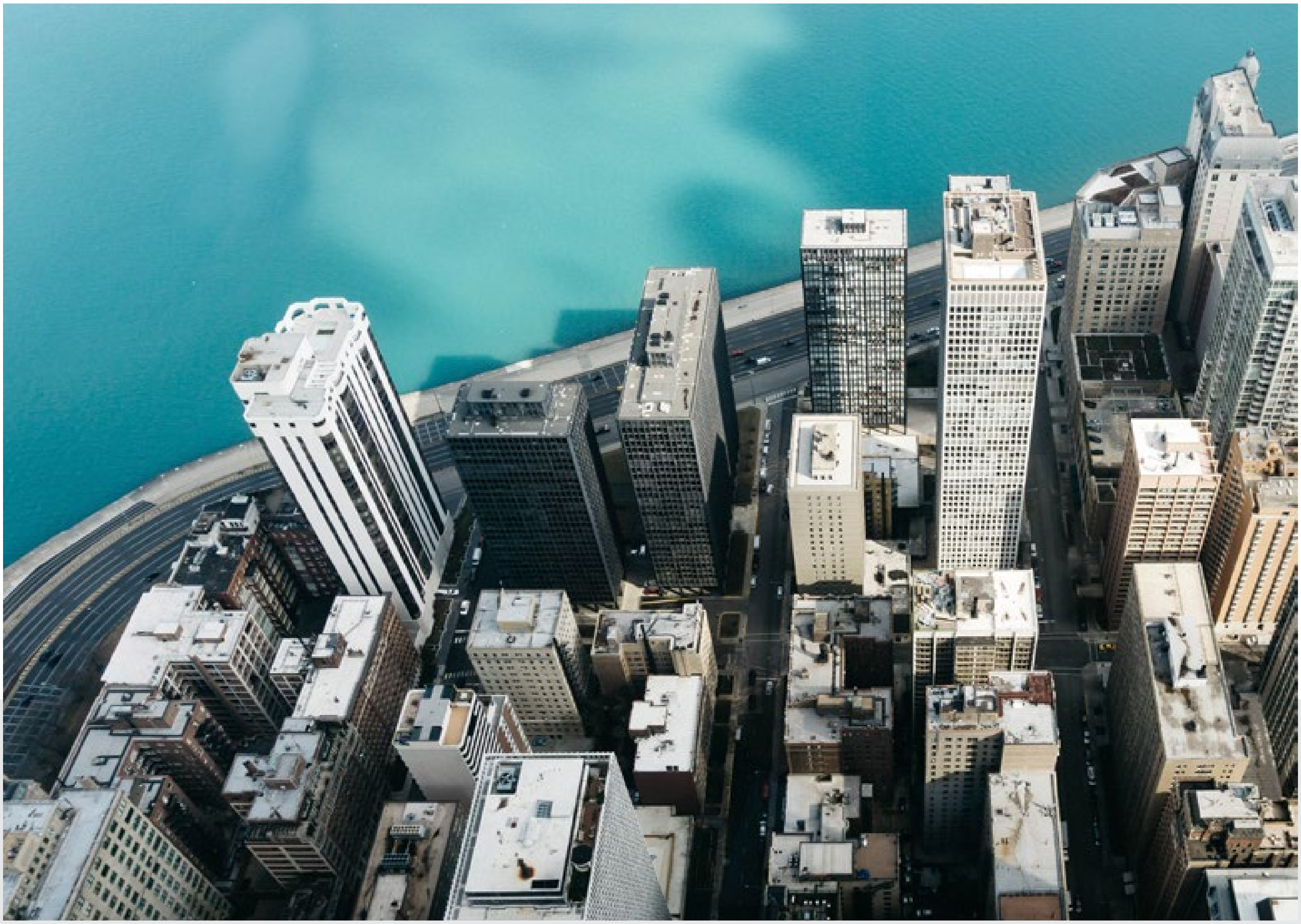

PRESALE REPORT

BXMT 2020-FL2, Ltd.
BXMT 2020-FL2, LLC

Now available on
DBRS Viewpoint

JANUARY 2020

STRUCTURED FINANCE: CMBS

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Capital Structure

Description	Rating Action	Balance ($)	Subordination (%)	DBRS Morningstar Rating	Trend
Class A	New Rating - Provisional	656,250,000	47.500	AAA (sf)	Stable
Class A-S	New Rating - Provisional	106,250,000	39.000	AAA (sf)	Stable
Class B	New Rating - Provisional	79,687,000	32.625	AA (low) (sf)	Stable
Class C	New Rating - Provisional	98,438,000	24.750	A (low) (sf)	Stable
Class D	New Rating - Provisional	76,562,000	18.625	BBB (sf)	Stable
Class E	New Rating - Provisional	18,750,000	17.125	BBB (low) (sf)	Stable
Class F	New Rating - Provisional	67,188,000	11.750	BB (low) (sf)	Stable
Class G	New Rating - Provisional	54,687,000	7.375	B (low) (sf)	Stable
Preferred Shares	NR	92,188,000	--	NR	Stable

Notes:
1. NR = not rated.
2. Class F, G, and the Preferred Shares will be privately placed.
3. It is anticipated that the Retention Holder and/or its affiliates may acquire all or a portion of the Class B Notes, the Class C Notes, the Class D Notes, and the Class E Notes on the Closing Date.

Transaction Summary

POOL CHARACTERISTICS			
Trust Amount ($)	1,250,000,000	**Participated Loan Commitment Amount ($)**	6,623,692,202
Number of Loans	34	**Average Loan Size ($)**	36,764,706
Number of Properties	80	**Top Ten Loan Concentration (%)**	31.0
Managed / Static	Static	**Unfunded Companion Participation Amount ($)**	853,938,632
Preidentified Companion Participations	Y	**Replenishment Allowed**	Yes
Class E OC Trigger (%)	112.2	**Acquisition Period[7]**	120 Days
Initial Class E OC Test (%)	120.0	**IC Ratio: Trigger**	1.20x
Wtd. Avg. Current Funded As-Is Issuance LTV (%)	64.0	**Wtd. Avg. DBRS Morningstar As-Is Issuance LTV[6] (%)**	74.5
Wtd. Avg. Current Funded Stabilized LTV (%)	58.1	**Wtd. Avg. DBRS Morningstar Stabilized Balloon LTV[4] (%)**	58.0
Wtd. Avg. Interest Rate Margin (%)	2.896	**DBRS Morningstar Wtd. Avg. Interest Rate[4] (%)**	4.63
Wtd. Avg. Remaining Term[1]	37	**Wtd. Avg. Remaining Term - Fully Extended**	48
Wtd. Avg. DBRS Morningstar As-Is Term DSCR[2,4,6]	1.16	**Wtd. Avg. Issuer As-Is Term DSCR**	1.72
Wtd. Avg. DBRS Morningstar Stabilized DSCR[3]	1.63	**Wtd. Avg. Issuer Stabilized DSCR**	2.07
Avg. DBRS Morningstar As-Is NCF Variance[2] (%)	-18.3	**Avg. DBRS Morningstar Stabilized NCF Variance[3] (%)**	-21.9

Note: All DSCR calculations in this table and throughout the report are based on the trust mortgage loan commitment for each loan and exclude DBRS Morningstar Ramp Loan assumptions if applicable. All Stabilized Balloon calculations are calculated assuming the loan is fully extended and with the DBRS Morningstar Stressed Interest Rate.

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. Based on the DBRS Morningstar Stressed Interest Rate.
5. Interest rate assumes 2.18% 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 Term DSCR figures are based on this stressed rate
6. Assumes unfunded facilities are fully funded.
7. Means the period beginning on the date of the deposit of Permitted Principal Proceeds and ending 120 days thereafter.

PARTICIPANTS	
Issuer	BXMT 2020-FL2, Ltd.
Co-Issuer	BXMT 2020-FL2, LLC
Mortgage Loan Seller	42-16 CLO L Sell, LLC
Servicer	Midland Loan Services, a Division of PNC Bank, National Association
Special Servicer	CT Investment Management Co., LLC
Note Administrator / Custodian	Wells Fargo Bank, National Association
Trustee	Wilmington Trust, National Association
Placement Agent	Wells Fargo Securities, LLC
	Barclays Capital Inc.
	BofA Securities, Inc.
	Citigroup Global Markets Inc.,
	Deutsche Bank Securities Inc.
	Goldman Sachs & Co. LLC
	J.P. Morgan Securities LLC
Structuring Agent	Wells Fargo Securities, LLC
Advancing Agent	42-16 CLO L Sell, LLC
Backup Advancing Agent	Wells Fargo Bank, National Association

Transaction Overview

The initial collateral consists of 34 floating-rate mortgages secured by 80 mostly transitional properties, with a cutoff balance totaling $1.25 billion, excluding approximately $853.9 million of unfunded companion future funding participations. Most loans are in a period of transition with plans in place to stabilize and improve the asset value. The Issuer may direct principal proceeds to acquire a portion of one or more companion participations without rating agency confirmation (RAC), subject to the Replenishment Criteria. The Replenishment Criteria requires, among other things, for the underlying mortgage loan not to be a defaulted mortgage loan or specially serviced loan, for no event of default to have occurred or be continuing, and for certain note protection tests to be satisfied. Commercial real estate collateralized loan obligation transactions often allow for principal proceeds to be held in an account and are used to purchase pari passu companion participations of existing trust assets, instead of being used to pay down bonds. Typically if RAC is not required to acquire these participations, DBRS Morningstar performs a paydown analysis whereby the loans in the pool with the lowest expected loss (EL) that have no future funding are assumed to pay off and then all future funding is brought in, with the pool balance staying constant. The effect of this paydown analysis is that the EL migrates to a higher level as DBRS Morningstar assumes a worst-case scenario where only good loans pay off, and as a result, the pool loss levels are higher than they would be on the pool as it stands at closing. In this transaction, RAC is not required to acquire participations of existing trust assets, but the transaction documents require the resulting pool DBRS Morningstar WA EL to be no greater than 6.9%. This is intended by the issuer to keep credit risk fairly constant, as the initial pool DBRS Morningstar WA E/L is 6%. As a result, DBRS Morningstar did not perform a paydown analysis on this transaction and assume negative credit migration. While it is possible that loans get worse (or better) after securitization and the EL being used could be lower (or higher) than it truly should be, DBRS Morningstar believes that the capital structure as proposed by the issuer adequately accounts for this risk. Any significant modifications will require RAC and such loan will have its E/L updated based on such modifications. Please see the chart below for participations that the issuer will be allowed to acquire.

FUTURE FUNDING NOTES

Loan Name	Mortgage Loan Contributed Cut-off Date Balance ($)	Funded Companion Participation Held by BXTMT Outside the CLO	Unfunded Companion Participation Held by BXTMT Outside the CLO	Participated Loan Cut-off Date Balance	Participated Loan Commitment	Future Funding Uses
Washington Square	38,743,015	82,256,985	25,250,000	121,000,000	146,250,000	CapEx; Leasing Reserves
Cammeby Industrial Portfolio	38,743,015	194,156,985	10,000,000	232,900,000	242,900,000	CapEx
Columbus Portfolio	38,743,015	31,804,570	13,561,915	70,547,585	84,109,500	CapEx
Bank of America Plaza	38,743,015	115,154,117	43,602,867	153,897,133	197,500,000	Leasing Reserves
Northbridge Centre	38,743,015	31,256,985	14,000,000	70,000,000	84,000,000	Leasing Reserves; CapEx
Pasea Hotel and Spa	38,743,015	94,256,985	0	133,000,000	133,000,000	Fully Funded
Hudson Commons	38,743,015	154,149,974	48,507,011	578,678,968	724,200,000	CapEx; Leasing Reserves; Earnout
Industry City	38,743,015	149,050,417	72,742,548	520,043,350	720,000,000	CapEx
Old Post Office	38,743,015	140,065,699	126,691,286	357,617,429	611,000,000	CapEx; Leasing Reserves
Aston Hotel Waikiki Beach	38,743,015	64,830,960	19,426,025	103,573,975	123,000,000	CapEx
Flagler	38,743,015	67,417,820	7,029,165	106,160,835	113,190,000	CapEx; Leasing Reserves
Liberty View	38,743,015	91,256,985	73,000,000	130,000,000	203,000,000	Leasing Reserves; CapEx
444 North Michigan	38,743,015	63,959,193	20,409,792	102,702,208	123,112,000	CapEx; Leasing Reserves
Westin Las Vegas	38,743,015	114,270,975	19,636,010	153,013,990	172,650,000	CapEx
175 Water Street	38,743,015	136,256,985	0	175,000,000	175,000,000	Fully Funded
7080 Hollywood	38,743,015	26,256,985	9,300,000	65,000,000	74,300,000	CapEx; Leasing Reserves
Falchi Building	38,743,015	148,986,945	16,770,040	187,729,960	204,500,000	CapEx; Leasing Reserves
Carneros Resort and Spa	38,743,015	46,256,985	5,000,000	85,000,000	90,000,000	Earnout Advance
One South Wacker	38,743,015	204,473,645	66,783,339	243,216,661	310,000,000	Leasing Reserves; CapEx
Walton on the Park	38,743,015	64,250,816	3,706,169	102,993,831	106,700,000	CapEx
Westin Maui Resort & Spa	38,743,015	296,872,377	26,884,608	335,615,392	362,500,000	CapEx
360 Spear Street	38,743,015	31,753,935	9,858,050	70,496,950	80,355,000	Leasing Reserves; CapEx
Colony Square	38,743,015	165,527,623	74,129,361	204,270,639	278,400,000	CapEx; Leasing Reserves
Douglas Entrance	38,743,015	61,256,985	0	100,000,000	100,000,000	Fully Funded
LBA Distribution Portfolio	38,743,015	4,756,985	7,650,000	43,500,000	51,150,000	CapEx; Leasing Reserves

FUTURE FUNDING NOTES						
Loan Name	**Mortgage Loan Contributed Cut-off Date Balance ($)**	**Funded Companion Participation Held by BXTMT Outside the CLO**	**Unfunded Companion Participation Held by BXTMT Outside the CLO**	**Participated Loan Cut-off Date Balance**	**Participated Loan Commitment**	**Future Funding Uses**
LBA Distribution Portfolio II	38,743,015	27,196,985	19,370,000	65,940,000	85,310,000	CapEx; Leasing Reserves
Orange County Office Portfolio	38,743,015	150,628,256	13,628,729	189,371,271	203,000,000	Leasing Reserves; CapEx
Park Central	38,743,015	208,657,985	6,523,000	247,401,000	253,924,000	CapEx
Reebok HQ	38,743,015	6,086,902	36,465,083	44,829,917	81,295,000	Leasing Reserves; CapEx
Rosslyn Portfolio Pool B	38,743,015	92,187,647	4,939,338	130,930,662	135,870,000	CapEx; Leasing Reserves
Wynwood 25	38,743,015	53,982,837	16,975,148	92,725,852	109,701,000	Leasing Reserves; Earnout Advance
SunTrust Center	29,663,128	49,538,411	4,234,163	79,201,539	83,435,702	CapEx; Leasing Reserves
Ambassador Waikiki II	12,380,952	54,319,048	37,700,000	66,700,000	104,400,000	CapEx
Bellevue West	6,922,444	48,852,569	164,987	55,775,013	55,940,000	CapEx

For the floating-rate loans, DBRS Morningstar used the one-month LIBOR index, which is based on the lower of a DBRS Morningstar stressed rate that corresponded to the remaining fully extended term of the loans or the strike price of the interest rate cap with the respective contractual loan spread added to determine a stressed interest rate over the loan term. When the cut-off balances were measured against the DBRS Morningstar As-Is NCF, 10 loans, comprising 32.0% of the initial pool, had a DBRS Morningstar As-Is DSCR below 1.00x, a threshold indicative of default risk. Additionally, none of the DBRS Morningstar Stabilized DSCRs are below 1.00x, which is indicative of elevated refinance risk. The properties are often transitioning with potential upside in cash flow; however, DBRS Morningstar does not give full credit to the stabilization if there are no holdbacks or if other loan structural features in place are insufficient to support such treatment. Furthermore, even with the structure provided, DBRS Morningstar generally does not assume the assets to stabilize above market levels.

The transaction will have a sequential-pay structure.

Rating Considerations

STRENGTHS

- The properties are primarily located in core markets with the overall pool's WA DBRS Morningstar Market Rank at a very high 5.8. Four loans, totaling 12.4% of the pool, are in markets with a DBRS Morningstar Market Rank of 8, and 10 loans, totaling 28.9% of the pool, are in markets with a market rank of 7. These higher DBRS Morningstar Market Ranks correspond to zip codes that are more urbanized in nature. These markets benefit from increased liquidity that is driven by consistently strong investor demand; therefore, such markets tend to benefit from lower default frequencies than less dense suburban, tertiary, and rural markets. Some of the urban markets represented include New York; Brooklyn, New York; San Francisco; and Chicago.
- As measured, including all future funding in the calculation, the WA as-is LTV is low at 74.5%. Further, the WA as-stabilized LTV is also quite low at 58.0%. The WA DBRS Morningstar As-Is LTV reflects an as-is appraised value adjustment to one

loan based on the appraiser's as-complete value, based on upfront capex facilities. Please see the model adjustment section below for more on the above-mentioned adjustment.

- Property quality for the pool is considered strong, as 14 loans in the pool, totaling 74.0% of the DBRS Morningstar sample by cut-off-date pool balance, are backed by a property with a quality deemed to be Average (+), Above Average, or Excellent by DBRS Morningstar.
- The borrowers of all 34 floating-rate loans have purchased LIBOR rate caps that range between 2.5% and 4.0% to protect against rising interest rates over the term of the loan.
- Twenty-one loans, representing 64.4% of the initial 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.

CHALLENGES AND STABILIZING FACTORS

- The pool consists of mostly transitional assets.
  - *Given the nature of the assets, DBRS Morningstar determined a sample size representing 58.7% of the pool cut-off-date balance. Although this is lower than the typical sample size for traditional CMBS transactions, the pool is quite diversified given the loan count as the Issuer has cut mostly identically sized pari-passu pieces. Physical site inspections were also performed, including management meetings. DBRS Morningstar also notes that when DBRS Morningstar analysts are visiting the markets, they may actually visit properties more than once to follow the progress (or lack thereof) toward stabilization. The servicer is also in constant contact with the borrowers to track progress.*
- All of the loans in the pool have floating interest rates, and all loans are IO during the original term and have original term ranges from 24 months to 70 months, creating interest rate risk.
  - *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 and LTV requirements.*
- DBRS Morningstar has analyzed the loans to a stabilized cash flow that is, in some instances, above the current in-place cash flow. There is a possibility that the sponsors will not execute their business plans as expected and that the higher stabilized cash flow will not materialize during the loan term. Failure to execute the business plan could result in a term default or the inability to refinance the fully funded loan balance.
  - *DBRS Morningstar made relatively conservative stabilization assumptions and, in each instance, considered the business plan to be rational and the future funding amounts to be sufficient to execute such plans. In addition, DBRS Morningstar analyzes LGD based on the as-is LTV, assuming the loan is fully funded.*

DBRS Morningstar Credit Characteristics

DBRS MORNINGSTAR AS-IS DSCR (X)	
DSCR	**% of the Pool (Senior Note Balance[1])**
0.00x-0.50x	15.5
0.50x-0.75x	4.1
0.75x-1.00x	12.4
1.00x-1.25x	18.6
1.25x-1.50x	22.2
1.50x-1.75x	15.5
>1.75x	11.7
Wtd. Avg. (x)	1.16

DBRS MORNINGSTAR STABILIZED 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	0.0
1.00x-1.25x	15.5
1.25x-1.50x	18.6
1.50x-1.75x	34.6
>1.75x	31.3
Wtd. Avg. (x)	1.63

DBRS MORNINGSTAR AS-IS ISSUANCE LTV	
LTV	**% of the Pool (Senior Note Balance[1])**
0.0%-50.0%	0.0
50.0%-60.0%	14.8
60.0%-70.0%	22.2
70.0%-80.0%	37.2
80.0%-90.0%	15.5
90.0%-100.0%	10.3
100.0%-110.0%	0.0
110.0%-125.0%	0.0
>125.0%	0.0
Wtd. Avg. (%)	74.5

DBRS MORNINGSTAR STABILIZED BALLOON LTV	
LTV	**% of the Pool (Senior Note Balance[1,2])**
0.0%-50.0%	24.8
50.0%-60.0%	25.1
60.0%-70.0%	43.9
70.0%-80.0%	6.2
80.0%-90.0%	0.0
90.0%-100.0%	0.0
100.0%-110.0%	0.0
110.0%-125.0%	0.0
>125.0%	0.0
Wtd. Avg. (%)	58.0

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.

DBRS Morningstar Sample Loan Writeup Stats

LOAN DETAIL

Loan Name	Trust Balance ($)	% of Pool	DBRS Morningstar Shadow Rating	DBRS Morningstar As-Is DSCR (x)	DBRS Morningstar Stabilized DSCR (x)	Fully Funded DBRS Morningstar LTV (As-Is) (%)	Fully Funded DBRS Morningstar LTV (Stabilized)[1] (%)
Cammeby Industrial Portfolio	38,743,015	3.1	n/a	1.45	1.45	73.0	67.7
Bank of America Plaza	38,743,015	3.1	n/a	1.61	2.15	65.8	47.0
Northbridge Centre	38,743,015	3.1	n/a	1.21	1.71	84.4	65.6
Pasea Hotel and Spa	38,743,015	3.1	n/a	2.00	2.00	58.8	55.5
Hudson Commons	38,743,015	3.1	n/a	0.83	1.45	81.4	67.4
Industry City	38,743,015	3.1	n/a	1.00	1.66	58.8	42.4
Old Post Office	38,743,015	3.1	n/a	1.67	1.77	74.1	48.0
444 North Michigan	38,743,015	3.1	n/a	1.02	1.41	84.9	66.9
Falchi Building	38,743,015	3.1	n/a	1.07	1.35	69.3	57.6
One South Wacker	38,743,015	3.1	n/a	1.13	1.56	97.5	75.6

1. The senior note balloon balance assumes the DBRS Morningstar Stressed Interest Rate and the amortization schedule over the fully-extended loan term.

PROPERTY DETAIL

Loan Name	DBRS Morningstar Property Type	City	State	Year Built	SF/Units	Fully Funded Mortgage Loan per SF/ Units ($)	Fully Funded Mortgage Maturity Balance per SF/Units ($)
Cammeby Industrial Portfolio	Industrial	Various	NY	Various	3,760,728	65	65
Bank of America Plaza	Office	Atlanta	GA	1992	1,341,039	147	147
Northbridge Centre	Office	West Palm Beach	FL	1985	295,211	285	285
Pasea Hotel and Spa	Full Service Hotel	Huntington Beach	CA	2016	250	532,000	532,000
Hudson Commons	Office	New York	NY	1962	697,958	1,038	1,038
Industry City	Mixed-Use	Brooklyn	NY	1890-1920	5,814,919	124	124
Old Post Office	Office	Chicago	IL	1916	2,305,766	265	265
444 North Michigan	Office	Chicago	IL	1976	517,193	238	238
Falchi Building	Office	Long Island City	NY	1920	713,669	287	287
One South Wacker	Office	Chicago	IL	1982	1,181,724	262	262

Note: Loan metrics are based on whole-loan balances.

DBRS Morningstar Sample

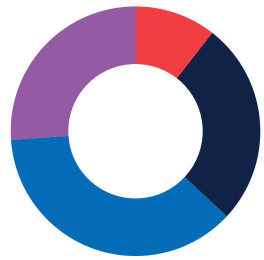
DBRS MORNINGSTAR SAMPLE RESULTS

Prospectus ID	Loan Name	% of Pool	DBRS Morningstar Stabilized NCF ($)	DBRS Morningstar Stabilized NCF Variance (%)	DBRS Morningstar Major Variance Drivers	DBRS Morningstar Property Quality
2	Cammeby Industrial Portfolio	3.1	15,899,728	-33.81	Vacancy, Replacement Reserves, TI/LCs	Average
4	Bank of America Plaza	3.1	17,622,872	-22.66	TI/LCs, GPR, Vacancy	Average +
5	Northbridge Centre	3.1	6,450,874	-13.80	Mark to Market, Other Income, Vacancy	Average +
6	Pasea Hotel and Spa	3.1	11,562,279	-21.71	RevPAR, Real Estate Taxes	Above Average
7	Hudson Commons	3.1	39,823,023	-20.48	Real Estate Taxes, Vacancy, Management Fee	Above Average
8	Industry City	3.1	46,540,618	-37.75	Mark to Market, TI/LCs, GPR	Average +
9	Old Post Office	3.1	63,771,036	-8.34	GPR, Replacement Reserves, Management Fee	Above Average
11	Flagler	3.1	11,534,764	-19.33	Vacancy, GPR, TI/LCs	Average
13	444 North Michigan	3.1	8,367,742	-7.27	Vacancy, Real Estate Taxes, Management Fee	Average +
14	Westin Las Vegas	3.1	16,197,026	-6.96	Occupancy	Average +
17	Falchi Building	3.1	12,445,599	-28.76	Vacancy, Real Estate Taxes, TI/LCs	Average
19	One South Wacker	3.1	19,557,977	-13.89	GPR, Vacancy	Average +
20	Walton on the Park	3.1	6,135,527	-23.83	GPR, Operating Expenses, Replacement Reserves	Excellent
22	360 Spear Street	3.1	6,626,438	-18.14	Vacancy, Rent Steps, Replacement Reserves	Average
23	Colony Square	3.1	21,089,386	-19.63	Vacancy, TI/LCs, GPR	Above Average
28	Park Central	3.1	13,953,885	-36.07	Occupancy	Average +
29	Reebok HQ	3.1	5,259,902	-49.14	Vacancy, TI/LC's, GPR	Above Average
31	Wynwood 25	3.1	5,047,202	-29.58	Real Estate Taxes, Other Income, GPR	Excellent
32	SunTrust Center	2.4	6,941,172	-11.58	GPR, Replacement Reserves, Operating Expenses	Average
34	Bellevue West	0.6	3,792,171	-15.20	Real Estate Taxes, GPR, Vacancy	Average

DBRS MORNINGSTAR SITE INSPECTIONS

The DBRS Morningstar sample included 20 loans representing 58.7% of the pool by loan balance, and site inspections were performed on 33 of the 80 properties in the pool, representing 49.4% of the pool by allocated cut-off loan balance for each property. DBRS Morningstar conducted meetings with the on-site property manager, leasing agent, or representative of the borrowing entity for 18 loans. The resulting DBRS Morningstar property quality scores are highlighted in the chart to the right.

DBRS Morningstar Sampled Property Quality



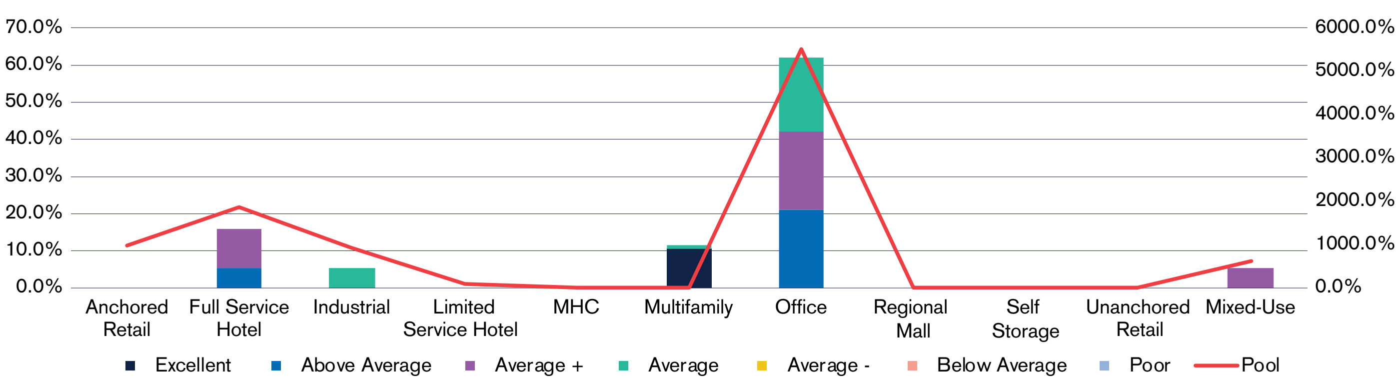
	# of Loans	% of Sample
Excellent	2	10.6
Above Average	5	26.4
Average (+)	7	37.0
Average	6	26.1
Average (-)	0	0.0
Below Average	0	0.0
Poor	0	0.0

DBRS MORNINGSTAR CASH FLOW ANALYSIS

A cash flow review and a cash flow stability and structural review were completed on 20 of the 34 loans, representing 58.7% of the pool by loan balance. For the loans not subject to NCF review, DBRS Morningstar applied an NCF variance of -14.6% and -21.9% to the issuer's as-is and stabilized NCFs, respectively, which are based on average sampled NCF variances (excluding certain outliers).

The DBRS Morningstar As-Is NCF was estimated based on the current performance of the property, without giving any credit to future upside that may be realized by the sponsors upon execution of their business plan. The DBRS Morningstar sample had an average in-place NCF variance of -18.3% from the issuer's NCF and ranged from -84.3% to +16.2%.

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 sponsor's business plan and structural features of the respective loan. This often involved assuming higher than in-place rental rates for multifamily properties based on significant ongoing renovations, with rents already achieved on renovated units providing the best guidance on market rent upon renovation completion. For commercial properties, the largest source of upside was typically higher than in-place occupancy rates. For all assumptions, DBRS Morningstar took a somewhat conservative view compared with the market to account for execution risk around the business plan. For loans with future funding for leasing costs, DBRS Morningstar estimated the total cost to stabilize the property at the assumed occupancy rate and gave credit in the cash flow to offset leasing costs if the future funding is not exhausted. The DBRS Morningstar sample had an average DBRS Morningstar Stabilized NCF variance of -21.9% from the issuer's stabilized NCF and ranged from -49.1% to -7.0%.



MODEL ADJUSTMENTS

- DBRS Morningstar applied an as-is value adjustment to Old Post Office to $824.1 million from $488.0 million based on significant capex facilities that addressed capital improvements to the collateral. This adjustment lowered the as-is LTV to 74.1% from 125.2%.

Transaction Concentrations

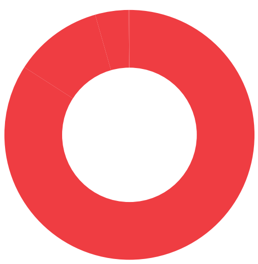
DBRS Morningstar Property Type

Property Type	# of Loans	% of Pool
Multifamily	4	9.9
Full Service Hotel	6	18.6
Industrial	3	9.3
Limited Service Hotel	1	1.0
Mixed-Use	2	6.2
Office	18	55.1

Geography

State	# of Properties	% of Pool
CA	10	21.7
NY	42	18.6
FL	7	16.2
IL	5	12.8
HI	3	7.2
GA	2	6.2
All Others	11	17.3

Loan Size



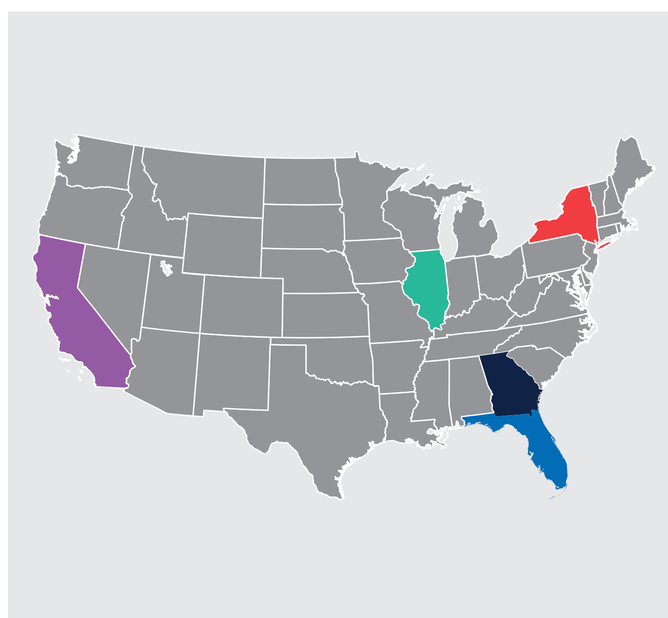
Loan Size	# of Loans	% of Pool
Large (>$20.0 million)	34	100.0
Medium ($8.0-$20.0 million)	0	0.0
Small ($3.0-$8.0 million)	0	0.0
Very Small (<$3.0 million)	0	0.0

DBRS Morningstar Market Types

Market Type	# of Properties	% of Pool
8	4	12.40
7	10	28.89
6	8	24.07
5	6	18.60
4	1	3.10
3	4	12.40
2	1	0.55
1	0	0.00

DBRS Morningstar Sample Writeup Property Location

Property Name	City	State
Cammeby Industrial Portfolio	Various	NY
Bank of America Plaza	Atlanta	GA
Northbridge Centre	West Palm Beach	FL
Pasea Hotel and Spa	Huntington Beach	CA
Hudson Commons	New York	NY
Industry City	Brooklyn	NY
Old Post Office	Chicago	IL
444 North Michigan	Chicago	IL
Falchi Building	Long Island City	NY
One South Wacker	Chicago	IL



Loan Structural Features

Loan Terms: Thirty-three loans, comprising 96.9% of the cut-off-date balance in the pool, are IO during the fully extended loan term. Original loan terms for all loans range from 24 months to 70 months. All loans have one to four extension options, with each option ranging from four months to 12 months in duration.

Interest Rate: Based on the greater of the floating rate referencing one-month U.S.-dollar LIBOR as the index plus the margin or the interest rate floor for all of the loans.

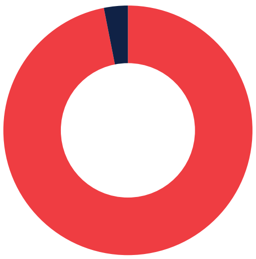
Interest Rate Protection: All floating-rate loans in the initial pool have purchased interest rate caps to protect against rising interest rates over the term of the loan. If the DBRS Morningstar stressed interest rate is less than the interest rate cap purchased by the borrower, DBRS Morningstar would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

Additional Debt: For four loans, comprising 12.9% of the cut-off-date balance, mezzanine debt or B-note debt is being included in the trust with the mortgage loan in the cut-off-date balance. These are contiguous loans, and this has been done because of the mortgage recording tax advantages of having debt in the form of mezzanine debt versus a mortgage. Additionally, the inclusion of mezzanine debt potentially aids in the speed of workouts because of the faster Uniform Commercial Code foreclosure process.

Future Funding: There are 31 loans, representing 90.7% of the initial pool balance, that have a future funding component. The aggregate amount of future funding remaining is $853.9 million with future funding amounts per loan ranging from $164,987 to $126.7 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. Each property has a business plan to execute that is expected to increase NCF. It is DBRS Morningstar opinion that the business plans were generally achievable, given market conditions, recent property performance, and adequate available future funding (or upfront reserves) for planned renovations and leasing costs.

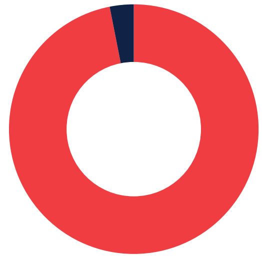
Leasehold: Five properties, representing 15.5% of the pool, are secured by the borrower's fee and/or leasehold interest. Bank of America Plaza is a leasehold interest that will revert back to a fee simple interest at no cost in 2023. The prior owner entered into a ground-lease transaction with a local authority in December 2013 for tax-incentive purposes. 7080 Hollywood includes the leasehold interest in the adjacent parking garage, which houses 408 of the collateral's 507 parking spaces. The ground lease is held with the Temkin family estate and has a 75-year remaining duration. Alston Hotel Waikiki is on a ground lease expiring December 2057. The ground lease has a fair-market reset in December 2029. The loan structure includes a springing cash flow sweep if a lender-approved ground-lease extension has not been executed before the second extended maturity date, resulting in $7.5 million of swept cash by final maturity. Westin Maui is subject to a ground lease expiring December 2086, which is far enough beyond the loan amortization to be considered traditionally financeable.

Interest Only



	# of Loans	% of Pool
Full IO	33	96.9
Partial IO	1	3.1
Amortizing	0	0.0

DBRS Morningstar Expected Amoritization



	# of Loans	% of Pool
0.0%	33	96.9
0.0%-5.0%	1	3.1
5.0%-10.0%	0	0.0
10.0%-15.0%	0	0.0
15.0%-20.0%	0	0.0
20.0%-25.0%	0	0.0
>25.0%	0	0.0

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

RESERVE REQUIREMENT

Type	# of Loans	% of Pool
Tax Ongoing	31	90.7
Insurance Ongoing	16	49.6
CapEx Ongoing	20	57.3
Leasing Costs Ongoing[1]	2	8.8

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

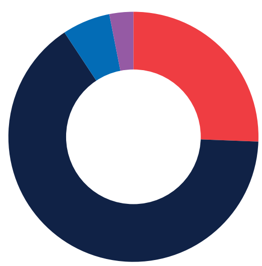
BORROWER STRUCTURE

Type	Loans	% of Pool
SPE with Independent Director and Non-Consolidation Opinion	30	87.6
SPE with Independent Director Only	4	12.4
SPE with Non-Consolidation Opinion Only	0	0.0
SPE Only	0	0.0

Property Release: 22 loans, representing 68.2% of the initial pool balance, allow for the release of one or more properties or a portion of the mortgaged property, subject to release prices at or exceeding the allocated loan amounts of the respective properties and/or certain leverage tests prescribed in the individual loan agreement.

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

DBRS Morningstar Sponsor Strength



	# of Loans	% of Pool
Strong	10	25.6
Average	21	65.1
Weak	2	6.2
Bad/Litigious	1	3.1

Terrorism Insurance: All loans in the pool have terrorism insurance in place.

Cammeby Industrial Portfolio

Various

Loan Snapshot

Seller
BXMT 2020-FL2

Ownership Interest
Fee Simple

Trust Balance ($ million)
38.7

Loan PSF/Unit ($)
65

Percentage of the Pool
3.1

Fully Extended Loan Maturity/ARD
May 2023

Amortization
Interest Only

DBRS Morningstar As-Is DSCR (x)
1.4

DBRS Morningstar Stabilized DSCR (x)
1.4

DBRS Morningstar As-Is Issuance LTV (%)
73.0

DBRS Morningstar Stabilized Balloon LTV (%)
67.7

DBRS Morningstar Property Type
Industrial

DBRS Morningstar Property Quality
Average

Debt Stack ($ million)

Trust Balance
38.7

Pari Passu
194.2

Remaining Future Funding
10.0

Mortgage Loan Including Future Funding
242.9

Loan Purpose

Refinance/Acquisition

Equity Contribution/ (Distribution) ($ million)
(200.0)

COLLATERAL SUMMARY

DBRS Morningstar Property Type	Industrial	**Year Built/Renovated**	Various
City, State	Various, NY	**Physical Occupancy (%)**	90.6
SF	3,760,728	**Physical Occupancy Date**	September 2019

DBRS MORNINGSTAR ANALYSIS

SITE INSPECTION SUMMARY

DBRS Morningstar, along with a management representative, toured the interior and exterior of seven properties, representing 37.7% of the allocated loan balance, within the portfolio of 37 properties on Tuesday, January 13, 2020, from 9:00 a.m. through midafternoon. DBRS Morningstar also performed exterior site inspections on another nine properties, representing 17.7% of the allocated loan balance. Altogether, DBRS Morningstar visited 55.4% of the cut-off-date loan balance. This equated to 88.5% of the total office space and 45.8% of the total industrial space. The types of space ranged from small industrial facilities with a mixture of flex and warehouse space with local tenants to large suburban offices of varying quality and marketability. The properties' quality ranged from Average (-) to Average (+), with the overall concluded property quality of the portfolio being Average.

PROPERTIES TOURED WITH MANAGEMENT

575 UNDERHILL BOULEVARD, SYOSSET, NY

This property is one of the true suburban offices in the portfolio. Located at the intersection of Jericho Turnpike and Underhill Boulevard, it has extremely good visibility and access from a very well-traveled east–west highway artery. Nearby access to the Long Island Expressway, Northern State Parkway, and Routes 106 and 107 provide access in all directions. The building, built in 1964, has 49 tenant spaces totaling 204,426 sf on two floors. Seven of the spaces, or 67,069 sf, are vacant. Many tenants are in the medical and dental services professions. Management has plans to focus on developing the building tenancy into primarily health-care providers. Other office tenants include law firms, financial services, technology, real estate, consultants, and others. An area of parking in the rear has been leased to Amazon Prime for its fleet of local delivery trucks. The Cammeby Portfolio asset manager, Milvado Property Group, has its headquarters in the building. The standard office fit-out includes carpet or vinyl plank flooring, cubicles and enclosed perimeter offices, and drop ceilings with fluorescent or LED lighting. The site and building interiors are in good condition. The ground-floor lobby is welcoming with good tenant signage. Finishes are tile, marble, and carpet. The second floor is accessed by a front stairway or elevator. The overall condition is Average (+) for office space.

6801, 6901, AND 6851 JERICHO TURNPIKE, SYOSSET, NY

The three adjacent office parcels on Jericho Turnpike are directly across the street from the 575 Underhill Boulevard asset. These three two-story properties, built between 1970 and 1973, have a total of 370,394 sf of office space. The tenants are from health-care, legal, financial services, consulting, and technology. The buildings are generally well maintained and have positive curb appeal. Both the front and rear facades of the buildings have landscaping and appear recently painted; however, none of the three buildings with Jericho Turnpike addresses are visible from Underhill Boulevard as they are hidden behind a grove of trees along the parkway. A large single parking lot is surrounded by these three buildings. The parking lots have medians with mature trees and are in Average to Average (-) condition. Office fit-out is consistent between the properties with carpet flooring, cubicles and enclosed offices, and drop ceilings with fluorescent or LED lighting. The 6801 building is slightly different as it has lower-level office space and the New York College of Health Professions is headquartered at the site, occupying 39,009 sf. Although not during the term of this loan, the sponsor is considering the demolition and upgrading of the allowable buildable square footage into a medical facility leased to one of the nearby hospital centers or a ground lease to a similar tenant.

99 LAFAYETTE DRIVE, SYOSSET, NY

The large industrial flex property, built in 1964, has 223,545 sf that houses 14 tenants engaged in a variety of businesses, including manufacturing, energy, real estate, F&B, and retail. Some of the better-known tenants include Northwell Health and affiliates, part of the Northwell Hospital organization, and Peloton, maker of exercise equipment. No vacancy is reported at the property. The property is well maintained. Warehouse space has moderate clear heights and appears neat and orderly, as do the truck dock areas. Tenant fit-out is standard carpet or vinyl-floor planking, enclosed offices, and cubicles.

270 DUFFY AVENUE, HICKSVILLE, NY

The property is a large one-story industrial-flex building with 136,525 sf of space built in 1950 and renovated in 1983. The building houses 18 tenants with no vacancies. Tenants are engaged in manufacturing, design, engineering, marketing, retail, and other fields. Sam Ash Music Corporation (Sam Ash) is perhaps the best known of the tenants. The company's headquarters are located here in 60,270 sf of office, manufacturing, and storage space. Plus, Samson Technologies, an affiliate of Sam Ash, occupies 14,500 sf of manufacturing and storage space. The building presents a grassy and landscaped front area with a well-kept building facade and tenant entries. The interior office space is standard office style with carpeting, drop ceilings, and small enclosed offices. Manufacturing space has high ceilings, and there was clean and organized material storage in the Sam Ash space and several others. Pavement and parking areas are striped and in Average (+) condition. The property has easy access and good visibility on a well-traveled street near a highway interchange.

600 WEST JOHN STREET, HICKSVILLE, NY

The property is a large one- and two-story industrial flex building with 211,352 sf of rentable space built in 1955. The first floor is fully occupied; however, the second floor, containing 57,766 sf, is completely vacant office space. Management said that it may offer the space at a deep discount to a company such as a not-for-profit needing a large, inexpensive space. It was formerly a call center. Management plans to demolish the space and present a white space for leasing presentation. The property has good visibility and access from the local street and highways. It is a few blocks from the Long Island Rail Road Hicksville station. The rear parking and truck maneuver area is wide and in Average (+) condition with newer sealcoat. Former loading docks in the front of the building have been removed so that truck docks are in the rear only. The site is generally clean. The buildings have been recently painted. Signage for tenants is clearly presented at their doorways.

PROPERTIES INSPECTED WITHOUT MANAGEMENT:

230, 280, 290, AND 325 DUFFY AVENUE, HICKSVILLE, NY

These four industrial buildings represent 289,251 sf that were constructed between 1952 and 1962. All have similar painted masonry exteriors with glass and steel storefront tenant entrances. Ceiling heights were estimated to be approximately 14 feet, and all buildings had a combination of truck docks and grade-level roll-up doors. Property quality varied by building with some noticeable deferred maintenance to the facades and parking lots, with debris observed around the loading docks of several tenants. Street access and visibility were good for all four properties. The area generally included similar-vintage industrial buildings along the north side of Duffy Avenue, backing up to the Long Island rail line; however, DBRS Morningstar observed a very large warehouse of new construction with roughly 40-foot clear heights in the vicinity. South of the subject is a modest residential community of single-family homes. The Duffy Avenue properties are also within a few blocks of the Hicksville Long Island Rail Road station.

200 FINN COURT, FARMINGDALE, NY; 92 CENTRAL AVENUE, FARMINGDALE, NY; 360 SMITH STREET, FARMINGDALE, NY; 1 FAIRCHILD COURT, PLAINVIEW, NY; AND 79 EXPRESS STREET, PLAINVIEW, NY

These five industrial properties are one-story masonry structures used as warehouses or industrial flex buildings. Several buildings have simple painted concrete block or brick exteriors, while others have a more attractive facade with large glass and metal windows or applied stone. The buildings were constructed between 1959 and 1969; Finn Court was reported to have been renovated in 1995. The properties are located in moderate-size industrial areas with similar buildings and a variety of uses. The areas are fully developed with surrounding residential neighborhoods. Street access and visibility were good for all five properties, and each was within a short distance to the Long Island Expressway. Truck parking and maneuver space appeared adequate within each site.

The buildings have multiple tenants with no reported vacant spaces. Each property has a different configuration of office and warehouse space with numerous truck docks and grade-level roll-up door entries. Ceiling heights varied between an estimated 12 feet and 18 feet. The interior spaces were not observed; however, the external conditions of the buildings, grounds, and dock areas varied according to the needs of and maintenance performed by each tenant. Landscaping varied from minimal to mature trees, grassy lawns, and shrubbery. Minor amounts of debris were occasionally observed in the loading dock areas. DBRS Morningstar ranked the property conditions from Average (-) to Average.

DBRS MORNINGSTAR NCF SUMMARY

NCF ANALYSIS

	2016	2017	2018	T-12 July 2019	Issuer Stabilized NCF	DBRS Morningstar NCF	NCF Variance (%)
GPR ($)	30,053,039	30,202,618	32,041,654	34,370,997	48,487,598	46,192,262	-4.7
Recoveries ($)	366,933	25,205	0	0	144,051	137,417	-4.6
Other Income ($)	1,218,497	1,273,220	1,285,600	443,652	1,562,411	1,562,411	0.0
Vacancy ($)	0	0	-989,207	-899,749	-2,424,380	-5,781,426	138.5
EGI ($)	**31,638,469**	**31,501,044**	**32,338,047**	**33,914,900**	**47,769,680**	**42,110,664**	**-11.8**
Expenses ($)	15,475,535	16,061,855	15,167,231	13,779,267	20,219,951	18,877,054	-6.6
NOI ($)	**16,162,934**	**15,439,188**	**17,170,815**	**20,135,633**	**27,549,728**	**23,233,610**	**-15.7**
Capex ($)	0	0	0	0	968,339	3,008,582	210.7
TI/LC ($)	0	0	0	0	2,560,935	4,325,300	68.9
NCF ($)	**16,162,934**	**15,439,188**	**17,170,815**	**20,135,633**	**24,020,455**	**15,899,728**	**-33.8**

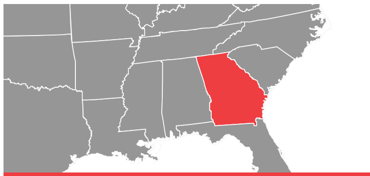
The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $15,899,728, a variance of -33.8% from the issuer's stabilized NCF of $24,020,455. The primary drivers of the variance are a mark-to-market rent reduction, vacancy and vacancy gross-up, replacement reserves, and leasing costs of TI/LCs. DBRS Morningstar generally based expenses on the appraiser's estimates. DBRS Morningstar's expense ratio of 44.8% is higher that the issuer's but more in line with historical expense ratios. DBRS Morningstar based GPR on leases in place adjusted to market along with vacant space grossed up at market rent, which all averaged $12.73 psf per year. This compares with the issuer's total gross income totaling $12.76 psf for in-place and $13.35 psf per year for stabilized rents. DBRS Morningstar employed a mark-to-market adjustment to account for in-place rents that were above the average of recent leasing activity at each property.

DBRS MORNINGSTAR VIEWPOINT

The loan is secured by a portfolio of 37 industrial, flex, and suburban office properties located in Nassau and Suffolk Counties on Long Island, New York. The properties are in densely developed and relatively affluent communities with office and industrial parks in close proximity to the major highways of Long Island Expressway and Northern State Parkway that run east–west through the center of the island to New York City. The portfolio of 35 properties was originally purchased by the sponsor over time, and in 2017, the sponsor bought out its equity partner. Two more suburban office properties on Jericho Turnpike were added recently in 2019. As a result, the cash flow statements cover the 35 properties through the T-12 ended July 2019 with projections of the full portfolio going forward toward stabilization. Since 2017, the borrower has increased occupancy to 90.6% as of the September 2019 rent roll from around 83%. The sponsor's business plan is to lease up current vacancy and re-lease space.

Having been built between 20 years and 70 years ago, all properties are well established in their respective markets and continue to perform at a steady pace. The industrial market on Long Island is large and diverse and has consistently been well occupied with warehouse/distribution vacancy at approximately 10.2% and flex/research and development space at 8.3%, according to Reis. However, the suburban office market vacancy has risen in recent years to 13.5% in Q2 2019. The recent pattern for both office vacancy and rental rates has been relatively flat with a slow uptick in rents. As of the September 2019 rent roll, the portfolio was 90.6% occupied, which is in line with market statistics.

The appraiser's as-is LTV of 73.0% on the fully funded loan and the rollover risk in the initial loan term (74.0% of the DBRS Morningstar Gross Rent is set to expire through 2024) imply elevated term-default risk for this loan. The loan is structured with $10.0 million of future funding, slated for capital improvements, as well as $1.0 million in replacement reserves and $2.0 million in leasing reserves, which will help to offset the substantial rollover risk during the loan term.



Loan Snapshot

Seller
BXMT 2020-FL2

Ownership Interest
Fee Simple

Trust Balance ($ million)
38.7

Loan PSF/Unit ($)
147

Percentage of the Pool
3.1

Fully Extended Loan Maturity/ARD
January 2023

Amortization
Interest Only

DBRS Morningstar As-Is DSCR (x)
1.6

DBRS Morningstar Stabilized DSCR (x)
2.2

DBRS Morningstar As-Is Issuance LTV (%)
65.8

DBRS Morningstar Stabilized Balloon LTV (%)
47.0

DBRS Morningstar Property Type
Office

DBRS Morningstar Property Quality
Average +

Debt Stack ($ million)

Trust Balance
38.7

Pari Passu
115.2

Remaining Future Funding
43.6

Mortgage Loan Including Future Funding
197.5

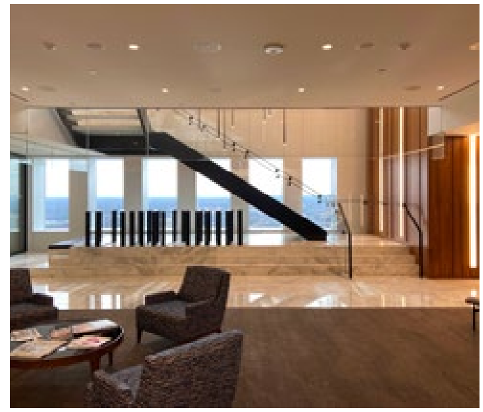
Loan Purpose

Acquisition

Equity Contribution/ (Distribution) ($ million)
(14.9)

Bank of America Plaza

Atlanta, GA



COLLATERAL SUMMARY			
DBRS Morningstar Property Type	Office	**Year Built/Renovated**	1992/2017
City, State	Atlanta, GA	**Physical Occupancy (%)**	70.6
SF	1,341,039	**Physical Occupancy Date**	June 2019

DBRS MORNINGSTAR ANALYSIS

SITE INSPECTION SUMMARY

DBRS Morningstar toured the interior and exterior of Bank of America Plaza on Friday, January 10, 2020, at 10:00 a.m. Based on the site inspection, DBRS Morningstar found the property quality to be Average (+).

Bank of America Plaza is a 1,341,039 sf office building located at the southeast corner of North Avenue Northwest and West Peachtree Street Northwest, approximately 1.0 miles north of downtown Atlanta. The prominent 55-story building is the tallest building in Atlanta as well as the greater Southeastern U.S. The property benefits from being only a block away from a Metropolitan Atlanta Rapid Transit Authority station, Atlanta's public rail system, and I-85. The surrounding area is largely commercial and consists primarily of offices, apartments, hotels, and retail establishments. Currently, a hotel and parking garage are under construction around the block, and in close proximity to the subject, several other commercial buildings are in varying stages of completion. Management was aware of the approximately 3.0 million sf of new office supply under construction in the midtown area but still considered the collateral's primary competitors to be the neighboring new single-tenant Blue Cross Blue Shield building and newer Class A buildings like the Proscenium.

The office building's exterior is composed of light-red granite and dark-tinted windows. The stately granite facade stands in contrast to the many new-era glass-skin buildings in the area. The subject's grounds are well landscaped and lead to a vaulted-ceiling lobby. The lobby is also finished in red granite, and it is occupied by a retail branch of Bank of America, a Starbucks, a large security desk, and multiple seating areas. From the lobby, the newly renovated café, fitness center, hair salon, and conference room space are accessible. Per management, at least some or all the configurable meeting space is utilized by building tenants on a daily basis, with the larger venue also available for rent to the public.

DBRS Morningstar inspected several occupied and vacant office spaces throughout the building. The largest tenant, Troutman Sanders (Troutman; 17.4% of the NRA), recently renovated its space in 2018 in conjunction with a lease renewal extending through June 2032. Troutman's build-out is modern and of excellent design quality. The space featured an internal staircase providing access across its multilevel space. The third-largest tenant, Blue Cross Blue Shield (11.1% of the NRA), is on a short three-year lease that expires in February 2020. The property representative confirmed that Blue Cross Blue Shield will be vacating once its neighboring single-tenant built-to-suit building is completed.

Currently, the property is approximately 70.0% occupied. The property representative believes the full floor spaces available will appeal to larger block tenants in the market and was optimistic about the leasing prospects. The vacant spaces in the property varied in condition from gutted to bare space to space, where the prior tenant's build-out remained fully intact. The 55th floor is currently vacant and is used as a marketing floor for prospective tenants. The building benefits from its recent renovations, desirable location near midtown Atlanta, attached parking garage, and accessibility from I-85. Overall, the property was well maintained with no observable deferred maintenance.

DBRS MORNINGSTAR NCF SUMMARY

NCF ANALYSIS

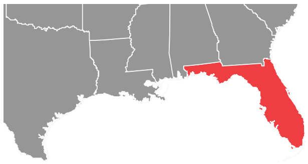
	2017	2018	T-12 June 2019	Stabilized Appraisal	Issuer Stabilized NCF	DBRS Morningstar NCF	NCF Variance (%)
GPR ($)	15,172,185	14,754,342	20,028,547	42,718,390	45,045,390	42,342,554	-6.0
Recoveries ($)	4,146,528	1,951,823	2,038,188	2,627,663	3,494,355	2,815,503	-19.4
Other Income ($)	2,078,588	2,538,396	3,266,508	2,656,966	3,266,508	3,266,508	0.0
Vacancy ($)	0	0	0	-4,303,190	-4,859,403	-5,336,762	-9.8
EGI ($)	**21,397,301**	**19,244,561**	**25,333,243**	**43,699,829**	**46,946,850**	**43,087,803**	**-8.2**
Expenses ($)	10,739,712	12,728,750	12,672,939	14,991,239	19,935,858	17,438,257	-12.5
NOI ($)	**10,657,589**	**6,515,811**	**12,660,304**	**28,708,590**	**27,010,992**	**25,649,546**	**-5.0**
Capex ($)	0	0	0	0	335,260	335,260	0.0
TI/LC ($)	0	0	0	0	3,890,546	7,691,414	97.7
NCF ($)	**10,657,589**	**6,515,811**	**12,660,304**	**28,708,590**	**22,785,185**	**17,622,872**	**-22.7**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $17,622,872, representing a -22.7% variance from the issuer's stabilized NCF. The primary drivers of the variance include leasing costs and rent steps.

DBRS Morningstar generally based leasing costs on management's indication of actual work letters being offered at the property at the time of DBRS Morningstar inspection. Straight-line credit was given to the $43.6 million, combined, of leasing cost reserves and future funding associated with the transaction. The resulting DBRS Morningstar estimated leasing costs were approximately $5.74 psf compared with the issuer's stabilized leasing cost estimate of $2.90 psf. Additionally, DBRS Morningstar is only accepting contractual rent steps 12 months out, through February 2021, compared with the Issuer accepting rent steps through January 2023.

DBRS MORNINGSTAR VIEWPOINT

The sponsor acquired the iconic Atlanta skyline property in January 2016 for $220.0 million ($164.00 psf), when the property was 45.0% occupied. Since that time, the sponsor completed a $12.0 million renovation of the building's amenities and increased occupancy to 70.6%. However, the building's third-largest tenant, Blue Cross Blue Shield, has given notice that it will not be renewing its 148,192 sf (11.1% NRA) lease, set to expire in February 2020. Blue Cross Blue Shield's departure will drop building occupancy to approximately 59.5% and present a leasing challenge for sponsorship. However, the sponsor's ability to successfully lease the property to 70.6% from 45.0% over a two-year period indicates that its leasing strategy has been effective to date. In addition, the sponsor will have access to a $43.6 million upfront leasing reserve, which should make the building competitive when attracting new tenants. Per the appraisal, the downtown Atlanta submarket exhibited a Class A vacancy rate of 9.1% with significant competition for tenants, making it costly to re-lease vacant space. Additionally, the DBRS Morningstar Stabilized NCF generally incorporates the relatively high leasing costs associated with the submarket and provides no rental rate upside credit for anticipated future leasing. The issuance LTV (inclusive of future funding) is moderate at 65.8%, and leverage is anticipated to decrease by stabilization to 47.0% (inclusive of future funding), based on the appraiser's stabilized value of $420.0 million. The three-year floating-rate loan features two 12-month extension periods, which are exercisable subject to the achievement of minimum LIBOR cap, debt yield requirements, and other conditions. The loan is IO for the entire term.



Loan Snapshot

Seller
BXMT 2020-FL2

Ownership Interest
Fee Simple

Trust Balance ($ million)
38.7

Loan PSF/Unit ($)
285

Percentage of the Pool
3.1

Fully Extended Loan Maturity/ARD
July 2024

Amortization
Interest Only

DBRS Morningstar As-Is DSCR (x)
1.2

DBRS Morningstar Stabilized DSCR (x)
1.7

DBRS Morningstar As-Is Issuance LTV (%)
84.4

DBRS Morningstar Stabilized Balloon LTV (%)
65.6

DBRS Morningstar Property Type
Office

DBRS Morningstar Property Quality
Average +

Debt Stack ($ million)

Trust Balance
38.7

Pari Passu
31.3

Remaining Future Funding
14.0

Mortgage Loan Including Future Funding
84.0

Loan Purpose

Acquisition

Equity Contribution/ (Distribution) ($ million)
34.8

Northbridge Centre

West Palm Beach, FL

COLLATERAL SUMMARY			
DBRS Morningstar Property Type	Office	**Year Built/Renovated**	1985/2018
City, State	West Palm Beach, FL	**Physical Occupancy (%)**	74.4
SF	295,211	**Physical Occupancy Date**	June 2019

DBRS MORNINGSTAR ANALYSIS

SITE INSPECTION SUMMARY

Based on the site inspection and management meeting conducted on January 15, 2020, DBRS Morningstar found the property quality to be Average (+).

The office property is located at the southeast corner of the intersection of North Olive Avenue and 5th Street in a built-out area of downtown West Palm Beach. The ground-floor retail and parking garage portion of the collateral is located directly west of the office tower and can be accessed by pedestrian street crossings on North Olive Avenue or through an enclosed second-floor walkway. While the property has the parking garage directly across from the office property, there were numerous cars waiting in line for the valet service for the parking lot located underneath the office tower. The area around the subject offered a mixture of office, education, church, marina, luxury-residential, retail, and parking-garage properties. The property is located four blocks north of Clematis Street, a primary commercial thoroughfare in downtown West Palm Beach that offers a plethora of restaurant and retail options. The unobstructed views of the intracoastal waterway and Atlantic Ocean and proximity to the West Palm Beach Courthouse are attractive features for the law firm tenancy at the subject. The building's exterior facade, which offered blue-tinted glass panels and clear glass paneling on the atrium, was attractive and in line with the quality of nearby competitive Class A office towers in downtown West Palm Beach.

The property's lobby area, recently renovated in 2018, offered high ceilings, an abundance of natural sunlight, white-marble finishes, and a coffee shop and security desk and was comparable with the quality of any lobby found in newly constructed

Class A high-rise towers. The management representative, who has worked at the building for over 15 years, said that the lobby renovation was the most significant capital project completed at the property and tenants have relayed positive reviews about the current condition of the lobby. The elevators, which have also undergone renovations in 2019, were finished with porcelain tile and recessed lights and further enhanced the collateral's quality.

DBRS Morningstar toured space occupied by Lewis, Longman & Walker P.A.; and Fisher Potter Hodas PLLC; and Ciklin Lubitz. The occupied office space was completely leased by law firms and offered nicely decorated reception areas, large conference rooms near the interior entrances with views of the surrounding area, narrow hallways, interior kitchen and eating spaces, exterior executive offices, and interior administrative desks and workstation clusters. The site contact relayed that the property was approximately 78.0% occupied at the time of the inspection. While one of the vacant office suites observed was not built out and contained cement flooring and walls, the other vacant suite was proactively built out into turnkey space. The turnkey space contained carpeting, white-painted walls, and exterior offices, which would be attractive for a potential tenant looking for a small amount of space with exterior executive office build-out, such as a law firm or wealth management firm. The management representative conveyed that the sponsor was actively building out turnkey space on the fourth, fifth, and sixth floors of the property.

The ground-floor retail tenants benefited from visibility on North Olive Avenue, a busy street that allows automobile commuters to directly connect to Flagler Memorial Bridge. Both the Dolce Café and Paul James Salon were busy with customers and contained small floor plates with modern finishes. The management representative said there are ongoing discussions for one of the current retail tenants to expand into the vacant retail space at the building.

DBRS MORNINGSTAR NCF SUMMARY

NCF ANALYSIS

	2017	2018	Issuer Stabilized NCF	DBRS Morningstar NCF	NCF Variance (%)
GPR ($)	4,350,825	4,718,968	10,895,194	9,493,002	-12.9
Recoveries ($)	3,179,238	2,821,657	5,681,900	5,568,162	-2.0
Other Income ($)	1,030,308	840,878	647,674	698,518	7.9
Vacancy ($)	-222,735	-549,916	-948,475	-1,572,637	65.8
EGI ($)	**8,337,636**	**7,831,587**	**16,276,293**	**14,187,045**	**-12.8**
Expenses ($)	4,714,561	4,589,310	6,122,737	5,900,452	-3.6
NOI ($)	**3,623,075**	**3,242,276**	**10,153,556**	**8,286,594**	**-18.4**
Capex ($)	0	0	82,659	151,336	83.1
TI/LC ($)	0	0	2,587,674	1,684,385	-34.9
NCF ($)	**3,623,075**	**3,242,276**	**7,483,223**	**6,450,874**	**-13.8**

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 $6,450,874, a variance of -13.8% from the issuer's stabilized NCF.

The primary driver of the variance is GPR and vacancy. The issuer assumed a GPR of $36.91 psf based on the June 2019 rent roll, adjusted for leases signed after June 2019 with rent steps included through June 2024. Vacant space and tenants with lease expiries through June 2024 were grossed up to the appraiser's market rent. DBRS Morningstar assumed a GPR of $32.16 psf based on the June 2019 rent roll, adjusted for leases signed after June 2019 with rent steps included through February 2021. Tenants with lease expiries through July 2022 and vacant space were grossed to a market rent that was generally in line with the appraiser's market rent. While the issuer applied a stabilized vacancy of 5.7%, DBRS Morningstar assumed a stabilized vacancy rate of 11.0%. The DBRS Morningstar vacancy assumption is supported by the Q3 2019 Reis submarket vacancy rate of 11.0% for the West Palm Beach downtown office submarket and the weighted-average vacancy rate of 10.8% for the appraiser's comparable Class A office properties in West Palm Beach.

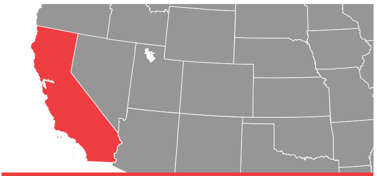
DBRS MORNINGSTAR VIEWPOINT

The sponsor purchased the collateral for $98.0 million in June 2019 from Greenfield Partners and Crocker Partners. The previous sponsor spent $11.0 million on renovations, which included upgrading the common areas and lobby, building out spec suites and adding a new conference center and barista bar. The subject was 74.4% occupied as of the June 2019 rent roll and 78.0% occupied at the time of the site inspection. The sponsor plans to use $10.5 million of allocated funding toward leasing up the building to average market occupancy levels and market rental rates. Additional funds of $5.0 million are allocated toward upgrading corridors, restrooms, the parking garage, and the pavilion.

The collateral is well positioned for a Class A office property that primarily leases to law firms, because of its proximity to the West Palm Beach Courthouse. The building has also been able to attract investment managers and private equity firms, because of the recent renovations and nice views of downtown West Palm Beach, the Atlantic Ocean, and the intracoastal waterway. There are two new Class A office buildings—Rosemary 360 and One West Palm—that are currently under construction in the submarket and are scheduled to be completed in 2021. The Rosemary 360 is a Class A 297,000 sf office tower that is being constructed by The Related Companies, L.PRelated Cos. One West Palm is being constructed by Palm Beach billionaire Jeff Greene and will feature a two-tower project with 209,000 sf of Class A offices, hotel suites, and residences. These properties will likely compete for a similar tenant mix as the subject. The influx of companies looking to escape tax increases in the northeastern states are expected to help the Class A office absorption in the West Palm Beach downtown market. However, the market vacancy rates will likely increase over the term of the loan, as these new competitive buildings look to achieve a stabilized occupancy and poach tenants from existing Class A office towers in downtown West Palm Beach. The local municipality permitted the development of these buildings because there is a sentiment that companies have been avoiding relocating to West Palm Beach because of a dearth of large blocks of Class A office space. According to Reis, the West Palm Beach downtown office submarket exhibited a vacancy rate of 11.0% as of Q3 2019. Reis is projecting the vacancy rate to increase to 14.4% through 2023 due to an increase of 550,000 sf of inventory and an average annual absorption of 2.4%.

The sponsor's business plan to improve the collateral's quality through capital improvements should help the sponsor continue to increase in-place rents to market rents and compete for tenants with the new Class A office towers. The renovations by prior sponsorship positively affected leasing momentum at the property. Since March 2018, there have been 18 office leases, representing 67,242 sf, executed at the property at a WA base in-place rental rate of $35.32 psf, which is a variance of 22.8% compared with the WA in-place rental rate of $28.77 for all occupied office space.

The appraiser's as-is LTV of 84.4% on the fully funded loan and the rollover risk in the initial loan term—as there is 18.9% and 14.4% of DBRS Morningstar Gross Rent set to expire in 2020 and 2021, respectively—imply elevated term-default risk for this loan. The leasing cost reserve of $10.5 million and the sponsor's plan to build out spec turnkey space should help mitigate rollover term risk. The spec turnkey build-out strategy has, historically, worked at the property, as the previous owners were able to lease spec turnkey spaces to tenants at rental rates of approximately $34.00 psf. The loan's sponsors have a significant amount of equity ($34.8 million) in this transaction, which represents 38.1% of the total fully funded loan amount. The appraiser's stabilized assumption of $128.1 million represents a 65.6% LTV on the fully funded loan amount, which is a moderate LTV for a multitenant office property in an area with a DBRS Morningstar Market Rank of 5.



Loan Snapshot

Seller
BXMT 2020-FL2

Ownership Interest
Fee Simple

Trust Balance ($ million)
38.7

Loan PSF/Unit ($)
532,000

Percentage of the Pool
3.1

Fully Extended Loan Maturity/ARD
June 2023

Amortization
Interest Only

DBRS Morningstar As-Is DSCR (x)
2.0

DBRS Morningstar Stabilized DSCR (x)
2.0

DBRS Morningstar As-Is Issuance LTV (%)
58.8

DBRS Morningstar Stabilized Balloon LTV (%)
55.5

DBRS Morningstar Property Type
Full Service Hotel

DBRS Morningstar Property Quality
Above Average

Debt Stack ($ million)

Trust Balance
38.7

Pari Passu
94.3

Remaining Future Funding
0.0

Mortgage Loan Including Future Funding
133.0

Loan Purpose

Refinance

Equity Contribution/ (Distribution) ($ million)
(58.3)

Pasea Hotel & Spa

Huntington Beach, CA

COLLATERAL SUMMARY			
DBRS Morningstar Property Type	Full Service Hotel	**Year Built/Renovated**	2016 / N/A
City, State	Huntington Beach, CA	**T-12 RevPAR ($)**	231.11
Keys	250	**T-12 RevPAR Date**	June 2019

DBRS MORNINGSTAR ANALYSIS

SITE INSPECTION SUMMARY

DBRS Morningstar toured the interior and exterior of the property on January 9, 2020, at 1:30 p.m. Based on the site inspection and management tour, DBRS Morningstar found the overall property quality to be Above Average.

The collateral is the fee-simple interest in a recently built eight-story 250-key full-service hotel in Huntington Beach, California, located 13.3 miles southwest of Santa Ana, California, and 12.1 miles west of Irvine, California. The subject is directly adjacent to the newly constructed Pacific City, a mixed-use center consisting of a food hall, local and national retail shops, and bars off the Pacific Coast Highway. The site is bordered to the west by the Pacific Ocean, to the east by multifamily residential complexes, to the north by a newly constructed mixed-use development (Pacific City), and to the south by another full-service hotel. Notably, along the Pacific Coast Highway, the subject is joined by other competitive hotels such as The Waterfront Beach Resort and Hyatt Regency Huntington Beach Resort and Spa. The collateral is attractive with a white-and-gray exterior and brand signage affixed to the side of the building, increasing its overall visibility. Attached to the side of the exterior is a large electronic sign that extends the length of the eight-story building. This electronic sign is available for marketing purposes at an additional cost for conferences or large meetings that may take place at the subject property. Wide sidewalks line the exterior of the subject, leading to the multilevel subterranean parking garage as well as providing optimal walkability to and from the Huntington Beach oceanfront. The hotel's parking garage below the full-service hotel allows for additional elevation so as to provide unobstructed ocean views.

At the time of inspection, property wide amenities consisted of over 20,000 sf of indoor meeting space; a 15,000 sf oceanfront outdoor event space; three F&B outlets with outdoor seating options; a dog park; two outdoor pools and a hot tub; a full-service spa; shuttle buses; and beach services. Upon entering the lobby through the large porte-cochère, the front desk is located to the right with a larger-than-average common seating area to the center and left. Directly behind the front desk area is Tanner's restaurant and bar with outdoor seating on the ground level and rooftop area. Main entry to the restaurant is accessed through the lobby as well as from the west end of the subject where it can connect to the Pacific City development. The rooftop area's centrally located outdoor bar had woven baskets that were being cleaned at the time of inspection, which complimented the modern light fixtures. During the DBRS Morningstar site inspection, there was an outdoor tent that enclosed the seating area on the rooftop, providing comfort to guests in the colder months, from Thanksgiving to late February. Overall, the restaurant and bar space appeared clean, modern, and well furnished with TVs hung at the outdoor bar. The outdoor swimming pool and fitness center are located on the first floor at the rear of the property with the pool offering spectacular views overlooking the Pacific Ocean. The pool is furnished with poolside cabanas and chairs and a centrally located decorative stone waterfall. The fitness center is moderately sized with floor-to-ceiling mirrors and lightly decorated concrete walls. According to on-site management, there are weekly fitness classes offered to guests; however, they are more popular during the summer months when activity levels generally increase throughout the area. The largest ballroom is able to be split into three smaller rooms, which at the time of inspection were prepared for an event being held that day. While the conference and event spaces are popular for private events like weddings, many corporate guests such as Boeing, Vans, Hulu, and Asics hold sales kickoff meetings or product launches at the subject property. Pasea's VIP membership, Club Blue, has a small guest lounge located near the spa area, which will be converted into a corporate wellness room. Management is unaware of the timeline of this renovation as it was in the preliminary stages at the time of inspection.

DBRS Morningstar viewed an ocean-view king room as well as the penthouse suite, which generally had similar finishes throughout. Guest rooms featured light wooden accents with white and light-blue furniture. Each guest room included a larger-than-average private balcony, providing breathtaking ocean views. The floor-to-ceiling windows provided ample natural light throughout and gave a tranquil ambiance. Bathrooms included beige tiles with standup showers and glass doors. The 1,900 sf penthouse suite can be converted to accommodate a one-bedroom layout and up to three bedrooms. The suite offers a pool table, at least two private bathrooms, a living room, and a modern kitchen and dining area with floor-to-ceiling windows throughout providing ample natural sunlight. According to on-site management, this suite can range from $2,500 to $8,000 per night. While the subject property offers oceanfront studios and suites, the oceanfront suites have demonstrated stronger demand trends than the larger studio guest rooms and has resulted in higher price jumps over recent months. Overall, the guest rooms were bright and modern, providing a relaxing stay for visitors. In aggregate, the property was generally in line with comparable hotels within the immediate area and offered an above-average amenity package to pair with the oceanfront location.

DBRS MORNINGSTAR NCF SUMMARY

NCF ANALYSIS

	2017	2018	T-12 June 2019	Issuer Stabilized NCF	DBRS Morningstar NCF	NCF Variance (%)
Occupancy (%)	0.72	0.79	0.82	0.80	0.79	-0.8
ADR ($)	278.61	279.52	282.46	320.54	279.52	-12.8
RevPAR ($)	201.07	221.92	231.11	256.43	221.92	-13.5
Total Departmental Revenue ($)	38,834,690	45,701,819	49,945,213	53,304,086	44,827,159	-15.9
Total Deparmental Expense ($)	15,813,135	18,397,516	21,208,287	22,793,353	18,914,104	-17.0
Total Departmental Profit ($)	**23,021,555**	**27,304,303**	**28,736,925**	**30,510,733**	**25,913,055**	**-15.1**
Total Undistributed Expense ($)	9,921,719	11,493,238	11,641,227	11,779,382	10,449,176	-11.3
Total Fixed Expense ($)	1,301,793	1,736,531	1,752,675	1,831,263	2,108,515	15.1
NOI ($)	**11,798,043**	**14,074,534**	**15,343,024**	**16,900,088**	**13,355,365**	**-21.0**
FF&E ($)	0	0	0	2,132,163	1,793,086	-15.9
NCF ($)	**11,798,043**	**14,074,534**	**15,343,024**	**14,767,925**	**11,562,279**	**-21.7**

The DBRS Morningstar NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar NCF was $11,562,279, representing a -21.7% variance from the issuer's NCF of $14,767,925. The primary drivers of the variance were occupancy, ADR, and expenses. Occupancy and ADR were both set to 2018 levels of 79.4% and $279.52, respectively, arriving at a RevPAR of $221.92, which is slightly below the T-12 ending June 2019 level of $231.11. Given the recent vintage, upscale quality, and oceanfront location of the hotel, the RevPAR of $221.92 resulted in a RevPAR penetration of 115.3% over the competitive set's 2017 levels. Additionally, DBRS Morningstar set the subject's expense ratios to the T-12 ending June 2019 levels.

DBRS MORNINGSTAR VIEWPOINT

The sponsor developed the subject in 2016 as one of the newest additions to the Meritage Collection, which includes a total of four independent hotels across California and Hawaii. Given the subject's high quality, large private event space capacity, and strong locational attributes, the collateral is well suited for its targeted group and transient demand segments. After opening in May 2016, the property operated at an overall occupancy of 72.2% with an ADR of $278.61, resulting in a RevPAR of $201.07 during 2017. According to the most recent T-12 reporting, the subject has shown continued improvement, with an occupancy rate of 81.8% and an ADR of $282.46, resulting in a RevPAR figure of $231.11. In comparison, the competitive set's performance has been relatively stagnant, reporting occupancy, ADR, and RevPAR figures of 78.3%, $309.45, and $242.34, respectively. Due to the subject's strong occupancy trends and position among the competitive set, DBRS Morningstar is treating the property as stabilized with favorable Above Average property quality. Similar to its competition, the subject reports demand for commercial and group business, as it draws considerably from corporate clients, including Boeing, while complementing its demand with retail and entertainment clients such as Vans and Hulu in the immediate area.

The $133.0 million whole loan is the result of upsizing a $128.5 million refinance loan originated in November 2017 by an additional $4.5 million in April 2019. The capital structure also includes a $22.0 million mezzanine loan. A $38.7 million pari passu participation in the whole loan has been contributed to the subject BXMT 2020-FL2 transaction. The sponsor's full implied equity contribution of $107.0 million demonstrates a significant investment at 78.0% of the property's construction cost. Additionally, the loan demonstrates favorable credit metrics with an issuance LTV of 58.8% and a balloon LTV of 55.5% based on the as-is and stabilized appraised values of $226.0 million ($904,000 per key) and $239.7 million ($958,800 per key), respectively. The increase in appraised value can be attributed to the sponsor's business plan to continue to grow revenue generated by meeting and event space by leveraging the subject's oceanfront location. As the newest oceanfront hotel in the submarket within several years, the collateral demonstrates limited business plan risk with a 9.3% increase in total top-line revenue from 2018 to the most recent T-12 reporting ending June 2019.

Hudson Commons

New York, NY

Loan Snapshot

Seller
BXMT 2020-FL2

Ownership Interest
Fee Simple

Trust Balance ($ million)
38.7

Loan PSF/Unit ($)
1,038

Percentage of the Pool
3.1

Fully Extended Loan Maturity/ARD
December 2024

Amortization
Interest Only

DBRS Morningstar As-Is DSCR (x)
0.8

DBRS Morningstar Stabilized DSCR (x)
1.4

DBRS Morningstar As-Is Issuance LTV (%)
81.4

DBRS Morningstar Stabilized Balloon LTV (%)
67.4

DBRS Morningstar Property Type
Office

DBRS Moringstar Property Quality
Above Average

Debt Stack ($ million)

Trust Balance
38.7

Pari Passu
540.0

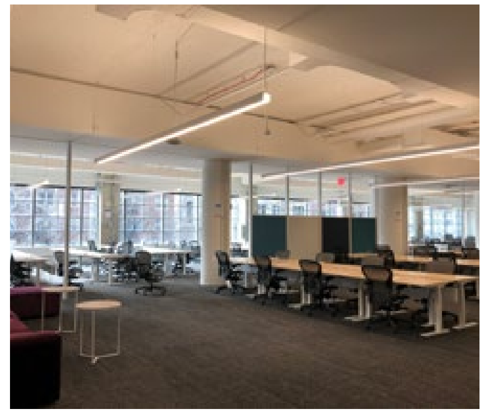
Remaining Future Funding
145.5

Mortgage Loan Including Future Funding
724.2

Loan Purpose

Refinance

Equity Contribution/ (Distribution) ($ million)
(186.3)



COLLATERAL SUMMARY

DBRS Morningstar Property Type	Office	**Year Built/Renovated**	1962/2019
City, State	New York, NY	**Physical Occupancy (%)**	66.2
SF	697,958	**Physical Occupancy Date**	June 2020

DBRS MORNINGSTAR ANALYSIS

SITE INSPECTION SUMMARY

DBRS Morningstar toured the interior and exterior of the property on Friday, January 10, 2020 at 1:00 pm. Based on the site inspection and management meeting, DBRS Morningstar found the property quality to be Above Average.

Located on the northeast corner of 9th Avenue and West 34th Street in the Hudson Yards/Penn Plaza neighborhood of Manhattan, Hudson Commons has good curb appeal thanks to its corner location, steel and glass façade, and sculpture at the main office entrance. Peloton Interactive, Inc (Nasdaq: PTON), which will house its corporate headquarters in this building, already has signage on the building, adding to the visibility. The property is two blocks west of New York's Penn Station, which provides access to six subway lines as well as connections to NJ Transit and Long Island Railroad service for suburban commuters. There is also easy access to the Lincoln Tunnel from 9th Avenue. The property is one block east of the Hudson Yards developments, which have attracted new office tenants and significantly driven retail and residential demand in the area.

The original eight-story podium, built in 1962, was a warehouse and manufacturing facility. After acquiring the property in 2016, the sponsors built a 17-story tower on top, the construction of which was completed in 2019. Although the podium has been gut-renovated, the owners have retained the industrial aesthetic with exposed concrete floors and columns, and amenity spaces off the ground-floor lobby evoke a library-like atmosphere. The eight podium floors have 19-foot ceilings and are leased entirely by Peloton and Lyft, Inc (Nasdaq: LYFT). Peloton also occupies basement space, which was not covered on the site visit, where it will reportedly have an innovation and design center. The Lyft floors were being built out on the day of the site inspection; the design was typical of modern offices with open-plan layout with height-adjustable workstations, limited offices and conference rooms along the core, and numerous collaborative spaces. Management indicated that the company was scheduled to occupy the space on January 13, 2020. In addition to the office space, Lyft had a glass-walled “garage/shop” akin to an open-kitchen in a restaurant.

The Peloton spaces have not been built out yet, and Peloton is not scheduled to occupy its space until Q3 2020 according to management. Peloton will not have a retail location at Hudson Commons, nor will it have studios or hold classes, and this will be almost entirely office space. In addition to its space on the podium floors, it will also occupy the lowest two tower floors and on the 9th floor, because of the building stepping back, it will have one of the largest open terrace areas in Manhattan with over 14,000 sf of open space, according to management.

The sponsors have completed a spec build-out on the 15th floor to showcase the building’s attributes and this space has also been designed with the currently typical open office layout. According to management, the build-out was done at a TI cost of $90.00 psf. Using the space as a proof-of-concept, the sponsor also built out the Brevet Capital Management Space (Brevet) on the 20th floor. Brevet, which is a hedge fund, is expected to move in by the end of Q1 2020 from 230 Park Avenue, and this will be its headquarters.

The upper floors of the building, including a double height penthouse suite, have not yet been leased and are in white-shell condition. According to management, by leasing the building from bottom-to-top, it can maximize the rents for the higher, more desirable floors on the strength of the tenancy in place.

DBRS MORNINGSTAR NCF SUMMARY

NCF ANALYSIS

	Stabilized Appraisal	Issuer Stabilized NCF	DBRS Morningstar NCF	NCF Variance (%)
GPR ($)	73,402,262	73,402,262	71,716,286	-2.3
Recoveries ($)	3,928,321	2,804,152	3,958,819	41.2
Other Income ($)	762,678	762,678	389,276	-49.0
Vacancy ($)	-2,342,798	-2,286,192	-7,587,647	231.9
EGI ($)	**75,750,463**	**74,682,900**	**68,476,734**	**-8.3**
Expenses ($)	27,029,296	19,290,690	27,559,256	42.9
NOI ($)	**48,721,167**	**55,392,210**	**40,917,478**	**-26.1**
Capex ($)	190,669	174,490	174,490	0.0
TI/LC ($)	0	5,135,353	919,966	-82.1
NCF ($)	**48,530,498**	**50,082,367**	**39,823,023**	**-20.5**

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 $39,823,023 which represents a -20.5% variance from the Issuer’s Stabilized NCF of $50,082,367. The primary drivers of the variance are real estate taxes and vacancy. DBRS Morningstar based real estate taxes on the appraiser’s estimate of unabated taxes for 2021/2022, the property’s first expected stabilized year. DBRS Morningstar applied a minimum stabilized vacancy of 10.0% compared with the issuer’s 3.0% vacancy assumption. DBRS Morningstar’s operating expenses were generally in line with the appraiser’s stabilized expense estimates, except for the management fee, which was based on a minimum of 1.5% of EGI. DBRS Morningstar also credited the future leasing reserves of $74.0 million resulting in stabilized TI/LC costs that were $4.2 million lower than the corresponding issuer’s estimate.

DBRS MORNINGSTAR VIEWPOINT

The property benefits from its location within the Hudson Yards neighborhood and just to the west of the Hudson Yards district that was rezoned to include 25.8 million sf of Class A office product, 20,000 residential units, 2.0 million sf of hospitality space, 1.0 million sf of retail space, a 750-seat public school, and over 20 acres of open space. The property also has excellent public transport access because of its proximity to Penn Station. Having focused initially on leasing the podium floors, the sponsor's business plan is to aggressively market the more desirable space in the tower floors. The sponsor expects to benefit from the leasing momentum in the Hudson Yards district. Because the building superstructure is complete and the sponsor's business plan involves the lease-up of 33.8% of the building, this loan benefits from a moderate DBRS Morningstar business plan score of 2.98, suggesting that there is low to moderate execution risk in the remainder of the business plan.

The trust loan is a fully funded $38.7 million pari passu participation in a $724.2 million whole loan, composed of $578.7 million initial funding and $145.5 million of future funding commitments composed of $73.5 million of leasing costs, $34.1 million of interest and carry reserve, $18.0 million of outstanding construction costs, and a $19.0 million earnout subject to a 1.10x DSCR and completion of construction. The loan exhibits high leverage of 81.4% based on the fully funded loan balance and the as-is appraised value (which does not include credit for the leasing in the fully funded loan balance). However, the as-stabilized LTV is moderate at 67.4%. The appraiser identified eight comparable sales in Manhattan, and cap rates for seven of them ranged from 4.7% to 5.1%, with only one property having a lower cap rate of 4.1%. As such, the appraiser's implied cap rate of 4.5% for the subject is lower than most of the comparables. Conversely, the property's stabilized value of $1,540 psf is higher than all but two of the comparables.

The sponsor acquired the original podium in late 2016 and received its temporary certificate of occupancy in 2019 for the entire building. The original eight-story, 394,000-sf podium was constructed in 1962 as a warehouse, and the 17-story tower added an additional 304,000 sf of space. The original podium offers 50,319-sf floor plates and 28-foot ceilings while the tower floors have 16,000-26,000-sf floor plates, 14-foot ceilings, and terraces on almost every level. The sponsor expects to get LEED Platinum certification for the building. Currently, the property is 66% leased (with 58% economic occupancy as a result of vacancy in higher rent upper floors) to three office tenants from the technology, fitness, and finance industries, and a 1,000-sf restaurant tenant. The remaining space is actively being marketed. The property is 66.2% leased to Peloton (335,823 sf; 48.1% of NRA), Lyft (100,638 sf; 14.4% of NRA), Brevet (16,178 sf; 2.3% of NRA), and In Common (1,105 sf; 0.2% of NRA). Peloton will occupy most of the podium and three of the tower floors. The Brevet space is on the 20th floor. The property will be Peloton's corporate headquarters and it has signage on the building.

Industry City

Brooklyn, NY

Loan Snapshot

Seller
BXMT 2020-FL2

Ownership Interest
Fee Simple

Trust Balance ($ million)
38.7

Loan PSF/Unit ($)
124

Percentage of the Pool
3.1

Fully Extended Loan Maturity/ARD
December 2024

Amortization
Interest Only

DBRS Morningstar As-Is DSCR (x)
1.0

DBRS Morningstar Stabilized DSCR (x)
1.7

DBRS Morningstar As-Is Issuance LTV (%)
58.8

DBRS Morningstar Stabilized Balloon LTV (%)
42.4

DBRS Morningstar Property Type
Mixed Use

DBRS Moringstar Property Quality
Average +

Debt Stack ($ million)

Trust Balance
38.7

Pari Passu
481.3

Remaining Future Funding
200.0

Mortgage Loan Including Future Funding
720.0

Loan Purpose

Refinance

Equity Contribution/ (Distribution) ($ million)
5.9

COLLATERAL SUMMARY

DBRS Morningstar Property Type	Mixed Use	**Year Built/Renovated**	1890 -1920 / 2023
City, State	Brooklyn, NY	**Physical Occupancy (%)**	72.4
SF	5,814,919	**Physical Occupancy Date**	June 2019

DBRS MORNINGSTAR ANALYSIS

SITE INSPECTION SUMMARY

DBRS Morningstar toured the Industry City exterior and sampled the interiors of the developed portions of Finger Buildings 1, 2, 3, 4, 5, and 6 at 12:00 p.m. on Tuesday, January 14, 2020. Based on the site inspection and management tour, DBRS found the property quality to be Average (+).

The Industry City property comprises about 5.8 million sf of office, retail, industrial, and additional mixed-use space across 16 buildings originally constructed in the 1890s and early 1900s. Industry City is located within an industrial neighborhood in South Brooklyn, New York. The property is 10 minutes walking distance from the 4th Avenue and 36th Street subway station, which connects the property to downtown Manhattan within 35 minutes via the N and R trains and to Barclays Center within 20 minutes via the D. Between 2nd and 3rd Avenue, spanning 32nd and 41st Streets, are the property's Finger Buildings (1 to 9). Near 2nd Avenue and 37th Street by the waterfront at the southwest section of the campus, the portfolio includes a 12-story office building (Building 10); several large-floorplate, high-ceiling Back Buildings (19, 20, and 22 to 26), with higher-than-average ceiling heights; and uncovered parking. The 1820's industrial origins of the property, including train tracks and platforms, are evidenced in the metal stairways and ramps between the buildings, currently used as loading areas and as main walkways for the campus. The sponsor also converted three connecting courtyards between Buildings 1 through 6 into open areas/event space. Industry City provides three shuttles around its extensive campus. Views through upgraded windows from the Finger Buildings of lower Manhattan and the Statue of Liberty generate event demand, such as a $40.00 psf premium for underutilized open-floor-plan office space with high-end finishes. The property manager, who has been with Industry City almost two years, noted it is the largest adaptive reuse project in the United States.

The sponsor is in the process of converting its campus into office, retail, and light industrial space. Industry City has several LTCTs, NYU Hospitals Center in Building 10; and York City governmental agencies in Back Buildings 19 and 20 that have been with the property since acquisition. The sponsor has reconfigured the U-shaped Back Buildings 19 and 20, which has improved their leasing performance. The property manager has been focusing on leasing up large square footage to national corporate chains where possible, as well as to smaller companies to fill its space. Innovation is part of Industry City's marketing identity as it leases to non-corporates, so it largely downplays signage of corporates such as Petco, Verizon, and Starbucks. In filling a good portion of the space, it leased what the property manager has named nearly 350 "Creative Office" spaces on the June 30, 2019 rent roll, which has expanded to nearly 500 tenants as of January 2020. Creative office refers to a space for a light industrial/office tenant that maintains a retail storefront with visually attractive finishes, open part-time to the public. For these smaller leases that average 1,500 sf and collectively sum to a concentration of over 500,000 sf on the June 2019 rent roll, the property manager tailors its TI package for each tenant/space as needed to spur demand. The sponsor redeveloped Finger Buildings 1 to 6 to include an expansive food court with tenants occupying about 8,000 to 14,000 sf. The restaurants range from fast food to fast casual and are busiest during the lunch hours. There are also several bars; experiential retail; a fitness center with exclusive membership for Industry City's 8,000 staff members at $35.00/month; and a joint venture Camp David co-working center that is partially owned and operated by the sponsor. The coworking spaces, which have high-end finishes, include an open floorplan with a hotel lobby and library atmosphere, and private offices above the first floor. Innovation Lab, operated by a public-private partnership between Industry City, New York City College of Technology, and several nonprofit groups, is a training and employment hub leasing space in Finger Building 6. The appraisal noted that the Costco leasing space in Building 1 is one of the tenant's highest-grossing stores nationally. Meantime, the property manager is anticipating an executed lease with TJ Maxx at $40.00 psf for space in the Finger Buildings. Overall, Finger Buildings 1 to 6 are more than 90.0% leased according to the property manager, while Finger Buildings 7 and 8 are being developed for office use with some legacy tenants in place and some moved temporarily or consolidated to waterfront space. Finger Building 9 leases self-storage to Extra Space Storage, which operates the self-storage facility.

Between 75,000 and 92,000 visitors enter Industry City through Finger Building 3 daily, directly into the Japan Village eatery off 3rd Avenue between 35th and 36th Street, according to the property manager. Expanding on its marketplace, sushi bar, and whiskey bar in February 2020 with a second-floor sit-down restaurant, the owner of Japan Village will increase its total investment in build-out to over $10.0 million, exclusive of receiving $20.00 psf in TIs for second-floor space and $40.00 psf for first-floor space.

The Finger Building 22 to 26 campus is lightly renovated and leased to low-density users and legacy industrial tenants. Building 24 is completely vacant and will be held by the owner for as-of-right use over the next five to 10 years. Use of Building 24 in the near term is cost-prohibitive, based on the appraisal, as numerous repairs are needed to improve the building's condition. Meantime, the sponsor has secured funding to develop the Brooklyn Greenway along 2nd Avenue and two of the campus Back Buildings 22 to 26. The property manager noted that Industry City earns additional revenue from its parking lots on 2nd Avenue, frequented by customers of the property's high-end design shops on 2nd Avenue. Approximately three to four months ago, the sponsor began leasing the land adjacent to the property's parking lots as a defensive strategy against city use (regarding Red Hook Terminals wastewater treatment and transfer) at a cost of $200,000 per year. The property manager estimated that $30.0 million to $40.0 million in revenue may potentially be achieved; the sponsor has executed a lease for wind energy development on the site, and is finalizing a related sublease. As this adjacent land is outside of the subject collateral, these plans are not within the scope of the DBRS Morningstar NCF Analysis.

DBRS MORNINGSTAR NCF ANALYSIS

NCF ANALYSIS

	2017	2018	T-12 June 2019	Stabilized Appraisal	Issuer Stabi-lized NCF	DBRS Morningstar NCF	NCF Variance (%)
GPR ($)	52,825,426	63,299,738	67,988,197	170,685,436	151,038,296	131,314,534	-13.1
Recoveries ($)	7,448,175	8,572,723	8,994,815	20,579,279	13,330,066	12,841,429	-3.7
Other Income ($)	3,871,074	6,148,224	6,256,204	4,475,154	6,256,204	4,475,154	-28.5
Vacancy ($)	-754,915	-928,727	-947,943	-13,701,791	-11,774,994	-12,869,684	9.3
EGI ($)	**63,389,760**	**77,091,958**	**82,291,273**	**182,038,078**	**158,849,572**	**135,761,433**	**-14.5**
Expenses ($)	39,675,424	45,614,646	46,144,015	96,992,260	62,825,974	63,298,577	0.8
NOI ($)	**23,714,336**	**31,477,312**	**36,147,258**	**85,045,818**	**96,023,598**	**72,462,855**	**-24.5**
Capex ($)	0	0	0	0	1,453,730	938,396	-35.4
TI/LC ($)	0	0	0	0	19,804,000	24,983,842	26.2
NCF ($)	**23,714,336**	**31,477,312**	**36,147,258**	**85,045,818**	**74,765,868**	**46,540,618**	**-37.8**

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 $46,540,618, which represents a -37.8% variance from the issuer's stabilized NCF of $74,765,868. The primary drivers of the variance are GPR, Vacancy, Management fee and TI/LCs. DBRS Morningstar GPR was based on leases in place, with vacant space grossed up at market rent estimates and no credit given to market rent inflation. Comparatively, the issuer took a similar approach, however, applied market rent inflation credit. DBRS Morningstar applied a minimum stabilized vacancy of 9.8% compared with the issuer's 7.2% vacancy assumption. DBRS Morningstar applied a management fee based on 4.0% of the EGI. DBRS Morningstar TIs were generally based on the appraiser's assumptions for all space types, adjusted by recent market leasing and TIs. LCs for all space types were estimated to be 4.0% for new leases and 2.0% for renewal leases.

DBRS MORNINGSTAR VIEWPOINT

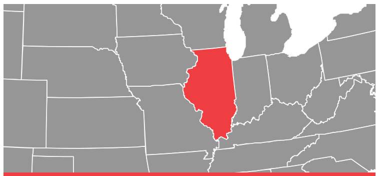
The sponsors purchased a 50.0% stake in the property from the Schron and Fruchthandler families in August 2013 and has redeveloped and repositioned Finger Buildings 1 to 6 from their original industrial use. Sponsor and property manager Jamestown's experience in redevelopment and repositioning innovation-oriented properties benefits the sponsor plans. In executing its strategy, the sponsor attained occupancy of 90.0% for Finger Buildings 1 to 6, and has similar plans for the development and repositioning of Buildings 7 to 8. DBRS Morningstar underwrote market leasing assumptions primarily based on the appraisal with recent leasing adjustments. The appraisal notes that historically high office availability rates in Sunset Park have declined 250 basis points to 20.5% as of 3Q19 but still exceed the overall Brooklyn office market availability rate which ranges from 12.0% to 18.0%. Additionally, the appraisal indicates that availability rates in recent quarters reflect a supply pipeline of current development or planned renovation, and the revitalization of the industrial market toward flex/creative office space is expected to stabilize, as asking rents are appreciating. This outlook is consistent with the property manager's view that leasing momentum may be gained despite current excess office supply in Brooklyn, through creative leasing strategies. The 6.3 million sf of the appraiser's nearby competitive set, Brooklyn Army Terminal, Liberty View Plaza, The Commodore Building, Bush Terminal Tech Campus, Sunset Yards, and Brooklyn Navy Yard, is currently 66.38% leased at an average $30.50 psf.

There is some risk of near-term lease rollover. DBRS Morningstar determined in-place vacancy to be 33.2% based on market vacancy adjusted for the property's LTCTs and 9.8% stabilized vacancy taking into account the sponsor's business plan. The stabilized LTV is fairly low at 42.4%, based on the appraisal value.

Industry City benefits from real estate tax abatements under the Industrial and Commercial Abatement Program (ICAP) and Industrial and Commercial Incentive Program (ICIP) on all buildings within the Industry City campus. The abatements have generally been extended through 2045, with tax parcels approved for ICIP in the final stages of the approval process for ICAP as the ICIP abatements expire.

The Industry City campus employs 8,000 staff, and foot traffic at the subject reaches between 75,000 and 92,000 thousand daily. The sponsor has maintained a strategic view of the site's placement within its neighborhood surroundings by proactively leasing city-owned waterfront property on 2nd Avenue. The long-term uncertainty regarding the 2nd Avenue waterfront views and uses may affect refinancing.

The $520.0 million initial funded loan, along with $200.0 million of future funding and $5.9 million in borrower equity, facilitated the funding of the refinance of $512.2 million of existing debt, $200.0 million future capital improvement plan, as well as $7.9 million in reserves and $5.8 million in closing costs. The fully IO loan has an initial two-year period and three one-year extension options with a DBRS Morningstar Issuance LTV of 58.8% and Balloon LTV of 42.4%.



Loan Snapshot

Seller
BXMT 2020-FL2

Ownership Interest
Fee Simple

Trust Balance ($ million)
38.7

Loan PSF/Unit ($)
265

Percentage of the Pool
3.1

Fully Extended Loan Maturity/ARD
September 2024

Amortization
Interest Only

DBRS Morningstar As-Is DSCR (x)
1.7

DBRS Morningstar Stabilized DSCR (x)
1.8

DBRS Morningstar As-Is Issuance LTV (%)
74.1

DBRS Morningstar Stabilized Balloon LTV (%)
48.0

DBRS Morningstar Property Type
Office

DBRS Moringstar Property Quality
Above Average

Debt Stack ($ million)

Trust Balance
38.7

Pari Passu
318.9

Remaining Future Funding
253.4

Mortgage Loan Including Future Funding
611.0

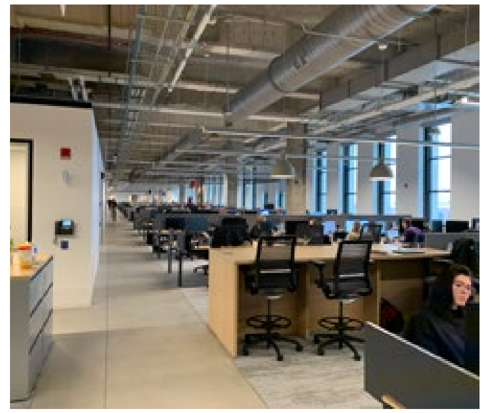
Loan Purpose

Refinance

Equity Contribution/ (Distribution) ($ million)
40.2

Old Post Office

Chicago, IL



COLLATERAL SUMMARY			
DBRS Morningstar Property Type	Office	**Year Built/Renovated**	1916/2016-2019
City, State	Chicago, IL	**Occupancy (%)**	80.5
Units/SF	2,305,766	**Occupancy Date**	June 2019

DBRS MORNINGSTAR ANALYSIS

SITE INSPECTION SUMMARY

DBRS Morningstar toured the interior and exterior of the property on January 14, 2020, at approximately 10:00 a.m. Based on the site inspection, DBRS Morningstar found the property quality to be Above Average.

The subject property is situated in the south end of the West Loop submarket in Chicago, along the west bank of the Chicago River. It is bounded by Van Buren Street to the north, Chicago River to the east, Canal Street to the West, and Harrison Street to the south. The property stands out within the immediate area given its size and art deco construction. The subject has excellent access to public transportation, with subway stations and bus stops close by. The building overlooks the Chicago River, which gives the majority of the east-facing tenants not just river views, but also views of downtown Chicago and the Loop. The property is recognized by the City of Chicago as a Chicago Landmark and is on the National Register of Historic Places. The building's distinctive limestone facade, with geometric design accents, is worn and brittle in many areas of the building. While many blocks of limestone have been repaired or replaced, there are still pieces that need attention. Moreover, because parts of the limestone have been replaced at different times, the facade is not uniform in color.

The main entrance is located on the north side of the building along Van Buren Street. A spacious lobby with tall ceilings and a polished granite floor leads to the Grand Hall, which houses the concierge desk; a 15,000 sf food hall; an interior-facing 11,124 sf Walgreens retail space; and a raised platform secured by turnstiles that lead to the elevator banks and tenant spaces. The food hall and the Walgreens retail space, which were both under construction at the time of the DBRS Morningstar site inspection, are scheduled to open in July 2020, according to management. The raised platform features escalators that integrates the first and second floors of the building. The second floor of the building houses a handful of the building amenities, including tenant lounges, event spaces, conference spaces, and the subject's fitness facility. The subject's fitness facility, Boxcar, was open at the time of the DBRS Morningstar site inspection. The space was spacious with finishes that evoked a vintage feel. Boxcar featured a plethora of workout equipment as well as a cycling studio and a boxing ring. The fitness center is an amenity available only to building tenants at an annual membership fee of $150 per year. The subject's event space, Telegram, can accommodate up to 700 people, according to management, and can be rented by tenants as well as external clients. Management indicated that there has been a lot of interest in booking the event space since opening, including large events and weddings. Given the size of the space, management believes that the event space can compete with area hotels. At the time of the DBRS Morningstar inspection, the subject's waterfront plaza and 4.0-acre roof deck were still under construction. DBRS Morningstar observed a handful of workers working on the rooftop deck, which will feature an outdoor park and sports complex. Management anticipates the waterfront plaza and the rooftop deck to be ready before the beginning of the summer.

The finished common area corridors showed well. According to management, a lot of attention was paid to preserving the vintage look and feel of the building, which showed in the building lobby, corridor, and common area finishes. The subject boasts very large floorplates, of up to 250,000 sf, where the three different sections of the building meet, with ceiling heights of up to 19 feet. Floorplate sizes on the north and east sections of the building range between 37,500 sf and 42,500 sf and up to 175,000 sf on the south section of the building. DBRS Morningstar toured several leased and vacant tenant spaces in the building that were built out to varying degrees, including spaces that were occupied by Walgreens, Home Chef, 84.51°, and Ferrara Candy. Walgreens had taken partial occupancy of approximately 50,000 sf of space on the fourth floor, with the construction on the remainder of their space set to be completed in the next few months. Walgreens is expected to take full occupancy of its space before the end of spring. The Home Chef, 84.51° and Ferrara Candy spaces, toured by DBRS Morningstar, were located on the sixth floor and appeared to be fully utilized by their respective tenants. The occupied suites toured by DBRS Morningstar were well built and featured above-average finishes. The occupied spaces featured a modern layout with an open floorplan, including partially partitioned cubicles around the building perimeter, with private offices and conference rooms toward the center. The occupied spaces generally featured a spacious reception area as well as modern kitchens and several breakout rooms. Unoccupied spaces toured by DBRS Morningstar were generally in shell condition, ready for TIs. Management confirmed that the largest tenant, Uber, had taken possession of the first phase of its space to start its tenant build-out. Management anticipates the majority of the tenants working on their tenant build-out to move in before the end of 2020 and most of the outstanding common area and building amenity features to be completed before June 2020.

DBRS MORNINGSTAR NCF SUMMARY

NCF ANALYSIS

	Sponsor Budget 2020	Stabilized Appraisal	Issuer Stabilized NCF	DBRS Morningstar NCF	NCF Variance (%)
GPR ($)	51,991,451	72,129,747	77,083,066	70,233,905	-8.9
Recoveries ($)	13,724,106	25,274,872	25,444,279	25,198,879	-1.0
Other Income ($)	3,257,333	2,977,681	2,977,681	2,977,681	0.0
Vacancy ($)	-19,936,702	-4,529,679	-3,086,974	-7,500,458	143.0
EGI ($)	**49,036,188**	**95,852,621**	**102,418,052**	**90,910,007**	**-11.2**
Expenses ($)	25,885,953	28,074,458	28,271,421	26,562,529	-6.0
NOI ($)	**23,150,235**	**67,778,163**	**74,146,631**	**64,347,478**	**-13.2**
Capex ($)	0	251,957	230,577	576,442	150.0
TI/LC ($)	0	0	4,341,354	0	-100.0
NCF ($)	**23,150,235**	**67,526,206**	**69,574,700**	**63,771,036**	**-8.3**

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 $63,771,036, a variance of -8.3% from the issuer's stabilized NCF. The primary drivers of the variance were vacancy, TI/LCs, GPR, straight-line rent credit, management fees, and replacement reserves. DBRS Morningstar assumed an economic vacancy rate of 7.9%, based on a blended vacancy rate of 12.5% for office and 10% for retail spaces. The economic vacancy rate includes a vacancy adjustment applied to seven LTCTs, comprising 42.8% of the NRA. DBRS Morningstar TI/LC assumptions were generally based on the appraiser's assumptions; however, DBRS Morningstar applied a straight-line credit over 10 years toward leasing costs based on the amount committed to future accretive leasing, which essentially wiped out leasing costs, resulting in a positive variance. The DBRS Morningstar GPR assumption was based on leases in place with vacant space grossed up at the appraiser's market rent estimates. Although the issuer took a similar approach for calculating GPR, it also adjusted market rents for inflation. DBRS Morningstar only accepted straight-line rent credit for investment-grade-rated tenants that had leases extending three years beyond the fully extended loan term. In contrast, the issuer accepted straight-line rent credits over the loan term for all investment-grade-rated tenants. DBRS Morningstar utilized a 1.5% management fee compared with the issuer's 3.0% rate, resulting in a positive variance. DBRS Morningstar replacement reserves were based on $0.25 psf compared with the issuer's $0.10 psf assumption.

DBRS MORNINGSTAR VIEWPOINT

The subject property is a 2.3 million sf 12-story Class A office building situated along the west bank of the Chicago River on the southern border of the West Loop submarket in Chicago. Built in 1916, the subject was used as a mail terminal building for the United States Postal Service. The property was decommissioned as a post office in 1997 and sat vacant until 601 W Companies purchased the asset in 2016 and commenced its plans to reposition and market the building to commercial users. The sponsor has completed approximately 71.6% of its renovation program and is reportedly on track to complete the remaining planned work. The sponsor achieved a strong leasing velocity over the past two years, with approximately 1.9 million sf of new leasing, comprising 81.2% of the NRA. The sponsor's business plan is to complete the remainder of the redevelopment work and lease-up the building to a market occupancy level. The loan is structured with approximately $383.1 million in future funding to help complete the remaining work, lease-up the building to a market occupancy level, and cover any potential debt service shortfall.

Although the building facade appears dated given its vintage, there has been extensive amount of work done over the past three years to maintain the integrity of the structure. Additional work has been planned to continue to restore the facade while maintaining its vintage feel. The subject has excellent visibility and stands out within the immediate area given its unique art deco style and large footprint comprising 11.7 acres.

The property benefits from an extensive amenities package that consists of a 4.0-acre roof deck, an on-site food hall, a waterfront plaza, on-site parking, event space, and conference and fitness facilities. The roof deck, food hall, and waterfront plaza amenities are expected to be completed and open by June 2020. The subject has very large floor plates, which can reach up to approximately 250,000 sf on certain floors. In addition to the large floor plates, the property boasts ceiling heights of up to 19 feet on certain floors.

A recent article that came out on the Chicago Tribune on January 23, 2020, reported that the subject's largest tenant, Uber, announced plans to offer 65,000 sf of space (approximately 14.1% of Uber's space and 2.8% of the subject NRA) for sublease. DBRS Morningstar does not believe this to be a credit issue for the loan, as it is generally common for certain tenants to take on more space than they need, due to anticipated future growth. DBRS Morningstar will continue to monitor the situation.

The subject's main competitors are located in Chicago's Loop and West Loop submarkets. The subject is located in a pocket of the West Loop submarket that historically has not had as strong demand for office space as other Loop locations, which puts it at a significant disadvantage over its competitors. However, the large and customizable floorplates that can accommodate large users will be attractive to tenants looking to house their teams on one floor. Additionally, the extensive building amenity package and transit-oriented location will make the subject desirable to tenant employees, helping tenants attract talent. Furthermore, the subject's significant renovations and recent strong leasing velocity to nationally recognized tenants should help create more demand for the building and the immediate area.

444 North Michigan

Chicago, IL

COLLATERAL SUMMARY

DBRS Morningstar Property Type	Office	**Year Built/Renovated**	1976 / 2015
City, State	Chicago, IL	**Physical Occupancy (%)**	87.6
Units/SF	517,193	**Physical Occupancy Date**	June 2019

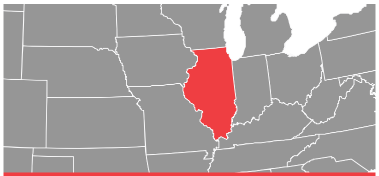
DBRS MORNINGSTAR ANALYSIS

SITE INSPECTION SUMMARY

DBRS Morningstar toured the interior and exterior of the property on January 13, 2020, at approximately 9:30 a.m. Based on the site inspection, DBRS Morningstar found the property quality to be Average (+).

The collateral consists of a 517,193 sf office building located in downtown Chicago. More specifically, the property sits on North Michigan Avenue, home of the shopping district and tourist destination known as the Magnificent Mile. The immediate surrounding area consists of many local and national retailers on the ground floor and other high-rise office buildings. The subject property also benefits from its proximity to several local transportation outlets, such as the Chicago Transit Authority Red Line, public bus stops, and the Chicago Water Taxi, connecting the collateral to surrounding city neighborhoods.

Originally constructed in 1976 and renovated in 2015, the 36-story office building exhibited pleasant curb appeal and had a relatively modern appearance with its tall-glass-window panels and artistic frontage. At the time of inspection, the property was roughly 86.0% occupied, which is a slight increase from an occupancy of 83.0% at the time of the acquisition in December 2018. The sponsor plans to use a portion of the loan proceeds to complete a capital improvement plan estimated to cost $13.0 million, which will include renovation of the lobby and fitness center and creation of a tenant lounge. The collateral includes two ground-floor retail-space leases to Starbucks and The Purple Pig, a local restaurant and bar. Upon entering the property, the front desk is centrally located within the lobby with an entrance to The Purple Pig and two separate



Loan Snapshot

Seller
BXMT 2020-FL2

Ownership Interest
Fee Simple

Trust Balance ($ million)
38.7

Loan PSF/Unit ($)
238

Percentage of the Pool
3.1

Fully Extended Loan Maturity/ARD
January 2024

Amortization
Interest Only

DBRS Morningstar As-Is DSCR (x)
1.0

DBRS Morningstar Stabilized DSCR (x)
1.4

DBRS Morningstar As-Is Issuance LTV (%)
84.9

DBRS Morningstar Stabilized Balloon LTV (%)
66.9

DBRS Morningstar Property Type
Office

DBRS Moringstar Property Quality
Average +

Debt Stack ($ million)

Trust Balance
38.7

Pari Passu
64.0

Remaining Future Funding
20.4

Mortgage Loan Including Future Funding
123.1

Loan Purpose

Acquisition

Equity Contribution/ (Distribution) ($ million)
40.0

elevator cab lobbies located to the left. Lobby finishes consisted of outdated black-and-white tile flooring with bright abstract lighting fixtures and floor-to-ceiling windows, both allowing for ample light. According to on-site management, the lobby will receive a full renovation that will include the relocation of the main entryway to allow for more ground-floor retail tenants. The proposed layout has not yet been finalized, as it was only in the preliminary planning stages at the time of inspection. The fitness center was opening for the first time since Thanksgiving on the day of DBRS Morningstar's inspection. The newly renovated fitness center received fresh paint, towel service, and several updated equipment. Management was preparing for a grand reopening, which included complimentary water bottles, snacks, and a private tour for all tenants. Additionally, elevators were recently updated to include a more efficient touchscreen system. DBRS Morningstar toured a vacant office space that will be converted to a community tenant lounge at an estimated cost of $1.2 million. According to on-site management, many tenants have expressed the desire for a centrally located space where they can relax with their colleagues or meet other tenants within the building. Management believes that the addition of this amenity will provide a competitive advantage over other comparable office properties within the immediate area. DBRS Morningstar toured two of the "spec suites" at the property, which featured light wood sit-to-stand desks, exposed pipe ceilings, and light-gray-colored carpeting throughout with the exception of the kitchen area, which contained light tile flooring. Both spec suites included large conference room space and small breakout spaces for additional privacy. Build-outs were generally modern and clean with light wood accents to give a bright appearance throughout. At the time of inspection, a full floor was being built out to expand Livongo Health for a cost of $2.0 million, equating to $85.00 psf. Once Livongo Health expands into its space at completion in March 2020, it will occupy approximately 8.8% of the NRA. In aggregate, the subject's interior office space appeared to be in line with comparable properties in the surrounding area, but its exterior demonstrated slightly more modern features relative to some of the office properties with historic-building facades in the immediate area.

DBRS MORNINGSTAR NCF SUMMARY

NCF ANALYSIS

	2017	2018	T-12 June 2019	Issuer Stabilized NCF	DBRS Morningstar NCF	NCF Variance (%)
GPR ($)	8,488,087	9,209,429	8,876,509	13,996,139	13,874,938	-0.9
Recoveries ($)	6,253,964	6,879,176	6,728,939	10,504,447	10,120,356	-3.7
Other Income ($)	617,928	89,971	165,295	127,633	0	-100.0
Vacancy ($)	0	-453,312	-789,590	-2,205,053	-2,399,364	8.8
EGI ($)	**15,359,980**	**15,725,263**	**14,981,153**	**22,423,166**	**21,595,929**	**-3.7**
Expenses ($)	8,911,526	8,460,086	9,105,116	11,057,313	11,142,541	0.8
NOI ($)	**6,448,454**	**7,265,177**	**5,876,038**	**11,365,854**	**10,453,389**	**-8.0**
Capex ($)	0	0	0	129,298	196,533	52.0
TI/LC ($)	0	0	0	2,212,743	1,889,113	-14.6
NCF ($)	**6,448,454**	**7,265,177**	**5,876,038**	**9,023,813**	**8,367,742**	**-7.3**

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 $8,367,742, a variance of -7.3% from the issuer's stabilized NCF. The primary drivers of the variance are reimbursements and TI/LCs. Reimbursements are based on leases in place per the rent roll ending June 2019 and occupied space rolling during the fully extended loan term fully recovered based on the NNN lease structures, excluding management fees. TIs were generally based on the appraiser's assumptions across all space types, ranging from $25.00 psf to $70.00 psf for new leases and ranging from $5.00 psf to $35.00 psf for renewal leases. LCs for all space types were estimated to be 5.0% for new leases and 2.5% for renewal leases.

DBRS MORNINGSTAR VIEWPOINT

DBRS Morningstar considers the loan to have moderate business plan risk with a relatively extensive $13.0 million planned renovation but with a strong, locally experienced sponsorship. The sponsor's business plan includes common-area upgrades, fitness center renovation, creation of a tenant lounge, and reconfiguration of the main lobby to include additional retail space in addition to leasing up the remaining office vacancy. The subject benefits from its location along Chicago's Magnificent Mile, which millions of residents and tourists visit year over year. The area proves to demonstrate growth and change over years with several new construction projects in addition to renovations of historical ones. The loan exhibits moderate rollover risk with approximately 35.0% of the current rent roll expiring prior to the fully extended loan term. However, the sponsor has successfully executed a similar lease-up business plan at a nearby Chicago property, increasing the overall occupancy to 93.0% from 65.0%.

The 36-month loan with two 12-month extensions is IO for the entire fully extended loan term. Initial funding proceeds of $100.0 million, $23.0 million of future funding, and $40.0 million of sponsor equity were used acquire the subject property for $140.0 million ($271 psf) and complete $13.0 million of capital improvements. The loan represents high leverage with an issuance LTV of 84.9% based on the as-is appraised value of $145.0 million and a balloon LTV of 66.9% based on the stabilized appraised value of $184.0 million.

Loan Snapshot

Seller
BXMT 2020-FL2

Ownership Interest
Fee Simple

Trust Balance ($ million)
38.7

Loan PSF/Unit ($)
287

Percentage of the Pool
3.1

Fully Extended Loan Maturity/ARD
December 2022

Amortization
Interest Only

DBRS Morningstar As-Is DSCR (x)
1.1

DBRS Morningstar Stabilized DSCR (x)
1.4

DBRS Morningstar As-Is Issuance LTV (%)
69.3

DBRS Morningstar Stabilized Balloon LTV (%)
57.6

DBRS Morningstar Property Type
Office

DBRS Moringstar Property Quality
Average

Debt Stack ($ million)

Trust Balance
38.7

Pari Passu
149.9

Remaining Future Funding
16.8

Mortgage Loan Including Future Funding
205.4

Loan Purpose

Acquisition

Equity Contribution/ (Distribution) ($ million)
10.1

Falchi Building

Long Island City, NY

COLLATERAL SUMMARY

DBRS Morningstar Property Type	Office	**Year Built/Renovated**	1922 / 2019
City, State	Long Island City, NY	**Physical Occupancy (%)**	72.0
Units/SF	713,669	**Physical Occupancy Date**	June 2019

DBRS MORNINGSTAR ANALYSIS

SITE INSPECTION SUMMARY

DBRS Morningstar toured the exterior and interior of the property on Friday, January 10, 2020, at 1:00 p.m. Based on the DBRS Morningstar site inspection and management meeting, DBRS Morningstar found the property quality to be Average.

The recently renamed Falchi Building was originally constructed in 1922 and served as a distribution warehouse for the former Gimbels department store in the Manhattan borough of New York. The collateral consists of a single five-story former industrial building with office, retail, industrial production (for donut baking and juice preparation), and parking components.

The property is in Long Island City, an emerging office market that has seen rapid redevelopment with older industrial buildings being demolished or converted into luxury apartments or modern offices. The property is situated on 47th Avenue adjacent to a converted former Macy's furniture warehouse known as the Factory on one side and the Queensboro Correctional Facility on the other. LaGuardia Community College campus is across the street from the property, and MoMA QNS, the research library for The Museum of Modern Art, is two blocks away. Convenient access to the property is provided by Queens Boulevard and a nearby subway station, both leading directly into Midtown Manhattan. A few blocks south is the Long Island Expressway, which goes under the East River and into Manhattan. To the north is a section of Long Island City known as Jackson Square, the scene of recent development of office towers and luxury apartments and condominiums.

The 47th Street frontage is of excellent visibility to vehicular and pedestrian traffic along the street, which is lined with other commercial, educational, industrial, and food establishments. Several of the building tenants, city offices, and ride-sharing services draw large numbers of consumers. The New York City Taxi and Limousine Commission and its associated courtroom make this a logical home for the offices of Uber, Lyft, and Via car services, which are also at the site. Because of the open flow of customers and public visitors, secure access to the building cannot be provided. A front security desk is part of the recently updated lobby area and is more for informational purposes than for restricted access. Security cameras are mounted in exterior and selected interior locations. Tenants provide their own additional security as needed. Commercial loading docks are available on the ground floor and can be restricted for use by physically adjacent individual tenant use.

The property provides a wide spectrum of industrial/office opportunities. Of the total collateral NRA of 713,669 sf, 628,112 sf is used for office use; 35,155 sf for food service; 30,522 sf for street-facing retail and interior retail use; and 19,880 sf for the subterranean garage. The building was 72.0% leased as of the June 2019 rent roll; however, it was approximately 68.5% occupied, adjusted as of the date of the site inspection. Stanley Creations, which leased 25,000 sf, left at the end of 2019, the expiration of its lease. In addition to the new lobby area, the sponsor has made numerous changes to the ground-floor corridor with new food stations, a tenant lounge, and mechanical upgrades, such as the heating system, air flow for fire regulations, and conversion of freight elevators to public use. According to management, the large available spaces are being actively marketed to prospective office tenants, including other city departments, technology companies, and other companies looking for creative office space. Per management, the sponsor's strategic direction is to move the property away from industrial use and convert its zoning to accommodate office, which has become the predominant use of the building.

DBRS MORNINGSTAR NCF SUMMARY

NCF ANALYSIS

	2017	2018	T-12	Issuer Stabilized NCF	DBRS Morningstar NCF	NCF Variance (%)
GPR ($)	12,037,552	12,788,873	12,864,316	24,346,638	21,569,039	-11.4
Recoveries ($)	1,580,234	1,843,661	1,636,698	1,779,506	2,416,032	35.8
Other Income ($)	130,207	243,030	322,882	322,882	322,882	0.0
Vacancy ($)	-79,716	-231,581	-245,931	-1,114,969	-3,318,720	197.7
EGI ($)	**13,668,276**	**14,643,983**	**14,577,965**	**25,334,056**	**20,989,233**	**-17.2**
Expenses ($)	4,817,603	5,541,254	5,590,170	5,931,687	8,365,216	41.0
NOI ($)	**8,850,673**	**9,102,729**	**8,987,795**	**19,402,370**	**12,624,017**	**-34.9**
Capex ($)	0	0	0	178,417	178,417	0.0
TI/LC ($)	0	0	0	1,753,099	0	-100.0
NCF ($)	**8,850,673**	**9,102,729**	**8,987,795**	**17,470,854**	**12,445,599**	**-28.8**

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 $12,445,599, a variance of -28.8% from the issuer's stabilized NCF of $17,470,854. The primary drivers of the variance are vacancy, real estate taxes, management fees, and TI/LCs. DBRS Morningstar generally based expenses on the T-12 inflated by 6.0%. The DBRS Morningstar Expense Ratio of 39.9% is higher than that of the issuer but in line with historical expense ratios at the property. DBRS Morningstar based GPR on leases in place along with vacant space and occupied space rolling during the fully extended loan term grossed up at market rent, which averaged $30.16 psf. This compares with the issuer base rents and vacancy gross up totaling $30.24 psf.

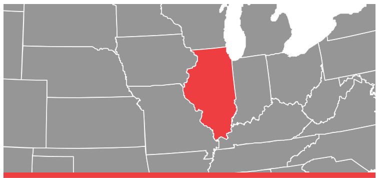
DBRS MORNINGSTAR VIEWPOINT

The trust loan is a fully funded $38.7 million pari passu participation in a $205.4 million whole loan, composed of $187.7 million of initial funding and $16.8 million of future funding commitments alongside a $10.1 million sponsor equity guaranty for future leasing and carry costs. The loan exhibits moderate leverage of 69.3% based on the fully funded loan balance and the as-is appraised value and a low stabilized LTV of 57.6%.

The loan is secured by a 100-year-old former warehouse in Long Island City. The building had been largely converted from its former use and now houses a variety of tenants that can take advantage of the multiple loading docks, numerous freight elevators, strong load-bearing floors, and large exterior windows.

The property benefits from its location only a few blocks from a subway station and a short ride to Midtown Manhattan make this general area potentially attractive for companies seeking more affordable options to leasing in Manhattan. To enhance the situation, the nearby Jackson Square developments of new office and luxury apartment towers both legitimize the acceptability of the location and potentially supply a ready source of employees for growing companies in many industries. Cornell University has recently opened the first phase of its technology campus on Roosevelt Island, located between Long Island City and Manhattan. With these features regarding transportation, flexibility of space use, a growing concentration of multiple developments, and the nearby community college and performing arts college, the property is not without appealing amenities.

Although the building may not be suitable for companies with a demonstrated need to be in Midtown Manhattan, there has been demand from city agencies and technology firms for space in Long Island City. Leasing may be intermittent because the building and office features are not like typical office space, but the situation could result in large blocks of space being taken by single tenants. The building has successfully made the transition to office use from industrial use with physical, mechanical, and service changes.



Loan Snapshot

Seller
BXMT 2020-FL2

Ownership Interest
Fee Simple

Trust Balance ($ million)
38.7

Loan PSF/Unit ($)
262

Percentage of the Pool
3.1

Fully Extended Loan Maturity/ARD
December 2023

Amortization
Interest Only

DBRS Morningstar As-Is DSCR (x)
1.1

DBRS Morningstar Stabilized DSCR (x)
1.6

DBRS Morningstar As-Is Issuance LTV (%)
97.5

DBRS Morningstar Stabilized Balloon LTV (%)
75.6

DBRS Morningstar Property Type
Office

DBRS Moringstar Property Quality
Average +

Debt Stack ($ million)

Trust Balance
38.7

Pari Passu
204.5

Remaining Future Funding
66.8

Mortgage Loan Including Future Funding
310.0

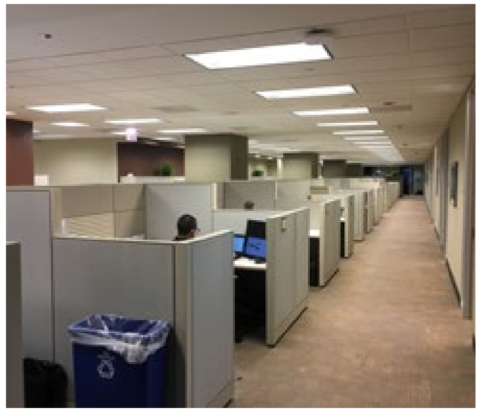
Loan Purpose

Acquisition

Equity Contribution/ (Distribution) ($ million)
76.3

One South Wacker

Chicago, IL



COLLATERAL SUMMARY			
DBRS Morningstar Property Type	Office	**Year Built/Renovated**	1982/ 2019-2020
City, State	Chicago, IL	**Physical Occupancy (%)**	78.5
Units/SF	1,181,724	**Physical Occupancy Date**	June 2019

DBRS Morningstar toured the interior and exterior of the property on January 10, 2020, at 12:30 p.m. Based on the site inspection and management tour, DBRS Morningstar found the property to be Average (+).

The 43-story high-rise office building is located in Chicago's CBD within the Loop submarket. Situated on the northwest corner of South Wacker Drive and West Madison Street, the property offers great access to various Chicago Transit Authority subway lines, I-90, Union Station, and the Ogilvie Transportation Center, all of which provide east commuting options throughout the greater Chicagoland area. The surrounding area primarily consists of Class A and Class B high-rise office buildings, many of which are of similar vintage and quality as the subject. This location's high foot traffic during the work week provides steady business for the subject's ground-floor retail tenants, which were busy at the time of inspection. The restaurant space along South Wacker Drive had recently been vacated, and the sponsor had been actively marketing the space in hopes of bringing a high-end-restaurant tenant into the space.

The building exteriors were well maintained and consist of dark tinted glass curtain walls and aluminum metal accents. The property's exterior cascading facade is unique and visually appealing. DBRS Morningstar toured various tenant spaces ranging from the fourth to 34th floor. The property's largest tenant, RSM, occupies four stories in the subject's lower tier (Floors 2 to 11), and its space is consistent with typical Class B office space. The property's second-largest tenant, Invenergy, occupies space that is more consistent with Class A office product, featuring more open floor plans, glass walls, and modern light fixtures. The lower tier and middle tier (Floors 12 to 24) of the office building are blocked from natural light due to a 24-story office building directly to the east. To combat the issue of limited natural light, the sponsor is replacing dark tinted windows with clear windows that will allow in more light, as well as installed high-powered lights outside the eastern perimeter of the building that shine upward and give the illusion of natural light. The windows are being replaced as tenants roll, and they are expected to be fully completed by mid-2022. The sponsor is renovating the lobby with cosmetic upgrades that consist of modern light fixtures, interactive video screens, and a dark and modern color scheme, all of which is anticipated to be completed by the end of February 2020. In addition to window replacement and lobby renovations, the sponsor was working on relocating the fitness center and tenant lounge to the 28th floor from the building's mezzanine level. The new tenant lounge will feature an outdoor balcony, an updated fitness center with locker rooms, conference rooms, and a kitchen area. The former tenant lounge and fitness center will be converted to leasable office space. Overall, the property was well maintained and benefits from its strong location within Chicago's CBD.

DBRS MORNINGSTAR NCF SUMMARY

NCF ANALYSIS

	2018	2019	Sponsor Budget 2019	Stabilized Appraisal	Issuer Stabilized NCF	DBRS Morningstar NCF	NCF Variance (%)
GPR ($)	20,678,462	21,590,866	19,988,651	30,130,195	33,523,572	29,700,035	-11.4
Recoveries ($)	17,449,959	17,097,721	17,366,055	24,577,132	23,039,320	24,019,994	4.3
Other Income ($)	694,469	554,112	560,302	658,750	554,112	554,112	0.0
Vacancy ($)	0	0	0	-4,367,405	-4,027,948	-5,345,011	32.7
EGI ($)	**38,822,890**	**39,242,699**	**37,915,008**	**50,998,672**	**53,089,055**	**48,929,129**	**-7.8**
Expenses ($)	18,385,733	21,016,645	22,767,389	25,629,098	24,025,464	24,673,212	2.7
NOI ($)	**20,437,157**	**18,226,054**	**15,147,619**	**25,369,574**	**29,063,592**	**24,255,918**	**-16.5**
Capex ($)	0	0	0	0	295,431	295,431	0.0
TI/LC ($)	0	0	0	0	6,055,257	4,402,509	-27.3
NCF ($)	**20,437,157**	**18,226,054**	**15,147,619**	**25,369,574**	**22,712,904**	**19,557,977**	**-13.9**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $19,557,977, representing a -13.9% variance from the issuer's stabilized NCF of $22,712,904. The primary drivers of the variance were GPR and vacancy assumptions. DBRS Morningstar based GPR on leases in place with vacant space grossed up to DBRS Morningstar assumed market rents, whereas the issuer based GPR on the in-place rent roll with vacant space grossed up at the appraiser's market rent while accepting rent steps through December 2023. DBRS Morningstar estimated a 9.9% stabilized economic vacancy loss, which was generally in line with the Reis-reported submarket vacancy rate of 10.6% as of Q4 2019.

DBRS MORNINGSTAR VIEWPOINT

When the sponsor purchased the property in December 2018, the occupancy level of 77.0% was well below the submarket's average of 89.4%. The property was 71.8% occupied at the time of inspection in January 2020, as the sponsor was in the process of completing renovations and marketing recently vacant space, pursuant to its business plan of letting below-market leases expire and backfilling the space with rents more in line with the submarket average of $28.00 psf. To assist in this strategy, the sponsor intends to complete cosmetic renovations to the lobby, relocate the fitness center and tenant lounge to the 28th floor, and replace dark tinted windows with clear windows to allow more natural light into the space. DBRS Morningstar had a positive outlook on the capital improvements being done at the subject, as they seemed to be logical improvements that would make the property more competitive within the submarket. The three-year loan features two 12-month extension periods, subject to the realization of certain performance metrics. The loan is structured as IO for the initial term as well as during both extension periods. The fully funded loan balance represents a relatively high stabilized LTV of 75.6% based on the appraiser's November 2021 stabilized value of $410.0 million.

The property benefits from its proximity to several transportation options in Chicago, including Ogilvie Transportation Center, Union Station, and various subway stations within a half mile, making it attractive to businesses seeking efficient and accessible locations in Chicago's CBD. As well as being a repeat Blackstone borrower, the sponsor has experience owning downtown Chicago office buildings, including the Aon Center, 550 West Jackson, and the Sullivan Center. Reis reported an average submarket vacancy of 10.6% as of Q4 2019, representing the lowest overall submarket vacancy rate since 2014. While the asset was 71.8% occupied at the time of inspection, the sponsor is expecting the building's largest tenant, RSM (14.1% of the total NRA), to vacate its space at its lease expiry in May 2021. The loan is structured with $15.0 million of TI/LC funding specifically for the RSM, which helps mitigate the risk of this large turnover. This $15.0 million reserve is part of a $57.4 million upfront reserve specifically dedicated to leasing efforts at the subject, which DBRS Morningstar views as a strong loan feature to assist in increasing occupancy and in achieving at-market rents at the property.

Transaction Structural Features

Credit Risk Retention: Under U.S. Credit Risk Retention Rules, 42-16 CLO L Sell, LLC (42-16 CLO L Sell) will be responsible for compliance with the U.S. credit risk retention requirements and intends to satisfy such requirements through the purchase and retention by 42-16 HoldCo, LLC (42-16 HoldCo) or a majority-owned affiliate of an eligible horizontal residual interest. As of the closing date, the eligible horizontal residual interest will be held by 42-16 HoldCo, a majority-owned affiliate of the sponsor. Additionally, the transaction is being structured with the intent to comply with the EU retention rules under Regulation (EU) 2017/2402.

Retention Holder: 42-16 HoldCo, an indirect wholly owned subsidiary of 42-16 CLO L Sell and Blackstone Mortgage Trust, Inc., will purchase 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. 42-16 HoldCo 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.

Replenishment: The holder of the Preferred Shares may allow certain permitted principal proceeds to be deposited into a permitted Companion Participation acquisition account, for a period not to exceed 120 days from the date of the deposit, to acquire all or a portion of the Companion Participation, subject to Replenishment Criteria. The Replenishment Criteria requires, among other things, for the underlying mortgage loan not to be a defaulted mortgage loan or specially serviced, for no event of default having occurred and to be continuing, and for certain note protection tests to be satisfied. CRE CLO transactions often allow for principal proceeds to be held in an account and used to purchase pari passu companion participations of existing trust assets, instead of being used to pay down bonds. Typically if RAC is not required to acquire these participations, DBRS Morningstar performs a paydown analysis whereby the loans in the pool with the lowest E/L (expected loss) that have no future funding are assumed to pay off and then all future funding is brought in, with the pool balance staying constant. The effect of this paydown analysis is that the E/L migrates to a higher level as DBRS Morningstar assumes a worst case scenario where only good loans pay off, and as a result the pool loss levels are higher than they would be on the pool as it stands at closing. In this transaction, RAC is not required to acquire participations of existing trust assets, but the transaction documents require the resulting pool DBRS Morningstar WA E/L to be no greater than 6.9%. This is intended by the issuer to keep credit risk fairly constant, as the initial pool DBRS Morningstar WA E/L is 6.0%. As a result, DBRS Morningstar did not perform a paydown analysis on this transaction and assume negative credit migration. While it is possible that loans get worse (or better) after securitization, and the E/L being used could be lower (or higher) than it truly should be, DBRS Morningstar believes that the capital structure as proposed by the issuer adequately accounts for this risk. Any significant modifications will require RAC and such loan will have its E/L updated based on such modification.

Rating Agency Confirmations: Certain events within the transaction, including Significant Modifications, require the issuer to obtain a rating agency confirmation (RAC). Acquiring companion participations via the Replenishment Criteria and Administrative Modifications do not require the issuer to obtain RAC.

Administrative Modifications: Excluding any Credit Risk Mortgage Asset, Specially Serviced Mortgage Loan, or Defaulted Mortgage Asset, the Directing Holder is permitted Administrative Modifications, including changes to, among other things, exit fees, extension fees, financial covenants (including cash management triggers) relating to debt yield, debt service coverage or LTV, prepayment fees (including in connection with defeasance and lockouts), and yield or spread maintenance provisions. The effectuation of any Administrative Modifications by the Special Servicer will not be subject to the Servicing Standard.

Note Protection Tests: The transaction benefits from excess spread that will be available to support the offered notes in the event that either note protection test is not satisfied. The Par Value Test will be satisfied if the Par Value Ratio is equal to or greater than 112.2%, which is 7.0% lower than the initial Par Value Ratio. The Interest Coverage Test will be satisfied if the Interest Coverage Ratio is equal to or great than 120.0.

Advancing and Backup Advancing: The Advancing Agent, 42-16 CLO L Sell LLC, or, if the Advancing Agent fails to do so, the backup Advancing Agent, Wells Fargo Bank, N.A. (rated AA with a Stable trend by DBRS Morningstar), will be required to advance certain delinquent scheduled interest payments, as applicable, to the extent that the Master Servicer or Trustee deems such advances to be recoverable.

Controlling Class: The Class A Notes are considered control eligible certificates so long as any Class A Notes are outstanding. If the Class A Notes are no longer outstanding, the Class A-S certificates will be considered the control eligible class, or if the Class A-S certificates are no longer outstanding, the Class B certificates, or if the Class B certificates are no longer outstanding, the Class C certificates, or if the Class C certificates are no longer outstanding, the Class D certificates, or if the Class D certificates are no longer outstanding, the Class E certificates, or if the Class E certificates are no longer outstanding, the Class F certificates, or if the Class F certificates are no longer outstanding, the Class G certificates.

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

Methodologies

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

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

Surveillance

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

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

This report is based on information as of January 29, 2020. Subsequent information may result in material changes to the rating assigned herein and/or the contents of this report.

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Glossary

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

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

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

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