	FL
The Vic at Interpose	Houston	TX
Montelago	Houston	TX
55 Resort Apartments	Windsor	CO
McCallum Crossing	Dallas	TX
Boundary Village Apartments	Cary	NC
Tobin Lofts	San Antonio	TX



Source: DBRS Morningstar.

Loan Structural Features

Loan Terms: All 23 loans have floating interest rates and are IO during the original term. Original loan terms for all loans range from 27 months to 48 months. All loans have one or two six- or 12-month extension options.

Interest Rate: The interest rate is the greater of the floating rate referencing the one-month USD Libor as the index plus the margin or the interest rate floor for all of the loans.

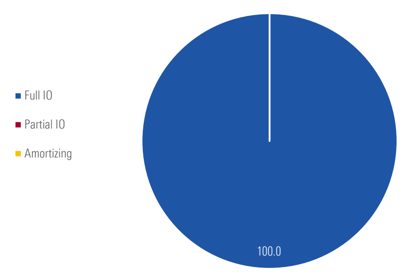
Interest Rate Protection: All floating-rate loans in the initial pool have purchased interest rate caps to protect against rising interest rates over the term of the loan. If the DBRS Morningstar stressed interest rate is less than the interest rate cap purchased by the borrower, DBRS Morningstar would default to the lower of the DBRS Morningstar stressed rate.

Subordinate Debt: No loans have subordinate debt and no loans are permitted additional future debt.

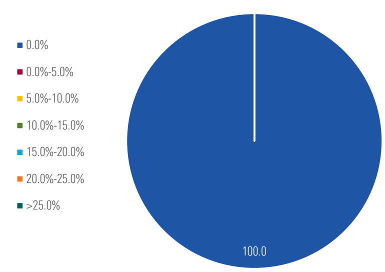
Future Funding: Nineteen loans, representing 85.3% of the initial pool balance, have a future funding component. The aggregate amount of future funding remaining is $69.9 million with future funding amounts per loan ranging from $819,000 to $7.2 million. The proceeds necessary to fulfill the future funding obligations will primarily be drawn from a committed warehouse line and will be initially held outside the trust but will be pari passu with the trust participations. The future funding is generally to be used for property renovations and leasing costs. It is DBRS Morningstar's opinion that the business plans are generally achievable, given market conditions, recent property performance, and adequate available future funding (or upfront reserves) for planned renovations and leasing costs.

Leasehold: One loan, Tobin Lofts, representing 4.6% of the initial pool balance, is secured by a leasehold interest. The ground lease expires on September 24, 2096.

Interest Only



DBRS Morningstar Expected Amortization

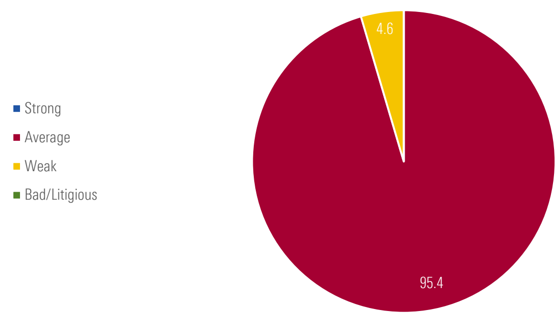


Note: For certain ARD loans, expected amortization may include amortization expected to occur after the ARD but prior to single/major tenant expiry.

Reserve Requirement			Borrower Structure		
Type	# of Loans	% of Pool	Type	# of Loans	% of Pool
Tax Ongoing	23	100.0	SPE with Independent Director and Non-Consolidation Opinion	11	65.1
Insurance Ongoing	23	100.0	SPE with Independent Director Only	5	15.2
CapEx Ongoing	14	52.9	SPE with Non-Consolidation Opinion Only	0	0.0
Leasing Costs Ongoing[1]	1	34.9	SPE Only	7	19.7

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

DBRS Morningstar Sponsor Strength



Source: DBRS Morningstar.

Property Release: No loans in the pool allow for properties to be released.

Property Substitution: No loans in the pool allow for the substitution of properties.

Terrorism Insurance: All loans have terrorism insurance in place.

Linden on GreeneWay

Loan Snapshot

Seller	ACRES
Ownership Interest	Fee Simple
Trust Balance ($ million)	53.5
Loan PSF/Unit ($)	228,551
Percentage of the Pool (%)	9.6
Fully Extended Loan Maturity/ARD	November 2026
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	0.8
DBRS Morningstar Stabilized DSCR (x)	0.9
DBRS Morningstar As-Is Issuance LTV (%)	83.7
DBRS Morningstar Stabilized Balloon LTV (%)	71.0
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average+

Debt Stack ($ million)

Trust Balance	53.5
Pari Passu	0.0
Remaining Future Funding	0.8
Mortgage Loan Including Future Funding	54.3
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	13.0

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2017
City, State	Orlando, FL	**Physical Occupancy (%)**	97.4
Units	234	**Physical Occupancy Date**	September 2021

The loan is secured by the borrower's fee-simple interest in Linden on the GreeneWay, a 234-unit apartment complex in Orlando, Florida. Initial loan proceeds of $53.5 million and approximately $13.0 million of borrower equity will be used to acquire the property at a price of $63.5 million and finance $750,000 of closing costs and fees. Future loan funding of $819,000 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 as-is and stabilized appraised values of $64.9 million and $74.6 million equate to a DBRS Morningstar Issuance and Balloon LTV of 83.7% and 71.0%, respectively.

The property consists of three three-story apartment buildings built in 2017 on a 11.73-acre site. Property amenities include a swimming pool, a barbecue and picnic area, a club lounge, garage parking, and a fitness center. The property offers 383 open parking spaces and 28 detached garage spaces, for a total of 411 parking spaces and parking ratio of 1.8 spaces per unit. Unit amenities include a full stainless-steel kitchen appliance package, granite countertops, vinyl wood plank flooring in the kitchen and living areas, ceiling fans, and in-unit washers/dryers. Future funding of $819,000 will fund $468,000 of unit interior renovations with the remaining $351,000 for allocated to exterior renovations and contingency. Based on the September 2021 rent roll in comparison with the appraiser's competitive rentals, the property's in-place rent is below the average of the competitive set. Further information regarding the property's unit mix and competitive set can be found in the following tables:

Unit Mix and Rents - Linden on the GreeneWay			
Unit Type	Units	Avg. Unit Size (sf)	Rent/Month ($)
1 Bedroom	111	733	1,352
2 Bedroom	105	1,091	1,582
3 Bedroom	18	1,342	1,837
Total/WA	**234**	**941**	**1,494**

Competitive Set						
Property	Distance from Subject (Miles)	Units	Year Built	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
Lake Nona Watermark	5.9	278	2013	97.0	2,297	1,178
San Mateo Crossing	2.2	352	2019	98.3	1,624	953
Ariel Apartments	3.1	348	2017	97.0	2,096	1,118
Luma Headwaters	4.7	328	2020	98.2	1,644	959
Landon House	5.6	279	2016	99.0	2,298	1,137
Bainbridge at Nona Place	7.9	288	2018	97.0	1,631	1,011
Total/WA	**Various**	**1,873**	**2017**	**97.8**	**1,917**	**1,054**
Linden on the GreeneWay	**n/a**	**234**	**2017**	**97.4**	**1,493**	**941**

Source: Appraisal, except the subject figures are based on the rent roll dated September 15, 2021.

Sponsorship

The borrower is an affiliate of Cores Management, Inc., a family-owned real estate investment company focused on acquiring value-add multifamily properties throughout Southern California. Based in Los Angeles, Cores Management specializes in executing a value-add strategy by leveraging both its in-house property management capabilities as well as its experienced team of rehab professionals. The sponsor is a repeat borrower of the Issuer, which has funded three loans to this sponsor, and all have performed as agreed. Most recently, the Issuer funded a $36.3 million acquisition loan in 2018 for an apartment complex in Orlando that paid as agreed and paid off in June 2020. Cores Management is expected to serve as the property manager.

The loan’s guarantors are Hart and Debie Cohen, along with several trusts. Hart Cohen is a practicing physician specializing in neurology at Cedars Sinai Medical Center, in addition to being an associate professor of medicine at UCLA. Mr. Cohen is also a founding member of Cores Management and has been an active real estate investor with many years of experience overseeing acquisitions and financing. The guarantors report a combined net worth and liquidity of $181.6 million and $19.6 million, respectively.

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 ($)	NCF Variance (%)
GPR ($)	3,988,494	4,036,290	4,037,746	5,431,095	4,472,316	-17.7
Other Income ($)	518,676	491,499	517,609	605,027	521,404	-13.8
Vacancy & Concessions ($)	-282,397	-322,336	-262,681	-324,470	-169,720	-47.7
EGI ($)	**4,224,773**	**4,205,453**	**4,292,674**	**5,711,652**	**4,824,000**	-15.5
Expenses ($)	1,802,888	1,804,173	1,751,569	2,237,647	2,001,483	-10.6
NOI ($)	**2,421,885**	**2,401,280**	**2,541,105**	**3,474,005**	**2,822,518**	-18.8
Capex ($)	0	0	46,800	46,800	58,500	25.0
NCF ($)	**2,421,885**	**2,401,280**	**2,494,305**	**3,427,205**	**2,764,018**	-19.4

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 $2,764,018, representing a -19.4% variance from the Issuer's as-stabilized NCF of $3,427,205. The primary driver of the variance was GPR. DBRS Morningstar estimated stabilized GPR to be based on leases in place according to the September 2021 rent roll with vacant units grossed up at in-place rent, which do not include the Issuer's assumptions for market rent growth during the stabilization period. A renovation rent premium of approximately $100 was applied to bring the property's average rent closer to the appraisal's concluded market rents.

DBRS Morningstar Viewpoint

The property was built in 2017 in Orlando, Florida, approximately 16 miles south of the Orlando CBD, 14 miles east of Disney World, and four miles southwest of the Orlando International Airport. SR 417 and Florida's Turnpike, less than one mile to the west, offer convenient access to the greater Orlando area. The property is in a growing suburban area that contains newly built housing stock, office and industrial uses, and open development land. The sponsor's business plan is to invest $819,000 ($3,500 per unit) into the property, of which $468,000 ($2,000 per unit) is allocated to interior improvements with the remaining $351,000 ($1,500 per unit) allocated to exterior improvements. The sponsor's projection is to increase rents by approximately $250 per unit following the renovations. Given the amount of investment, DBRS Morningstar found that the potential increase may be limited and, consequently, concluded to to a modest rent premium of $100 per unit. While the property is only four years old and newer assets in the area suggest that market rents could be higher, the DBRS Morningstar approach typically ties cash flow upside to the level of work performed on the assets.

With this said, they property may be able to realize higher rents through the renovation work, which will include smart thermostats, digital locks, and USB packages that are consistent with new, more tech-enabled properties in the market. The submarket is generally in-fill with the Orlando International Airport to the northeast and Universal Resort to the northwest. Near the airport is a large concentration of industrial and business parks, while the resorts are surrounded by hotels and shopping that can provide additional demand. Lake Nona Medical Center, which offers 2.6 million sf of clinical space spread across 650 acres, is a short distance to the east.

The market statistics support some potential for rent growth over time and DBRS Morningstar expects the property to perform at least at its current level with limited downside risk. The appraiser surveyed six competitive properties within eight miles of the subject with monthly rents ranging from $1,624 to $2,298 and occupancy ranging from 97.0% to 99.0%, averaging $1,917 and 97.8%, respectively. The Reis Q3 2021 South Central/527/441 Orlando submarket vacancy rate averaged 6.3% with a projected five-year rate of 6.6% and an average rental rate of $1,548 per month. Per Reis, properties of similar vintage averaged 7.5% vacancy with an average rent of $2,061 per month.

The DBRS Morningstar concluded stabilized vacancy rate is 6.6% which is in line with Reis averages but higher than the competitive set. The DBRS Morningstar concluded rental rate is in line with Reis submarket averages but well below the competitive set's average and Reis' average for properties of similar vintage. Part of the difference can be attributed to the property's average unit size of 941 sf, which is smaller than the competitive set's average of 1,054 sf.

The property is in a suburban area and has a DBRS Morningstar Market Rank of 3, and a DBRS Morningstar MSA Group 0, which both have an elevated loss profile. Leverage is relatively high with a DBRS Morningstar Issuance and Balloon LTV of 83.7% and 71.0%, respectively. Despite the loan having an expected loss that is slightly higher than the pool average because of these factors, DBRS Morningstar believes the business plan is achievable and the loan should perform well over the long term, considering market fundamentals and overall property quality.

Hanley Place Apartments

Loan Snapshot

Seller	ACRES
Ownership Interest	Fee Simple
Trust Balance ($ million)	50.7
Loan PSF/Unit ($)	126,700
Percentage of the Pool (%)	9.1
Fully Extended Loan Maturity/ARD	August 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 (%)	86.1
DBRS Morningstar Stabilized Balloon LTV (%)	69.5
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average-

Debt Stack ($ million)

Trust Balance	50.7
Pari Passu	0.0
Remaining Future Funding	6.2
Mortgage Loan Including Future Funding	56.9
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	19.0

Collateral Summary

DBRS Morningstar Property Type	Multifamily	**Year Built**	1971
City, State	Tampa, FL	**Physical Occupancy (%)**	97.0
Units	400	**Physical Occupancy Date**	September 2021

This loan is secured by the borrower's fee-simple interest in Hanley Place Apartments, a 400-unit garden-style apartment complex in Tampa, Florida. Initial proceeds of $49.7 million along with $19.0 million of borrower equity will be used to purchase the property for $65.0 million and cover closing costs. The loan includes a $7.2 million future funding component that is designated for capital improvements. The loan is IO throughout the initial three-year term and two 12-month extension options.

Originally constructed in 1971, the collateral consists of 34 three-story multifamily buildings totaling 400 units, and four nonresidential buildings, which include a clubhouse, leasing office, and two service/repair shops. The subject is just 10.5 miles northwest of downtown Tampa and seven miles northwest of the Tampa International Airport. As of the rent roll dated September 13, 2021, the property was 97.0% occupied with an average rental rate of $1,100 per unit. Common area amenities include a clubhouse with kitchen, two outdoor swimming pools, four shared laundry centers, a fitness center, a management/leasing office, grilling stations, and a dog park. Classic unit finishes consist of white appliances, laminate countertops, wood cabinets, a screened patio/balcony, walk-in closets, and external storage. The unit mix consists of 100 one-bedroom/one-bathroom units, 146 two-bedroom/one-bathroom units, 74 two-bedroom/two-bathroom units, and 80 three-bedroom/two-bathroom units. Please refer to the table below for additional information on the unit mix.

Unit Mix and Rents - Hanley Place Apartments			
Unit Type	Units	Avg. Unit Size (sf)	Rent/Month ($)
1 Bedroom/ 1 Bathroom	100	712	957
2 Bedroom/ 1 Bathroom	146	1,000	1,053
2 Bedroom/ 2 Bathroom	74	1,050	1,122
3 Bedroom/ 2 Bathroom	80	1,300	1,336
Total	**400**	**997**	**1,100**

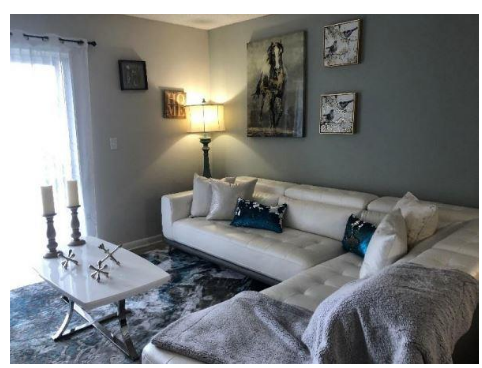
The seller spent $3.3 million in capex over the past three years including roof replacement, landscaping, and clubhouse upgrades. A total of 288 units (72.0% of total units) have been renovated to varying degrees (274 fully renovated units and 14 partially renovated units). The sponsor is budgeting $7.2 million in capital improvements at the property, $2.9 million ($7,185 per unit) of which will be spent on unit interiors to add washer/dryer hookups, vinyl wood plank flooring, stainless-steel appliances, quartz countertops, new shaker cabinets, white subway tile backsplashes, contemporary light fixtures, and new plumbing fixtures. Planned exterior renovations include clubhouse upgrades, new pool furniture, a barbecue area, exterior building painting, fitness center equipment replacement, and a new outdoor kitchen near one of the pool areas. The sponsor plans to begin renovations three months post-acquisition and turn 12 units per month, with an anticipated completion of the project over a three-year period.

Sponsorship

The sponsor and nonrecourse guarantor for this transaction is the private real estate investment firm ZMR Capital. Founded in 2013, ZRM Capital specializes in the acquisition and re-development of value-add multifamily assets in secondary and emerging markets across the United States. The company currently owns more than 4,000 units across Florida, Texas, Georgia, South Carolina, North Carolina, Tennessee, New Mexico, Nevada, Arizona, Colorado, Washington, Oregon, Indiana, and Ohio, with an aggregate value of more than $400.0 million. A third party manages the property for a contractual rate of 2.75% of EGI.

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 June 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	5,069,104	5,144,095	6,553,729	6,040,768	-7.8
Other Income ($)	796,438	795,006	763,058	763,332	0.0
Vacancy & Concessions ($)	-296,150	-268,690	-410,624	-378,229	-7.9
EGI ($)	**5,569,392**	**5,670,411**	**6,906,163**	**6,425,870**	**-7.0**
Expenses ($)	2,508,289	2,552,682	2,953,134	2,997,296	1.5
NOI ($)	**3,061,102**	**3,117,729**	**3,953,029**	**3,428,574**	**-13.3**
Capex ($)	0	0	100,000	100,000	0.0
NCF ($)	**3,061,102**	**3,117,729**	**3,853,029**	**3,328,574**	**-13.6**

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 $3,328,574, representing a -13.6% variance from the Issuer's as-stabilized NCF of $3,853,029. The main drivers of the variance were GPR, operating expenses, and real estate taxes. For GPR, DBRS Morningstar concluded to the appraiser's uninflated market rent per unit type which resulted in an average premium of $188 per unit per month. The Issuer concluded with the appraiser's market rents inflated over the three year stabilization period. DBRS Morningstar generally concluded to the appraiser's stabilized operating expenses to achieve an overall expense ratio of 46.6% while the Issuer concluded to an overall expense ratio of 42.8%. DBRS Morningstar utilized the appraiser's stabilized real estate tax assumption.

DBRS Morningstar Viewpoint

Originally constructed in 1971, the Class B multifamily property has maintained a relatively competitive position, thanks to its fairly accessible location and the seller's light renovation of $3.3 million. Specifically, the subject's vacancy of 3.0% and average rent of $1,100 per unit are generally in line with the Westshore submarket Class B/C vacancy of 4.4% and average rent of $1,128 per unit, according to Reis. However, approximately 58.0% of the submarket's inventory has been constructed after 1990, meaning the collateral needs to compete with an abundance of newer Class B properties. The sponsor is acquiring the property with plans to carry out a $7.2 million ($17,944 per unit) renovation including $2.9 million ($7,185 per unit) for interior renovations. The sponsor has experience carrying out a similar business plan in the market. Consistent with its interior renovation package at other properties in the market ranging from $7,000 per unit to $12,000 per unit, the sponsor will upgrade the units with vinyl plank floors, stainless-steel appliances, quartz countertops, and new cabinets. Given the scope of the interior renovations and the sponsor's experience renovating Class B/C multifamily properties, DBRS Morningstar assumed an average monthly rent premium of $188 per unit. The resulting average rent of $1,258 per unit equates to a return on investment of approximately 17.1% on the $5.3 million interior and exterior renovation budget (excluding any deferred maintenance costs) appears reasonable. While the property's average rent is expected to increase, it is still 14.8% below the Westshore submarket average of $1,476 per unit. The attractive rental rates should allow the property to continue to maintain a strong occupancy throughout the loan term. DBRS Morningstar believes the sponsor’s business plan is reasonable and achievable given the timeframe, market, and sponsor’s experience.

Loan proceeds of $56.9 million represent a notably high LTV of 86.1% based on the appraiser’s June 2021 value estimate of $66.6 million. However, the appraiser estimates the collateral’s value to increase to $82.3 million through stabilization, representing an improved but still slightly high LTV of 69.5%. The collateral is in a MSA Group 1 and DBRS Morningstar Market Rank 5, which is indicative of a light urban/strong suburban market in a MSA with elevated historical default rates. The DBRS Morningstar Stabilized NCF represents a fair DSCR of 1.23x based on the DBRS Morningstar stressed annual debt service payment.

Coronado Apartments

Loan Snapshot

Seller	ACRES
Ownership Interest	Fee Simple
Trust Balance ($ million)	43.3
Loan PSF/Unit ($)	165,076
Percentage of the Pool (%)	7.7
Fully Extended Loan Maturity/ARD	September 2026
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	0.7
DBRS Morningstar Stabilized DSCR (x)	1.0
DBRS Morningstar As-Is Issuance LTV (%)	91.2
DBRS Morningstar Stabilized Balloon LTV (%)	62.7
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average

Debt Stack ($ million)

Trust Balance	43.3
Pari Passu	0.0
Remaining Future Funding	5.3
Mortgage Loan Including Future Funding	48.5
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	11.3

Collateral Summary

DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1972
City, State	Tempe, AZ	**Physical Occupancy (%)**	92.0
Units	262	**Physical Occupancy Date**	July 2021

This loan is secured by the borrower's fee-simple interest in the Coronado Apartments, a 262-unit Class B garden-style apartment complex built in 1972. The complex is in Tempe, Arizona, within Maricopa County, which is a part of the Phoenix-Mesa Scottsdale MSA. Loan proceeds of $48.5 million—comprising $43.3 million of initial funding and $5.3 million of future funding—and $11.3 million of borrower equity will be used to acquire the asset for a purchase price of $53.1 million; finance future capex of $5.3 million; and cover other miscellaneous fees, costs, reserves, and immediate repairs. The property's as-is and stabilized appraised values of $53.2 million and $77.3 million represent as-is and stabilized LTVs of 91.2% and 62.7%, respectively. Additionally, the three-year floating-rate loan is structured with two 12-month extension options, subject to extension requirements, and is fully IO over the loan term.

The collateral consists of 15 three-story residential buildings, one leasing office/community building, and one mechanical building. The property benefits from consistent historical capex. The last major renovation was completed in 2014 and included building repairs, roof repairs, HVAC, landscaping, paving, and pool repairs. In addition, five units were renovated in 2020, and the borrower has further renovations planned. According to the appraiser, the property's as-is condition is average, but once the proposed renovations are complete, the subject will be in good condition and tout a remaining economic life of 30 years.

The unit mix at the property consists of 108 one-bedroom, one-bath units (averaging 620 sf); 108 two-bedroom, one-bath units (averaging 816 sf); and 46 two-bedroom, one-and-a-half bath units (averaging

920 sf). Each unit features a private patio or balcony, extra storage, a dishwasher, and a walk-in closet, among other unit amenities. Common area amenities include a fitness center, a clubhouse, two common area laundry rooms, covered parking, and on-site management.

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
Eden	Tempe, AZ	0.5	112	1982	93.8	1,327	808
Onnix	Tempe, AZ	0.8	659	1984	89.6	1,545	760
Sonesta on University	Tempe, AZ	1.9	212	1986	96.9	1,656	893
Tempe Vista	Tempe, AZ	0.5	180	1972	99.0	1,447	868
Villatree	Tempe, AZ	1.9	150	1980	96.1	1,440	815
The Rev	Tempe, AZ	2.4	172	1972	95.0	1,281	825
Total/WA Comp. Set	**Tempe, AZ**	**Various**	**1,485**	**Various**	**93.4**	**1,491**	**809**
Coronado Apartments - Subject	**Tempe, AZ**	**n/a**	**262**	**1972**	**92.0**	**952**	**753**

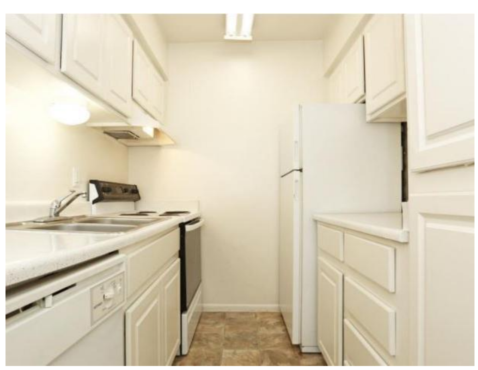
Source: Appraisal, except the Subject figures are based on the rent roll dated July 16, 2021.

Sponsorship

The sponsor for this loan is Tides Equities, a real estate investment firm founded in 2016 with a focus on acquisition, asset management, and construction management. The company focuses its investment efforts throughout the Western United States and specializes in well-located, Class B, and value-add multifamily properties. As of July 6, 2021, Tides Equities' portfolio included 42 multifamily properties across Arizona, Texas, and Nevada, with a total of 12,309 units. Robinson Family Group LLC, a third-party management company based in Tempe, will manage the property for a contractual rate of 2.3% of monthly gross revenue.

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 assessments from third-party reports, DBRS Morningstar determined the property quality to be Average.

DBRS Morningstar NCF Summary

NCF Analysis

	2019	2020	T-12 May 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	2,590,605	2,788,756	2,854,589	4,520,678	3,834,540	-15.2
Other Income ($)	485,146	432,138	425,681	524,225	464,385	-11.4
Vacancy & Concessions ($)	-206,500	-226,120	-222,330	-261,723	-276,787	5.8
EGI ($)	**2,869,251**	**2,994,774**	**3,057,940**	**4,783,179**	**4,022,139**	**-15.9**
Expenses ($)	1,370,031	1,382,468	1,373,198	1,392,904	1,455,961	4.5
NOI ($)	**1,499,220**	**1,612,305**	**1,684,742**	**3,390,275**	**2,566,177**	**-24.3**
Capex ($)	0	0	0	65,500	65,500	0.0
NCF ($)	**1,499,220**	**1,612,305**	**1,684,742**	**3,324,775**	**2,500,677**	**-24.8**

The DBRS Morningstar Stabilized NCF is based on the DBRS Morningstar *North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $2,500,677, representing a -24.8% variance from the Issuer's stabilized NCF of $3,324,775. The primary driver of the variance is GPR. DBRS Morningstar used the July 2021 rent roll and credited a straight-line average of 87.4% of the appraiser's projected postrenovation rent premiums to all units to determine the property's GPR, whereas the Issuer based its GPR value on the appraiser's postrenovated rent conclusions, escalated by 3.0% over a period of three years.

DBRS Morningstar Viewpoint

The Phoenix-Mesa-Scottsdale MSA benefits from a diversified economy, sporting significant employment in the high-technology, aerospace, tourism, and healthcare sectors, which should result in property values and rental rates remaining stable or showing a moderate increase over the coming years. In addition, population growth, a low cost of living and doing business, and a business-friendly regulatory environment have strengthened the appeal of the MSA to current and prospective residents and businesses. According to the appraiser, the collateral is advantageously situated, benefiting from average access and good visibility when compared with its competitive set. The subject property is near major roadways, thoroughfares, and public transportation. Lastly, the collateral is in close proximity to major employers such as Banner Health; the State of Arizona; and Walmart, Inc.; among other top employers.

The subject's average in-place rent of $952 per unit represents a 45.5% discount to the appraiser's concluded market rental rate of $1,385 per unit, a 41.0% discount to Reis' average submarket rental rate of $1,614 per unit, and a 30.5% discount to the asking rental rate of $1,370 per unit for multifamily housing units of a similar vintage according to Reis as of Q3 2021. DBRS Morningstar believes that there is room for the subject's asking rental rate to grow if the sponsor can execute its business plan, which calls for investing a total of $5.5 million ($21,029 per unit) in capital improvements at the property. Planned improvements consist of $3.7 million ($14,039 per unit) for interior renovations of all 262 units, including 21 which have been already renovated by the seller, as well as $721,500 for exterior and common area renovations and $1,110,000 for deferred maintenance. All capex by the sponsor includes a portion set aside for contingency and construction management fees. The unit interior renovations will include new stainless-steel appliances, quartz countertops, vinyl plank flooring, upgraded hardware and lighting, baseboards, new cabinet fronts, and washers/dryers. DBRS Morningstar views the magnitude of the capex going into renovating the interiors as constituting a full overhaul of the interiors and representative of the sponsor's seriousness in increasing the rental rate at the property.

Given the sizable investment in the property and the sponsor's experience in driving upside in underperforming and value-add products, DBRS Morningstar believes that the sponsor can achieve rent premiums of $350 for the smaller units and $400 for the larger units, representing a straight-line average of 87.4% of the appraiser's projected postrenovation premiums. Although Reis projects the submarket's vacancy rate to increase to 6.5% over the next five years, the sponsor is well positioned to achieve significant upside in the subject's rental rate because of favorable market dynamics, as only a limited amount of competing properties will be introduced to the market. Furthermore, asking rents in the North Tempe submarket are forecast to increase to $2,034 per unit from current levels of $1,614 per unit, which should mitigate any potential vacancy issues.

The loan's credit profit is less than stellar. Although the loan touts a fair DBRS Morningstar Stabilized LTV of 62.7%, its DBRS Morningstar As-Is LTV of 91.2% is extremely elevated, one of the more leveraged loans in the pool. Furthermore, the loan exhibits an expected loss that is materially above the pool average. The subject property is in an area with a DBRS Morningstar Market Rank of 4, which is indicative of a more suburban market wherein the loss severity is higher compared with more urban markets, and in a location designated as DBRS Morningstar MSA Group 1, which is the most punitive group as it exhibits the highest POD and LGD of all the DBRS Morningstar MSA Groups.

Westshore Crossing

Loan Snapshot

Seller	ACRES
Ownership Interest	Fee Simple
Trust Balance ($ million)	42.0
Loan PSF/Unit ($)	124,522
Percentage of the Pool (%)	7.5
Fully Extended Loan Maturity/ARD	September 2026
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	0.9
DBRS Morningstar Stabilized DSCR (x)	1.1
DBRS Morningstar As-Is Issuance LTV (%)	79.5
DBRS Morningstar Stabilized Balloon LTV (%)	64.4
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average

Debt Stack ($ million)

Trust Balance	42.0
Pari Passu	0.0
Remaining Future Funding	3.8
Mortgage Loan Including Future Funding	45.7
Loan Purpose	Refinance
Equity Contribution/(Distribution) ($ million)	(14.9)

Collateral Summary

DBRS Morningstar Property Type	Multifamily	**Year Built**	1973
City, State	Tampa, FL	**Physical Occupancy (%)**	88.7
Units	337	**Physical Occupancy Date**	September 2021

This loan is secured by the borrower's fee-simple interest in Westshore Crossing, a 337 unit garden-style apartment complex in Tampa just four miles north of Tampa's CBD. Initial loan proceeds of $41.6 million will be used to refinance $24.5 million of existing debt, return $14.9 million of equity to pay off both the existing limited and co-general partners, and cover closing costs. Additionally, the borrower will use $4.1 million of future funding to fully renovate 220 units that had not previously been renovated by the sponsor, update the exterior of the property, and work on deferred maintenance items. The loan is IO throughout the four-year initial term and its one 12-month extension option.

Originally built in 1973, the collateral is made up of 19 three-story apartment buildings with a total of 337 units, a two-story leasing office/clubhouse, and a maintenance building. The collateral also includes 553 surface parking spaces, on-site management, a laundry facility, and three outdoor swimming pools. As of the rent roll dated September 28, 2021, the property was 88.7% occupied with an average rental rate of $1,059 per unit. Classic units feature screened patios/balconies, walk-in closets, washer/dryer hookups, ceiling fans, vinyl plank flooring, white appliances, dishwashers, laminate countertops, and white shaker-style cabinets. Renovated units feature in-unit washers/dryers, stainless steel appliances, and modern fixtures. The unit mix at Westshore Crossing consists of four studio units, 90 one-bedroom/one-bathroom units, 30 one-bedroom/one and a half-bathroom units, 45 two-bedroom/one-bathroom units, 68 two-bedroom/two-bathroom units, 55 two-bedroom/two and a half-bathroom units, and 45 three-bedroom/two-bathroom units. Please refer to the table below for additional information on the unit mix.

Unit Mix and Rents - Westshore Crossing			
Unit Type	Units	Avg. Unit Size (sf)	Rent/Month ($)
Studio	4	313	842
1 Bedroom/ 1 Bathroom	90	649	923
1 Bedroom/ 1.5 Bathroom	30	800	1,023
2 Bedroom/ 1 Bathroom	45	952	1,005
2 Bedroom/ 2 Bathroom	68	1,050	1,123
2 Bedroom/ 2.5 Bathroom	55	950	1,125
3 Bedroom/ 2 Bathroom	45	1,150	1,336
Total	**337**	**893**	**1,059**

Prior to the sponsor's acquisition, the property was subject to a Land Use Restriction Agreement (LURA) which specified that 75.0% of units must be leased to households with incomes below 80.0% of the area median income, and at least 40.0% of those households must earn less than 60.0% of the area median income. The LURA agreement has since expired and the sponsor will not face any rent restrictions.

The sponsor acquired the subject property for $28.7 million in September 2019 and has since invested $2.4 million in capex and deferred maintenance items. The most significant expenditures were for the upgrades to 117 units (34.7% of total units) to install new cabinets, vinyl flooring, updated countertops, interior painting, patio screening, plumbing, and washers/dryers. The borrower plans to use $2.5 million ($11,143 per unit) of future funding for renovations to bring the remaining 220 units to the same condition as the renovated units and an additional $2.2 million for exterior upgrades. The remaining $28,289 of future funding is earmarked to be used on deferred maintenance items. The renovation project is scheduled to take place over the 18 months following the loan's closing date.

Sponsorship

The sponsor for this transaction is Westside Capital, a real estate firm that specializes in equity investment, construction and development management, and venture capital investments in traditional real estate asset classes. Mr. Hejl, founder and president of Westside Capital, currently has ownership interest in eight multifamily properties—two of which are located in the subject's local market—totaling 1,940 units across Florida and Alabama. Westshore Crossing will be managed by a borrower-related entity.

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	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	3,922,790	4,174,080	5,446,042	4,651,401	-14.6
Other Income ($)	564,424	577,926	999,626	1,001,637	0.2
Vacancy & Concessions ($)	-1,021,522	-797,590	-342,927	-292,886	-14.6
EGI ($)	**3,465,693**	**3,954,416**	**6,102,742**	**5,360,152**	**-12.2**
Expenses ($)	2,062,534	2,040,408	2,488,652	2,556,715	2.7
NOI ($)	**1,403,159**	**1,914,008**	**3,614,090**	**2,803,437**	**-22.4**
Capex ($)	0	0	84,250	84,250	0.0
NCF ($)	**1,403,159**	**1,914,008**	**3,529,840**	**2,719,187**	**-23.0**

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 $2,719,187, representing a -23.0% variance from the Issuer's as-stabilized NCF of $3,529,840. The main drivers of the variance were GPR and management fees. For GPR, DBRS Morningstar concluded to the appraiser's uninflated market rent per unit type, which resulted in an average premium of $172 per unit per month. The Issuer concluded with the appraiser's market rents inflated over the three-year stabilization period. DBRS Morningstar applied a management fee of 4.0% of EGI while the Issuer used a rate of 2.75%.

DBRS Morningstar Viewpoint

The subject is a 337 unit Class B garden-style multifamily property in Tampa, approximately four miles north of the Tampa CBD. The property is well situated with good access to major highways, local thoroughfares, and the Tampa International Airport. Primary access to the subject is provided by I-275 and W. Martin Luther King Jr. Blvd. The property is approximately eight miles east of the airport, which is generally a 20-minute drive. St. Joseph's Children's Hospital is to the west and there is a large concentration of business and industrial parks to the north and east of the airport.

The business plan is generally achievable, given the prior work, which demonstrated the demand for units at the projected rent level, and the stable-to-improving fundamentals of the market. The sponsor acquired the property for $28.7 million in September of 2019 and renovated 117 units. The sponsor's business plan is to renovate the remaining 220 units over the next 18 months. The sponsor had invested $2.4 million, including interior and exterior renovations, and had achieved a WA rental premium of $218 per unit. The sponsor is planning to invest $4.1 million in further upgrades to the exterior and amenities and a further $2.5 million ($11,143 per unit) in interior renovations to bring the classic units to the same standard as the renovated units. DBRS Morningstar constrained the rent increases to the premiums that have been achieved for the renovated units in concluding its cash flow.

The Reis multifamily submarket of Central Tampa registered a 5.8% vacancy rate and $1,981 average rental rate in Q3 2021, which were stronger than the property's September 28, 2021, rent roll rates of 11.3% and $1,059, respectively. The property's in-place average rental rate is still well below the submarket's average rent of $1,338 per unit when comparing properties of similar vintage with the subject. Because the submarket exhibited higher stabilized occupancy levels and generally rising rental rates from 2011 to 2019, there is a risk of new supply entering the market. Reis is forecasting the arrival of 1,155 new units in the submarket over the next five years, although it also expects the five-year submarket vacancy rate to drop to 3.8%.

The loan exhibits an expected loss higher than the pool average. This is primarily based on (1) the property's location in a more suburban area with the DBRS Morningstar Market Rank 4 and in MSA Group 0, which generally indicate much higher-than-average rates of defaults and losses; (2) the property's 1973 vintage; (3) a DBRS Morningstar Issuance LTV of 79.5%; and (4) a lower debt service coverage ratio profile with DBRS Morningstar As-Is and Stabilized DSCRs of 0.92x and 1.13x.

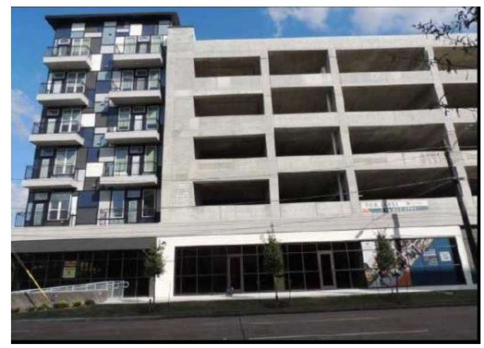
The Vic at Interpose

Loan Snapshot

Seller	ACRES
Ownership Interest	Fee Simple
Trust Balance ($ million)	40.6
Loan PSF/Unit ($)	241,667
Percentage of the Pool (%)	7.3
Fully Extended Loan Maturity/ARD	January 2027
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	0.2
DBRS Morningstar Stabilized DSCR (x)	1.0
DBRS Morningstar As-Is Issuance LTV (%)	70.6
DBRS Morningstar Stabilized Balloon LTV (%)	63.7
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average+

Debt Stack ($ million)

Trust Balance	40.6
Pari Passu	0.0
Remaining Future Funding	4.4
Mortgage Loan Including Future Funding	45.0
Loan Purpose	Refinance
Equity Contribution/(Distribution) ($ million)	(0.9)



Collateral Summary

DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2021
City, State	Houston, TX	**Physical Occupancy (%)**	34.5
Units	168	**Physical Occupancy Date**	November 2021

The loan is secured by the borrower's fee-simple interest in the Vic at Interpose, a 168-unit apartment complex in Houston, Texas. Initial loan proceeds of $40.6 million will be used to refinance $38.0 million in debt, pay $675,000 in fees, repatriate $850,000 in equity, provide $600,000 in working capital, and cover $475,000 in closing costs. Future funding of $4.4 million is available to fund $1.9 million of commercial tenant improvements and leasing commissions, fund a $1.4 million debt service reserve, and provide for a $1.1 million earnout. The IO loan is structured with a three-year initial loan term and two 12-month extension options. The as-is and stabilized appraised values of $63.7 million and $70.6 million equate to as-is and maturity LTVs of 70.6% and 63.7%, respectively.

The property consists of a six-story apartment building that contains 21,511 sf of ground-floor commercial space. The building occupies an entire block and units are situated around an interior seven-story parking garage in order to maximize unit views and natural light. The parking garage can accommodate 307 vehicles, equating to a parking ratio of 1.8 spaces per unit. Unit amenities include washers/dryers, elevated ceiling heights, balconies, stainless-steel appliances, and granite countertops. Community amenities include a dog park, rock-climbing wall, business center, fitness center, game/sports room, rooftop pool, security guard and cameras, dedicated rideshare pick-up zone with a 24-hour waiting room, a theater with stadium seating, and valet parking. It also offers street-level retail.

The property is under construction, has received TCO, and is in lease up. As of November 2021 , the property's apartment units are 34.5% occupied, and the property's commercial space is 39.5% preleased to three local retailers. The property's nominal pro forma rental rates are lower than the appraiser's competitive set's average; however the majority of the subject units are one-bedroom studios and the subject does garner higher rents than the competitive set average on a psf basis. Further information regarding the property's unit mix and competitive set can be found in the following tables:

Unit Mix and Rents - The Vic at Interpose			
Unit Type	Units	Avg. Unit Size (sf)	Rent/Month ($)
Guest Suites	2	275	1,225
Studio	152	482	1,493
2 Bedroom	14	825	2,126
Total/WA	**168**	**508**	**1,543**

Competitive Set							
Property	Distance from Subject (Miles)	Units	Year Built	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Rental Rate Per Unit ($/sf)	Avg. Unit Size (sf)
Avondale Highline	2.5	50	2020	100.0	1,423	2.3	627
Azure	0.0	190	2018	93.0	1,648	2.7	600
City Place Midtown II	3.0	121	2014	95.0	1,710	2.3	746
Mt. Vernon Montrose Lofts	3.0	42	2019	100.0	1,449	2.3	643
Pearl Marketplace at Midtown	2.5	264	2019	93.0	1,901	2.6	736
Standard in the Heights	0.8	301	2020	95.0	1,565	2.2	699
Total/WA	**Various**	**968**	**2019**	**94.5**	**1,679**	**2.4**	**689**
The Vic at Interpose	**n/a**	**168**	**2021**	**34.5**	**1,478**	**2.9**	**508**

Source: Appraisal, except the Subject figures are based on the pro-forma rent roll dated November 10, 2021.

Sponsorship

The sponsor, Sandy Aron of Hunington Properties, is a Houston-based commercial real estate investor, developer, and broker, and is repeat borrower of the issuer. Established in 1984, Hunington Properties was established in 1984 and the company offers a full suite of real estate services focused primarily on retail, multifamily, industrial, and developable land sectors throughout the Houston MSA. The firm has experience with new-development multifamily projects, having built and/or sold in excess of 1,500 apartment units. Successful multifamily projects include Vic at Southwinds, Vargos on the Lake, and The Fairmont San Felipe. Huntington will self-manage the property.

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				
	Appraiser Stabilized NCF	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	3,281,803	3,281,803	2,963,747	-9.7
Other Income ($)	1,697,000	1,727,486	1,591,935	-7.8
Vacancy & Concessions ($)	-184,183	-180,834	-240,287	32.9
EGI ($)	**4,794,620**	**4,828,455**	**4,315,395**	**-10.6**
Expenses ($)	1,772,893	1,780,698	1,842,643	3.5
NOI ($)	**3,021,727**	**3,047,757**	**2,472,752**	**-18.9**
Capex ($)	25,200	37,902	100,830	166.0
NCF ($)	**2,996,527**	**3,009,855**	**2,371,922**	**-21.2**

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 $2,371,922, representing a variance of -21.2% from the Issuer's as-stabilized NCF of $3,009,855. The main drivers of the variance were GPR and operating expenses. DBRS Morningstar estimated stabilized GPR to be based on the issuer's pro-forma market rental rates as of November 10, 2021, which do not include any inflationary rent growth through the stabilization period.

DBRS Morningstar Viewpoint

The property is located in an infill area of Houston's Washington Heights neighborhood, approximately two miles northwest of the Houston CBD and one-half of a mile south of I-0. Washington Heights was historically known as a busy distribution hub and today is recognized as one of Houston's top-performing retail, nightlife and restaurant corridors. The neighborhood's concentration and variety of bars and trendy eateries make it a popular destination among young professionals. The property is centrally located within the city of Houston, and offers convenient access to Downtown, Uptown, Galleria, Memorial Park, the Museum District, Texas Medical Center, the Theater District, Minute Maid Park, and Toyota Center.

The appraiser identified seven competitive properties within three miles of the subject, with current rents ranging from $1,423 to $1.901 and occupancy ranging from 93.0% to 100.0%, averaging $1,979 and 94.5%, respectively. The Reis Q3 2021 Montrose/River Oaks submarket average rental rate was $1,604 per unit, with a current vacancy rate of 8.2%, though the vacancy rate is projected to tighten to 6.6% over the next five years. As such, DBRS Morningstar concluded to a stabilized vacancy rate of 6.6%, which is in line with the Reis submarket's five-year vacancy projection as well as the competitive set's current vacancy rate. The DBRS Morningstar-concluded stabilized rental rate of $1,478 is below both the Reis submarket and competitive set averages, primarily because of the smaller average size of the subject. DBRS Morningstar did not assume any inflationary growth of pro forma market rent in its analysis, but it also does not anticipate the property will struggle to stabilize its apartment units at market levels by loan maturity, based on current pro forma rental rates and Reis vacancy projections.

The property's commercial space is currently preleased to three tenants, occupying 39.5% of the 21,511 sf of leasable commercial space. Preleasing rents have averaged $39.35 per sf, NNN, which compares favorably with the appraiser's concluded retail rent of $45.00 per sf, NNN. Future funding of $1.9 million is available for tenant improvements, of which $1.2 million, or $91.77 per sf, remain, after funding existing preleasing. As of Q3 2021 the Reis River Oaks/Innerloop NW retail submarket reported vacancy of 8.0%, with average asking rent of $28.78 per sf, NNN. DBRS Morningstar believes the property's commercial space can be leased to market levels by stabilization and applied a standard 10.0% unanchored retail vacancy factor to the property's grossed-up commercial space.

The property is in a low-density infill area, has a DBRS Morningstar Market Rank of 4, and is in DBRS Morningstar MSA Group 1. A $1.4 million debt service reserve is available to support loan payments over the stabilization period. When combining the property's balanced location with moderate leverage, age, Average + property quality, DBRS Morningstar anticipates that this loan will perform well with an average loss below the pool average.

Montelago

Loan Snapshot

Seller	ACRES
Ownership Interest	Fee Simple
Trust Balance ($ million)	33.8
Loan PSF/Unit ($)	108,397
Percentage of the Pool (%)	6.1
Fully Extended Loan Maturity/ARD	August 2026
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	1.2
DBRS Morningstar Stabilized DSCR (x)	1.2
DBRS Morningstar As-Is Issuance LTV (%)	75.5
DBRS Morningstar Stabilized Balloon LTV (%)	68.4
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average

Debt Stack ($ million)

Trust Balance	33.8
Pari Passu	0.0
Remaining Future Funding	1.7
Mortgage Loan Including Future Funding	35.5
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	12.9

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2003
City, State	Houston, TX	**Physical Occupancy (%)**	98.1
Units	312	**Physical Occupancy Date**	August 2021

The loan is secured by the borrower's fee-simple interest in Montelago Apartments, a 312-unit apartment complex in Houston. Initial loan proceeds of $33.8 million along with $12.9 million of borrower equity will be used to acquire the property for $44.8 million and finance $1.3 million of closing costs and other costs. Future loan funding of $1.7 million will be used for interior and exterior improvements. The three-year initial loan term and the two 12-month extension options are IO throughout.

The property was built in 2003 and consists of 13 three-story apartment buildings and one single-story clubhouse/leasing office building on a 13.5-acre site. Common area amenities include a resort-style swimming pool with hot tub, detached garages, rentable storage units, a fitness center, a business center, a conference room, Amazon lockers, and 524 parking spaces. The sponsor indicates that the seller completed $887,000 ($2,800 per unit) of renovations to the property since 2015. Exterior improvements included clubhouse renovation, LED lighting installation, package lockers, pool resurfacing, roof replacement, and the addition of security cameras.

Future funding of $1.7 million will fund $1.1 million for full interior renovation of 100 units ($10,700 per unit), with the remaining $600,000 allocated to exterior and common area renovations, contingency, construction management fees, and other soft costs. Interior improvements will include stainless steel appliances, granite countertops with new backsplashes, upgraded flooring, repainted cabinets, and new cabinet and door hardware. Project renovations include further upgrades to the leasing office, landscaping, pool replastering, plumbing repairs, and other exterior repairs. These improvements are planned to occur over 36 months as units rollover.

See the tables below for the property's unit mix and current average rent per month. Based on the September 2021 rent roll in comparison with the appraiser's competitive rentals, the property's in-place rent for each unit type is below the average of the competitive set, while the property's occupancy rates are higher.

Unit Mix and Rents - Montelago Apartments

Unit Type	Units	Avg. Unit Size (sf)	Rent/Month ($)
1 Bedroom / 1 Bath	156	837	1,033
2 Bedroom / 2 Bath	130	1,104	1,276
3 Bedroom / 2 Bath	26	1,365	1,561
Total/WA	**312**	**992**	**1,180**

Source: September 2021 Rent Roll.

Competitive Set

Property	Units	Year Built	Occupancy (%)	Avg. Rent/ Month	Avg. Rent/sf	Avg. Unit Size (sf)
Breakers at Windmill Lakes	174	1997	95.0	1,139	1.37	829
Advenir at Boutlder Creek	324	2018	91.0	1,404	1.63	864
Park Avenue at Boulder Creek	292	2008	92.0	1,255	1.23	1,024
Carrington Park at Gulf Pointe	258	2007	98.0	1,392	1.18	1,181
Hawthorne at Crenshaw	294	2016	96.0	1,410	1.48	953
Broadwater	248	2003	94.0	1,541	1.35	1,143
Total/WA	**1,590**	**2008**	**94.1**	**1,368**	**1.38**	**1,001**
Montelago Apartments	**312**	**2003**	**97.1**	**1,174**	**1.18**	**992**

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

Sponsorship

The sponsors and carveout guarantors for this loan are Stephen Smith and Jerry Smith from Kenner Investments, and Bradley Cross and Rosie Prihoda from Vantage Partners LLC. Stephen Smith is founder and chief executive officer and Jerry Smith is chief operating officer of Kenner Investments, a value-add multifamily investment company in Houston that currently owns and manages 1,913 units in and around the Houston area. Mr. Cross is President and Partner and Ms. Prihoda is Partner at Vantage Partners LLC, an investment firm that manages investments from multiple asset classes, including real estate, land, oil and gas companies, and venture capital startups.

Keener Management LLC, a borrower-affiliated company, will manage the property. Keener Management is a full-service management company with significant experience.

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 Analysis

NCF Analysis					
	2020	T-12 August 2021	Issuer Stabilized	DBRS Morningstar Stabilized ($)	NCF Variance (%)
GPR ($)	4,377,794	4,534,309	5,009,600	4,711,719	-5.9
Other Income ($)	538,904	536,752	572,095	536,752	-6.2
Vacancy & Concessions ($)	-417,512	-455,481	-392,366	-298,975	-23.8
EGI ($)	**4,499,186**	**4,625,580**	**5,189,329**	**4,949,496**	**-4.6**
Expenses ($)	2,098,239	2,310,877	2,566,832	2,703,387	5.3
NOI ($)	**2,400,947**	**2,314,703**	**2,622,497**	**2,246,109**	**-14.4**
Capex ($)	78,000	78,000	78,000	78,000	0.0
NCF ($)	**2,322,947**	**2,236,703**	**2,544,497**	**2,168,109**	**-14.8**

The DBRS Morningstar NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $2,168,109, representing a -14.8% variance from the Issuer's stabilized NCF of $2,544,497. The main drivers of the variance were GPR and operating expenses. DBRS Morningstar estimated stabilized GPR to be based on leases in place according to the September 2021 rent roll with vacant units grossed up at in-place rent. A rent premium of approximately $150 to $250 per unit on the 100 units to be renovated was applied based on the scope of renovations planned. This is approximately 50% of the rent premium projected by the appraiser. Operating expenses were generally based on the T-12 ended August 31, 2021, level inflated by 10%. The resulting stabilized expense ratio of 54.6% is well supported by comparable properties previously securitized in the Houston market.

DBRS Morningstar Viewpoint

The sponsor's business plan is generally achievable, given the location of the property, planned capital improvements of approximately $1.7 million, strong in-place occupancy of 98.1% as of August 2021, and the sponsor's experience with similar multifamily value-add projects. The sponsor plans to renovate the property beyond the $887,000 of renovations undertaken by the seller since 2015. The sponsor's $1.7

million renovation plan includes $1.1 million to be spent on interior improvements ($10,700 per unit for the 100 units being fully renovated) and the remaining $600,000 to be spent on exterior improvements, contingencies, and other soft costs. DBRS Morningstar estimates the improvements can achieve premiums of approximately $150 to $250 per unit, depending on the unit type, generating a DBRS Morningstar stabilized rent per unit of $1,258, which is 92.7% of the appraiser's stabilized rent per unit of $1,358. The stabilized DBRS Morningstar rental rates for each unit type are well supported by nearby comparables of similar vintage on a psf basis.

The market fundamentals also generally support the ultimate achievement of the plan. The DBRS Morningstar-concluded stabilized vacancy rate of 5% is slightly higher than the Reis Q3 2021 Interloop/South Houston submarket vacancy rate of 4.1%, and lower than the 6.5% stabilized vacancy rate projected by the appraiser. The property is in an area that has experienced moderate but steady growth over the past decade.

The fully funded mortgage loan balance of $35.5 million represents an LTV of 75.5% based on the as-is appraised value of $47.0 million. Such a fully funded as-is LTV is considered fairly moderate for a lightly transitional multifamily loan in a CRE CLO transaction. After considering the business plan and significant renovations to the property, the appraiser projects the value to increase to $51.9 million at stabilization, which reduces the loan LTV to 68.4%. Given the modest -14.8% haircut and reasonable 4.9% implied cap rate on the Issuer's NCF, DBRS Morningstar believes the appraiser's stabilized value to be achievable. The sponsor contributed $12.9 million toward the acquisition of the property and has considerable equity in the capital structure. The property is in a suburban area with a DBRS Morningstar Market Rank of 3, which the model typically treats less favorably, based on poor historical performance of suburban assets, and this compounds with the MSA Group 1 designation for Houston to make the modeled expected loss reasonably high despite the modest leverage. Based on the DBRS Morningstar Stabilized NCF, the fully funded loan has an exit debt yield of 6.1%. As such, continued market rental rate growth will may be required in order for the loan to be refinanced without the sponsor making an additional equity investment.

55 Resort Apartments

Loan Snapshot

Seller	ACRES
Ownership Interest	Fee Simple
Trust Balance ($ million)	30.0
Loan PSF/Unit ($)	250,000
Percentage of the Pool (%)	5.4
Fully Extended Loan Maturity/ARD	July 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 (%)	68.5
DBRS Morningstar Stabilized Balloon LTV (%)	68.5
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average+

Debt Stack ($ million)

Trust Balance	30.0
Pari Passu	0.0
Remaining Future Funding	0.0
Mortgage Loan Including Future Funding	30.0
Loan Purpose	Refinance
Equity Contribution/(Distribution) ($ million)	(5.5)

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built**	2019
City, State	Windsor, CO	**Physical Occupancy (%)**	81.7
Units	120	**Physical Occupancy Date**	October 2021

The loan is secured by the borrower's fee-simple interest in 55 Resort Apartments, a 120-unit senior apartment complex in Windsor, Colorado. Initial loan proceeds of $30.0 million will be used to refinance existing debt of $22.9 million and finance $1.4 million of closing costs and reserves. The sponsor will cash out approximately $5.5 million in equity, and, based on its cost basis of $31.8 million, it has $2.7 million of cash equity left in the asset. The three-year initial loan term and the two 12-month extension options are IO throughout.

The property consists of a three-story apartment building built in 2019 on a 5.9-acre site in addition to eight single-story structures that are used for garage parking and storage. The buildings are of wood frame construction built over a ground-level concrete slab. Apartment features include upgraded wood cabinets, stainless-steel appliances, quartz countertops, in-unit washers and dryers, and balconies or patios. Community amenities include a swimming pool, clubhouse, fitness center, business center, spa, fire pit, and dog run. The subject is in Windsor, approximately 15 miles southeast of Fort Collins and 55 miles north of the Denver CBD. The property is five miles east of I-25, a major north-south limited-access highway. The property is well located with respect to area retail outlets that are generally concentrated along CO-392, within a few miles of the subject. Overall, the immediate neighborhood is low-density, suburban in character, with adjacent land uses including single-family housing and vacant land.

Unit Mix and Rents			
Unit Type	Number of Units	Avg Unit Size (sf)	Average Rent ($)
One Bedroom	57	688	1,947
Two Bedroom	63	976	2,602
Total	**120**	**838**	**2,288**

Source: November 2021 rent roll.

Competitive Set							
Property	Location	Distance from Subject (Miles)	Units	Year Built	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
Affinity at Fort Collins	Fort Collins, CO	13.2	230	1987	96.3	1,991	785
Affinity at Loveland	Loveland, CO	12.5	140	1996	81.9	2,015	779
Vita Littleton	Littleton, CO	67.4	320	1998	81.8	2,755	1,012
Fossil Ridge	Windsor, CO	4.3	300	1999	65.1	1,216	906
Clear Creek Commons	Golden, CO	65.0	376	2001	93.3	2,703	803
The Gateway at 2534	Johnstown, CO	6.7	584	1988	93.7	1,551	965
Total/WA Comp Set	**Various**	**Various**	**1,950**	**Various**	**85.4**	**2,039**	**857**
55 Resort Apartments	**Windsor, CO**	**n/a**	**120**	**2019**	**81.7**	**2,288**	**838**

Source: Appraisal, except the subject figures are based on the rent roll dated November 8, 2021.

Sponsorship

The sponsor for this transaction is Edison Equity Partners, a Dallas-based real estate development and investment firm, founded in 2016. The sponsor has built a portfolio of 1,456 units, including 120 units of senior housing (the subject property). Future development and investment by the sponsor is expected to focus on senior housing developments in Texas, Colorado, Florida, and Arizona. Carolyn S. White and Bradley J. Florin are the recourse carveout guarantors and have adequate net worth and liquidity for the loan amount.

55 Resort Management Corp., a sponsor affiliate, will manage the property for a contractual management fee of 4.0% of EGI. The management company was founded in 2016 by Bradley J. Florin and was subsequently merged with Edison Equity Partners in 2020.

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

	2020	T-12 July 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	169,407	2,193,099	3,355,308	3,355,308	0.0
Other Income ($)	4,104	64,380	265,080	265,080	0.0
Vacancy & Concessions ($)	0	-423,238	-335,531	-369,084	10.0
EGI ($)	**173,511**	**1,834,242**	**3,284,857**	**3,251,304**	**-1.0**
Expenses ($)	1,090,630	1,196,674	1,071,369	1,247,424	16.4
NOI ($)	**-917,119**	**637,568**	**2,213,488**	**2,003,880**	**-9.5**
Capex ($)	0	0	24,720	30,000	21.4
NCF ($)	**-917,119**	**637,568**	**2,188,768**	**1,973,880**	**-9.8**

The DBRS Morningstar NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $1,973,880, representing a -9.8% variance from the Issuer's as-stabilized NCF of $2,188,768. The main drivers of the variance were vacancy and operating expenses, excluding advertising and marketing expense. DBRS Morningstar estimated stabilized vacancy at 10% based on the average vacancy rate for stabilized properties in the competitive set presented in the appraisal. DBRS Morningstar estimated stabilized operating expenses based on the T-12 operating expenses plus 6%, except for advertising and marketing expense, which is based upon the appraiser's stabilized expense conclusion.

DBRS Morningstar Viewpoint

The collateral for the loan is a 120-unit apartment complex in Windsor, a growing community in the front range area of Colorado. The sponsor's business plan to stabilize occupancy at the property is generally achievable, given the new construction of the property, high-quality of the development, recent leasing success and the sponsor's experience. However, the projected expense savings in payroll and R&M were not given any credit by DBRS Morningstar, and the resulting expense ratio is still relatively low at 38.4% given the extremely high rents being achieved at high quality senior housing properties like the subject.

The subject is a newly constructed senior housing development, completed in 2019. As there are no proposed capital improvements or future funding, the business plan is to lease the property to a stabilized occupancy. Initial leasing at the property was negatively affected by the coronavirus pandemic, and by competition from a similar senior housing property in Windsor that was also completed in 2019. Absorption averaged slightly more than two units per month from January 2020 to April 2021. However, as the impact of the pandemic has lessened, the property was able to achieve an increased net absorption of 4.5 units per month during the past six months. The property has also recently achieved higher rents, as the average rent for new leases averaged $2,354 from July 1, 2021, to October 31, 2021, compared with an average in-place rent of $2,193, as of the August 31, 2021, rent roll.

The market fundamentals generally support the DBRS Morningstar stabilized NCF conclusion. The DBRS Morningstar concluded stabilized vacancy rate is 10%, which is consistent with the average vacancy for the competitive set presented in the appraisal. While this vacancy rate is relatively high, the somewhat specialty nature of senior housing and shallow demand pool sometimes result in long lease-up periods as seen at the subject and higher vacancy rates. The DBRS Morningstar stabilized market rent conclusion is consistent with the stabilized rent conclusion presented in the appraisal. The subject is in the Greeley, Colorado MSA, near Ft. Collins. Greeley and Ft. Collins are part of the growing front-range area of Colorado, which has been a popular destination for retirees. Greeley and Ft. Collins provide for essential shopping and recreational opportunities. Denver, located 55 miles south of the subject, provides additional recreational and cultural opportunities.

The fully funded mortgage loan balance of $30.0 million represents a modest LTV of 57.5% based on the as-is appraised value of $52.2 million. After considering stabilization of property operations, the value is projected to increase to $53.1 million by the appraiser, yielding an LTV of 56.5%. The sponsor cashed out $5.5 million as part of the refinance; however, the sponsor retains $2.7 million in the capital structure. The stabilized value of $442,500 per unit is within the range of recent sale comparables presented in the appraisal of $297,500 to $660,000 per unit but is considered quite high given the tertiary location and low barriers to entry in the area. The appraiser's stabilized value has an implied cap rate of 4.1% when using the Issuer UW NCF, which DBRS Morningstar considers quite low for the location. However, applying a higher 5.0% cap rate to the Issuer UW NCF would result in an LTV that is still relatively low at 68.5%. DBRS Morningstar modeled this loan with an LTV based on this higher cap rate. The property is in a tertiary area and has a DBRS Morningstar Market Rank of 2, which has an elevated POD and LGD. The market rank is offset by the relatively low LTV. Given the loan's credit metrics and location, the loan has an expected loss somewhat below the pool average.

McCallum Crossing

Loan Snapshot

Seller	ACRES
Ownership Interest	Fee Simple
Trust Balance ($ million)	27.9
Loan PSF/Unit ($)	86,708
Percentage of the Pool (%)	5.0
Fully Extended Loan Maturity/ARD	September 2026
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	0.8
DBRS Morningstar Stabilized DSCR (x)	1.1
DBRS Morningstar As-Is Issuance LTV (%)	98.1
DBRS Morningstar Stabilized Balloon LTV (%)	71.7
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average

Debt Stack ($ million)

Trust Balance	27.9
Pari Passu	0.0
Remaining Future Funding	5.7
Mortgage Loan Including Future Funding	33.7
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	8.8

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1985
City, State	Dallas, TX	**Physical Occupancy (%)**	95.7
Units	322	**Physical Occupancy Date**	July 2021

This loan is secured by the borrower's fee-simple interest in McCallum Crossing, a 322-unit Class B garden-style multifamily complex in Dallas. Initial loan proceeds of $27.9 million, along with $7.2 million of sponsor equity and $8.8 million of future funding went toward purchasing the collateral for $33.7 million, funding $5.7 million in capital improvements, and covering closing costs associated with the transaction. The three-year loan has two 12-month extension options and an interest rate of 320 basis points over the 30-day Libor with a floor of 3.3%. The loan is IO through the fully extended loan term.

Originally built in 1985, the collateral is made up of seven, three-story apartment buildings and one building containing the leasing office, community room, and laundry facility. The subject is approximately 14 miles north of the Dallas CBD and 14 miles east of Dallas/Fort Worth International Airport. The University of Texas at Dallas is two miles east of the property and is a demand generator as 20% of the tenants are students. As of the rent roll dated July 29, 2021, the property was 95.7% occupied with an average rental rate of $723 per unit. Common area amenities include a business center, laundry facility, and swimming pool. The property's unit mix consists of 306 one-bedroom units and 16 two-bedroom units. Please refer to the table below for additional information on the unit mix.

Unit Mix and Rents - McCallum Crossing			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)
One Bed	306	563	703
Two Bed	16	850	1,109
Total/WA	**322**	**577**	**724**
Based on the July 29, 2021, rent roll.			

The seller spent $849,849 in capex in 2019 before selling the property; however, none of this funding went toward in-unit renovations. The sponsor is budgeting more than $5.7 million in capital improvements at the property, of which approximately $4.5 million ($14,037 per unit) is for interior renovations at all units including making four non-revenue-generating units operational again. These in-unit renovations will include new stainless-steel appliances, lighting, faux-wood flooring, paint, premium countertops, fixtures, backsplashes, and washers/dryers. The rest of the sponsor's budget for capital improvements will go toward common area renovations and deferred maintenance. The common area improvements will include new pool furnishings, landscaping, clubhouse furnishings, lighting, solar screens, and wood finishing. The sponsor anticipates that all renovations will be completed over the next 36 months.

Sponsorship

The sponsor and carveout guarantors for this transaction are Sean Kia and Ryan Andrade of Tides Equities. Founded in 2016, Tides Equities specializes in the acquisition of Class B and Core Plus multifamily real estate with high value-add upside. The sponsor's portfolio consists of 42 multifamily properties (12,309 total units) across Arizona, Texas, and Nevada, which in aggregate amount to more than $1.9 billion in value.

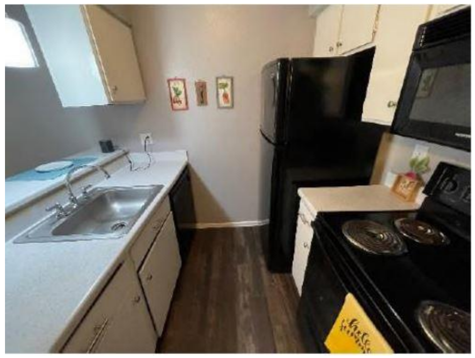
DBRS Morningstar NCF Summary

NCF Analysis						
	2019	2020	T-12 June 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	2,906,568	2,964,589	2,899,987	4,086,645	3,794,856	-7.1
Other Income ($)	414,822	418,399	492,863	578,015	510,601	-11.7
Vacancy & Concessions ($)	-721,287	-426,929	-404,627	-245,199	-246,666	0.6
EGI ($)	**2,600,103**	**2,956,059**	**2,988,223**	**4,419,461**	**4,058,792**	**-8.2**
Expenses ($)	1,353,595	1,459,349	1,576,117	2,022,477	2,047,225	1.2
NOI ($)	**1,246,508**	**1,496,710**	**1,412,106**	**2,396,984**	**2,011,567**	**-16.1**
Capex ($)	0	0	0	80,500	80,500	0.0
NCF ($)	**1,246,508**	**1,496,710**	**1,412,106**	**2,316,484**	**1,931,067**	**-16.6**

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 $1,931,067, representing a -16.6% variance from the Issuer's as-stabilized NCF of $2,316,484. The main driver of the variance is GPR, which DBRS Morningstar concluded as the appraiser's uninflated market rent per unit type, resulting in an average monthly premium of $258 per unit. The Issuer concluded with the appraiser's market rents inflated over the three-year stabilization period.

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 Viewpoint

Originally constructed in 1985, the Class B multifamily property has maintained a competitive position thanks to its fairly accessible location and relatively low rental rates. The property is a short distance from the University of Texas at Dallas and has generated a 20% student tenancy. In addition, Richardson, Texas, is farther east, which offers a large contingent of offices and corporate parks. Addison Airport, a general aviation facility, also provides demand via a business park adjacent to the facility.

The market has generally been stable but has seen increased rents. Specifically, the subject's vacancy of 4.3% is exactly in line with Reis' Far North submarket vacancy of 4.3% in Q3 of 2021; however, the rental rates are significantly below that of the Far North submarket. Average monthly rent per unit at McCallum Crossing is currently $723 per unit, while the Far North submarket has an average rent of $1,204 per unit per month, according to Reis.

The sponsor's business plan is to carry out a $5.7 million renovation, which includes $4.5 million ($14,037 per unit) dedicated to in-unit improvements. The units will be upgraded with new stainless-steel appliances, lighting, faux-wood flooring, premium countertops, fixtures, backsplashes, and in-unit laundry machines. The sponsor has experience carrying out similar business plans in the market, as it has purchased three other multifamily complexes in the Dallas-Fort Worth MSA. These acquisitions had a similar substantial value-add component for the business plan, and the sponsor has achieved rental rate increases ranging from 24.0% to 44.0% 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 $258 per unit.

This is in line with the appraisal's projections of monthly rental rates of $982 per unit after the renovations. While the property's average rent is likely to increase, it is still 13.9% below the Far North submarket average of $1,141 per unit. The lower rental rates should allow the property to continue to maintain a strong occupancy rate throughout the loan term. DBRS Morningstar believes the sponsor's business plan is reasonable and achievable given the time frame, market, and sponsor's experience.

Loan proceeds of $33.7 million represent a notably high LTV of 98.1% based on the appraiser's June 2021 value estimate of $34.3 million. However, the appraiser estimates the collateral's value will increase to $46.9 million through stabilization, representing an improved but still slightly high LTV of 71.7%. The collateral is in MSA Group 1 and DBRS Morningstar Market Rank 5, which is indicative of a light urban/strong suburban market in a MSA with elevated historical default rates. The expected loss of this property is slightly higher than the pool's average. The DBRS Morningstar Stabilized NCF represents a fair DSCR of 1.13x based on the DBRS Morningstar stressed annual debt service payment.

Boundary Village Apartments

Loan Snapshot

Seller	ACRES
Ownership Interest	Fee Simple
Trust Balance ($ million)	27.4
Loan PSF/Unit ($)	147,312
Percentage of the Pool (%)	4.9
Fully Extended Loan Maturity/ARD	October 2026
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	1.2
DBRS Morningstar Stabilized DSCR (x)	1.5
DBRS Morningstar As-Is Issuance LTV (%)	84.0
DBRS Morningstar Stabilized Balloon LTV (%)	65.7
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average

Debt Stack ($ million)

Trust Balance	27.4
Pari Passu	0.0
Remaining Future Funding	5.4
Mortgage Loan Including Future Funding	32.8
Loan Purpose	Recapitalization
Equity Contribution/(Distribution) ($ million)	9.1

Collateral Summary

DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1972-1999 / 2013
City, State	Cary, NC	**Physical Occupancy (%)**	96.8
Units	186	**Physical Occupancy Date**	September 2021

This loan is secured by the borrower's fee-simple interest in the Boundary Village Apartments, a 186-unit Class B garden-style apartment complex in the Cary, North Carolina, submarket of the Raleigh-Durham MSA. The collateral is a phased development. The first phase was built during the 1970s (1972 and 1977–78), phase two in 1980, and phase three in the 1990s (1993 and 1998–99). Loan proceeds of $32.8 million comprised $27.0 million of initial funding and $5.8 million of future funding in addition to $11.5 million of borrower equity were used to fund a recapitalization based on a $37.5 million price, fund a $5.8 million capex reserve, and cover broker and origination fees as well as closing costs. The property's as-is and stabilized appraised values of $39.1 million and $50.0 million represent as-is and stabilized LTVs of 84.0% and 65.7%, respectively. Additionally, the three-year floating-rate loan is structured with two 12-month extension options, subject to extension requirements, and is fully IO over the loan term.

The collateral consists of 26 two-story residential apartment buildings, a pool house, an on-site leasing office in one of property's rental units, and 433 surface parking spaces. Since acquiring the property in 2013, the sponsor has spent $2.1 million ($11,222 per unit) on renovations focused on enhancing the property's curb appeal and renovating the interiors of 8% of the collateral's units. Although the property is of a fairly old vintage when considering its initial construction dates, the appraiser notes that the property is in average condition overall and has a remaining economic life of 25 years.

The property's unit mix consists of 170 two-story townhomes that range from two bedrooms to four bedrooms equipped with one and a half bathrooms to three bathrooms. The property has a total NRA of 222,052 sf, which implies an average unit size of 1,194 sf. The remaining 16 nontownhome units at the property tout a unit mix consisting of solely two bedrooms with two bathrooms. See below for a summary of the property's unit mix.

Unit Mix and Rents - Boundary Village Apartments

Unit Type	Units	Avg. Unit Size (sf)	Avg In-Place Rent/Month ($)
2 Bedroom/ 1.5 Bathroom	56	1,087	1,182
2 Bedroom/ 2 Bathroom	16	1,180	1,281
2 Bedroom/ 2.5 Bathroom	62	1,100	1,158
3 Bedroom/ 1.5 Bathroom	9	1,300	1,364
3 Bedroom/ 2 Bathroom	4	1,300	1,573
3 Bedroom/ 2.5 Bathroom	13	1,300	1,460
4 Bedroom/ 2 Bathoom	13	1,500	1,647
4 Bedroom/ 3 Bathroom	13	1,600	1,575
Total/WA	**186**	**1,194**	**1,286**

Unit amenities include a dishwasher, wood cabinets with laminate countertops, and vinyl plank wood flooring in the kitchen area as well as a private patio with an exterior storage room. Common area amenities include a swimming pool, grilling area, playground, and dog park.

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/Renovated	Occupancy (%)
Cary Pines	Cary, NC	1.8	217	1977 / 2013	98.0
Williamsburg Manor	Cary, NC	2.9	183	1971	99.0
Braxton Cary Weston (fka Hudson)	Cary, NC	1.8	288	1995	94.0
Harrison Grande	Cary, NC	0.7	319	1995	98.0
Cary Greens at Preston	Cary, NC	2.1	292	1996 / 2007	98.0
Cortland Highcroft	Cary, NC	4.7	302	1997 / 2017	90.0
Total/WA Comp. Set	**Cary, NC**	**Various**	**1,601**	**Various**	**95.9**
Boundary Village - Subject	**Cary, NC**	**n/a**	**186**	**1972-1999 / 2013**	**96.8**

Source: Appraisal, except the Subject figures are based on the rent roll dated September 14, 2021.

Sponsorship

The sponsor for this loan is Ginkgo Residential, a privately held real estate company with approximately $783.0 million in assets under management that is based in Charlotte, North Carolina. The sponsor began operating in 1985 and offers acquisition, renovation, and asset and property management services. It focuses its on urban and suburban neighborhoods in North Carolina and South Carolina. The sponsor currently manages 43 apartment communities with 6,456 apartment units spanning North Carolina, South Carolina, and Virginia. As part of this financing, a new limited partner, Ashforth Capital II, LLC is investing the $11.5 million of equity contribution.

A sponsor-affiliated company will manage the property for a contractual rate of 3.00% of gross operating revenues.

DBRS Morningstar Analysis

Site Inspection Summary

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

DBRS Morningstar NCF Summary

NCF Analysis

	2019	2020	T-12 August 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	2,571,587	2,639,425	2,668,539	3,635,415	3,372,000	-7.2
Other Income ($)	284,474	284,722	296,251	326,476	296,251	-9.3
Vacancy & Concessions ($)	-187,085	-201,964	-306,595	-254,479	-249,528	-1.9
EGI ($)	**2,668,976**	**2,722,184**	**2,658,195**	**3,707,412**	**3,418,723**	**-7.8**
Expenses ($)	1,018,741	1,047,547	1,094,562	1,204,671	1,312,559	9.0
NOI ($)	**1,650,235**	**1,674,636**	**1,563,633**	**2,502,741**	**2,106,164**	**-15.8**
Capex ($)	0	0	0	46,500	46,500	0.0
NCF ($)	**1,650,235**	**1,674,636**	**1,563,633**	**2,456,241**	**2,059,664**	**-16.1**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $2,059,664, representing a -16.1% variance from the Issuer's stabilized NCF of $2,456,241. The primary driver of the variance is GPR. DBRS Morningstar used the September 2021 rent roll and applied the appraiser's projected post renovated rental rates to all 155 of the 186 units that will be renovated to determine the property's stabilized GPR, whereas the Issuer based its stabilized GPR estimate on the appraiser's postrenovation rent conclusions inflated by 3% over a three-year period.

DBRS Morningstar Viewpoint

The collateral is well situated in a submarket that can be described as growing, having moderate levels of new development recently, with moderate expansion expected to continue in the near to medium term. The local area is also home to sufficient levels of commercial and residential development aimed toward a middle-income cohort. The major retail development in the neighborhood is Park West Village, a shopping mall anchored by major retailers and restaurants such as Target, Five Below, and Buffalo Wild Wings, among others. The collateral has average access and visibility when compared with its competitive set of properties. Furthermore, the subject property has a desirable location as it is primarily accessed by I-40 and Chapel Hill Road and is in close proximity to major employers such as Wake County Public School System; Walmart, Inc.; and Amazon Fulfillment Services, Inc.; among other top employers.

DBRS Morningstar estimates that the subject's average in-place rent is $1,281 per unit, which is slightly higher than the appraiser's concluded market rent of $1,248 per unit and the rental rate for properties of the same vintage of $1,231 per unit, representing premiums of 2.6% and 4.1%, respectively. However, the subject's current average in-place rents represent a 5.2% discount from the average submarket rental rate. Despite the estimated above-market rental rates, DBRS Morningstar believes that there is room for additional rental growth contingent on the sponsor's business plan. The sponsor's plan calls for spending $5.8 million ($31,317 per unit) in capital improvements at the property, which includes $1.3 million for exterior and common area renovations and $4.5 million for interior renovations on 155 of the 186 total units. DBRS Morningstar views the magnitude of the capex going into renovating the interiors as constituting a full overhaul of the interiors and showcases the sponsor's seriousness in increasing the rental rates at the property. Given the sizable investment in the property, DBRS Morningstar believes that the sponsor can attain the appraiser's projected postrenovated WA premium of $299 per unit. The sponsor's goal of driving upside in in-place rents is further assisted by a declining submarket vacancy rate that Reis projects will fall to 5.4% in calendar year 2026 from 5.7% in Q3 2021. This favorable market dynamic coupled with an increasing asking rental rate over the same period should further provide tailwinds for the sponsor's business plan. However, DBRS Morningstar notes that the sponsor's goal will be challenged due to the considerable number of new apartment units under construction and proposed in the MSA, many of which are scheduled to come on line in the next two years. This new supply may create downward pressure on occupancy and rental rates within the market, lowering the chances of material rent growth.

The loan has a poor credit profile. The loan exhibits a DBRS Morningstar As-Is LTV of 84.0%, which evidences the overly leveraged loan profile. The loan's DBRS Morningstar As-Is LTV drops to a more moderate DBRS Morningstar Stabilized LTV of 65.7%. Furthermore, the loan exhibits an expected loss that is materially above the pool average. This is partly explained by the underlying collateral's location in an area with a DBRS Morningstar Market Rank of 3 and an MSA Group of 0, both of which generally indicate higher-than-average rates of defaults and losses; the generally older vintage of the property; and the higher-than-average business plan score.

Tobin Lofts

Loan Snapshot

Seller	ACRES
Ownership Interest	Leasehold
Trust Balance ($ million)	25.5
Loan PSF/Unit ($)	113,244
Percentage of the Pool (%)	4.6
Fully Extended Loan Maturity/ARD	October 2026
Amortization	n/a
DBRS Morningstar As-Is DSCR (x)	0.8
DBRS Morningstar Stabilized DSCR (x)	1.3
DBRS Morningstar As-Is Issuance LTV (%)	89.8
DBRS Morningstar Stabilized Balloon LTV (%)	50.9
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	0

Debt Stack ($ million)

Trust Balance	25.5
Pari Passu	0.0
Remaining Future Funding	5.1
Mortgage Loan Including Future Funding	30.5
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	9.9

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2013
City, State	San Antonio, TX	**Physical Occupancy (%)**	85.4
Units	225	**Physical Occupancy Date**	September 2021

The loan is secured by the borrower's leasehold interest in Tobin Lofts, a 225-unit apartment complex in San Antonio. Initial loan proceeds of $25.5 million and $9.9 million of borrower equity will be used to acquire the property for $34.0 million, fund a $313,040 upfront TI/LC reserve, and finance $1.1 million of closing costs and other costs. Future loan funding of $5.1 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 was built in 2013 and consists of two four-story apartment buildings on a 4.88-acre site. The subject currently operates as a student housing property, with in-place leases structured on a per-bed basis (552 beds among 225 units). The sponsor's business plan is to convert the asset to a conventional multifamily property consisting of 225 leasable units. Common area amenities include a swimming pool, a clubhouse, a game room, a fitness center, and 451 parking spaces. The complex also offers four ground-floor retail units totaling 14,699 sf of leasable space. Three of the retail units are currently vacant and the remaining unit is occupied by a tenant on a month-to-month lease.

See the tables below for the property's unit mix and current average rent psf per month. Based on the September 2021 rent roll, the subject's in-place rent and occupancy are below the appraiser's competitive set averages.

Unit Mix and Rents - Tobin Loft			
Unit Type	Units	Avg. Unit Size (sf)	Rent/sf/Month ($)
Studio	16	500	2.09
1 Bedroom	40	713	1.62
2 Bedroom	126	1,027	1.59
3 Bedroom	43	1,310	1.85
Total/WA	**225**	**988**	**1.72**

Source: September 2021 Rent Roll.

Competitive Set						
Property	Distance from Subject (Miles)	Units	Year Built	Occupancy (%)	Avg. Rent/sf	Avg. Unit Size (sf)
Can Plant	0.9	290	2012	95.2	2.16	868
1221 Broadway Lofts	1.0	307	2010	97.0	2.18	749
Mosaic on Broadway	1.1	114	2012	100.0	1.82	731
The River House	0.8	251	2013	94.0	2.02	1,035
Rivera on Broadway	1.0	302	2016	93.7	1.94	726
Total/WA	**Various**	**1,264**	**2013**	**95.5**	**2.05**	**826**
Tobin Loft	**n/a**	**225**	**2003**	**85.4**	**1.72**	**988**

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

Sponsorship

The sponsor for this loan is JWCM Credit Opportunities Fund I, LP (JWCM). JWCM is managed by Samuel Jesselson and Jason Warsavsky. Mr. Jesselson is Managing Partner of JWCM and his primary responsibilities include origination, asset management, and investor relations. He has 14 years of commercial real estate and investment banking experience. Mr. Warsavsky is also a Managing Partner of JWCM. He has 14 years of commercial real estate, investment banking, and private equity experience.

Internacional Realty Management, LLC (IRM), a third-party property management company, will manage the property. IRM was founded in 1993 and is headquartered in San Antonio. IRM has developed, owned, and managed 49,000 units over its 28-year history and currently owns and/or manages 10,000 units. In addition to property management, IRM will oversee the capex work at the property.

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

	2020	T-12 June 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	4,780,643	4,812,680	4,758,214	4,758,214	0.0
Other Income ($)	352,741	263,694	317,699	151,825	-52.2
Vacancy & Concessions ($)	-1,405,250	-1,751,429	-570,986	-699,893	22.6
EGI ($)	**3,728,134**	**3,324,945**	**4,504,927**	**4,210,146**	**-6.5**
Expenses ($)	2,083,072	2,003,084	1,667,672	1,843,788	10.6
NOI ($)	**1,645,062**	**1,321,861**	**2,837,255**	**2,366,358**	**-16.6**
Capex ($)	0	0	69,250	56,250	-18.8
NCF ($)	**1,645,062**	**1,321,861**	**2,768,005**	**2,310,108**	**-16.5**

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 $2,310,108, representing a -16.5% variance from the Issuer's stabilized NCF of $2,768,005. The main drivers of the variance were operating expenses, credit loss/bad debt, and retail income. DBRS Morningstar generally estimated operating expenses to be based on the appraiser's stabilized expenses plus an additional adjustment of $580 per unit to achieve controllable expenses (repair and maintenance, payroll, general & administrative, and advertising/marketing) of $3,500 per unit at stabilization to be in line with other securitized comparable properties in the San Antonio MSA. DBRS Morningstar estimated credit loss/bad debt by taking an average of the appraisal, 2020 actual, and T-12 period ended June 2021, plus an additional adjustment for employee & model units. DBRS Morningstar projects no revenue at stabilization for the 14,699 sf of ground-floor space split among four suites, three which are currently vacant and the sole tenant is currently on a month-to-month lease.

DBRS Morningstar Viewpoint

The property is currently being operated as student housing, offering 552 beds among 225 units. The collateral was originally developed in 2013 as a conventional multifamily property. However, restrictions within the ground lease required the property to be converted to student housing and leased to students on a per-bed basis. The sponsor has recently amended the ground lease with the current land owner to remove the student housing requirement, and the business plan entails reverting the property back to a conventional multifamily product with 225 units. Conversion of all units will occur as leases rollover, as opposed to a forced wholesale vacancy, and the time frame to complete the entire project is estimated to be 24 months.

The property is subject to a ground lease with a public corporation for a term of 75 years with ground rent of only $20,000/year with CPI increases. The lease includes a 100% property tax exemption for the entire term as long as 50% of the units (regardless of unit type) are reserved for tenants earning less than 80% of the area median income. Currently, this hurdle amount is an income of $59,280. This requirement has been included in the cash flow projections.

Future loan funding of $5.1 million ($22,700 per unit) will be used for the conversion of the subject from student housing back to a conventional multifamily property. The construction budget includes $2.1 million for unit renovations ($9,200 per unit) with the remaining $3.0 million ($13,500 per unit) earmarked for critical repairs ($1.3 million), cosmetic improvements ($830,000), and preventative maintenance repairs ($620,000) and allowance for contingencies, overhead, and contractor fees.

Although the exterior footprint will remain unchanged, the unit renovations will entail reconfiguring the large four-bed student housing units into two- and three-bedroom suites, which will affect 79 of the 225 total units (35%). Interior unit improvements for all 225 units will include premium appliances, premium countertops, premium flooring, walk-in closets, and in-unit washer/dryer. Planned exterior and common area improvements include a new tenant lounge, new landscaping, exterior and common area paint, and deferred maintenance.

The sponsor anticipates the above-mentioned interior and exterior capital improvements will lead to an increased cash flow, in large part from reducing the property's current vacancy of 14.6%, per the September 2021 rent roll, to a stabilized vacancy of 8.0%. Additionally, the sponsor has shown commitment to the property by contributing $9.9 million of cash equity to facilitate the acquisition. DBRS Morningstar believes the business plan is generally achievable. The market fundamentals generally support the achievement of this plan as Q2 2021 Reis projects vacancy in the Central San Antonio submarket of 5.8%. DBRS Morningstar also concluded a stabilized vacancy rate of 8.0%, which is higher than the submarket and also higher the appraiser's stabilized vacancy rate of 6.1%. DBRS Morningstar and the Issuer have both concluded to stabilized rent of $1.78 psf per month, which projects to rent of $1,762 per month. This compares favorably with the 22 comparable properties in Reis, all within one mile of the property, whose average rent is $1,871 per month.

The fully funded mortgage loan balance of $30.5 million represents an elevated LTV of 89.8% based on the as-is appraised value of $34.0 million. After considering the business plan and significant renovations to the property, the appraised value is projected to increase to $60.0 million by stabilization, reducing the stabilized LTV to 50.9%, well below the DBRS Morningstar WA stabilized LTV of 64.3% for the overall pool. The sponsor contributed $9.9 million toward the acquisition of the property, representing a healthy cash equity contribution representing 33.6% of the fully funded loan amount and 29.2% of the purchase price. Although the property's DBRS Morningstar Market Rank of 4 and MSA Rank of 0 are indicative of suburban markets, which have historically exhibited elevated default and loss rates, the loan is expected to significantly deleverage following stabilization with relatively healthy debt coverage, exhibiting a DBRS Morningstar Stabilized DSCR of 1.27x at that time. The subject loan's modeled expected loss is in line with that of the overall pool.

Transaction Structural Features

Credit Risk Retention: The Sponsor, ACRES Commercial Realty Corp., will be responsible for compliance with the U.S. credit risk retention requirements and intends to satisfy such requirement through the purchase and retention by ACRES Commercial Realty 2021-FL2 Holder, LLC, a Delaware limited liability company and a majority-owned affiliate of the Sponsor, of an eligible horizontal residual interest. Additionally, the Sponsor and the Retention Holder will both agree and undertake in the EU/UK Risk Retention Letter to comply with the EU/UK Risk Retention Requirements in accordance with the terms of the EU/UK Risk Retention Letter. The Sponsor will agree and undertake in the EU/UK Risk Retention Letter that it will continue to own, directly or indirectly, 100% of the membership interests in the Retention Holder, which will, in turn, retain a material net economic interest in the securitization for purposes of EU Securitization Laws and UK Securitization Laws.

Ramp-Up Acquisition Period: The transaction includes a ramp-up acquisition period of 180 days from closing or earlier if all funds in the Unused Proceeds Account have been used to purchase Ramp-Up Mortgage Assets and, if applicable, the Delayed Close Mortgage Asset (ramp-up completion date), to achieve a target collateral principal balance of $700.0 million. During this time, the issuer may acquire Delayed Close Mortgage Assets and Ramp-Up Mortgage Assets. The Ramp-Up Mortgage Assets may include whole loans or participation interests in participated mortgage loans and must satisfy the eligibility criteria using funds from the unused proceeds account. Any principal proceeds used to acquire, or to be set aside for the acquisition of, Mortgage Assets at the direction of the Collateral Manager in any due period will not be available for payments to the noteholders on the payment date related to such due period in accordance with the principal payment priority of payments. Amounts remaining in the unused proceeds account on the ramp-up completion date will be applied as principal proceeds in accordance with the priority of payments.

Reinvestment Period: During the reinvestment period, the collateral manager may direct the Issuer to reinvest principal proceeds (and any cash contributed by the holder of the Preferred Shares) for the acquisition of all or a portion of the related future funding participation, funded companion participations, or additional loans that meet the Eligibility Criteria and Acquisition Criteria. The Eligibility Criteria requires a No Downgrade Confirmation from DBRS Morningstar, unless the Issuer already owns a participation interest in the same loan and the participation balance being acquired is $500,000 or less. The Acquisition Criteria requires that both Note Protection Tests are satisfied and no EOD has occurred and is continuing.

Future Funding Companion Participations: With respect to each Future Funding Companion Participation, the holder thereof will have the sole obligation under the related Future Funding Participation Agreement to make future advances. Once funded, such Future Funding Companion Participation (or a portion thereof) may be transferred in accordance with the terms of the related Future Funding Participation Agreement and the Issuer may, but is not obligated to, acquire such funded Future Funding Companion Participation (or a portion thereof) as a Ramp-Up Mortgage Asset or Reinvestment Mortgage Asset. Pursuant to each Future Funding Participation Agreement, the holder of the related Future Funding Companion Participation (or a qualified transferee) and ACRES Commercial Realty Corp.

(or such qualified transferee) will be required to indemnify the Issuer, as the holder of the related mortgage asset, against any losses, claims, damages, costs, expenses, and liabilities in connection with, arising out of, or as a result of the failure of the holder of such Future Funding Companion Participation to make future advances when required under the related Participated Loan.

Administrative Modifications and Criteria-Based Modifications: The collateral manager may, but is not required to, direct and require the special servicer to administratively process any Administrative Modification or any Criteria-Based Modification in accordance with the Collateral Management Standard. Criteria-Based Modifications also require compliance with the Criteria-Based Modification Conditions.

Criteria-Based Modification Conditions will be satisfied only if, immediately after giving effect to a Criteria-Based Modification: (i) not more than eight Criteria-Based Modifications have been effectuated in the aggregate after the Reinvestment Period; (ii) any such Criteria-Based Modification would not result in a reduction to the margin of the subject Mortgage Asset by more than 0.25%; (iii) any Criteria-Based Modification may not extend the maturity date more than two years from the initial fully extended maturity date of such Mortgage Loan; (iv) no EOD has occurred and is continuing; (v) the Note Protection Tests are satisfied; (vi) with respect to any mezzanine debt or preferred equity, the as-stabilized LTV ratio of the related Mortgage Loan and any additional indebtedness is not higher than the as-stabilized LTV of such Mortgage Loan as of the Closing Date; (vii) with respect to any Criteria-Based Modification allowing mezzanine debt or preferred equity or an increase in the principal balance of a loan allocated to the companion participation, the Rating Agency Condition is satisfied.

Note Protection Tests: Like most CRE CLO transactions, the subject transaction features senior note protection tests in the form of an interest coverage (IC) test and a par value or overcollateralization (OC) test. If either of the IC or OC tests is not satisfied on any measurement date, interest proceeds remaining after interest is paid to the Class E Notes will be diverted to deleverage and pay down Classes A through E in senior sequential order until the tests are brought back into compliance or until the notes have been paid in full. The par value test will be satisfied if the par value ratio is equal to or greater than 122.46%. The IC test will be satisfied if the IC ratio is equal to or greater than 120.0%.

Advancing and Backup Advancing: The Advancing Agent, ACRES Realty Funding, Inc., or, if the Advancing Agent fails to do so, the Backup Advancing Agent, Computershare Trust Company, National Association, or the Trustee, Wilmington Trust, National Association, will be required to advance certain delinquent scheduled interest payments, as applicable, to the extent that each deems such advances to be recoverable.

Controlling Class: The Class A Notes are considered the Controlling Class so long as any Class A Notes are outstanding. If the Class A Notes are no longer outstanding, then the Class A-S Notes will be considered the Controlling Class, or if the Class A-S Notes are no longer outstanding, the Class B Notes, or if the Class B Notes are no longer outstanding, the Class C Notes, or if the Class C Notes are no longer outstanding, the Class D Notes, or if the Class D Notes are no longer outstanding, the Class E Notes, or if the Class E Notes are no longer outstanding, the Class F Notes, or if the Class F Notes are no longer outstanding, the Class G Notes, so long as any Class G Notes are outstanding. If an EOD under the indenture has occurred and is continuing, the holders of the Controlling Class will be entitled to determine the remedies to be exercised under the indenture and in certain circumstances, without regard to whether there are sufficient proceeds to pay in full the amounts then due and unpaid on the Notes. The Controlling Class will be the most senior class of notes outstanding. Any remedies pursued by the holders of the Controlling Class upon an EOD could be adverse to the interests of the holders of more subordinated classes of notes.

Collateral Manager: ACRES Collateral Manager LLC, an affiliate of the sponsor, will serve as the Collateral Manager and provide certain advisory and administrative functions with respect to the collateral. The Collateral Manager is obligated to perform its duties according to the Collateral Management Standard. The special servicer may be removed with or without cause, and a successor special servicer may be appointed, in each case at any time and at the direction of the Collateral Manager.

Retention Holder: ACRES Commercial Realty 2021-FL2 Holder, LLC, a Delaware limited liability company and a majority-owned affiliate of the Sponsor, will acquire 100.0% of the Class F Notes, the Class G Notes, and the Preferred Shares issued on the closing date and therefore will be the initial Retention Holder. ACRES Commercial Realty 2021-FL2 Holder, LLC is expected to continue to be the holder of the Class F Notes, the Class G Notes, and the Preferred Shares through the stated maturity date.

Preferred Shares: The Preferred Shares are equity of the Issuer and will not be secured by any of the mortgage loans. The Preferred Shares are subordinate to all classes of notes in all respects and have no promised dividend or coupon. The Preferred Shares are not rated.

No Downgrade Confirmation: Certain events within the transaction require the Issuer to obtain a confirmation that the proposed action will not result in a downgrade of the rated Notes. However, the transaction stipulates a $500,000 threshold on pari passu participation acquisitions before a No Downgrade Confirmation is required if there is already a participation of the underlying loan in the trust. It is not the intent of DBRS Morningstar to waive these RACs, and its analysis will be included in ongoing monitoring of the ratings.

Delayed Close Mortgage Assets: One of the mortgage assets, identified in Annex A to the Offering Memorandum as The Vic at Interpose, has not yet closed but is expected to close prior to or within 90 days of the closing date. The Issuer may acquire the Delayed Close Mortgage Asset without regard to the Eligibility Criteria, but subject to the Acquisition Criteria, on either the closing date or at any time on or prior to the Purchase Termination Date, but in each case only so long as the terms of the Delayed Close Mortgage Asset are not materially different from the terms described in the Offering Memorandum.

Methodologies

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

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

Surveillance

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

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

This report is based on information as of December 3, 2021. Subsequent information may result in material changes to the rating assigned herein and/or the contents of this report.

Glossary

ADR	average daily rate	**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
CoStar	CoStar Group, Inc.	**OSAR**	operating statement analysis report
CREFC	CRE Finance Council	**PCR**	property condition report
DPO	discounted payoff	**P&I**	principal and interest
DSCR	debt service coverage ratio	**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	**STR**	Smith Travel Research
LC	leasing commission	**SPE**	special-purpose entity
LGD	loss severity given default	**TI**	tenant improvement
LOC	letter of credit	**TIC**	tenants in common
LOI	letter of intent	**T-12**	trailing 12 months
LS Hotel	limited-service hotel	**UW**	underwriting
LTC	loan-to-cost	**WA**	weighted average
LTCT	long-term credit tenant	**WAC**	weighted-average coupon
LTV	loan-to-value	**x**	times
MHC	manufactured housing community	**YE**	year end
MTM	month to month	**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 (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 revenues earned by a property's ongoing operations less the expenses associated with such operations and the capital costs of tenant improvements, leasing commissions and capital expenditures (or reserves). Moreover, NCF is net operating income less tenant improvements, leasing commissions and capital expenditures.
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 revenues earned by a property's ongoing operations less the expenses associated with such operations but before mortgage payments, tenant improvements, replacement reserves and leasing commissions.
Net Rentable Area (NRA) The area (sf) for which rent can be charged. NRA includes the tenant's premises plus an allocation of the common area directly benefiting the tenant, such as common corridors and restrooms.
Revenue Per Available Room (RevPAR) A measure that divides revenue by the number of available rooms, not the number of occupied rooms. It is a measure of how well the hotel has been able to fill rooms in the off-season, when demand is low even if rates are also low, and how well it fills the rooms and maximizes the rate in the high season, when there is high demand for hotel rooms.
Tenant Improvements (TIs) The expense to physically improve the property or space, such as new improvements or remodeling, paid by the borrower.
Weighted Average (WA) Calculation is weighted by the size of each mortgage in the pool.
Weighted-Average Coupon (WAC) The average coupon or interest payment on a set of mortgages, weighted by the size of each mortgage in the pool.

About DBRS Morningstar

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