Presale Report
FS Rialto 2022-FL6 Issuer, LLC

DBRS Morningstar
August 4, 2022

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

Capital Structure

Description	Rating Action	Balance ($)	Subordination (%)	DBRS Morningstar Rating	Trend
Class A	New Rating - Provisional	319,500,000	46.750	AAA (sf)	Stable
Class A-S	New Rating - Provisional	72,750,000	34.625	AAA (sf)	Stable
Class B	New Rating - Provisional	27,000,000	30.125	AA (low) (sf)	Stable
Class C	New Rating - Provisional	33,750,000	24.500	A (low) (sf)	Stable
Class D-1	New Rating - Provisional	27,750,000	19.875	BBB (high) (sf)	Stable
Class D-2	New Rating - Provisional	10,500,000	18.125	BBB (sf)	Stable
Class E	New Rating - Provisional	10,500,000	16.375	BBB (low) (sf)	Stable
Class F	New Rating - Provisional	31,500,000	11.125	BB (low) (sf)	Stable
Class G	New Rating - Provisional	19,500,000	7.875	B (low) (sf)	Stable
Class H	NR	47,250,000	--	NR	NR

Notes:
1. NR = not rated.
2. FS Rialto 2022-FL6 Holder, LLC (the Retention Holder) is anticipated to acquire on the Closing Date and retain at least 100% of the Class F Notes, Class G Notes, and Class H notes, totaling $98,250,0000. The Seller (or certain affiliates thereof) is also expected to retain 100% of the Companion Participations, totaling approximately $1,411,349,450 on a fully funded basis.
3. On and after the Payment Date in August 2027, the interest rate of the Class A and the A-S Notes will increase by 0.25%. On and after the Payment Date in September 2027, the interest rate of the Class B Notes, the Class C Notes, the Class D-1 Notes, the Class D-2 Notes and the Class E Notes will increase by 0.50%.
4. The Class C, Class D-1, Class D-2, Class E, Class F and Class G notes allow for deferred interest.
5. All figures in this report are based off information provided as of August 4, 2022, with a pool balance of $600,000,000.

Table of Contents

Transaction Summary

Pool Characteristics			
Trust Amount ($)	600,000,000.00	**Participated Loan Commitment Amount ($)**	2,186,790,649
Number of Loans[1]	23	**Average Loan Size ($)**	25,000,000
Number of Properties	58	**Top Ten Loan Concentration (%)**	56.1
Managed/Static	Managed	**Unfunded Companion Participation Amount ($)**	175,441,199
Preidentified Ramp Loans	N	**Replenishment Allowed**	N
Initial Par Value Ratio (%)	120.00	**Reinvestment Period[6]**	24 months
Par Value Ratio Test (%)	117.19	**IC Ratio: Trigger (X)**	120.00
WA Current Funded As-Is Appraised Issuance LTV (%)	69.7	**WA DBRS Morningstar As-Is Issuance LTV (%)**	76.7
WA Current Funded Stabilized Appraised LTV (%)	63.0	**WA DBRS Morningstar Stabilized Balloon LTV (%)**	65.2
WA Interest Rate Margin (%)	3.791	**DBRS Morningstar WA Interest Rate[5] (%)**	6.110
WA Remaining Term[2]	32.8	**WA Remaining Term - Fully Extended**	57.0
WA DBRS Morningstar As-Is DSCR[2]	0.67	**WA Issuer As-Is DSCR (x)[5]**	1.03
WA DBRS Morningstar Stabilized DSCR[3]	0.90	**WA Issuer Stabilized DSCR (x)[5]**	1.28
Avg. DBRS Morningstar As-Is NCF Variance[3] (%)	-16.8	**Avg. DBRS Morningstar Stabilized NCF Variance[4] (%)**	-27.1

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

1. Two loans (NYC Multifamily Portfolio and NYC Midtown West Multifamily Portfolio) are cross-collateralized loans and are treated as a single loan in the DBRS Morningstar analysis, resulting in a modified loan count of 23.
2. Assumes that the initial term to maturity of each loan is not extended.
3. Based on DBRS Morningstar As-Is NCF.
4. Based on DBRS Morningstar Stabilized NCF.
5. Interest rate assumes 2.00% one-month LIBOR stress based on the LIBOR strike rate of the interest rate cap, which is lower than the stressed rate from the DBRS Morningstar Interest Rate Stresses for U.S. Structured Finance Transactions methodology. All DBRS Morningstar DSCR figures are based on this stressed rate
6. Reinvestment Period begins on the date of the deposit of Permitted Principal Proceeds and ending 24 months thereafter.

Issuer	FS Rialto 2022-FL6 Issuer, LLC
Mortgage Loan Seller	FS CREIT Finance Holdings LLC
Servicer	Wells Fargo Bank, National Association
Special Servicer	Rialto Capital Advisors, LLC
Collateral Administrator	FS Credit REIT
Trustee	Wilmington Trust, National Association
Placement Agents	Barclays Capital Inc., Wells Fargo Securities, LLC, Goldman Sachs & Co. LLC, Natixis Securities Americas LLC
Structuring Agent	Barclays Capital Inc.
Advancing Agent	FS Credit REIT

Coronavirus Overview

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

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

Transaction Overview

The initial collateral consists of 24 floating-rate mortgage loans and participation interests in mortgage loans secured by 58 mostly transitional properties with a cut-off balance totaling $600.0 million, excluding $175.4 million of remaining future funding commitments and $1.4 billion of pari passu debt. Two loans (NYC Multifamily Portfolio and NYC Midtown West Multifamily Portfolio) are cross-collateralized loans and are treated as a single loan in the DBRS Morningstar analysis, resulting in a modified loan count of 23. All figures below and throughout this report reflect this modified loan count. The holder of the future funding companion participations will be FS CREIT Finance Holdings LLC (the Seller), a wholly owned subsidiary of FS Credit Real Estate Income Trust, Inc. (FS Credit REIT), or an affiliate of the Seller. The holder of each future funding participation has full responsibility to fund the future funding companion participations. The collateral pool for the transaction is managed with a 24-month reinvestment period. During this period, the Collateral Manager will be permitted to acquire reinvestment collateral interests, which may include Funded Companion Participations, subject to the satisfaction of the Eligibility Criteria and the Acquisition Criteria. The Acquisition Criteria requires that, among other things, the Note Protection Tests are satisfied, no EOD is continuing, and Rialto Capital Management, LLC (Rialto) or one of its affiliates acts as the subadvisor to the Collateral Manager. The Eligibility Criteria has minimum and maximum DSCRs and LTVs, Herfindahl (HERF) scores of at least 18.0, and property-type limitations, among other items. The transaction stipulates that any acquisition of any reinvestment collateral interests will need a rating agency confirmation regardless of balance size. The loans are mostly secured by cash flowing assets, many of which are in a period of transition with plans to stabilize and improve the asset value. The transaction will have a sequential-pay structure.

All loans are pari passu participations with additional pari passu debt totaling $1.4 billion. In total, 16 loans, representing 64.6% of the pool, have remaining future funding participations totaling $175.4 million, which the Issuer may acquire in the future. Please see the chart below for the participations that the Issuer will be allowed to acquire.

Future Funding

Loan Name	Cut-Off Date Whole Loan Amount ($)	Future Funding Amount[1] ($)	Whole Loan Amount[2] ($)	Future Funding Uses
NYC Portfolio	60,968,693	22,500,000	183,000,000	Capex
Ashcroft Portfolio	41,871,442	28,877,550	365,610,184	Capex
Reserve at Oakleigh	31,275,176	2,730,000	58,750,000	Capex
Arboreta Apartments	30,239,556	4,280,000	58,165,000	Capex, Interest Reserve
Amazon Middletown	30,147,438	22,000,000	107,000,000	Capex, Leasing Costs
Urban Palms	29,812,467	9,250,000	62,650,000	Capex
Northtown	27,216,438	13,600,000	111,100,000	Leasing Costs
West Hills Portfolio	25,368,511	9,214,261	55,400,000	Capex
The Commons - Jacksonville	24,720,900	8,000,000	52,280,000	Capex
LBJ Station	22,443,093	1,800,000	42,000,000	Capex
The Landing	19,260,863	3,000,000	37,135,500	Capex
Lawrence Station	13,404,489	19,573,000	110,150,000	Leasing Costs
3500 The Vine	12,820,672	2,750,000	75,000,000	Capex
Southwind Office Center	9,577,395	3,821,569	38,310,000	Leasing Costs
Nob Hill	5,564,831	19,743,402	93,900,000	Capex
La Mirada	2,936,451	4,301,417	71,201,065	Capex

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

Future Funding Commitment

Loan Name	Total Future Funding ($)	Maximum Future Funding Allowed ($)	Total Future Funding Commitments Allowed (%)	Loan Closed (Y/N)
NYC Portfolio	22,500,000.00	22,500,000.00	100.0	Y
Ashcroft Portfolio	28,877,550.00	28,877,550.00	100.0	Y
Reserve at Oakleigh	2,730,000.00	2,730,000.00	100.0	Y
Arboreta Apartments	4,280,000.00	4,280,000.00	100.0	Y
Amazon Middletown	22,000,000.00	22,000,000.00	100.0	Y
Urban Palms	9,250,000.00	9,250,000.00	100.0	Y
Northtown	13,600,000.00	13,600,000.00	100.0	Y
West Hills Portfolio	9,214,260.91	9,214,260.91	100.0	Y
The Commons - Jacksonville	8,000,000.00	8,000,000.00	100.0	Y
LBJ Station	1,800,000.00	1,800,000.00	100.0	Y
The Landing	3,000,000.00	3,000,000.00	100.0	Y
Lawrence Station	19,573,000.00	19,573,000.00	100.0	Y
3500 The Vine	2,750,000.00	2,750,000.00	100.0	Y
Southwind Office Center	3,821,569.23	3,821,569.23	100.0	Y
Nob Hill	19,743,402.01	19,743,402.01	100.0	Y
La Mirada	4,301,417.10	4,301,417.10	100.0	Y

For the floating-rate loans, DBRS Morningstar incorporates an interest rate stress that is based on the lower of a DBRS Morningstar stressed rate that corresponded to the remaining fully extended term of the loans or the strike price of the interest rate cap with the respective contractual loan spread added to determine a stressed interest rate over the loan term. When the debt service payments were measured against the DBRS Morningstar As-Is NCF, 21 loans, comprising 92.8% of the initial pool balance, had a DBRS Morningstar As-Is DSCR of 1.00x or below, a threshold indicative of default risk. Additionally, 17 loans, comprising 72.3% of the initial pool balance, had a DBRS Morningstar Stabilized DSCR 1.00x or below, which is indicative of elevated refinance risk. The properties are often transitioning with potential upside in cash flow; however, DBRS Morningstar does not give full credit to the stabilization if there are no holdbacks or if other structural features in place are insufficient to support such treatment. Furthermore, even with the structure provided, DBRS Morningstar generally does not assume the assets to stabilize above market levels.

Eligibility Criteria Concentration Parameters		
Issuer Property Type	Issuance (%)	Limit (%)
Multifamily	82.1	100.0
Office	3.8	20.0
Industrial	9.6	20.0
Retail	0.0	10.0
Mixed-Use	0.0	15.0
Hospitality	4.5	15.0
Self Storage	0.0	15.0
Student Housing	0.0	5.0
State Concentration	Issuance (%)	Limit (%)
New York	27.9	40.0
Texas	22.5	40.0
California	12.3	40.0
Georgia	7.6	40.0
All Other States	6.8	25.0

Rating Considerations

Strengths

- **Transaction Sponsor:** The securitization sponsor, FS Credit REIT, is an experienced commercial real estate collateralized loan obligation (CRE CLO) issuer and collateral manager. FS Credit REIT is externally managed by FS Real Estate Advisor, LLC, an affiliate of Franklin Square Holdings, L.P. (FS Investments). Founded in 2007, FS Investments had $34 billion in total assets under management as of June 30, 2022. Rialto houses a vertically integrated operating platform and has $16.2 billion in total current assets under management.
- **Significant Risk Retention by Sponsor:** FS Rialto 2022-FL5 Holder, LLC, a subsidiary of the Seller, will acquire the Class F Notes, the Class G Notes, and the Class H Notes, representing the most subordinate 16.4% of the transaction by principal balance. Additionally, the Seller is expected to retain 100% of the Companion Participations, totaling approximately $1.4 billion.
- **Favorable Property Types:** The majority of the initial pool (82.1%) comprises primarily multifamily properties, which historically have shown lower defaults and losses. Multifamily properties benefit from staggered lease rollover and generally low expense ratios compared with other property types. While revenue is quick to decline in a downturn because of the short-term nature of the leases, it is also quick to respond when the market improves. The subject transaction is secured by more favorable property types than both the FS Rialto 2022-FL5 and FS Rialto 2022-FL4 transactions, which had 59.3% and 61.7% of the initial pool represented by multifamily properties, respectively. Additionally, only three loans, representing 8.3% of the initial pool, comprise office (3.8%) and hospitality (4.5%) properties, which have experienced considerable disruption as a result of the coronavirus pandemic, with mandatory closures, stay-at-home orders, retail bankruptcies, and consumer shifts to online purchasing.

- **Property Quality:** Two loans, comprising 11.0% of the total pool balance, are secured by properties DBRS Morningstar deemed to be Above Average in quality, and three loans, totaling 14.0% of the total pool balance, are secured by a property identified as Average + in quality. Equally importantly, no loans were secured by a property DBRS Morningstar deemed to be of Below Average quality.
- **Market Strength:** Three loans, representing 21.4% of the pool balance, are secured by properties in areas with a DBRS Morningstar Market Rank of 6, 7, or 8, which are characterized as urbanized locations. These markets generally benefit from increased liquidity that is driven by consistently strong investor demand. Such markets therefore tend to benefit from lower default frequencies than less dense suburban, tertiary, or rural markets. Areas with a DBRS Morningstar Market Rank of 7 or 8 are especially densely urbanized and benefit from significantly elevated liquidity. Two loans, comprising 14.6% of the cut-off date pool balance, are secured by a property in such an area. While the transaction represents slightly weaker markets than the FS Rialto 2022-FL5 transaction (17.3% of the initial pool represented by DBRS Morningstar Market Rank 7 or 8), the transaction demonstrates much stronger markets than the FS Rialto 2022-FL4 and FS Rialto 2021-FL3 transactions that DBRS Morningstar also rated, which had only 11.9% and 0.0% of the pool, respectively, in a DBRS Morningstar Market Rank of 7 or 8.
- **MSA Strength:** Nine loans, representing 50.2% of the pool balance, are in a DBRS Morningstar MSA Group of 2 or 3, which represent MSAs with below-average historical default rates. More specifically, there are seven loans, representing 40.1% of the pool, in a DBRS Morningstar MSA Group of 3, which is the best-performing group in terms of historic CMBS default rates among the top 25 MSAs. The transaction's MSAs are considerably stronger than the FS Rialto 2022-FL4 and FS Rialto 2021-FL3 transactions, which had 63.2% and 33.6%, respectively, in DBRS Morningstar MSA Group of 2 or 3, and is comparable to the FS Rialto 2022-FL5 transaction which had 65.6% of loans secured by properties in the DBRS Morningstar MSA Group of 2 or 3. Additionally, the FS Rialto 2022-FL4 and FS Rialto 2021-FL3 transactions had only 22.1% and 7.8%, respectively, in a DBRS Morningstar MSA Group of 3.
- **Recent Loan Originations:** All loans were originated in September 2021 or later, meaning the loan files are recent, including third-party reports that consider impacts from the coronavirus pandemic. Additionally, the WA remaining fully extended term is 57 months, giving the sponsors adequate time to execute the business plans without risk of imminent maturity.

Challenges & Considerations

- **Transitional Properties:** DBRS Morningstar analyzed the loans to a stabilized cash flow that is, in some instances, above the in-place cash flow. It is possible that the sponsor will not successfully execute its business plans and that the higher stabilized cash flow will not materialize during the loan term, especially with the ongoing coronavirus pandemic and its impact on the overall economy. The sponsor's failure to execute the business plans could result in a term default or the inability to refinance the fully funded loan balance.
    - *Mitigant: DBRS Morningstar sampled a large portion of the loans, representing 78.7% of the pool cut-off date balance. Additionally, DBRS Morningstar conducted site inspections for 10 of the 23 loans in the pool, representing 44.9% of the initial pool balance.*
    - *Mitigant: DBRS Morningstar made relatively conservative stabilization assumptions and, in each instance, considered the business plans to be rational and the loan structure to be*

sufficient to execute such plans. In addition, DBRS Morningstar analyzes LGD based on the as-is credit metrics, assuming the loan is fully funded with no NCF or value upside.

- **Lack of Diversity:** As of the cut-off date, the pool contains 23 loans and is concentrated by CRE CLO standards, with a lower HERF score of 18.6 and the top 10 loans representing 56.1% of the pool. These metrics indicate a similar diversity to the FS Rialto 2022-FL5 and FS Rialto 2022-FL4 transactions, but less diversity than the FS Rialto 2021-FL3 transaction, which had a HERF of 21.8 and top 10 loan concentration representing 54.9% of the pool.
    - *Mitigant: The pool's minimum diversity is accounted for in the DBRS Morningstar model, raising the transaction's credit enhancement levels to offset the concentration risk.*
    - *Mitigant: The NYC Multifamily Portfolio, representing 5.3% of the pool cut-off balance and NYC Midtown West Multifamily Portfolio 4.8% of the pool cut-off balance are cross-collateralized loans, collectively representing 10.2% of the cut-off date balance, were modeled as a portfolio to properly account for the diversity and concentration impact on the pool.*
- **Managed Transaction:** The transaction is managed and includes a 24-month reinvestment period, which could result in negative credit migration and/or an increased concentration profile over the life of the transaction.
    - *Mitigant: The risk of negative migration is partially offset by eligibility criteria (detailed in the transaction documents) that outline DSCR, LTV, Herfindahl score minimum, property type, and loan size limitations for reinvestment assets.*
    - *Mitigant: New Reinvestment loans and companion participations of require a No Downgrade Confirmation from DBRS Morningstar. DBRS Morningstar will analyze these loans for potential impacts on ratings. Deal reporting also includes standard monthly CREFC reporting and quarterly updates. DBRS Morningstar will monitor this transaction on a regular basis.*
- **Floating-Rate Interest Rates:** All loans have floating interest rates and are IO during the entire initial loan term, creating interest rate risk should interest rates increase.
    - *Mitigant: For the floating-rate loans, DBRS Morningstar incorporates an interest rate stress, which is based on the lower of a DBRS Morningstar stressed rate that corresponded to the remaining fully extended term of the loans or the strike price of the interest rate cap with the respective contractual loan spread added to determine a stressed interest rate over the loan term.*
    - *Mitigant: All loans have extension options, and, in order to qualify for these options, the loans must meet minimum DSCR, debt yield, and/or LTV requirements.*
    - *Mitigant: All loans are short-term and, even with extension options, have a fully extended loan term of 60 months maximum.*
    - *Mitigant: The borrowers of all loans have purchased either Secured Overnight Financing Rate (SOFR) or Libor rate caps ranging between 1.0% to 3.0% to protect against rising interest rates over the term of the loan.*

Legal and Structural Considerations

- **Libor Replacement:** The transaction will be subject to a benchmark (or index) rate replacement. The current selected benchmark is compounded SOFR. Currently, both Term SOFR and Libor are represented in this transaction, with 21 loans (96.6% of the initial pool balance) using Term SOFR and two loans (3.4% of the initial pool balance) using Libor. As a result, the transaction will be exposed to a mismatch between the benchmarks of the underlying loans in the transaction and compounded SOFR-pay notes. In order to compensate for differences between the successor benchmark rate and then-current benchmark rate, a benchmark replacement adjustment has been contemplated in the indenture as a way to compensate for the rate change. The Collateral Manager will generally be responsible for handling any benchmark rate change and will only be held to a gross negligence standard with regard to any liability for its actions.
- **Criteria-Based Modifications:** Consistent with the ongoing evolution of criteria-based modifications, the transaction permits the Collateral Manager to cause the Special Servicer to effectuate criteria-based modifications subject to certain conditions. During the reinvestment period, the number is not limited, and thereafter a maximum of eight modifications may be made. Additionally, all criteria-based modifications occurring after the end of the reinvestment period must not include an increase in principal balance of the loan, have no EOD, no note protection test failure, and the subject collateral interest, post-modification, and must comply with the eligibility criteria (for this purpose, assuming the subject collateral interest was treated as a reinvestment collateral). This is an expansion of the Issuer-accommodative rights, which previously have not been unconstrained during the reinvestment period. While the servicing standard does not apply to such changes, the Collateral Manager standard does apply. In any event, the significant percentage of sponsor-retained securities acts as a buffer to the negative implications of the expansive rights.
- **Conflict of Interest:** There is an inherent conflict of interest between the Special Servicer and the Seller as they are related entities. Given that the Special Servicer is typically responsible for pursuing remedies from the Seller for breaches of the representations and warranties, this conflict could be disadvantageous to the noteholders.
    - *Mitigant: While the Special Servicer is classified as the enforcing transaction party, if a loan repurchase request is received, the trustee and seller will be notified and the Seller is required to correct the material breach or defect or repurchase the affected loan within a maximum period of 90 days. The repurchase price would amount to the outstanding principal balance and unpaid interest less relevant seller expenses and protective advances made by the servicer.*
    - *Mitigant: The Issuer retains 16.4% equity in the transaction holding the first-loss piece.*

Comparable Transactions					
	Subject Deal	Comp Avg			
Deal Name	**FS Rialto 2022-FL6**		**FS Rialto 2022-FL5**	**FS Rialto 2022-FL4**	**FS Rialto 2021-FL3**
Pool Balance ($)	600,000,000	968,646,521	690,000,000	1,081,911,249	1,134,028,313
# of Loans	24	24	23	23	26
Average Loan Size ($)	25,000,000	40,218,698	30,000,000	47,039,620	43,616,474
Largest Loan Concentration (%)	10.2	9.5	8.6	12.5	7.5
Top Ten Concentration (%)	56.1	60.2	64.2	61.5	54.9
Herf	18.6	18.5	18.1	17.9	21.8
Managed/Static	Managed	n/a	Managed	Managed	Managed
DBRS Morningstar WA E/L (%)	**6.4**	**6.8**	**6.8**	**6.5**	**7.2**
E/L 0% - 2%	14.6	8.3	14.7	4.9	5.3
E/L 2% - 4%	18.7	9.3	12.1	11.2	4.6
E/L 4% - 6%	6.8	23.0	27.9	20.9	20.1
E/L 6% - 8%	23.4	19.3	5.9	33.3	18.6
E/L 8% - 10%	22.8	26.9	18.9	19.3	42.6
E/L >10%	13.7	13.3	20.5	10.4	8.8
DBRS Morningstar As-Is WA LTV (%)	**76.7**	**77.9**	**78.0**	**73.9**	**81.7**
LTV >= 85.03%	22.5	22.6	25.9	17.1	24.7
LTV >=75.16%, <85.03%	30.5	35.1	16.5	32.0	56.8
LTV >=67.1%, <75.16%	36.0	28.7	46.1	21.5	18.5
LTV <67.1%	11.0	13.7	11.5	29.4	0.0
DBRS Morningstar Stabilized WA LTV (%)	**65.2**	**64.4**	**63.6**	**62.3**	**67.2**
LTV >= 85.03%	5.0	1.1	3.2	0.0	0.0
LTV >=75.16%, <85.03%	4.6	2.6	7.9	0.0	0.0
LTV >=67.1%, <75.16%	26.7	30.6	9.3	25.2	57.4
LTV <67.1%	63.7	65.7	79.6	74.8	42.6
DBRS Morningstar Sampled As-Is NCF Variance (%)	**-16.8**	**-17.3**	**-26.4**	**-12.6**	**-12.9**
DBRS Morningstar As-Is WA DSCR	**0.67**	**0.85**	**0.64**	**0.93**	**0.99**
DSCR < 0.50x (%)	14.2	14.6	25.2	14.2	4.5
DSCR 0.50x - 0.75x (%)	46.2	18.8	42.4	7.4	6.6
DSCR 0.75 - 1.00x (%)	32.4	34.5	22.2	44.5	36.8
DSCR 1.00x - 1.25x (%)	6.7	22.1	8.6	18.5	39.2
DSCR > 1.25x (%)	0.5	9.9	1.5	15.4	12.9
DBRS Morningstar Sampled Stabilized NCF Variance (%)	**-27.1**	**-29.2**	**-34.6**	**-29.5**	**-23.4**
DBRS Morningstar Stabilized WA DSCR	**0.90**	**1.16**	**0.99**	**1.21**	**1.27**
DSCR < 0.90x (%)	66.3	12.0	31.0	4.9	0.0
DSCR 0.90x - 1.00x (%)	6.0	18.7	29.8	19.6	6.8
DSCR 1.00x - 1.25x (%)	25.6	43.3	31.2	52.6	46.1
DSCR 1.25x - 1.50x (%)	0.0	12.8	0.0	0.0	38.4
DSCR > 1.50x (%)	2.1	13.2	8.0	22.9	8.7
DBRSM WA Business Score	**2.1**	**2.1**	**2.2**	**2.1**	**1.9**
% Bus Rank 1-2 (%)	38.1	43.6	26.7	36.9	67.3
% Bus Rank 2.01-3 (%)	56.0	50.5	63.2	55.6	32.7
% Bus Rank 3.01-4 (%)	6.0	4.2	7.5	5.1	0.0
% Bus Rank 4.01-5 (%)	0.0	1.7	2.6	2.5	0.0

DBRS Morningstar Property Type					
Total Hotel % (includes Assisted Living)	4.5	10.1	16.7	13.6	0.0
Total Office %	3.8	8.6	18.3	7.5	0.0
Total Retail %	0.0	4.5	0.0	6.9	6.6
Total MF %	82.1	68.2	59.3	61.7	83.6
Total Industrial %	9.6	3.4	5.7	0.0	4.5
Total Self Storage %	0.0	5.2	0.0	10.3	5.3
Total MHC %	0.0	0.0	0.0	0.0	0.0
Total Mixed Use %	0.0	0.0	0.0	0.0	0.0
Total Other %	0.0	0.0	0.0	0.0	0.0
DBRSM WA Market Rank	**4.4**	**4.5**	**4.6**	**4.8**	**4.1**
% Mkt Rank 8 (%)	14.6	6.6	17.3	2.5	0.0
% Mkt Rank 7 (%)	0.0	3.1	0.0	9.4	0.0
% Mkt Rank 5-6 (%)	28.7	35.4	23.4	47.8	34.9
% Mkt Rank 3-4 (%)	46.9	53.5	59.3	36.2	65.1
% Mkt Rank 1-2 (%)	9.8	1.3	0.0	4.0	0.0
% Mkt Rank 0 (%)	0.0	0.0	0.0	0.0	0.0
DBRS Morningstar MSA Group					
% MSA Group 3 (%)	40.1	24.1	42.5	22.1	7.8
% MSA Group 2 (%)	10.1	30.0	23.0	41.1	25.8
% MSA Group 1 (%)	30.1	30.9	31.2	32.8	28.7
% MSA Group 0 (%)	19.7	15.0	3.3	4.0	37.7
Eligibility Criteria					
As-Stabilized LTV (%)	80.0	80.0	80.0	80.0	80.0
As-Stabilized DSCR (x)	1.15	1.15	1.15	1.15	1.2
Multi-Family (%)	100.0	100.0	100.0	100.0	100.0
Industrial (%)	20.0	30.0	35.0	35.0	20.0
Office (%)	20.0	30.0	35.0	35.0	20.0
Mixed Use (%)	15.0	20.0	20.0	20.0	20.0
Self-Storage (%)	15.0	20.0	20.0	20.0	20.0
Hospitality (%)	15.0	13.3	20.0	15.0	5.0
Retail (%)	10.0	8.3	10.0	5.0	10.0
Student Housing (%)	5.0	0.0	0.0	0.0	0.0
DBRS Morningstar Property Quality					
Excellent (%)	0.0	0.0	0.0	0.0	0.0
Above Average (%)	11.0	19.2	19.2	18.0	20.3
Average + (%)	14.0	7.4	7.0	2.5	12.8
Average (%)	46.6	58.9	48.6	70.7	57.3
Average - (%)	28.4	14.5	25.1	8.8	9.6
Below Average (%)	0.0	0.0	0.0	0.0	0.0
Poor (%)	0.0	0.0	0.0	0.0	0.0
DBRS Morningstar Sponsor Strength					
Strong (%)	0.0	4.0	6.9	5.1	0.0
Average (%)	89.2	76.7	73.7	56.3	100.0
Weak (%)	7.9	15.5	8.0	38.6	0.0
Bad (Litigious) (%)	2.9	3.8	11.4	0.0	0.0

For managed transactions, deal stats exclude ramp loans.

DBRS Morningstar Credit Characteristics

DBRS Morningstar As-Is DSCR (x)

DSCR	% of the Pool (Senior Note Balance[1])
0.00x-0.50x	14.2
0.50x-0.75x	46.2
0.75x-1.00x	32.4
1.00x-1.25x	6.7
1.25x-1.50x	0.0
1.50x-1.75x	0.0
>1.75x	0.5
Wtd. Avg. (x)	0.67

DBRS Morningstar Stabilized DSCR (x)

DSCR	% of the Pool (Senior Note Balance[1])
0.00x-0.50x	0.0
0.50x-0.75x	15.7
0.75x-1.00x	56.6
1.00x-1.25x	25.6
1.25x-1.50x	0.0
1.50x-1.75x	1.6
>1.75x	0.5
Wtd. Avg. (x)	0.90

DBRS Morningstar As-Is Issuance LTV

LTV	% of the Pool (Senior Note Balance[1])
0.0%-50.0%	0.0
50.0%-60.0%	4.5
60.0%-70.0%	31.4
70.0%-80.0%	31.3
80.0%-90.0%	22.6
90.0%-100.0%	5.0
100.0%-110.0%	5.2
110.0%-125.0%	0.0
>125.0%	0.0
Wtd. Avg. (%)	76.7

DBRS Morningstar Stabilized Balloon LTV

LTV	% of the Pool (Senior Note Balance[1,2])
0.0%-50.0%	0.0
50.0%-60.0%	32.1
60.0%-70.0%	45.9
70.0%-80.0%	16.9
80.0%-90.0%	5.0
90.0%-100.0%	0.0
100.0%-110.0%	0.0
110.0%-125.0%	0.0
>125.0%	0.0
Wtd. Avg. (%)	65.2

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

Largest Loan Summary

Loan Detail

Loan Name	Trust Balance ($)	% of Pool	DBRS Morningstar Shadow Rating	DBRS Morningstar As-Is DSCR (x)	DBRS Morningstar Stabilized DSCR (x)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized Morningstar LTV (%)
NYC Portfolio	60,968,693	10.2	n/a	0.57	1.12	67.2	58.8
Ashcroft Portfolio	41,871,442	7.0	n/a	0.78	0.83	79.9	63.6
Bronx Multifamily Portfolio	40,241,248	6.7	n/a	1.06	1.06	71.0	63.5
360 Huguenot	39,031,744	6.5	n/a	0.42	0.61	61.4	56.1
Watermark Apartments	33,082,670	5.5	n/a	0.89	0.89	69.2	68.7
Reserve at Oakleigh	31,275,176	5.2	n/a	0.66	0.85	82.9	66.8
Arboreta Apartments	30,239,556	5.0	n/a	0.75	0.89	83.0	65.6
Amazon Middletown	30,147,438	5.0	n/a	0.80	0.80	85.3	85.3
Urban Palms	29,812,467	5.0	n/a	0.58	0.78	93.9	65.8
Pavilion at the Groves	28,333,009	4.7	n/a	0.51	0.67	67.4	67.8

Property Detail

Loan Name	DBRS Morningstar Property Type	City	State	Year Built	SF/Units	Fully Funded Mortgage Loan per SF/Units ($)	Fully Funded Mortgage Maturity Balance per SF/Units ($)
NYC Portfolio	Multifamily	New York	NY	1908	495	123,169	123,169
Ashcroft Portfolio	Multifamily	Various	Various	2002	1,688	24,805	24,805
Bronx Multifamily Portfolio	Multifamily	Bronx	NY	1976	552	72,901	72,901
360 Huguenot	Multifamily	New Rochelle	NY	2019	280	139,399	139,399
Watermark Apartments	Multifamily	Reseda	CA	2021	250	132,331	132,331
Reserve at Oakleigh	Multifamily	Antioch	TN	2016	264	118,467	118,467
Arboreta Apartments	Multifamily	Aurora	CO	1972	268	112,834	112,834
Amazon Middletown	Industrial	Middletown	DE	2013	1,015,740	30	30
Urban Palms	Multifamily	Houston	TX	1977	659	45,239	45,239
Pavilion at the Groves	Multifamily	Humble	TX	2022	318	89,098	89,098

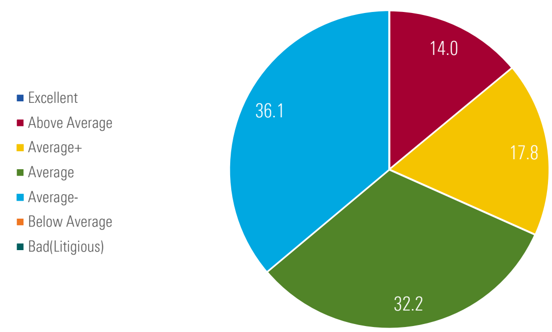
DBRS Morningstar Sample

Prospectus ID	Loan Name	% of Pool	DBRS Morningstar Stabilized NCF ($)	DBRS Morningstar Stabilized NCF Variance (%)	DBRS Morningstar Major Variance Drivers	DBRS Morningstar Property Quality
1 & 2	NYC Portfolio	10.2	12,849,243	-1.0	Minimal Variance	Average-
3	Ashcroft Portfolio	7.0	17,674,371	-31.7	GPR; Real Estate Taxes	Average
4	Bronx Multifamily Portfolio	6.7	8,967,696	-21.5	GPR	Average-
5	360 Huguenot	6.5	3,870,713	-44.6	Vacancy; Operating Expenses; GPR	Above Average
6	Watermark Apartments	5.5	4,867,902	-8.4	GPR	Average+
7	Reserve at Oakleigh	5.2	2,878,324	-30.0	GPR	Average
8	Arboreta Apartments	5.0	3,035,905	-26.0	GPR	Average
9	Amazon Middletown	5.0	5,297,452	-23.3	Reimbursements; Real Estate Taxes	Average
10	Urban Palms	5.0	2,871,174	-38.9	GPR; Insurance Expenses	Average-
11	Pavilion at the Groves	4.7	2,070,926	-38.5	GPR; Reimbursements	Average+
14	Courtyard Marriott Hudson Yards	4.5	9,623,067	-50.3	RevPAR	Above Average
17	LBJ Station	3.7	2,034,049	-26.7	GPR; Operating Expenses	Average+
18	The Landing	3.2	1,895,039	-22.5	GPR; Real Estate Taxes	Average-
19	2704 CDMX	2.9	1,773,399	-35.0	GPR; Total Vacancy	Average-
21	3500 The Vine	2.1	4,238,887	-19.9	GPR; Other Income	Average
23	Nob Hill	0.9	5,399,121	-31.2	Operating Expenses; GPR	Average
24	La Mirada	0.5	5,454,895	-11.5	GPR; Operating Expenses	Average-

DBRS Morningstar Site Inspections

DBRS Morningstar sampled 17 of the 23 loans, representing 78.7% of the initial pool balance by cut-off date loan balance. DBRS Morningstar met with the on-site property manager, leasing agent, or representative of the borrowing entity for 10 of the 23 loans in the pool, representing 44.9% of the initial pool balance. The resulting DBRS Morningstar Property Quality scores are highlighted in the chart below.

DBRS Morningstar Sampled Property Quality



Source: DBRS Morningstar.

DBRS Morningstar Cash Flow Analysis

DBRS Morningstar completed a cash flow review and a cash flow stability and structural review for 17 of the 23 loans, representing 78.7% of the initial pool by loan balance. For loans not subject to an NCF review, DBRS Morningstar applied an NCF variance of -16.1% and -25.7% to the Issuer's as-is and stabilized NCFs, respectively, which reflect the average sampled NCF variances (excluding certain outliers from the DBRS Morningstar As-Is and Stabilized NCF Analyses).

As-Is NCF

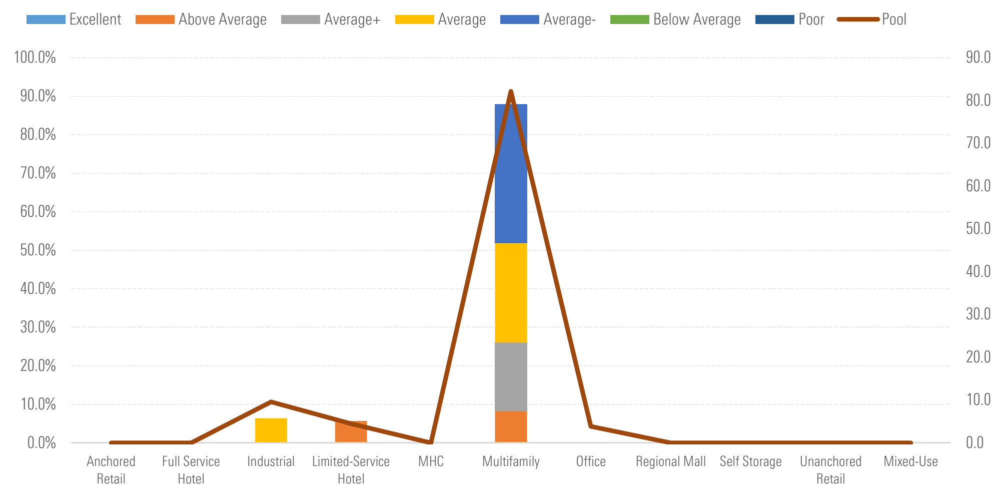
The DBRS Morningstar As-Is NCF was based on the current performance of the properties, without giving any credit to the future upside that may be realized upon the sponsors' completion of their business plans. The DBRS Morningstar as-is sample had an average in-place NCF variance of -16.8% from the Issuer's NCF and ranged from -53.0% to 3.8%. DBRS Morningstar considered one loan to be an outlier when determining the as-is haircut to apply to non-sampled loans. This loan resulted in an elevated haircut as the Issuer includes some stabilized line items in its as-is NCF analysis (i.e., occupancy, other income, operating expenses, etc.), resulting in higher-than-normal as-is haircut.

Stabilized NCF

The DBRS Morningstar Stabilized NCF assumed the properties stabilized at market rent and/or recently executed leases and market expenses that were reasonably achievable based on the sponsor's business plan and structural features of the respective loan. The DBRS Morningstar sample had an average DBRS Morningstar Stabilized NCF variance of -27.1% from the Issuer's stabilized NCF and ranged from -50.3%

to -1.0%. For the loans not subject to an NCF review, DBRS Morningstar applied an NCF variance of -25.7%, excluding outliers with elevated variances.

DBRS Morningstar Sampled Property Type



Source: DBRS Morningstar.

Model Adjustments

DBRS Morningstar also applied upward cap rate adjustments to eight loans representing 35.4% of the trust balance. DBRS Morningstar adjusted the cap rate for these two loans to reflect its view of the respective markets and the inherent risk associated with the sponsor's business plan. The downward stabilized value adjustments are highlighted in the DBRS Morningstar Sampled Model Adjustments table below.

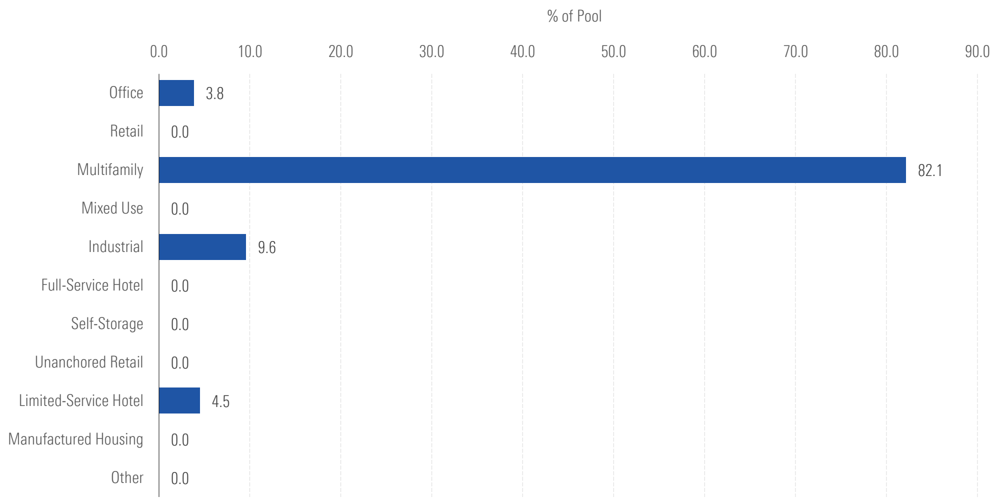
DBRS Morningstar Model Adjustments

Prospectus ID	Loan	Implied Cap Rate (%)	DBRS Morningstar Adjusted Cap Rate (%)	Appraised As-Is LTV (%)	Appraised Stabilized LTV (%)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized LTV (%)
9	Amazon Middletown	4.65	5.50	85.3	72.1	85.3	85.3
10	Urban Palms	4.14	4.25	91.4	65.8	93.9	65.8
11	Pavilion at the Groves	4.26	4.5	67.4	64.2	67.4	67.4
12	Duke of Charleston	4.40	4.75	77.4	73.2	77.4	77.4
13	Northtown	4.42	5.75	44.1	40.1	57.5	52.2
15	West Hills Portfolio	4.47	4.70	97.0	54.3	102.1	54.3
16	The Commons - Jacksonville	4.43	4.75	83.9	64.3	88.7	68.9
18	The Landing	4.41	4.47	86.6	71.1	87.8	71.1

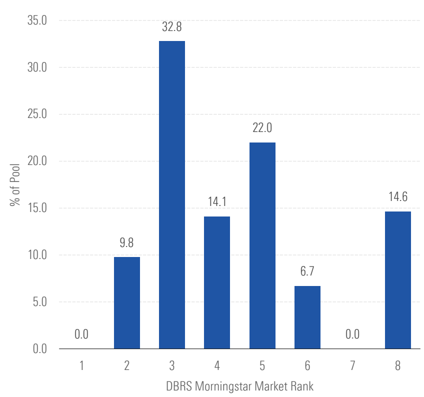
DBRS Morningstar applied a LGD penalty for Northtown given the manufacturing risk associated with the collateral.

Transaction Concentrations

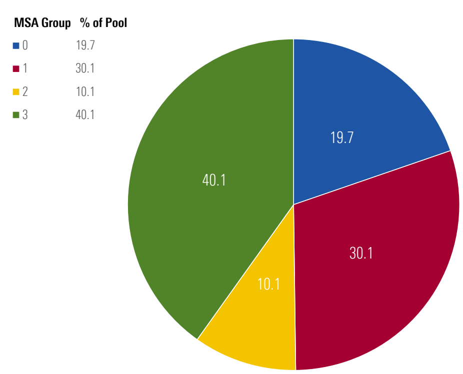
DBRS Morningstar Property Type



DBRS Morningstar Market Rank

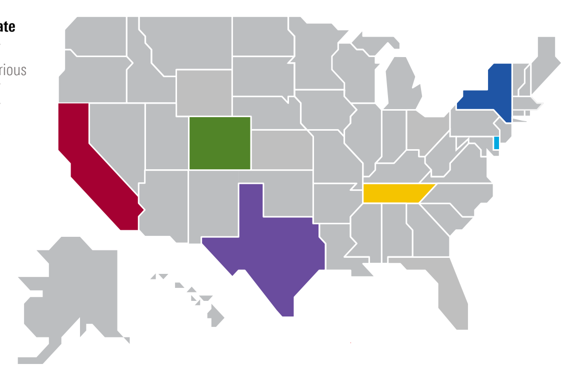


DBRS Morningstar MSA Group



Largest Property Location

Property Name	City	State
NYC Portfolio	New York	NY
Ashcroft Portfolio	Various	Various
Bronx Multifamily Portfolio	Bronx	NY
360 Huguenot	New Rochelle	NY
Watermark Apartments	Reseda	CA
Reserve at Oakleigh	Antioch	TN
Arboreta Apartments	Aurora	CO
Amazon Middletown	Middletown	DE
Urban Palms	Houston	TX
Pavilion at the Groves	Humble	TX



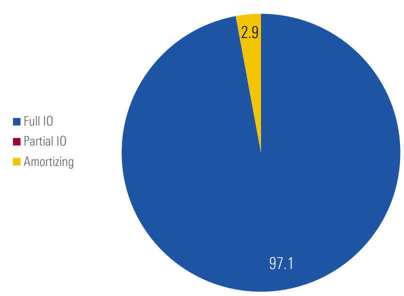
Source: DBRS Morningstar.

Loan Structural Features

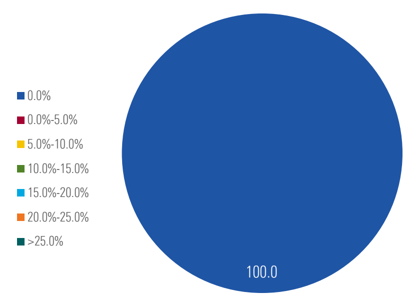
Loan Terms: All 23 loans are IO during the initial loan term, ranging from 24 months to 49 months with one to three six- or 12-month extension options. One loan, 2704 CDMX (2.9% of the initial pool), amortizes on a 30-year schedule during a portion of its extension option.

Interest Rate: The interest rate is generally the greater of (1) the floating rate referencing one-month USD Libor or one-month Term SOFR as the index plus the margin and (2) the interest rate floor. Currently, 21 loans (96.6% of the initial pool balance) are using SOFR and two loans (3.4% of the initial pool balance) are using Libor.

Interest Only



DBRS Morningstar Expected Amortization



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

Reserve Requirement			**Borrower Structure**		
Type	# of Loans	% of Pool	Type	# of Loans	% of Pool
Tax Ongoing	23	100.0	SPE with Independent Director and Non-Consolidation Opinion	23	100.0
Insurance Ongoing	23	100.0	SPE with Independent Director Only	0	0.0
CapEx Ongoing	16	66.3	SPE with Non-Consolidation Opinion Only	0	0.0
Leasing Costs Ongoing[1]	1	11.9	SPE Only	0	0.0

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

Interest Rate Protection: All 23 loans have purchased interest rate caps over the term of the loan. If the DBRS Morningstar stressed interest rate is less than the interest rate cap purchased by the borrower, DBRS Morningstar would default to the lower rate.

Subordinate Debt: Three loans in the pool (Bronx Multifamily Portfolio, 360 Huguenot, and Arboreta Apartments), representing 18.3% of the initial pool balance, are subject to subordinate mezzanine financing or an unrecorded second mortgage Tax-Increment-Financing note. One loan in the pool (Watermark Apartments), representing 5.5% of the pool, is permitted to obtain additional future mezzanine debt.

Subordinate Debt							
Loan Name	Trust Balance ($)	Future Funding ($)	Pari Passu Balance ($)	B-Note Balance ($)	Mezz/Unsecured Debt Balance ($)	Future Mezz/ Unsecured Debt (Y/N)	Total Debt Balance ($)
Bronx Multifamily Portfolio	40,241,248	0	103,918,752	0	15,840,000	N	160,000,000
360 Huguenot	39,031,744	0	65,968,257	0	9,125,000	N	114,125,000
Watermark Apartments	33,082,670	0	56,917,330	0	0	Y	90,000,000
Arboreta Apartments	30,239,556	4,280,000	23,645,444	0	5,785,000	N	63,950,000

Pari Passu Debt: All loans in the pool have pari passu participation interest totaling $1.4 billion. Seven of these loans (NYC Portfolio, 360 Huguenot, Watermark Apartments, Courtyard Marriott Hudson Yards, 3500 The Vine, Nob Hill, and La Mirada), representing 30.2% of the initial pool, were previously securitized in FS Rialto 2022-FL5, which is rated by DBRS Morningstar.

Future Funding: Sixteen loans, representing 64.6% of the initial pool balance, have a future funding component. The aggregate amount of future funding remaining is $175.4 million, with future funding amounts per loan ranging from $1.8 million to $28.9 million. The proceeds necessary to fulfill the future funding obligations will primarily be drawn from a committed warehouse line and will be initially held outside the trust but will be pari passu with the trust participations. The future funding is generally to be used for property renovations and leasing costs. It is DBRS Morningstar’s opinion that the business plans are generally achievable given market conditions, recent property performance, and adequate available future funding (or upfront reserves) for planned renovations and leasing costs.

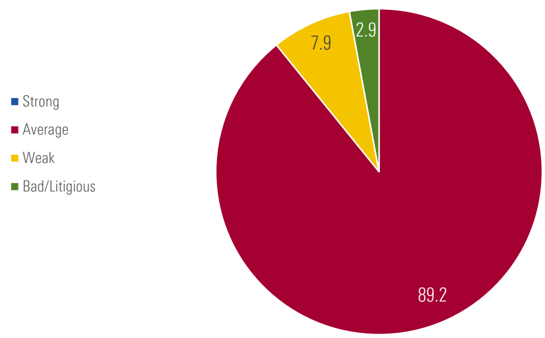
Leasehold: There are no leasehold loans in the pool.

Property Release: Five loans, comprising 18.9% of the pool balance, allow for the partial release of properties, subject to certain debt yield or prepayment conditions, among others. The Northtown loan, representing 4.5% of the initial pol balance, permits one or both of the North Parcel and South Outparcel to be released for only the allocated loan amount, as the loan was structured at the prospective sales value already, thus mitigating the need to add a premium to the allocated loan amounts. The allocated loan amounts were set at 100% of the allocated appraised value.

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

Terrorism Insurance: All loans have terrorism insurance in place.

DBRS Morningstar Sponsor Strength



Source: DBRS Morningstar.

NYC Portfolio

Loan Snapshot

Seller	FS Rialto
Ownership Interest	Fee Simple
Trust Balance ($ million)	61.0
Senior Loan PSF/Unit ($)	369,697
Percentage of the Pool (%)	10.2
Fully Extended Loan Maturity/ARD	May 2027
Amortization	Full IO
DBRS Morningstar As-Is DSCR (x)	0.57
DBRS Morningstar Stabilized DSCR (x)	1.12
DBRS Morningstar As-Is Issuance LTV (%)	67.2
DBRS Morningstar Stabilized Balloon LTV (%)	58.8
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average-

Debt Stack ($ millions)

Trust Balance	61.0
Pari Passu	99.5
Remaining Future Funding	22.5
Mezz Debt	0.0
Mortgage Loan Including Future Funding and Mezz Debt	183.0
Loan Purpose	Recapitalization
Equity Contribution/(Distribution) ($ million)	0.3

Source: PCA.


Source: PCA.

Collateral Summary

DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	Various/ Various
City, State	New York, NY	**Physical Occupancy (%)**	89.9
Units/SF	495	**Physical Occupancy Date**	July 2022

This loan is secured by the borrower's fee-simple interest in the NYC Portfolio, two cross-collateralized/cross-defaulted portfolios totaling 495 residential and 14 commercial units across 31 Class B properties throughout New York City. The overall portfolio is segmented into four groups: Hell's Kitchen (18 properties; 297 units), Kips Bay (5 properties; 79 units), Upper West Side (5 properties; 73 units), and Upper East Side (3 properties, 46 units). The sponsor co-inherited both portfolios with his brother from their late father and over the last several years have fought and mismanaged both portfolios. Initial loan proceeds of $160.5 million were used to refinance existing debt encumbering both portfolios, fund the $81.0 million partnership buyout of the sponsor's brother, cover closing costs, and establish an interest carry reserve. The loan allows for up to $22.5 million in future funding to be used to implement the sponsor's business plan which includes gut-renovating all of the free market rental rate apartment units throughout both portfolios to achieve GPR growth. The three-year floating rate loan is structured with two twelve-month extension options that are exercisable, among other criteria, the collateral's satisfaction of certain debt yield, LTV, and DSCR hurdles set forth in the initial loan agreement. The loan is IO throughout the fully extended loan term. The loan does not allow for individual property releases from the collateral.

As mentioned above, the properties are all located within New York City's Hell's Kitchen, Kips Bay, Upper West Side, and Upper East Side. All of the properties are walk-ups and were built between 1897 and 1920 with the overall portfolio having an occupancy of 89.9% as of the July 2022 rent roll. Additionally, there is approximately 15,625-sf of total ground floor retail throughout the portfolio that is currently 100.0% occupied as well. The sponsor plans to implement a $22.5 million capital improvement plan, which will include $15.6 million on the interiors of the 321 market rate units (equating to $48,458 per unit) and the remaining $6.8 million to address the exterior and common areas of all of 31 properties.

Unit Mix and Rents - NYC Multifamily Portfolio		
Unit Type	Units	Avg. Unit Size (sf)
Fair Market Units	321	771
Rent Stabilized Units	151	755
Rent Controlled Units	23	1,269
Total/WA	**495**	**712**
1. Based on the July 12, 2022 Rent Roll.		

Sponsorship

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

DBRS Morningstar Analysis

Site Inspection Summary

Source: PCA.

Source: PCA.

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

DBRS Morningstar NCF Summary

NCF Analysis				
	Appraisal Stabilized	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	20,503,456	20,208,561	19,970,878	-1.2
Other Income ($)	0	0	0	0.0
Vacancy & Concessions ($)	-742,349	-792,503	-1,225,712	54.7
EGI ($)	**19,761,107**	**19,416,058**	**18,745,166**	**-3.5**
Expenses ($)	5,558,942	6,283,918	5,744,373	-8.6
NOI ($)	**14,202,165**	**13,132,140**	**13,000,793**	**-1.0**
Capex ($)	102,906	148,500	151,550	2.1
NCF ($)	**14,099,259**	**12,983,640**	**12,849,243**	**-1.0**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $12,849,243, representing a minimal variance of -1.0% from the Issuer's Stabilized NCF of $12,983,640.

DBRS Morningstar Viewpoint

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

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

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

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

Ashcroft Portfolio (Atlantic Pacific Portfolio)

Loan Snapshot

Seller
FS Rialto
Ownership Interest
Fee Simple
Trust Balance ($ million)
41.9
Senior Loan PSF/Unit ($)
216,594
Percentage of the Pool (%)
7.0
Fully Extended Loan Maturity/ARD
June 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.78
DBRS Morningstar Stabilized DSCR (x)
0.83
DBRS Morningstar As-Is Issuance LTV (%)
79.9
DBRS Morningstar Stabilized Balloon LTV (%)
63.6
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
41.9
Pari Passu
294.9
Remaining Future Funding
28.9
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
365.6
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
126.8

Source: Site Inspection

Source: Site Inspection

Collateral Summary			
Property Type	Multifamily	**Year Built**	Various
City, State	Various	**Physical Occupancy (%)**	94.3
Units	1,688	**Physical Occupancy Date**	July 2022

The loan is secured by the borrower's fee-simple interest in the Ashcroft Portfolio, a 1,688-unit multifamily portfolio of five cross-collateralized apartment buildings in the Atlanta and Dallas MSAs. The initial loan proceeds of approximately $336.7 million along with $126.8 million of borrower equity funded the portfolio purchase for $446.0 million, covered closing costs of $13.8 million, and funded a $2.0 million working capital reserve. The loan is also structured with an $28.9 million future funding component that will fund planned renovations across the entire portfolio. The loan has an initial three-year term and two one-year extension options and is IO throughout. The as-is and as-stabilized appraised values of $457.8 million and $575.0 million, respectively, yield as-is and as-stabilized fully funded LTVs of 73.6% and 63.6% respectively.

The portfolio consists of five Class A/B garden-style apartment complexes in the Atlanta and Dallas MSAs, as further detailed in the tables below. The properties were built between 1999 and 2006, with occupancy ranging from 94.3% to 96.3% and a WA portfolio occupancy of 94.3% as of July 2022. The sponsor will implement a $28.9 million ($17,107 per unit) capital improvement plan that will be consistent across the five properties and will include upgrading the interiors of all units, improving common areas, and addressing deferred maintenance. The borrower anticipates these improvements, along with the installation of an affiliated management team, will increase portfolio NOI.

Portfolio Summary						
Property	City, State	Units	Year Built	Cutoff Date Loan Amount ($)	% of Cutoff Date Loan Amount	Occupancy (%)
Villas at South Point	McDonough, GA	284	2006	71,383,400	19.5	95.1
Carrington Green	McDonough, GA	264	2004	59,485,069	16.3	92.8
Harris Bridge	Dallas, GA	332	2001	73,755,006	20.2	95.2
Shiloh Valley	Kennesaw, GA	300	2001	79,179,909	21.7	96.3
The Barons	Mesquite, TX	508	1999	81,806,800	22.4	92.9
Total/WA Comp Set	**Various**	**1,688**	**2002**	**365,610,184**	**100.0**	**94.3**

Note: Represents Fully Funded Loan Amount.

Unit Mix and Rents - Ashcroft Portfolio			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent Per Month ($)
1 Bedroom	738	768	1,178
2 Bedroom	766	1,135	1,464
3 Bedroom	184	1,483	1,667
Total/WA	**1,688**	**1,013**	**1,361**

Source: July 2022 Rent Roll.

The properties are in two submarkets in the Atlanta MSA and one in the Dallas MSA. The table below shows Reis data for the three submarkets as of Q2 2022. In-place vacancy of 5.7% is slightly above the WA submarket vacancy of 2.5%, and WA portfolio rent of $1,361 per unit per month is below submarket levels of $1,545 per unit per month.

Market Data Summary						
Property	MSA	Reis Submarket	In-Place Vacancy (%)	Reis Vacancy (%)	DBRS Morningstar In-Place Rent ($)	Reis Rent ($)
Villas at South Point	Atlanta-Sandy Springs-Marietta, GA MSA	Clayton/Henry	4.9	2.7	1,551	1,626
Carrington Green	Atlanta-Sandy Springs-Marietta, GA MSA	Clayton/Henry	7.2	2.7	1,362	1,626
Harris Bridge	Atlanta-Sandy Springs-Marietta, GA MSA	Marietta	4.8	4.4	1,327	1,804
Shiloh Valley	Atlanta-Sandy Springs-Marietta, GA MSA	Marietta	3.7	4.4	1,472	1,804
The Barons	Dallas-Fort Worth-Arlington, TX MSA	Mesquite/Seagoville	7.1	0.0	1,210	1,137
Total/WA	**Various**	**Various**	**5.7**	**2.5**	**1,361**	**1,545**

Note: Reis Submarket Statistics by Vintage as of Q2 2022, In Place Data as of July 2022.

Sponsorship

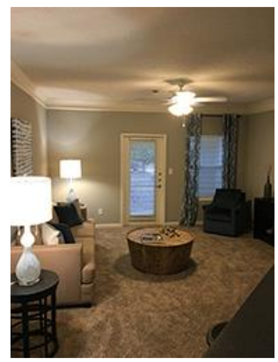
The borrowing entity consists of 10 TICs with syndicated equity, and the sponsor for this transaction is Ashcroft Capital. Ashcroft Capital specializes in value-add real estate and acquires Class A and B apartment communities throughout the Southeast U.S. The company currently owns and operates 14,627 units across 47 properties in Texas, Florida, and Georgia with more than $845.0 million in equity invested and $2.0 billion in value. Birchstone Residential, Ashcroft Capital's in-house property management firm, will provide property management services for the portfolio.

Frank Roessler, Joseph Fairless, and Ashcroft Value-Add Fund II, LP serve as the guarantors of the loan. Ashcroft Value-Add Fund II, LP, which is a retail investor fund targeted for a total capital raise of $180.0 million, is Ashcroft Capital's second fund. The fund's expected maturity is in December 2029 with two extension options. No single investor accounts for more than 20% of the fund, and it is controlled by Roessler and Fairless.

DBRS Morningstar Analysis

Site Inspection Summary

Source:



Source:

DBRS Morningstar toured the interior and exterior of all five properties on Wednesday, July 13, 2022. Based on the site inspections and management tours, DBRS Morningstar found the overall property quality to be Average.

DBRS Morningstar toured Shiloh Valley, Harris Bridge, Villas at South Point, and Carrington Green, all of which are in suburban Atlanta. Generally, all of these properties appeared to be actively maintained and visually appealing with little signs of deferred maintenance. Each garden-style apartment complex had well-kept landscaping and had a quiet, suburban feel within a spacious gated community. The common area amenities across the properties generally consisted of clubhouse/leasing offices, outdoor pools with spacious pool decks and outdoor grill cabanas, fitness rooms, business rooms usually located in the clubhouses, playgrounds, tennis courts, and dog parks. All of the common area amenities inspected were in good condition at the time of inspection, but management noted that every property would be receiving cosmetic upgrades over the next year and a half. The upgrades will generally consist of equipment/furniture upgrades and updated paint/color schemes for a more modern look.

Unrenovated units generally featured light gray laminate countertops, white cabinets, black appliances (including dishwashers and built-in microwaves), popcorn ceilings, gray-colored vinyl plank flooring, mini blinds, gray carpet flooring in the living areas and bedrooms, spacious walk-in closets, central air heating and cooling, alarm systems, in-unit washers/dryers, and balconies/patios. The sponsor plans to renovate all units of the four properties with quartz countertops, stainless-steel appliances, white subway tile backsplashes, modern light fixtures, and new paint/color schemes. The sponsor plans to renovate units on a rolling basis and hopes to have all units completed by summer of 2025. Overall, all properties were well maintained and featured large, practical floorplans that were consistent of typical Class B multifamily product. The proposed renovations seem feasible and should add to the overall quality of the properties.

Shiloh Valley

The collateral is in Kennesaw, Georgia, approximately 23 miles northwest of the Atlanta CBD. The subject is adjacent to I-75 but is on top of a hill, which limits much of the road noise from the highway. The immediate area consists of a clump of hotels and a Costco to the north of the property as well as a residential community made up of a condominium development to the south and west. Of all the Atlanta properties in the Ashcroft Portfolio, Shiloh Valley seemed to have the most desirable location because of its easy access to I-75, Kennesaw State University, and large employers that draw many young professionals to the property. DBRS Morningstar toured one- and two-bedroom units at Shiloh Valley. The property was 96.6% occupied at the time of inspection.

Harris Bridge

The collateral is in Dallas, Georgia, approximately 30 miles west of the Atlanta CBD. The subject is right off Jimmy Campbell Parkway and, unlike Shiloh Valley, experiences a fair amount of road noise from the adjacent highway, most notably at the clubhouse and pool deck. This property seemed to be the most rural of the four properties, and management noted that the tenant base was more blue collar than that of Shiloh Valley. The Silver Comet Trail, a 61.5-mile paved pedestrian trail that connects Smyrna to Cedartown, runs along the south end of the property and almost acts as an added amenity. DBRS Morningstar toured one- and two-bedroom units at Harris Bridge. The property was 96.0% occupied at the time of inspection.

Villas at South Point

The collateral is in McDonough, Georgia, approximately 31 miles southeast of the Atlanta CBD. The subject is off the highly trafficked McDonough Hampton Road just southwest of its intersection with I-75. Directly northeast of the property is a JCPenney-anchored shopping center with a heavy concentration of retail properties lining McDonough Hampton Road. The garden-style apartment complex is tucked away off the busy road behind the clubhouse and outdoor pool, which was busy at the time of inspection. DBRS Morningstar toured one-, two-, and three-bedroom units at Villas at South Point. The property was 95.7% occupied.

Carrington Green

The collateral is also in McDonough, approximately 33 miles southeast of the Atlanta CBD. The subject is just four miles east of Villas at South Point but seemed to be in a quieter, more residential area. Management noted that many of the tenants at both Carrington Green and Villas at South Point consist of traveling nurses, construction workers, truck drivers, and retirees who appreciate McDonough's quick access to I-75. Unrenovated units at this property appeared to be of slightly lesser quality than the former three properties with a more dated style of black laminate countertops, and black and white vinyl flooring. This property had a small leasing office at the entrance just off Macon Street, and a separate tenant clubhouse centrally located on the grounds, which could be rented out for $125 per hour. DBRS Morningstar toured one-, two-, and three-bedroom units at Carrington Green. The property was 93.0% occupied at the time of inspection.

DBRS Morningstar NCF Summary

NCF Analysis

	2019	2020	T-12 March 2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	24,124,504	27,001,048	28,275,498	41,810,063	34,267,806	-18.0
Other Income ($)	1,965,236	2,310,989	2,181,375	1,955,436	1,784,068	-8.8
Vacancy & Concessions ($)	-1,676,111	-1,744,715	-2,066,936	-2,175,275	-2,410,917	10.8
EGI ($)	**24,413,629**	**27,567,322**	**28,389,937**	**41,590,224**	**33,640,957**	**-19.1**
Expenses ($)	10,813,992	11,417,956	12,012,177	15,299,936	15,544,586	1.6
NOI ($)	**13,599,637**	**16,149,365**	**16,377,760**	**26,290,288**	**18,096,371**	**-31.2**
Capex ($)	0	0	0	422,000	422,000	0.0
NCF ($)	**13,599,637**	**16,149,365**	**16,377,760**	**25,868,288**	**17,674,371**	**-31.7**

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 $17,674,371, representing a -31.7% variance from the Issuer's stabilized NCF of $25,868,288. The primary driver of the variance was GPR.

DBRS Morningstar estimated stabilized GPR by applying a unit renovation premium to the in-place rent as of July 2022, in order to more closely align the WA portfolio rent with Reis submarket estimates. The resulting DBRS Morningstar GPR estimate reflected a stabilized portfolio WA monthly rent of $1,605 per unit, compared with the Issuer's WA monthly rent estimate of $1,952 per unit.

DBRS Morningstar Viewpoint

The properties are in the Atlanta and Dallas MSAs, both of which have a DBRS Morningstar MSA Group 1 ranking, the lowest ranking DBRS Morningstar applies to the top 25 MSAs. All properties are in submarkets with a DBRS Morningstar Market Rank of 2 or 3, and loans secured by properties in these areas have historically demonstrated elevated losses compared with loans secured by assets in more densely populated areas. Nevertheless, both the Atlanta and Dallas MSAs have historically performed very well in terms of population and employment growth, and are projected to continue to do so.

The sponsor's business plan is to implement renovation programs at all five properties with a $30.9 million, or $18,298 per unit, capex plan that will be spent renovating all 1,688 units and performing common area upgrades in order to bring the properties to Class A standards. Approximately $17.0 million, or $10,044 per unit, will be spent portfolio wide on unit interior upgrades. Upgrades will generally consist of the installation of new quartz countertops, stainless-steel appliances, new cabinets. new flooring and new tile. The remaining $13.9 million, or $8,248 per unit, will be spent on exterior improvements such as clubhouse and amenity improvements, parking repairs, exterior painting, washer and dryer replacements, soft costs, and contingency. Exterior or common area improvements will generally consist of clubhouse and laundry area repairs and refurbishment as well as landscaping enhancements. There is $28.9 million of future funding available for the renovation program, alongside the $3.7 million funded upfront as a working capital advance.

DBRS Morningstar views the sponsor's capex plan as reasonable and achievable. As of July 2022, the WA portfolio rent was $1,361 per unit per month, compared with Reis' Q2 2022 WA submarket average of $1,545 per unit per month. DBRS Morningstar used a WA rental rate of $1,605 in its analysis and a WA vacancy rate of 5.0%, which were in line with the in-place occupancy as of July 2022 and slightly above the WA submarket vacancy of 2.5% as of July 2022. The Issuer has projected a WA stabilized rental rate of $1,952 per unit per month, a $591 premium over current in-place rental rates. DBRS Morningstar concluded to a more conservative $244 premium that results in a WA rent of $1,605 per unit per month, which is slightly above the Reis WA submarket rent by vintage of $1,545 per unit per month. DBRS Morningstar's lower concluded premium results in a reasonable 29% return on the proposed interior capex.

The sponsor for this transaction is Ashcroft Capital, with Roessler, Fairless, and Ashcroft Value-Add Fund II, LP serving as the guarantors. As of July 2022, the guarantors reported a combined net worth and liquidity of $169.3 million and $24.5 million, respectively, resulting in low respective loan multiples of 0.46x and 0.07x. Additionally, the borrowing entity consists of 10 TICs with syndicated equity, with key principals accounting for 7.5% of the total equity. As such, DBRS Morningstar applied a Weak sponsor strength in its analysis.

The as-is and as-stabilized appraised values of $457.8 million and $575.0 million yield as-is and as-stabilized fully funded LTVs of 73.6% and 63.6%, respectively, indicating relatively high initial leverage. Based on elevated leverage, the portfolio's suburban locations, Weak sponsorship, and other credit metrics, the loan has an elevated loss that is higher than the pool average.

Bronx Multifamily Portfolio

Loan Snapshot

Seller	FS Rialto
Ownership Interest	Fee Simple
Trust Balance ($ million)	40.2
Senior Loan PSF/Unit ($)	261,159
Percentage of the Pool (%)	6.7
Fully Extended Loan Maturity/ARD	June 2027
Amortization	Full IO
DBRS Morningstar As-Is DSCR (x)	1.06
DBRS Morningstar Stabilized DSCR (x)	1.06
DBRS Morningstar As-Is Issuance LTV (%)	71.0
DBRS Morningstar Stabilized Balloon LTV (%)	63.5
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average-

Debt Stack ($ millions)

Trust Balance	40.2
Pari Passu	103.9
Remaining Future Funding	0.0
Mezz Debt	15.8
Mortgage Loan Including Future Funding and Mezz Debt	160.0
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	52.7

Source: Site Inspection

Source: Site Inspection

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1973-1979/2006
City, State	Bronx, NY	**Physical Occupancy (%)**	98.9
Units/SF	552	**Physical Occupancy Date**	April 2022

This loan is secured by the borrower's fee-simple interest in the Bronx Multifamily Portfolio, two cross-collateralized/cross-defaulted properties totaling 552 units across two properties in the Bronx located in the Crotona and Castle Hill neighborhoods. Initial mortgage proceeds of approximately $144.2 million, along with mezzanine debt of approximately $15.8 million and sponsor cash equity of $52.7 million, were used to acquire the portfolio for $198.0 million, fund an interest reserve of $1.6 million, and cover closing costs. The two-year floating-rate loan is structured with three 12-month extension options that are exercisable with the collateral's satisfaction of certain debt yield hurdles of 7.0%, 7.5%, and 8.0%, depending on the extension option that is being exercised. The loan is IO throughout the fully extended loan term and the loan does not allow for individual property releases.

The two properties, located at 2103 Honeywell Avenue and 2001 Story Avenue, are in the Crotona and Castle Hill neighborhoods of the Bronx, respectively. The Honeywell Avenue property was constructed in 1979 and contains 197 units in two mid-rise buildings, and the Story Avenue property was constructed in 1973 and contains 355 units in two mid-rise buildings. For more information on the two properties and the portfolio, please see the table below.

Portfolio Summary

Property	City, State	Units	Year Built/Renovated	Cut-Off Date Loan Amount ($)	% of Cut-Off Date Loan Amount	Occupancy (%)
Story Avenue	Bronx, NY	355	1973/2006	92,711,594	64.3	99.7
Honeywell Avenue	Bronx, NY	197	1979/2006	51,448,406	35.7	97.5
Total/WA	**Bronx, NY**	**552**	**1973-1979/2006**	**144,160,000**	**100.0**	**98.9**

Sponsorship

The borrower is an LLC entity owned by Mendel Kaff and Leslie Westreich, who serve as the guarantors. Kaff's portfolio includes 11 properties in New York City, specifically Brooklyn, the Bronx, and Washington Heights in Manhattan, and its total value is approximately $136.0 million. Westreich works for a developer and has more than 25 years of experience in the operation and development of CRE across the United States. Westreich was also the sponsor for the Tryad Industrial & Business Center, which was securitized in UBSCM 2017-C7 and UBSCM 2018-C8, and the loan has performed as agreed upon and never been in delinquency.

DBRS Morningstar Analysis

Site Inspection Summary

Source: Site Inspection

Source: Site Inspection

2001 Story Avenue

DBRS Morningstar toured the interior and exterior of the property on Tuesday, July 19, 2022. Based on the site inspection and management meeting, DBRS Morningstar found the property quality to be Average –.

The high-rise multifamily property featured two adjacent buildings just off the Bruckner Expressway in the Bronx's Unionport neighborhood. To the west and southwest of the property across Pugsley Avenue lay properties that were more commercial in nature. Directly across from the property was Bruckner Commons, a Shop Rite-anchored retail center that at one time featured a Kmart. On the other side of Bruckner Commons was a strip retail center that featured a Marshalls, Old Navy, and Gap Factory. To the east and south of the property were predominantly single-family homes and low-rise apartment buildings. The subject property and an adjacent high-rise apartment building not part of the collateral were by far the tallest buildings in the area. Less than a mile to the west of the collateral was the Monroe Houses, a housing project operated by the New York City Housing Authority. The Parkchester station was about a 20-minute walk from the subject and services the 6 train. Although the nearest subway station was slightly farther from the collateral, the area is well serviced by the Metropolitan Transit Authority bus system, and the Bruckner Expressway (I-278) and Cross Bronx Expressway (I-95) are both less than a mile away.

The entrances to the two buildings appeared identical and featured a tile and brick design. The lobbies of the two buildings were generally well maintained; however, DBRS Morningstar noticed some garbage near the entrance. The superintendent of the building and some other building employees were cleaning up after a strong storm the night before, which caused some flooding. The flooding was not evident in the lobby or on the ground level, but when DBRS Morningstar toured the parking garage it became more evident, as property personnel were cleaning up garbage and dispersing standing water. The property did have a fairly extensive parking garage that appeared to be heavily used, and property management confirmed that almost every spot was leased. The basement featured laundry facilities, and the machines appeared to be fully functioning. The basement hallways contained some garbage from the flooding cleanup.

DBRS Morningstar toured one one-bedroom unit, which appeared to be fairly well maintained. The unit was accessed via an exterior corridor (all units at the property are accessed via an outdoor corridor on their respective floor). The unit featured wooden parquet flooring throughout the unit, which was in good shape. The unit was not very spacious, but there was a patio off the living room that faced into the collateral's courtyard area. The kitchen featured a relatively modern build-out with stainless steel appliances, granite countertops, and wood cabinetry. However, similar to the rest of the unit, the kitchen was relatively small, and it felt more like a galley kitchen. Overall, for the property's age, the unit showed fairly well despite the small size.

2103 Honeywell Avenue

DBRS Morningstar toured the interior and exterior of the property on Tuesday, July 19, 2022. Based on the site inspection and management meeting, DBRS Morningstar found the property quality to be Average –.

The mid-rise multifamily property sits between E 180th Street and E 181st Street along Honeywell Avenue, just a few blocks south of the Bronx Zoo. E 180th Street is a major two-way street that runs between the West Bronx and Van Nest neighborhoods and connects Webster Avenue and the Bronx River Parkway. The subject is within walking distance of the E 180th Street subway stop that services the 2 and 5 trains with service into Manhattan. There are also bus lines with stops spread sporadically throughout the neighborhood that can be used to reach other parts of the Bronx. The area immediately surrounding the subject property consists mainly of similar-size mid-rise, low-rise, and high-rise apartment properties with retail on the street level. Retailers include many local eateries and delis as well as mom-and-pop retailers selling miscellaneous goods along major intersections, such as near E 180th Street and Southern Boulevard and near E Tremont Avenue and Southern Boulevard.

The entrances to the two buildings faced each other and were separated by a courtyard that also featured a parking lot, benches, and minimal landscaping. There was some trash in the courtyard and parking lot area, but there weren't significant signs of aging or cracking in the parking lot or courtyard sidewalks. The lobbies of the two buildings were similarly laid out and featured just a mailroom; there were no other amenities in the lobby area. The basement of each building contained the laundry facilities, which appeared to have been replaced in the past decade and were in working order. The remaining space in the two basements was relatively untidy and generally outdated, which was expected given the two buildings' construction vintage. The basement hallways also featured what looked like old furniture from a tenant, as there was a futon and part of a sectional couch stacked. The main lobby and unit hallways were updated more recently than construction and featured faux-wood flooring.

DBRS Morningstar toured one one-bedroom unit, which was fairly outdated and in the process of being turned over for the next tenant. Part of the unit was being repainted at the time of the inspection, and the walls that had not yet been repainted were fairly dirty. The unit featured standard, antiquated vinyl-tile flooring but appeared well-maintained. Additionally, the kitchen was missing an oven/stovetop and a refrigerator, which the property manager said were being replaced as part of the unit turnover. The property manager also confirmed that the unit would be fully ready for the new tenants within 14 days. Overall, the unit was on the smaller side but was typical for apartment units in New York City. Overall, the unit did not show very well, but it was in the process of being turned over, cleaned, and prepared for the new tenant. The rest of the property showed better than the individual unit; however, the whole property could benefit from significant cosmetic upgrades.

DBRS Morningstar NCF Summary

NCF Analysis

	2020	2021	T12 February 2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	12,344,267	13,176,807	13,371,875	16,961,905	14,461,457	-14.7
Other Income ($)	775,059	696,589	706,719	826,762	1,109,569	34.2
Vacancy & Concessions ($)	-228,116	-385,626	-396,159	-508,857	-622,574	22.3
EGI ($)	**12,891,210**	**13,487,770**	**13,682,436**	**17,279,809**	**14,948,452**	**-13.5**
Expenses ($)	4,845,328	5,010,059	5,069,301	5,715,155	5,842,756	2.2
NOI ($)	**8,045,882**	**8,477,711**	**8,613,134**	**11,564,654**	**9,105,696**	**-21.3**
Capex ($)	165,600	165,600	165,600	138,000	138,000	0.0
NCF ($)	**7,880,282**	**8,312,111**	**8,447,534**	**11,426,654**	**8,967,696**	**-21.5**

The DBRS Morningstar NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $8,967,696, representing a variance of -21.5% from the Issuer's stabilized NCF of $11,426,654. The main driver of the variance was GPR. DBRS Morningstar did not ascribe any future rental increase and did not trend rent over a stabilization period. As a result, DBRS Morningstar's GPR was based on in-place rents. The Issuer used the fair market rent set by the Department of Housing and Urban Development (HUD) for Section 8 units and assigned annual rent growth to all units over the stabilization period.

DBRS Morningstar Viewpoint

The subject is a 552-unit portfolio of multifamily apartment buildings in the Bronx. The collateral appeared to be relatively outdated based on the site inspection and the unit sizes were small, as the two properties were built in 1973 and 1979. DBRS Morningstar assessed the property quality as Average –

because of the overall aesthetic and lack of investment in common area space. Both properties appeared outdated and could benefit from significant cosmetic and non-cosmetic upgrades to the common area and exteriors. The sponsor's business plan is fairly straightforward, as it doesn't plan to conduct any significant renovations and the portfolio is operating at a stabilized occupancy. The portfolio has a significant number of Section 8 leases within the rent roll, and the sponsor is planning to mark expiring Section 8 leases up to the maximum rent allowable, the fair market rent set by HUD. All prospective leases are sent to the New York City Housing Authority or HUD for review, and, during that time, the landlord will be able to charge the Section 8 tenants only their portion of the rent. If the lease is approved, then the administrator reimburses the sponsor for the back rent. Furthermore, the sponsor is planning on increasing the total concentration of Section 8 tenants at the property from approximately 70% to approximately 90%.

Typically, DBRS Morningstar views a business plan that involves raising rents without improving or renovating units with skepticism. However, multifamily properties in New York City that accept Section 8 vouchers tend to operate at extremely high occupancy rates, and this portfolio is no exception. Furthermore, the application process for Section 8 apartments is very competitive, and, according to property management, there are extensive waiting lists at both properties within the portfolio. As a result, an increase in rental rates may not have as significant an impact on occupancy as it would on a typical market-rate multifamily property that has no tenants using Section 8 vouchers. At $2,183 per month and $25.60 psf, the DBRS Morningstar GPR per unit is -14.6% below the appraiser-concluded stabilized rental rate of $2,557 per unit, equal to $29.99 psf for the portfolio.

The portfolio currently exhibits a very strong occupancy rate of about 98.9% as of April 2022, which is fairly typical of multifamily properties in New York City that accept Section 8 vouchers. The limited construction and completion of multifamily properties in the next two years will lead to further favorable supply conditions for the sponsor, as Reis estimates that there will be only 1,829 units completed in the entirety of the Bronx between now and the end of 2024. Reis estimates that this will keep the average vacancy rate in the submarket below 4% through the end of 2024.

The loan is structured with $144.2 million in senior debt and approximately $15.8 million in mezzanine debt, resulting in an all-in debt balance of approximately $160.0 million. When including mezzanine debt, the loan exhibits a stabilized LTV of approximately 72.1%. However, when including just the senior debt, the leverage at stabilization is much more moderate at approximately 64.9%.

The property exhibits strong market characteristics as they relate to DBRS Morningstar Market Rank and MSA Group. The property is in a DBRS Morningstar Market Rank of 5, which is generally indicative of an urban neighborhood, and is in the New York City MSA, which exhibits a DBRS Morningstar MSA Group of 3. Both the DBRS Morningstar Market Rank and MSA Group are indicative of lower POD and LGD. The strong DBRS Morningstar Market Rank and MSA Group, along with moderately low leverage and strong property type (multifamily), contribute to this loan's lower-than-average expected loss relative to the rest of the pool.

360 Huguenot

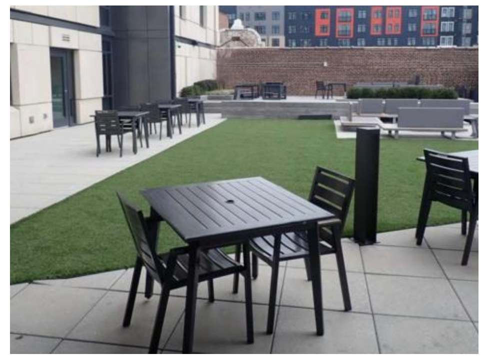
Loan Snapshot

Seller
FS Rialto
Ownership Interest
Fee Simple
Trust Balance ($ million)
39.0
Senior Loan PSF/Unit ($)
375,000
Percentage of the Pool (%)
6.5
Fully Extended Loan Maturity/ARD
June 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.42
DBRS Morningstar Stabilized DSCR (x)
0.61
DBRS Morningstar As-Is Issuance LTV (%)
61.4
DBRS Morningstar Stabilized Balloon LTV (%)
56.1
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Above Average

Debt Stack ($ millions)

Trust Balance
39.0
Pari Passu
66.0
Remaining Future Funding
0.0
Mezz Debt
9.1
Mortgage Loan Including Future Funding and Mezz Debt
114.1
Loan Purpose
Refinance
Equity Contribution/(Distribution) ($ million)
(8.6)

Source: PCA.



Source: PCA.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2019
City, State	New Rochelle, NY	**Physical Occupancy (%)**	86.8
Units/SF	280	**Physical Occupancy Date**	June 2022

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

The subject property is 86.8% occupied as of June 2022 with average in-place rents of $2,731/unit. Property amenities include valet parking, a fitness center and yoga studio, and an outdoor terrace. Unit amenities include stainless steel appliances, custom kitchen cabinetry, higher-end floor coverings and fixtures, and smart door locks. Additionally, there is 13,538 sf of ground-floor retail that is currently 9.0% occupied by Hair House, a hair salon. The property is centrally located within New Rochelle, within a 10-minute walk to the Metro-North New Rochelle Station (30-minute train ride into Manhattan) and Long Island Sound.

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

Unit Mix and Rents - 360 Huguenot

Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[1]
Studio - Market Unit	49	526	1,912
1-Bedroom Market Unit	112	727	2,564
2-Bedroom Market Unit	91	1,089	3,577
Studio - Affordable Unit	5	533	1,704
1-Bedroom Affordable Unit	13	640	1,634
2-Bedroom Affordable Unit	10	982	2,157
Total/WA	**280**	**811**	**2,731**

1. Based on the June 22, 2022 rent roll

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)
Hastead Station	New Rochelle, NY	0.6	412	2001	97.0
The Lombardi	New Rochelle, NY	0.9	48	2016	97.0
Skyline New Rochelle	New Rochelle, NY	0.6	568	2007	91.0
The Millennia	New Rochelle, NY	0.9	110	2019	95.0
NewRo Studios	New Rochelle, NY	0.8	73	2020	99.0
The Printhouse	New Rochelle, NY	0.9	71	2019	93.0
Total/WA Comp. Set	**New Rochelle, NY**	**Various**	**1,282**	**Various**	**94.1**
360 Huguenot- Subject	**New Rochelle, NY**	**n/a**	**280**	**2019**	**86.8**

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

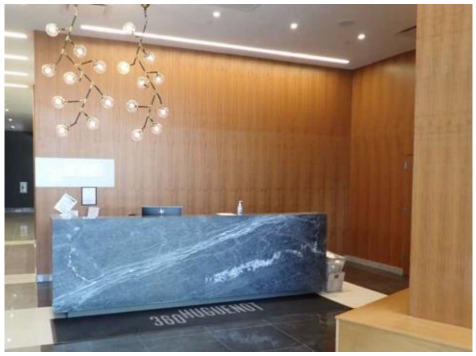
Sponsorship

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

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

DBRS Morningstar Analysis

Site Inspection Summary



Source: PCA.

Source: PCA.

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

DBRS Morningstar NCF Summary

NCF Analysis				
	T12 February 2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	9,428,030	10,767,742	9,194,797	-14.6
Other Income ($)	1,212,435	2,261,129	1,774,874	-21.5
Vacancy & Concessions ($)	-3,014,088	-747,423	-1,140,733	52.6
EGI ($)	**7,626,377**	**12,281,449**	**9,828,938**	**-20.0**
Expenses ($)	5,039,945	5,235,824	5,856,166	11.8
NOI ($)	**2,586,432**	**7,045,625**	**3,972,772**	**-43.6**
Capex ($)	0	56,000	102,059	82.2
NCF ($)	**2,586,432**	**6,989,625**	**3,870,713**	**-44.6**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria.* The resulting DBRS Morningstar Stabilized NCF was $3,870,713, representing a variance of -44.6% from the Issuer's stabilized NCF of $6,989,625. The primary drivers for the DBRS Morningstar variance were the DBRS Morningstar GPR, economic vacancy, and operating expense assumptions.

DBRS Morningstar assumed GPR to be in line with the June 2022 rent roll provided, with in-place rents assumed to be at market. There are no plans to use future funding for capital improvements or other investments into the property and as such, no credit was given in the analysis for upside revenue growth. DBRS Morningstar concluded to an economic vacancy of -11.6%, which is inclusive of a -7.0% physical vacancy rate that was in line with the appraiser's figure, as well as a -3.9% concession figure that was in line with Reis projections, and -1.0% of bad debt, also in line with the appraiser's assumptions. Lastly, DBRS Morningstar assumed operating expenses to be in line with the T-6 ended

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

DBRS Morningstar Viewpoint

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

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

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

Watermark Apartments

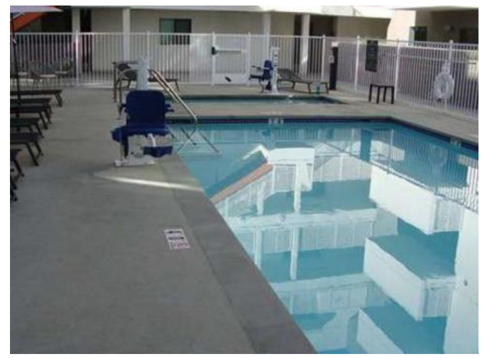
Loan Snapshot

Seller	
FS Rialto	
Ownership Interest	
Fee Simple	
Trust Balance ($ million)	
33.1	
Senior Loan PSF/Unit ($)	
360,000	
Percentage of the Pool (%)	
5.5	
Fully Extended Loan Maturity/ARD	
May 2027	
Amortization	
Full IO	
DBRS Morningstar As-Is DSCR (x)	
0.89	
DBRS Morningstar Stabilized DSCR (x)	
0.89	
DBRS Morningstar As-Is Issuance LTV (%)	
69.2	
DBRS Morningstar Stabilized Balloon LTV (%)	
68.7	
DBRS Morningstar Property Type	
Multifamily	
DBRS Morningstar Property Quality	
Average+	

Debt Stack ($ millions)

Trust Balance	
33.1	
Pari Passu	
56.9	
Remaining Future Funding	
0.0	
Mezz Debt	
0.0	
Mortgage Loan Including Future Funding and Mezz Debt	
90.0	
Loan Purpose	
Refinance	
Equity Contribution/(Distribution) ($ million)	
(4.9)	

Source: PCA.



Source: PCA.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2021
City, State	Reseda, CA	**Physical Occupancy (%)**	97.6
Units/SF	250	**Physical Occupancy Date**	June 2022

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

The subject is 97.6% occupied as of the June 2022 rent roll. In addition to the 250 apartment units, the property also has approximately 6,778 sf of ground-floor retail space that is currently 15.0% leased to one tenant, Umami Market. Property amenities include a rooftop deck, a barbecue area and firepit, a swimming pool, a fitness center, a business center, and community gardens. Additional amenities include subterranean parking and self-storage units. Interior unit finishes include elevated ceilings, modern floor finishes, cabinetry and fixtures, stainless-steel appliances, and in-unit washers/dryers.

Unit Mix and Rents - Watermark Apartments

Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[1]
Studio	13	464	1,798
1-Bedroom	127	622	2,148
2-Bedroom	99	955	2,763
3-Bedroom	11	1,354	3,339
Total/WA	**250**	**778**	**2,425**

1 Based on the June 2022 rent roll.

Competitive Set						
Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)
VERT Apartments	Canoga Park, CA	3.7	277	2020	92.0	2,029
Bell Warner Center	Canoga Park, CA	3.6	395	2020	91.0	3,022
Symmetry Apartments & Retail	Northridge, CA	4.5	429	2020	97.0	2,411
IMT 6500	Van Nuys, CA	4.5	160	2020	98.0	1,239
24 North	Chatsworth, CA	5.3	392	2020	100.0	1,544
Total/WA Comp. Set	**Various, CA**	**Various**	**1,653**	**Various**	**95.5**	**2,174**
Watermark Apartments - Subject	**Reseda, CA**	**n/a**	**250**	**2021**	**97.6**	**2,425**

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

Sponsorship

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

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

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

DBRS Morningstar Analysis

Site Inspection Summary

Source: PCA.

Source: PCA.

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

DBRS Morningstar NCF Summary

NCF Analysis

	T-1 February 2022	Appraisal Stabilized	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	7,342,404	7,429,800	8,036,072	7,289,809	-9.3
Other Income ($)	340,693	687,526	729,396	504,575	-30.8
Vacancy & Concessions ($)	-1,263,979	-477,365	-432,890	-368,718	-14.8
EGI ($)	**6,419,118**	**7,639,961**	**8,332,578**	**7,425,666**	**-10.9**
Expenses ($)	1,600,093	3,004,371	2,966,472	2,492,853	-16.0
NOI ($)	**4,819,025**	**4,635,590**	**5,366,106**	**4,932,813**	**-8.1**
Capex ($)	62,500	62,500	50,000	64,910	29.8
NCF ($)	**4,756,525**	**4,573,090**	**5,316,106**	**4,867,902**	**-8.4**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria.* The resulting DBRS Morningstar Stabilized NCF was $4,867,902, representing a variance of -8.4% from the Issuer's stabilized NCF of $5,316,106. The DBRS Morningstar GPR and operating expense assumptions were the primary drivers for the variance. DBRS Morningstar assumed GPR to be in line with the leases in place as of the June 2022 rent roll. The sponsors' business plan includes burning off concessions offered to tenants when the property opened in 2021, with no further capital investment planned for the newly constructed property. DBRS Morningstar assumed the operating expenses to be generally in line with the appraiser's stabilized operating expenses, which were inflated by 6.0% because of a lack of operating history.

DBRS Morningstar Viewpoint

The collateral is in a primarily suburban area within the Reis-designated Western Region submarket within the Los Angeles market. The property is within a DBRS Morningstar Market Rank of 4, indicative of a suburban market, which exhibits a higher expected loss profile when compared against loans backed by properties in urban or densely urban markets, such as those closer to Los Angeles. Through YE2024, Reis projects only 46 new units of market rate rental apartments (amounting to 0.4% of new construction for the San Bernadino MSA) to the submarket. Reis also projects the vacancy rate to remain fairly stable over the next few years, with a vacancy rate of 2.5% for the end of 2024. On an annualized basis through 2023 and 2024, Reis projects asking and effective rents to rise by 2.1% and 2.0%, respectively, to finish 2024 at $1,948/unit and $1,910/unit, respectively. As of June 2022, all but a few of the property's apartment units were leased, with an average in-place rental rate of approximately $2,425/unit, outperforming the submarket in both occupancy and rents.

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

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

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

Reserve at Oakleigh

Loan Snapshot

Seller
FS Rialto
Ownership Interest
Fee Simple
Trust Balance ($ million)
31.3
Senior Loan PSF/Unit ($)
222,538
Percentage of the Pool (%)
5.2
Fully Extended Loan Maturity/ARD
March 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.66
DBRS Morningstar Stabilized DSCR (x)
0.85
DBRS Morningstar As-Is Issuance LTV (%)
82.9
DBRS Morningstar Stabilized Balloon LTV (%)
66.8
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
31.3
Pari Passu
24.7
Remaining Future Funding
2.7
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
58.8
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
19.2

Source: PCA

Source: PCA

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2016
City, State	Antioch, TN	**Physical Occupancy (%)**	90.9
Units/SF	264	**Physical Occupancy Date**	May 2022

The loan is secured by the borrower's fee-simple interest in Reserve at Oakleigh, a 264-unit garden-style multifamily MSA property in Antioch, Tennessee. Loan proceeds of $56.0 million along with $19.2 million of borrower equity will finance the $70.5 million purchase, fund a $685,048 interest reserve, cover closing costs, and fund the sponsor's $2.7 million renovation plan. The loan is IO throughout with two one-year extension options.

Constructed in 2017, the collateral consists of 12 three-story buildings. The unit mix consists of 80 one-bedroom, 146 two-bedroom, and 38 three-bedroom units. Property amenities include a fitness center, swimming pool, playground, dog park, residential lounge, business center, media game room, and bicycle storage. As of the rent roll dated May 26, 2022, the subject was 90.9% occupied, and the one-, two-, and three-bedroom units achieved rents of $1,213, $1,350, and $1,563, respectively. The resulting WA monthly rental rate of $1,342 was well below the rates achieved by the appraiser's competitive set. Upon acquisition, the sponsor plans to spend approximately $2.7 million across the property, including $2.1 million ($7,898 per unit) in unit renovations. The unit improvements include new counters, flooring, and fixtures. The remaining $395,000 in capex is for exterior and common area improvements, including landscaping and office upgrades.

Unit Mix and Rents - Reserve at Oakleigh			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)1
One Bedroom	80	828	1,213
Two Bedrooms	147	1,281	1,350
Three Bedrooms	37	1,332	1,563
Total/WA	**326**	**1,151**	**1,342**

1. Based on the May 26, 2022 rent roll.

The appraiser identified six comparable properties within a five-mile radius of the subject. Please see the table below for more detail on the appraiser's competitive set:

Competitive Set

Property	Distance from Subject (Miles)	Units	Year Built/ Renovated	Avg. Rental Rate ($/unit)	Occupancy (%)
Avana Overlook	3.1	452	1998	1,309	95.0
Waterleaf at Old Franklin	2.4	364	2021	1,797	68.0
Vintage Burkitt Station	4.0	230	2018	1,665	98.0
Vintage Century Farms	4.2	212	2021	1,704	94.0
The Anson	5.0	301	2019	1,873	98.0
Lyric on Bell	4.6	336	1986	1,251	96.0
Total/WA Comp. Set	**Various**	**1,895**	**Various**	**1,569**	**90.7**
Reserve at Oakleigh	**n/a**	**264**	**2017**	**1,342**	**90.9**

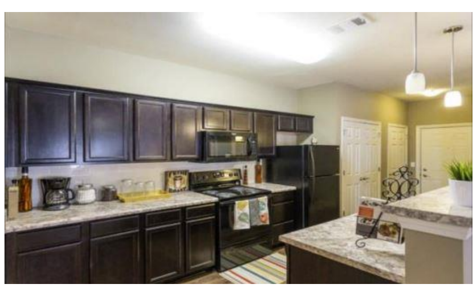
Source: Appraisal, except the subject's figures, which are based on the rent roll dated May 25, 2022.

Sponsorship

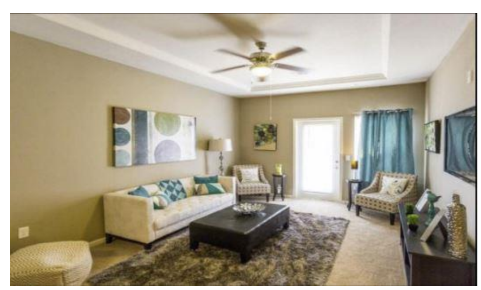
The sponsor for this transaction is GVA Real Estate Group (GVA), a vertically integrated real estate firm based in Austin, Texas. The group was founded in 2010 and invests in value-add multifamily properties. GVA maintains a portfolio of nearly $2.5 billion in assets under management, encompassing 72 properties. Its portfolio is concentrated in Texas, Tennessee, and South Carolina, and has 1,300 units across seven properties in Nashville alone. The borrowing entity will consist of a three-member TIC structure. Loan documents include standard lender TIC protections and are all controlled by Alan Stalcup. Stalcup will serve as the guarantor and is required to maintain a minimum net worth and liquidity of $174 million and $19 million, respectively.

DBRS Morningstar Analysis

Site Inspection Summary



Source: PCA



Source: PCA

DBRS Morningstar did not conduct interior or exterior tours of the property. Based on photos and assessments from third-party reports, DBRS Morningstar determined the property quality to be Average.

DBRS Morningstar NCF Summary

NCF Analysis

	T-12 April 2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	4,529,087	5,913,970	5,058,852	-14.5
Other Income ($)	369,025	449,284	380,811	-15.2
Vacancy & Concessions ($)	-947,357	-410,429	-602,758	46.9
EGI ($)	**3,950,754**	**5,952,825**	**4,836,905**	**-18.7**
Expenses ($)	1,527,182	1,777,557	1,892,580	6.5
NOI ($)	**2,423,573**	**4,175,268**	**2,944,324**	**-29.5**
Capex ($)	66,000	66,000	66,000	0.0
NCF ($)	**2,357,573**	**4,109,268**	**2,878,324**	**-30.0**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $2,878,324, representing a -30.0% variance from the Issuer's stabilized NCF. The primary drivers of the variance are GPR, vacancy, and operating expenses. DBRS Morningstar determined GPR based on the appraiser's competitive set and the sponsor's $7,900 per unit renovation plan. The resulting GPR represents a monthly rental rate of $1,597 per unit, a $258 per unit premium over in-place rents based on the May 26, 2022, rent roll. DBRS Morningstar concluded to a stabilized vacancy rate of 8.1%, based on the Reis submarket by vintage, compared with the Issuer's concluded 4.6%, based on the appraiser's estimate. DBRS Morningstar generally based operating expenses on the April 2022 T-12 inflated by 10.0%, resulting in an expense ratio of 39.1%, while the Issuer generally based operating expenses on the appraisal, resulting in an expense ratio of 29.9%.

DBRS Morningstar Viewpoint

The loan is collateralized by a multifamily property in the Reis-identified submarket of Murfreesboro Pike/Antioch and is 12 miles southeast of downtown Nashville. Per Reis, the submarket exhibited an average vacancy rate of 5.9% in Q2 2022 and is projected to average 5.3% through 2027. DBRS Morningstar concluded to a stabilized vacancy rate of 8.1%, in line with the submarket by vintage average. The collateral was constructed in 2017, and only 6.0% of the submarket's inventory was constructed after 2010. Per Reis, the Nashville market is expected to see more than 7,000 new market-rate rental apartments through 2024, but the submarket will only claim 2.4% of that. Although the population within a one-mile radius of the subject has more than doubled since 2010, the appraiser notes that the growth is expected to slow to increase only 12.7% by 2026, which bodes well for continued demand at the subject property. Comparatively, the Nashville-Davidson-Murfreesboro-Franklin MSA has experienced more consistent population growth with an increase of 22.7% from 2010 to 2021 and is projected to increase by an additional 9.2% by 2026. The subject is located within a DBRS Morningstar Market Rank of 2 and MSA Group 0, which are typically described as tertiary markets, but could be characterized as a more suburban setting because of the recent influx of population and development.

The sponsor has a $2.7 million capital improvements plan with $2.1 million ($7,898 per unit) allocated to in-unit renovations, and the remaining $395,000 is geared toward the exterior and common areas. As of the rent roll dated May 26, 2022, the WA rental rate was $1,342 per unit. DBRS Morningstar concluded to a stabilized WA rental rate of $1,597 per unit, representing a $259 per unit premium over in-place rents. The stabilized rental rate is in line with the appraiser's identified competitive properties, which ranged from $1,251 to $1,873 per unit, and averaged $1,569 per unit. Additionally, the Reis submarket by vintage exhibits an average rental rate of $1,613 per unit. Given the sponsor's prior experience renovating multifamily properties and existing portfolio in the Nashville market, the business plan appears reasonable and achievable.

The property was previously securitized in ARBOR 2020-FL2, which reported an as-is value of $48.5 million. The 2022 purchase price compared with the 2020 value represents a 45.2% value increase. The 2020 transaction also reported an implied cap rate of 4.4% based on an as-is NCF of $2.1 million compared with the Issuer's implied cap rate of 3.3% and as-is NCF of $2.3 million for this transaction. The November 2019 T-12 reported an actual NCF of $1,311,481 compared with the property's recent performance of a $2,357,573 NCF in the April 2021 T-12, which helps support the value increase. In contrast, 19 multifamily agency CMBS loans securitized in the Nashville-Davidson-Murfreesboro-Franklin MSA since 2021 exhibited a WA cap rate of 4.5% at issuance. Furthermore, the appraiser estimates that the value of the property will improve to $88.0 million through the sponsor's renovation plan, representing a 24.8% increase compared with the $70.5 million purchase price. The Issuer's stabilized NCF represents a much more moderate implied cap rate of 4.7% based on the appraiser's $88.0 million stabilized value.

The loan amount of $56.0 million represents a DBRS Morningstar LTV of 82.9%, which improves to 66.8% through the sponsor's capital improvements plan. The loan's elevated leverage is stressed when looking at the 19 multifamily agency CMBS loans securitized in the Nashville-Davidson-Murfreesboro-Franklin MSA since 2021 that exhibited an average loan amount of $126,353 per unit, compared with this transaction's $212,197 per unit. Highly leveraged loans have historically experienced elevated rates of default. The sponsor is contributing $19.2 million to the transaction, representing 25.8% of the purchase price. While the sponsor's investment is meaningful, the collateral is in a DBRS Morningstar Market Rank of 2 and MSA Group 0, which generally resemble tertiary areas, and have historically experienced elevated defaults and losses. As such, the elevated leverage along with the tertiary location contributed to an expected loss above the deal average.

Arboreta Apartments

Loan Snapshot

Seller
FS Rialto
Ownership Interest
Fee Simple
Trust Balance ($ million)
30.2
Senior Loan PSF/Unit ($)
217,034
Percentage of the Pool (%)
5.0
Fully Extended Loan Maturity/ARD
May 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.75
DBRS Morningstar Stabilized DSCR (x)
0.89
DBRS Morningstar As-Is Issuance LTV (%)
83.0
DBRS Morningstar Stabilized Balloon LTV (%)
65.6
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
30.2
Pari Passu
23.6
Remaining Future Funding
4.3
Mezz Debt
5.8
Mortgage Loan Including Future Funding and M
64.0
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
12.2

Source: PCA


Source: PCA

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1972/2021
City, State	Aurora, CO	**Physical Occupancy (%)**	95.5
Units/sf	268	**Physical Occupancy Date**	June 2022

This loan is secured by the borrower's fee-simple interest in Arboreta Apartments, a 268-unit, Class B, garden-style multifamily property approximately 11 miles southeast of Denver, in Aurora, Colorado. Initial loan proceeds of $53.9 million, combined with $12.2 million in borrower equity and a $5.8 million mezzanine loan, financed the $69.5 million purchase, covered closing costs of $1.9 million, and funded upfront reserves. The loan is structured with up to $4.3 million ($15,970 per unit) in future funding from the lender to facilitate the borrower's renovation plan and for interest reserve replenishment. The floating-rate loan has a three-year initial term with two one-year extension options, all of which are IO.

The collateral consists of 13 three-story steel and masonry-constructed garden-style apartment buildings spread across a 10.3-acre site. The property was constructed in 1972 and offers two unit types across five floorplans. The seller recently completed renovations to 77 units and has achieved a premium of $231 per unit. The sponsor plans to continue the unit renovation plan by renovating the remaining 191 units at a budgeted cost of $10,100 per unit and improve upon the already-renovated 77 units for a budgeted cost of $6,500 per unit. The scope includes kitchen appliances, countertops, cabinets, bathrooms, lighting, flooring and carpet. Additionally, all units will have washer/dryers after the renovations are completed. Arboreta's competitive set, as defined by the appraiser, has a mixture of in-unit washer/dryers, in-unit washer/dryer connections, and common-area laundry facilities.

Unit Mix and Rents			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)
One Bed/One Bath	183	700	1,205
Two Bed/One Bath	85	1,081	1,573
Total/WA	**268**	**821**	**1,321**

Based on the June 30, 2022, rent roll.

Common amenities include a clubhouse and fitness center that were previously renovated by the seller, two heated swimming pools, fitness center, business center, playground, grilling area, package lockers, and laundry facility. The sponsor has an exterior and amenity capital budget of $808,086 that will cover a variety of deferred maintenance items, including asphalt restriping, boiler replacements, and an elevator repair contingency.

Competitive Set

Property	Distance from Subject (Miles)	Units	Year Built/ Renovated	Avg. Unit Size (sf)	Avg. Rental Rate ($)	Occupancy (%)
Conifer Creek Apartments	0.8	480	1987	937	1,723	93.0
Oak Ridge	3.2	472	1980	819	1,693	99.0
Hampden Heights Apartments	4.5	376	1973	621	1,330	96.0
Axis at Nine Mile Station	2.2	336	1980	1,053	1,652	94.0
Alta Springs	2.4	359	1983	1,085	1,991	95.0
Grammercy	3.6	156	1974	653	1,485	92.0
Total/WA Comp. Set	**2.6**	**2,179**	**1980**	**879**	**1,665**	**95.2**
Arboreta Apartments	**n/a**	**268**	**2021**	**821**	**1,321**	**95.5**

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

Sponsorship

The sponsor is Summit 360 Capital, an investment management firm that was founded in 2008 and focuses on value-add multifamily properties in Colorado. Summit has acquired 18 properties totaling more than 1,800 units for a combined capitalization of almost $280 million. The sponsor's current portfolio includes seven properties and 1,029 units.

The guarantors are Jeff Young and Remington Green, who have equal ownership in the sponsor. Both individuals have more than 20 years of experience in multifamily investments. The guarantors are required to maintain a minimum net worth and liquidity of $60.0 million and $6.0 million, respectively, exclusive of the interest in the property.

The property manager will be a borrower affiliate.

DBRS Morningstar Analysis

Site Inspection Summary

Source: PCA

Source: PCA

DBRS Morningstar did not conduct interior or exterior tours of the property. Based on photos and assessments from third-party reports, DBRS Morningstar determined the property quality to be Average.

DBRS Morningstar NCF Summary

NCF Analysis					
	2021	T-12 March 2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	3,895,681	3,975,416	5,890,891	4,913,635	-16.6
Other Income ($)	481,280	517,708	582,685	552,734	-5.1
Vacancy & Concessions ($)	-461,147	-394,166	-353,453	-366,361	3.7
EGI ($)	**3,915,814**	**4,098,958**	**6,120,122**	**5,100,008**	**-16.7**
Expenses ($)	1,607,337	1,658,090	1,953,214	1,997,103	2.2
NOI ($)	**2,308,477**	**2,440,868**	**4,166,908**	**3,102,905**	**-25.5**
Capex ($)	67,000	67,000	67,000	67,000	0.0
NCF ($)	**2,241,477**	**2,373,868**	**4,099,908**	**3,035,905**	**-26.0**

The DBRS Morningstar NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The primary driver of the variance was GPR. DBRS Morningstar concluded to a GPR based on recently achieved leases on renovated units. The resulting WA asking rent is $1,528 per unit, which results in a $269 per unit discount relative to the appraiser's concluded stabilized rent.

DBRS Morningstar Viewpoint

The collateral is on the west side of Aurora about 11 miles southeast of the Denver CBD. The immediate neighborhood is well-developed with predominantly residential, multifamily, schools and an adjacent nine-hole golf course. The property is less than a mile from I-225, which provides access throughout the Eastern Denver suburbs, including the large concentration of 20,000 jobs in the Stapleton/Central Park district six miles north. Arboreta is in the Cherry Creek school district, which has historically ranked as a premier school district in Colorado. Despite this, the assigned schools for the asset are generally rated below average.

The seller recently acquired the property in May 2020 for $46.0 million, or $171,642 per unit. During the ownership's period through March 2022, the property's net operating income has increased 29% largely due to the renovation of 77 units that have achieved a premium of 18.4%, or $231 per unit, relative to the 191 classic units. The property has also experienced organic rent growth as evidenced by the most recent 26 leases signed for classic units that have realized $129 per unit premiums relative to the average in-place rent for classic units.

The sponsor's business plan is to renovate the 191 unrenovated units at the property at a cost of $10,100 per unit and improve upon the 77 existing renovated units at a cost of $6,500 per unit. Along with standard improvements to the kitchens, bathrooms, and living areas, all units will have in-unit washer/dryers. Based on the level of the planned finishes and comparable properties, the appraiser expects the property to realize a WA rent of $1,628 per unit. The projected rent is a discount to the average rent of $1,723 per unit for competitive properties as defined by Reis. The installation of washers and dryers and renovations to the classic units should generate a rent premium; however, gains on already renovated units may be more limited.

The submarket reported a vacancy rate of 2.4% in Q1 2022, which is indicative of a tight market that may allow for rent growth. The DBRS Morningstar NCF applies the rent achieved on already renovated units in recent periods, but does not assume further increases. The low vacancy in the market should allow for the addition of new supply without a sharp increase the in the overall market level. There are currently 1,139 units under construction in the submarket as of May 2022, which accounts for 7.8% of the current inventory. These units are likely to be offered at a higher price point than Arboreta given the newer vintage.

The business plan relies heavily on continued rent appreciation on top of that already achieved by the prior owner. The DBRS Morningstar As-Is DSCR is low at 0.75x and the DBRS Morningstar Stabilized DSCR of 0.89x is also low. Both metrics are historically associated with high default rates. DBRS Morningstar does not forecast market rent growth when calculating the subject's stabilized NCF nor is any credit given for mark-to-market. Should the submarket deteriorate, the business plan will be compromised, given the loan's low DSCR. The loan is also structured with an upfront interest reserve of $440,590 to cover any immediate shortfalls. The loan represents high leverage at a fully funded LTV of 83.0%, which is a degree of leverage historically associated with the highest default rates. The LTV is forecasted to fall to a more moderate 65.6% LTV at maturity, given the projected appreciation of the asset after the planned investment of $4.3 million in capex. These factors have the loan's expected loss above the pool average.

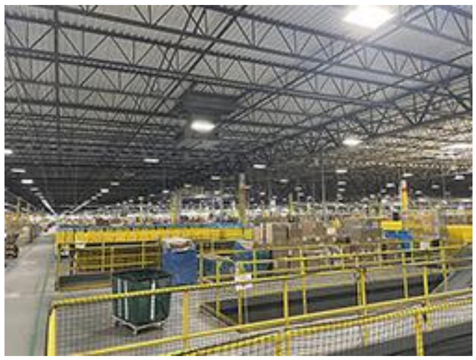
Amazon Middleton

Loan Snapshot

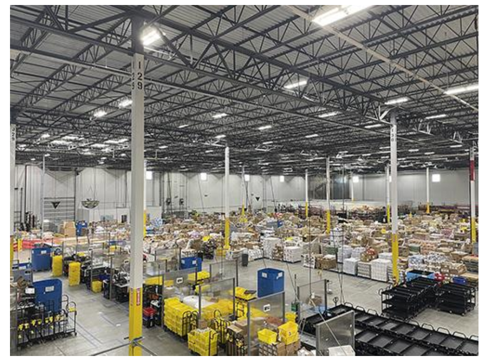
Seller	FS Rialto
Ownership Interest	Fee Simple
Trust Balance ($ million)	30.1
Senior Loan PSF/Unit ($)	105
Percentage of the Pool (%)	5.0
Fully Extended Loan Maturity/ARD	August 2027
Amortization	Full IO
DBRS Morningstar As-Is DSCR (x)	0.80
DBRS Morningstar Stabilized DSCR (x)	0.80
DBRS Morningstar As-Is Issuance LTV (%)	85.3
DBRS Morningstar Stabilized Balloon LTV (%)	85.3
DBRS Morningstar Property Type	Industrial
DBRS Morningstar Property Quality	Average

Debt Stack ($ millions)

Trust Balance	30.1
Pari Passu	54.9
Remaining Future Funding	22.0
Mezz Debt	0.0
Mortgage Loan Including Future Funding and Mezz Debt	107.0
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	43.0



Source: Site Inspection



Source: Site Inpsection

Collateral Summary			
DBRS Morningstar Property Type	Industrial	**Year Built/Renovated**	2013
City, State	Middletown, DE	**Physical Occupancy (%)**	100.0
Units/SF	1,015,740	**Physical Occupancy Date**	June 2022

The loan is secured by the borrower's fee-simple interest in Amazon Middletown, a 1,015,740-sf Class-A industrial property in Middletown, Delaware. Initial loan proceeds of $85.0 million, along with $43.0 million in borrower equity, financed the $118.0 million purchase of the property. The loan is also structured with future funding up to $22.0 million, which will be used to fund $6.0 million of TI/LCs and $16.0 million of capex. The loan is IO throughout with a four-year initial term and one one-year extension option.

Located approximately 29.3 miles south of the Wilmington CBD, the collateral is an industrial fulfillment center consisting of 1,015,740 sf across 75.96 acres of land. Built in 2013, Duke Realty developed the collateral to suit for Amazon. At completion, Amazon invested $75.0 million of capital to build out the space, including the installation of HVAC, storage equipment, a seasonal parking lot, roof enhancements, security systems, and an emergency generator. Amazon invested an additional $15.0 million of capital for conveyor operations, solar panels, catwalk systems, and office reconfigurations. The collateral is 100.0% leased to an Amazon affiliate, LXD, which signed a 12-year lease that expires in October 2024. The tenant's current rent of $5.48 psf will increase to 95.0% of fair market value at the time of lease extension. Amazon primarily uses the facility as a parcel soft-pack sortable fulfillment center, a logistics return processing department, and a made-on-demand printing facility. To mitigate the lack of amortization and the refinance risk of the single tenant, the loan is structured with a full cash flow sweep that will be in effect at close until Amazon provides a notice to renew its lease. The loan is also structured with a springing interest reserve that requires the borrower to post six months of interest if Amazon does not renew their lease. The impact of the cash flow sweep along with the $6.0 million of

TI/LCs and $16.0 million of capex will be for retenanting the property in case the borrower cannot renew Amazon's lease.

Tenant Summary						
Tenant	SF	% of Total NRA	DBRS Morningstar Base Rent PSF ($)	% of Total DBRS Morningstar Base Rent	Lease Expiry	Investment Grade? (Y/N)
Amazon	1,015,740	100.0	5.48	100.0	10/1/2024	Y
Subtotal/Wtd. Avg.	**1,015,740**	**100.0**	**0.00**	**100.0**	**Various**	**Various**
Other Tenants	0	0.0	0.00	0.0	n/a	n/a
Vacant Space	0	0.0	n/a	n/a	n/a	n/a
Total/Wtd. Avg.	**1,015,740**	**100.0**	**0.00**	**100.0**	**Various**	

Sponsorship

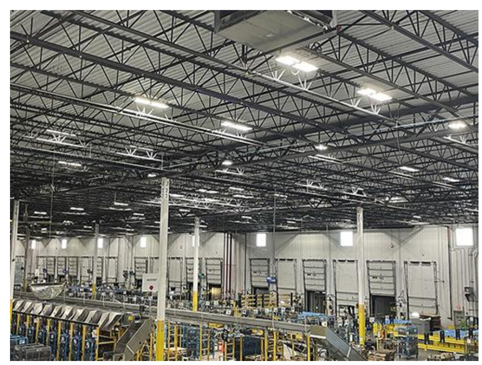
The sponsorship for this transaction is a joint venture between American Real Estate Partners (AREP) and Machine Investment Group, a real estate investment platform focused on opportunistic, distressed, and special situations across the U.S. The company's current portfolio includes 50 investments totaling $1.5 billion of capital deployed across all strategies, and $500.0 million of distressed debt. The recourse carveout guarantor of the transaction is Machine Real Estate Fund I.

The property will be managed by AREP for a contractual fee of 1.5% of EGI.

DBRS Morningstar Analysis

Site Inspection Summary

Source: Site Inspection



Source: Site Inspection

DBRS Morningstar toured the interior and exterior of the property on July 14, 2022, at 12:30 a.m. Based on the management-led site inspection, DBRS Morningstar found the property quality to be Average.

The collateral, a 1,015,740-sf industrial fulfillment center is located in the town of Middletown, 35 minutes south of Wilmington. The subject's surrounding area can be described as a newer development consisting of retail, residential, and industrial buildings. Immediate access to the subject comes from Route 1 and US-301. Route 1 is a north/south six-lane, highway that provides the subject access Wilmington and I-95 for points beyond. US-301 is a major highway that connects to Route 1 in the north and through Maryland to the Baltimore and Washington, D.C., area. Hedgelawn Plaza is a retail center located 0.6 miles north of the subject. Hedgelawn includes national brands, such as Walmart, Kohl's, Lowe's, and The Home Depot as well as a smaller strip mall with free-standing restaurants. Directly across from the subject is a garden-style apartment complex, The Reserve at Westown, which was built in 2019.

The property is well suited for different uses, including a soft pack sortable fulfillment center, a logistics return processing department, and a made-on-demand printing facility. During the time of the inspection, the facilities manager mentioned that the subject was the main Amazon returns hub for Philadelphia, Baltimore, Annapolis, and Wilmington. Additionally, the manager noted that up to 50,000 books could be printed per day at the fulfillment center. The collateral provides ceiling heights of 32 feet, 200-foot truck court depths, 74 dock doors, 126 trailer parking spaces, and 2,539 car parking spaces. Amazon has a significant presence in the area, having built in 2020 and 2021 a 3.8 million-sf last-mile fulfillment center in Wilmington. The facility in Wilmington focuses on aggregating packages for delivery while the subject focuses on completing customer orders. During the site visit, DBRS Morningstar did not notice any deferred maintenance.

DBRS Morningstar NCF Summary

NCF Analysis

	2020	2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	5,359,029	5,359,029	7,618,050	5,596,727	-26.5
Recoveries ($)	1,354,951	1,433,704	4,544,210	2,008,737	-55.8
Other Income ($)	0	0	0	0	0.0
Vacancy ($)	0	0	-608,113	-380,273	-37.5
EGI ($)	**6,713,979**	**6,792,733**	**11,554,147**	**7,225,191**	**-37.5**
Expenses ($)	1,103,552	1,640,400	4,544,176	1,775,378	-60.9
NOI ($)	**5,610,427**	**5,152,333**	**7,009,971**	**5,449,813**	**-22.3**
Capex ($)	0	0	104,113	152,361	46.3
TI/LC ($)	0	0	0	0	0.0
NCF ($)	**5,610,427**	**5,152,333**	**6,905,858**	**5,297,452**	**-23.3**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar NCF was $5,297,452, representing a variance of -23.3% from the Issuer's stabilized NCF of $6,905,858 The primary driver of the variance is GPR. DBRS Morningstar views the subject As-Stabilized based on the sponsor's business plan to focus on signing Amazon to a 10-year lease. DBRS Morningstar concluded to a stabilized GPR based on the current leases in place inclusive of rent steps, while the Issuer is basing their GPR on the appraisal's market rents.

DBRS Morningstar Viewpoint

Central Delaware is less of a distribution hub than areas closer to Wilmington and northern Maryland, and there are few similar assets in the region; however, the property has access to the major interstates in the area, I-95 and I-295, which are vital arteries throughout the Mid-Atlantic region. In addition, its location in central Delaware provides access to the Baltimore and Washington, D.C., areas and the shore communities. A significant concern, however, is the announcement by Amazon that it planned to reduce its industrial use as online shopping slowed in the wake of the coronavirus pandemic.

Amazon, the single tenant, is one of the largest distributors in the U.S. and one of the largest users of warehouse space. The sponsor's business plan is to extend Amazon on a 10-year lease with rents that are in line with the market level of about $7.50 psf, up from $5.69 at the time the current lease expires in 2024. In the event Amazon does not renew, the sponsor has access to $22.0 million from lender future funding to retenant the space. The property itself is a 2021-built, institutional-quality warehouse with good ceiling heights, a large truck court and 74 dock-high doors and is fully functional for a modern logistics user. In addition, the Wilmington market has historically been strong with a vacancy rate that has ranged from 2.3% to 7.2% since 2017, according to Reis. Year to date, the Wilmington market has experienced 766,000 sf of new construction resulting in a -2.8% absorption rate, but for Q1 2022, Reis' data shows the average vacancy for industrial properties to be strong within the Wilmington market at 3.1% By 2026, Reis estimates that 115,000 sf will be absorbed, suggesting a minimal amount of competition within the market. Reis also reports asking rents for industrial space in the Wilmington market at $7.40 sf compared with $5.90 sf at the subject. Additionally, Reis projects asking rents to increase to $8.70 psf at the end of the loan term in 2026. This suggests that, if the need arises, the sponsor could find users for the property at rent levels that are comparable or better than those paid by Amazon. The loan has an expected loss that is just above the pool average, which is driven in part by the cap rate adjustment DBRS Morningstar made to the appraiser's stabilized value, resulting in a DBRS Morningstar Stabilized LTV of 85.5%. Based on the Issuer's Stabilized NCF and the Stabilized Appraised Value, the loan exhibits an implied cap rate of 4.0%. Given the more secondary location and the risk of Amazon's lease expiration, DBRS Morningstar felt it was appropriate to adjust the cap rate and leverage metrics and adjusted implied cap rate to 6.0%. The Philadelphia MSA is a DBRS Morningstar MSA Group of 2, which suggests average levels of defaults and losses historically, while the DBRS Morningstar Market Rank of 3 is more correlated with suburban locations and generally higher levels of defaults and losses. These locational metrics also contribute to the somewhat higher EL.

Urban Palms

Loan Snapshot

Seller
FS Rialto
Ownership Interest
Fee Simple
Trust Balance ($ million)
29.8
Senior Loan PSF/Unit ($)
95,068
Percentage of the Pool (%)
5.0
Fully Extended Loan Maturity/ARD
May 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.58
DBRS Morningstar Stabilized DSCR (x)
0.78
DBRS Morningstar As-Is Issuance LTV (%)
93.9
DBRS Morningstar Stabilized Balloon LTV (%)
65.8
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average-

Debt Stack ($ millions)

Trust Balance
29.8
Pari Passu
23.6
Remaining Future Funding
9.3
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
62.7
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
19.0

Source: Site Inspection

Source: Site Inspection

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1977/2017
City, State	Houston, TX	**Physical Occupancy (%)**	95.3
Units/SF	659	**Physical Occupancy Date**	May 2022

The loan is secured by the borrower's fee-simple interest in Urban Palms, a 659-unit multifamily property in Houston. Initial loan proceeds of $53.4 million and $19.0 million of borrower equity will finance the $66.8 million purchase price, cover closing costs, and fund a $700,000 interest reserve. Future loan funding of $9.3 million will finance the sponsor's capital improvements to renovate units and the exterior of the building. The five-year, fully extended loan term consists of a three-year initial period and two one-year extension options. The loan is IO throughout the loan term.

Located in Chinatown, approximately 13 miles west of downtown Houston, the property was built in 1977 and renovated in 2017. The unit mix comprises 445 one-bedroom and 214 two-bedroom units. Common amenities at the property include playgrounds, a swimming pool, laundry facilities, and security cameras. Unit amenities include walk-in closets, black appliances, ceiling fans, and a patio or balcony with storage closets. Before the acquisition from the current sponsor in April 2022, the previous owner renovated 25 units, which are achieving an average rent premium of $166 per month compared with the classic units. The sponsor plans to complete renovations on the remaining 634 units and bring rents in line with the renovated units. The sponsor will spend $9.3 million in capital expenditure to upgrade the interior and exterior of the property. Approximately $7.3 million ($11,100/unit) will be used on interior upgrades, including repainting cabinets, installing new black appliances, quartz countertops, tile backsplash, vinyl plank flooring, and new fixtures. About $1.34 million will be spent on exterior upgrades on the property, including roofing and pool repairs, replacement of the boilers, installing wooden fences, and repairing parking areas. As of the rent roll, dated May 2022, the property was 95.3% occupied. Please refer to the table below for more information on the property's unit mix.

Unit Mix and Rents - Urban Palms			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)1
One Bedroom	445	635	751
Two Bedrooms	214	967	1,038
Total/WA	**659**	**743**	**844**

1. Based on the May 2022 rent roll.

The appraiser identified five comparable properties within a 1.6-mile radius of the subject. The competitive set's WA rental rate of $1,011 per unit outperforms the collateral's WA rental rate of $836 per unit. The higher rents at the competitive properties indicate that the subject may be below market. The collateral falls on the higher end of occupancy at 95.3%, while the appraisal's comparable properties range from 91.0% to 97.0%, averaging 94.1%.

Competitive Set					
Property	Distance from Subject (Miles)	Units	Year Built/Renovated	Avg. Rental Rate ($/unit)	Occupancy (%)
Arbor on Richmond	1.6	304	1979	1,073	95.0
Artisan West	0.5	494	1980	1,029	94.0
Belara	0.3	224	1978	848	97.0
Legacy at Westchase	1.0	324	1977	1,038	94.0
Village Key	0.5	272	1976/2016	1,013	91.0
Total/WA Comp. Set	**Various**	**1,618**	**Various**	**1,011**	**94.1**
Urban Palms Apartment	**n/a**	**659**	**1977/2017**	**836**	**95.3**

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

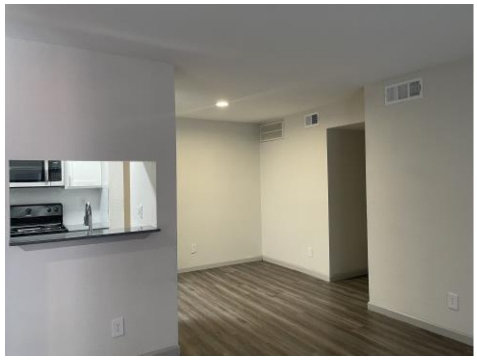
Sponsorship

The sponsor for the loan is Windmass Capital, a private commercial real estate investment and development firm with a concentrated portfolio of 23 multifamily properties across Dallas and Fort Worth. Windmass Capital has closed on over $750 milllion in acquisitions and operate on implementing a value-add strategy. Mitchell Voss, Jason Reed, and Seth Bame will serve as the loan's guarantors with a total net worth of $198.0 million. Based on the information provided, DBRS Morningstar concluded to a sponsor strength of Average.

Indio Partners, a borrower affiliate, will manage the property for a contractual fee of 3.0% of EGI.

DBRS Morningstar Analysis

Site Inspection Summary


Source: Site Inspection


Source: Site Inspection

DBRS Morningstar toured the property on Thursday, July 14, 2022, at 12:00 p.m. Based on the site inspection and management tours, DBRS Morningstar found the property quality to be Average –.

The collateral is a 659-unit garden-style multifamily property in the Chinatown submarket of Houston. The subject is in a somewhat suburban neighborhood comprising multifamily, office, and retail buildings. Management noted that the collateral lies in a tight-knit community of blue-collar workers and families, which rarely leave the area. The property manager also stated that only one appraiser comp, Artisan West, was competitive. The remaining four comps, Arbor on Richmond, Belara, Legacy at Westchase, and Village Key, were not considered competitors because either the quality was below the subject or the multifamily properties were situated in a white-collar worker area. Most appraiser comps were in Westchase, which houses working professionals who can afford to pay higher rent.

In contrast, the collateral attracts local business owners and employees, who face a tighter budget for rent. The two most significant competitors noted by management were Vista on Gessner and Artisan West. The former is considered the biggest comp and offers similar rents to the subject. However, they have a competitive advantage over the collateral because utilities are included in the rent, whereas they are not in Urban Palms apartments. Therefore, after taking into account the fact that utilities are absorbed in the rent, Vista on Gessner effectively has lower rents than the subject. Artisan West is the second competitor since the renovations at the property have similar finishes as the subject but command higher rents.

As mentioned, tenants are blue-collar workers, such as landscapers, housekeepers, and fast food workers. The collateral benefits from its location, surrounded by the primary submarket demand drivers. The property is within three miles of fast food and retail properties, such as Home Depot, Kohl's, Target, and Walmart Supercenter. The property is within walking distance of bus stations, the food stand area, and local retail, such as Latino Hair Salon, La Michoacana, and Tortilleria San Luis. The property is also two miles from Sneed Elementary school and one mile from Pat Neef Elementary School. Westpark Tollway is 0.5 miles from the multifamily property and offers access to the Houston CBD. Management also stated that no new properties were being built in the surrounding area, and DBRS Morningstar saw no construction or available land near the subject. Signage at the property is visible; however, the leasing office location has not been updated in navigation systems such as Google Maps. Therefore, prospective tenants will arrive at a closed gate without directions on where the leasing office is actually situated, which could deter prospective tenants.

DBRS Morningstar toured the property's exterior, common amenities, and two units: one renovated and one unrenovated. At the time of the site inspection, the property seemed more welcoming than the surrounding multifamily buildings. The grass and trees were well-kept, with no trash in sight, and workers were leaf-blowing the property and cleaning up debris. The amenities were in adequate condition. The fitness center was not open to tenants as management was waiting for equipment to arrive. The laundry facilities, pool area, and enrichment center were clean and welcoming. The enrichment center, used for summer school activities, after-school programs, and the Houston food bank, was spacious and filled with tables and chairs. The exterior of the property consisted of hard plank material, and, upon further inspection, some staircases seemed rusted and the exterior walls and balconies had chipped paint. Management also plans to add wooden fences to all apartments and has restructured the parking system for tenants. There are currently 100 resident reserved spaces for $20 a month; free parking is available on a first-come, first-served basis for tenants, and visitor parking is now located on the corner of the community. Towing is now being enforced at the property.

DBRS Morningstar also toured the units and found minimal difference in the quality of the renovated units compared with the unrenovated units. The 25 renovated units were completed by the previous owner, for which they installed stainless-steel appliances. Moving forward, the rest of the renovated units will offer black appliances and install new ones only if deemed necessary. Unrenovated units have standard appliances, faux-wood planking, carpet flooring, ceiling fans, and granite-like countertops. Renovated units included black appliances, newly painted cabinets, quartz countertops, new fixtures, and tile backsplash. The remaining finishes in the bedroom, bathroom, and living area were very similar to the unrenovated units. Management also plans to include a premium in rent for units with a pool view or a more spacious patio. Also, management stated that it plans to install washers and dryers in the units and charge a $50 premium. Currently, the property has five laundry facilities on site, and all two-bedroom units have connections for washers and dryers.

The property manager stated that the biggest obstacle they face for renovations is leasing the property after the business plan is completed. Most tenants were described as being price-driven and looking primarily for the cheapest place to live in the surrounding area. Some tenants would prefer for their units not to be renovated if it meant that their rents would increase. The property also faces collection issues, with currently 23 pending evictions. The property accepts cash as payment because many tenants don’t have bank accounts and cannot prove their income. In this situation, the resident has to provide a $1,500 deposit, first month’s rent, and a prorated rent to solve collection issues. There is also higher crime associated with the property than other multifamily buildings in the surrounding area. Management stated that this is the property that has the most break-ins. Additionally, the property manager said they had lost tenants who moved out to the north side of Houston, usually Greenspoint, for more job opportunities and cheaper rent. Management plans to attract more white-collar tenants in other submarkets with outreach marketing to reach their targeted premiums for renovated units.

The collateral remains competitive in the property thanks to its lower rents, acceptance of cash payments, and proximity to local retail areas, shopping centers, and employment zone. However, the underlying aesthetic of renovated units, the exterior painting of the property, and the higher crime place it in lower quality than most class B/C apartment complexes in the market.

DBRS Morningstar NCF Summary

NCF Analysis

	2019	2020	T-12 February 2022	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	4,274,333	6,766,218	6,739,364	9,105,856	7,876,626	-13.5
Other Income ($)	463,026	759,174	980,996	1,245,785	1,038,613	-16.6
Vacancy & Concessions ($)	-1,608,349	-1,533,781	-1,538,160	-656,691	-669,513	2.0
EGI ($)	**3,129,011**	**5,991,611**	**6,182,200**	**9,694,950**	**8,245,726**	**-14.9**
Expenses ($)	1,778,902	3,947,991	4,042,977	4,831,514	5,209,802	7.8
NOI ($)	**1,350,109**	**2,043,621**	**2,139,223**	**4,863,436**	**3,035,924**	**-37.6**
Capex ($)	0	0	0	164,000	164,750	0.5
NCF ($)	**1,350,109**	**2,043,621**	**2,139,223**	**4,699,436**	**2,871,174**	**-38.9**

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 $2,871,174, a variance of -38.9% from the Issuer's stabilized NCF. The primary drivers of the variance were DBRS Morningstar's residential GPR assumption and Insurance premium. DBRS Morningstar stabilized GPR is based on a $120 WA per unit premium over in-place rents, which results in a WA rent of $996 per unit. The Issuer's stabilized GPR is based on the appraiser's stabilized estimate. DBRS Morningstar based the insurance premium on Harbor Group's Insurance Advisor actual insurance figure inflated by 10%, while the Issuer based it on T-12 ended February 2022 inflated by 3% per annum.

DBRS Morningstar Viewpoint

The collateral for the loan is a 659-unit multifamily property located in the Reis-defined submarket of Sharpstown/Westwood, which has experienced increasing rental rates and decreases in vacancy rates in the last quarter. The submarket reported a vacancy of 3.1% in Q1 2022, which is 20 basis points lower than in Q4 2021. DBRS Morningstar concluded a residential vacancy of 5.0%, slightly higher than the in-place vacancy and the submarket vacancy. According to Reis, the submarket will not experience significant changes to the average vacancy rate, expecting to finish 2023 at 3.3% and fall 0.1 percentage points to 3.2% by the end of 2024. Additionally, Sharpstown/Westwood reported an effective rent per unit of $893, 1.7% higher than Q4 2021 and higher than the subject's WA average monthly rent of $836. The area attracts blue-collar workers, such as landscapers, housekeepers, local business owners, and their families. Per Reis, since Q2 2012, there have been no submarket additions, and no space has been removed. Reis is not projecting any new competitive stock built in the submarket between the beginning of 2023 and the end of 2024. New net households are expected to average 1.8% annually throughout

2023 and 2024. Although no new multifamily properties are being built in the area, the property still faces competition from many of the apartment complexes in the current submarket, particularly in the surrounding area. However, the low submarket vacancy does bode well for continued stability of occupancy over the foreseeable future.

The sponsor plans to spend $9.3 million on capex on both interior and exterior renovation as part of their business plan. This consists of $7.3 million ($11,100/unit) in interior renovations for 634 units, $1.34 million on exterior renovations. After the site inspection, the projected premiums averaging approximately $270 per unit from the appraisal seem high and may not be achievable. Management stated that the biggest obstacle to the business plan is having people pay the higher rents since the in-place tenants are mainly price-driven and would not want any renovations taking place in their apartments if it means their rent would increase.

Additionally, the property faces competition from surrounding multifamily areas, especially from Vista on Gessner. Both properties have similar rents, but Vista on Gessner includes utilities in the rent, while the subject does not. Based on the DBRS Morningstar NCF analysis, the anticipated rental premium per bed is approximately $120 for the remaining 634 units. Considering the business plan's complexity in achieving higher market premiums than the DBRS Morningstar assumption, DBRS Morningstar analyzed the loan with a business plan score greater than the deal average, indicating a higher business plan execution risk.

The purchase price of $66.8 million is lower than the as-is appraised value of $68.5 million and notably lower than the stabilized value of $95.2 million. For this reason, DBRS Morningstar adjusted the issuance LTV on this loan, capping the as-is value at the purchase price of $66.8 million, compared with the as-is appraisal value of $68.5 million. The loan exhibits higher leverage in the as-is scenario; the DBRS Morningstar As-Is LTV is based on the fully -funded mortgage loan amount and the purchase price equates to approximately 93.9%. The fully funded loan amount improves through stabilization to a DBRS Morningstar stabilized LTV of 65.8%. DBRS Morningstar also analyzed the loan with an Average – property quality because the underlying aesthetic of renovated units and the quality of the exterior painting of the property were below similar class B/C multifamily properties.

Overall, the high issuance LTV, higher business score, DBRS Morningstar MSA Group 1, and adjustments for property quality resulted in the loan's expected loss (EL) above the pool WA EL.

Transaction Structural Features

Credit Risk Retention: Under U.S. Credit Risk Retention Rules, FS Credit REIT as Sponsor will be responsible for compliance with the U.S. credit risk retention requirements and intends to satisfy such requirements through the purchase and retention of a majority-owned affiliate of an eligible horizontal residual interest. As of the Closing Date, FS Rialto 2022-FL6 Holder, LLC, a majority-owned affiliate of the Sponsor, will acquire the Class G, Class H, and Class H Notes, representing not less than 5% of the fair value of the securities. Additionally, the Sponsor and the Retention Holder will both agree and undertake in the EU/UK Risk Retention Letter to comply with the EU/UK Risk Retention Requirements in accordance with the terms of the EU/UK Risk Retention Letter, including that the Sponsor will continue to own, directly or indirectly, 100% of the membership interests in the Retention Holder, which will in turn retain a material net economic interest in the securitization.

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

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

Future Funding Participations: Seventeen of the Closing Date Collateral Interests, representing approximately 64.6% of the Aggregate Collateral Interest Cut-Off Date Balance, are participation interests in Participated Loans that have related Future Funding Participations with an aggregate, unfunded future funding commitment of approximately $175.4 million as of the Cut-Off Date.

As of the Closing Date, each Future Funding Participation will be held by the Seller or an affiliate of the Seller. With respect to each Future Funding Participation, the holder of such participation will have the sole obligation to make future advances under the related Participation Agreement. Once funded, such participation may be transferred in accordance with the terms of the related Participation Agreement and the Issuer may, but is not obligated to, acquire such funded participation interest as a Reinvestment Collateral Interest. Pursuant to each Participation Agreement, the Future Funding Holder as the holder of the related Future Funding Participation (or a permitted transferee pursuant to the terms of the related Participation Agreement) and, for so long as the Future Funding Holder or another affiliate of FS Credit

REIT is obligated to make future advances under such Participation Agreement, FS Credit REIT will be required to indemnify the Issuer and, if applicable, the holder of any other related Companion Participation against any losses, claims, damages, costs, expenses, and liabilities in connection with, arising out of, or as a result of, the failure of the holder of such Future Funding Participation to make future advances when required under the related Participated Loan.

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

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

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

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

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

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

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

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

Note Protection Tests: The transaction features senior note protection tests in the form of an interest coverage (IC) test and a par value or overcollateralization (OC) test. If the IC or OC tests are not satisfied on any measurement date, interest proceeds that would otherwise be used to pay interest on the Class E Notes, the Class F Notes, and the Class G Notes must instead be used to pay principal of first, the Class A Notes; second, the Class A-S Notes; third, the Class B Notes; fourth, the Class C Notes; fifth, the Class D-1 Notes; and sixth, the Class D-2 Notes, in each case, to the extent necessary to cause the Note

Protection Tests to be satisfied. If interest proceeds are not sufficient to rebalance the vehicle and satisfy both the IC and the OC tests or pay down the applicable classes, the Issuer will not be permitted to use principal proceeds for Reinvestment Mortgage Assets. The OC Test will be satisfied if the Par Value Ratio (as defined in the Offering Memorandum) is equal to or greater than 117.19%. The IC Test will be satisfied if the Interest Coverage Ratio (as defined in the Offering Memorandum) is equal to or greater than 120.00%.

Deferrable Floating-Rate Notes: The Class C, D-1, D-2, E, F and G Notes will be considered deferrable notes. With respect to the deferrable notes, to the extent that interest proceeds are not sufficient on a given payment date to pay accrued interest, interest will not be due and payable on the payment date and will instead be deferred. DBRS Morningstar's assigned ratings contemplate the timely payment of distributable interest and, in the case of the deferrable notes, the ultimate recovery of deferred interest (inclusive of interest payable thereon at the applicable rate to the extent permitted by law). Deferred interest will be added to the principal balance of the deferrable notes and will be payable on the first payment date on which funds are permitted. DBRS Morningstar's ratings contemplate timely payments of distributable interest and ultimate recovery of deferred interest inclusive of interest payable on deferred interest at the applicable note rate to the extent permitted by law. Thus, DBRS Morningstar will assign its Interest in Arrears designation to the Deferred Interest Classes in months when classes are subject to deferred interest.

Step-Up Coupon: Beginning on the payment date in August 2027 and continuing thereafter, the interest rate of the Class A Notes and the Class A-S Notes will increase by 0.25% and beginning on the payment date in September 2027, the interest rate of the Class B Notes, the Class C Notes, the Class D-1 Notes, the Class D-2 Notes, and the Class E Notes will increase by 0.50%.

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

Methodologies

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

- *North American CMBS Multi-Borrower Rating Methodology*
- *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*
- *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 August DD, 2022. Subsequent information may result in material changes to the rating assigned herein and/or the contents of this report.

Glossary

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

Definitions

Capital Expenditure (capex)
Costs incurred in the improvement of a property that will have a life of more than one year.

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

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

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

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

Issuer UW
Issuer underwritten from Annex A or servicer reports.

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

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

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

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

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

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

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

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

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

About DBRS Morningstar

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

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

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

That's why DBRS Morningstar is the next generation of credit ratings.

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