MORNINGSTAR | DBRS

Presale Report
BSPRT 2022-FL8 Issuer, Ltd.

DBRS Morningstar
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John Fay
Senior Analyst
+1 312 845-2271
john.fay@dbrsmorningstar.com

Scott Kruse
Vice President
+1 312 332-9448
scott.kruse@dbrsmorningstar.com

Kurt Pollem
Managing Director
+1 212 548-6394
kurt.pollem@dbrsmorningstar.com

Erin Stafford
Managing Director
+1 312 332-3291
erin.stafford@dbrsmorningstar.com

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 Notes[4]	New Rating - Provisional	690,000,000	42.500	AAA (sf)	Stable
Class A-S Notes[4]	New Rating - Provisional	66,000,000	37.000	AAA (sf)	Stable
Class B Notes[4]	New Rating - Provisional	55,500,000	32.375	AA (low) (sf)	Stable
Class C Notes[4,5]	New Rating - Provisional	67,500,000	26.750	A (low) (sf)	Stable
Class D Notes[4,5]	New Rating - Provisional	81,000,000	20.000	BBB (sf)	Stable
Class E Notes[4,5]	New Rating - Provisional	25,500,000	17.875	BBB (low) (sf)	Stable
Class F Notes[2,3,5]	New Rating - Provisional	48,000,000	13.875	BB (high) (sf)	Stable
Class G Notes[2,3,5]	New Rating - Provisional	19,500,000	12.250	BB (low) (sf)	Stable
Class H Notes[2,3,5]	New Rating - Provisional	39,000,000	9.000	B (low) (sf)	Stable
Preferred Shares[3]	NR	108,000,000	0.000	NR	Stable

Notes:
1. NR = Not Rated
2. The Class F Notes, the Class G Notes and the Class H Notes are not offered and will be privately placed.
3. It is expected that BSPRT 2022-FL8 Holder, LLC (an indirect wholly-owned subsidiary of FBRT) will acquire 100% of the Class F Notes, the Class G Notes, the Class H Notes and Preferred Shares on the Closing Date.
4. On and after the Payment Date in December 2027 the interest rate of the Class A Notes and Class A-S will increase by 0.25% and the interest rate of the Class B Notes, the Class C Notes, the Class D Notes and the Class E Notes will increase by 0.50%.
5. The Class C, Class D, Class E, Class F, Class G and Class H notes allow for deferred interest.

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Pool Characteristics			
Trust Amount ($)	1,025,241,823	**Participated Loan Commitment Amount ($)**	1,175,957,649
Number of Loans	26	**Average Loan Size ($)**	39,432,378
Number of Properties	34	**Top Ten Loan Concentration (%)**	61.6
Managed/Static	Managed	**Unfunded Companion Participation Amount ($)**	80,593,206
Preidentified Ramp Loans	N	**Replenishment Allowed**	Y
Initial Par Value Ratio (%)	121.77	**Reinvestment Period[5]**	Y
Par Value Ratio Test (%)	119.33	**IC Ratio: Trigger (X)**	1.20
Wtd. Avg. Current Funded As-Is Appraised Issuance LTV (%)	73.0	**Wtd. Avg. DBRS Morningstar As-Is Issuance LTV (%)**	78.3
Wtd. Avg. Current Funded Stabilized Appraised LTV (%)	65.5	**Wtd. Avg. DBRS Morningstar Stabilized Balloon LTV (%)**	67.2
Wtd. Avg. Interest Rate Margin (%)	3.15	**DBRS Morningstar Wtd. Avg. Interest Rate[4] (%)**	4.81
Wtd. Avg. Remaining Term[1]	33	**Wtd. Avg. Remaining Term - Fully Extended**	58.0
Wtd. Avg. DBRS Morningstar As-Is DSCR[2]	0.91	**Wtd. Avg. Issuer As-Is DSCR (x)[4]**	1.54
Wtd. Avg. DBRS Morningstar Stabilized DSCR[3]	1.19	**Wtd. Avg. Issuer Stabilized DSCR (x)[4]**	2.03
Avg. DBRS Morningstar As-Is NCF Variance[2] (%)	-7.8	**Avg. DBRS Morningstar Stabilized NCF Variance[3] (%)**	-15.5

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

1. Assumes that the initial term to maturity of each loan is not extended.
2. Based on DBRS Morningstar As-Is NCF.
3. Based on DBRS Morningstar Stabilized NCF.
4. Interest rate assumes 0.113% one-month LIBOR stress or one-month Term SOFR of 0.06345% based on the strike rate of the interest rate cap, which is lower than the stressed rate from the DBRS Morningstar Interest Rate Stresses for U.S. Structured Finance Transactions methodology. All DBRS Morningstar DSCR figures are based on this stressed rate.
5. Reinvestment Period begins on the date of the deposit of Permitted Principal Proceeds and ends on the payment date in February 2024.

Issuer	BSPRT 2022-FL8 Issuer, Ltd.
Co-Issuer	BSPRT 2022-FL8 Co-Issuer, LLC
Mortgage Loan Seller	BSPRT 2022-FL8 Seller LLC
Servicer	Situs Asset Management, LLC
Special Servicer	BSP Special Servicer, LLC
Collateral Manager	Benefit Street Partners L.L.C.
Trustee	U.S. Bank Trust Company, National Association
Placement Agents	Barclays Capital Inc. and Wells Fargo Securities, LLC
Structuring Agent	Barclays Capital Inc.
Advancing Agent	Benefit Street Partners Realty Operating Partnership, L.P.

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 26 floating-rate mortgage loans secured by 34 mostly transitional real estate properties with a cutoff balance totaling $1.03 billion (87.3% of the total fully funded balance) exclusive of $80.6 million in remaining future funding commitments and $68.9 million of pari passu debt. Of the 26 loans, there are two unclosed, delayed-close loans as of Friday, January 21, 2022: Rivet & Rivet 26 (#1) and Arlowe Townhomes (#20), representing a total initial pool balance of 10.6%. The Issuer has 90 days post-closing to acquire the delayed-close assets. Furthermore, two loans, Harlem Multifamily Portfolio and The Printhouse, have received loan modifications with a combination of a maturity date extension, an extension fee update, a rate index change, changes to index floors and interest rate spreads, changes in maintenance spreads, and/or changes to carry reserves. The Printhouse modification also included a principal paydown of the loan by $500,000 via a $350,000 equity infusion from the sponsor and $150,000 from the collapse of the Interest Reserve. The transaction is a managed vehicle, which includes a 24-month reinvestment period. As part of the reinvestment period, the transaction includes a 180 day ramp-up acquisition period that is expected to increase the trust balance by $174.8 million to a total target collateral principal balance of $1.2 billion. DBRS Morningstar assessed the $174.8 million ramp component using a conservative loan construct and as a result, the ramp loans have expected losses above the pool WA loan expected loss (EL). If a delayed-close mortgage asset is not expected to close or fund prior to the purchase termination date, then any amounts remaining will be transferred to the unused proceeds account to acquire other ramp-up collateral interests. During the reinvestment period, so long as the note protection tests are satisfied and no EOD has occurred and is continuing, the collateral manager may direct the reinvestment of principal proceeds to acquire reinvestment collateral interests, including funded companion participations, meeting the eligibility criteria. The eligibility criteria, among other things, has minimum DSCR, LTV, 18.0 Herfindahl score, and loan size limitations. Lastly, the eligibility criteria stipulates Rating Agency Confirmation on ramp loans, reinvestment loans, and on pari passu participation acquisitions if a portion of the underlying loan is already included in the pool, thereby allowing DBRS Morningstar the ability to review the new collateral interest and any potential impacts to the ratings.

Eligibility Criteria Concentration Parameters		
Issuer Property Type	Issuance (%)	Limit (%)
Multifamily	100.0	100.0
Student Housing	0.0	5.0

State Concentration	Issuance (%)	Limit (%)
Texas	47.4	50.0
California	0.0	40.0
New York	11.1	40.0
Florida	10.8	40.0
All Other States[1]	30.7	20.0

1. The Issuance (%) of All Other States represents the aggregate total, while the Limit (%) represents no more than 20% of the principal balance for each state. The largest concentration in this category is North Carolina at 9.9%.

The loans are mostly secured by cash-flowing assets, many of which are in a period of transition with plans to stabilize and improve the asset value. In total, 21 loans, representing 78.8% of the pool, have remaining future funding participations totaling $80.6 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
Pine Groves & Princeton Groves	78,050,000	1,050,000	79,100,000	Capex
The Hargrove at Southpoint & The Sawyer	77,870,000	6,030,000	83,900,000	Capex
45 West 81st Street	65,000,000	9,000,000	74,000,000	Capex
Tides at Lewisville	64,281,014	5,133,986	69,415,000	Capex
The Place at 1825	60,267,000	9,875,000	70,142,000	Capex
Emerson Apartments	56,930,000	4,300,000	61,230,000	Capex
Enclave at Prestonwood	46,079,684	3,551,316	49,631,000	Capex
Summit at Salado Creek	38,631,300	6,513,700	45,145,000	Capex
Vista at Plum Creek Apartments	36,750,000	3,319,000	40,069,000	Capex
Cienda Portfolio	35,020,213	3,279,787	38,300,000	Capex
Southern Oaks Apartments	32,250,000	2,750,000	35,000,000	Capex
Thayer Point Apartments	31,678,000	750,000	32,428,000	Capex
Heather Ridge	28,879,647	2,500,353	31,380,000	Capex
Concord Crossing	26,600,000	1,250,000	27,850,000	Capex
Heritage Fields	25,572,969	3,227,031	28,800,000	Capex
Arlowe Townhomes	22,301,059	2,100,000	24,401,059	Capex
Center City Philadelphia Multifamily Portfolio	22,240,000	760,000	23,000,000	Capex
The Vue Apartments	18,750,000	2,500,000	21,250,000	Capex
Lake Village North[3]	14,494,313	7,965,329	78,585,000	Capex
The Willows Apartments	13,259,296	3,385,704	16,645,000	Capex
Willow Creek & Orleans Square Apartments	13,168,000	1,352,000	14,520,000	Capex

1. Cut-Off date unfunded future funding amount.
2. Whole loan amount including unfunded future funding.
3. Lake Village North whole loan amount includes $56.1 million of pari passu debt.

Future Funding Commitment

Loan Name	Total Future Funding ($)	Maximum Future Funding Allowed ($)	Total Future Funding Commitments Allowed (%)	Loan Closed (Y/N)
Pine Groves & Princeton Groves	1,050,000.00	1,050,000	100.0	N
The Hargrove at Southpoint & The Sawyer	6,030,000.00	6,030,000	100.0	Y
45 West 81st Street	9,000,000.00	9,000,000	100.0	Y
Tides at Lewisville	5,133,986.00	5,133,986	100.0	Y
The Place at 1825	9,875,000.00	9,875,000	100.0	Y
Emerson Apartments	4,300,000.00	4,300,000	100.0	Y
Enclave at Prestonwood	3,551,316.00	3,551,316	100.0	Y
Summit at Salado Creek	6,513,700.00	6,513,700	100.0	Y
Vista at Plum Creek Apartments	3,319,000.00	3,319,000	100.0	Y
Cienda Portfolio	3,279,787.00	3,279,787	100.0	Y
Southern Oaks Apartments	2,750,000.00	2,750,000	100.0	Y
Thayer Point Apartments	750,000.00	750,000	100.0	Y
Heather Ridge	2,500,353.00	2,500,353	100.0	Y
Concord Crossing	1,250,000.00	1,250,000	100.0	Y
Heritage Fields	3,227,031.00	3,227,031	100.0	Y
Arlowe Townhomes	2,100,000.00	2,100,000	100.0	N
Center City Philadelphia Multifamily Portfolio	760,000.00	760,000	100.0	Y
The Vue Apartments	2,500,000.00	2,500,000	100.0	Y
Lake Village North3	7,965,329.00	7,965,329	100.0	Y
The Willows Apartments	3,385,704.00	3,385,704	100.0	Y
Willow Creek & Orleans Square Apartments	1,352,000.00	1,352,000	100.0	Y

For the floating-rate loans, DBRS Morningstar used the one-month Libor index for all loans, which is based on the lower of a DBRS Morningstar stressed rate that corresponded to the remaining fully extended term of the loans or the strike price of the interest rate cap with the respective contractual loan spread added to determine a stressed interest rate over the loan term. When the cutoff balances were measured against the DBRS Morningstar As-Is NCF, 18 loans, comprising 70.4% of the initial pool balance, had a DBRS Morningstar As-Is DSCR of 1.0x or below, a threshold indicative of default risk. Furthermore, three loans, representing 12.3% of the initial cutoff balance, exhibit a DBRS Morningstar Stabilized DSCR below 1.0x. The properties are often transitioning with potential upside in cash flow; however, DBRS Morningstar does not give full credit to the stabilization if there are no holdbacks or if other loan structural features in place are insufficient to support such treatment. Furthermore, even with the structure provided, DBRS Morningstar generally does not assume assets to stabilize above market levels.

The transaction will have a sequential-pay structure.

Rating Considerations

Strengths

- **Transaction Sponsor:** The sponsor for the transaction, Benefit Street Partners Realty Operating Partnership, L.P., is a wholly owned subsidiary of Franklin BSP Realty Trust, Inc. (FBRT), formerly known as Benefit Street Partners Realty Trust, Inc., and an experienced CRE collateralized loan obligation (CLO) issuer and collateral manager. As of September 30, 2021, FBRT managed a commercial mortgage debt portfolio of approximately $3.3 billion and had issued nine CRE CLO transactions. Through September 30, 2021, FBRT had not realized any losses on any of its CRE bridge loans while also funding more than $15.5 billion of investments across Benefit Street Partners' CRE group vehicles since its inception in 2013. Additionally, BSPRT 2022-FL8 Holder, LLC will purchase and retain 100% of the Class F Notes, the Class G Notes, the Class H Notes, and the Preferred Shares, which total $214.5 million, or 17.9% of the transaction total.
- **Favorable Property Types:** The pool comprises all multifamily properties. This property type has historically shown lower defaults and losses. Multifamily properties benefit from staggered lease rollover and generally low expense ratios compared with other property types. While revenue is quick to decline in a downturn because of the short-term nature of the leases, it is also quick to respond when the market improves.
- **MSA Strength:** Four loans, representing 19.5% of the pool balance, have collateral in MSA Group 3, which is the best-performing group in terms of historical CMBS default rates among the top 25 MSAs. MSA Group 3 has a historical default rate of 17.2%, which is considerably lower than the overall CMBS historical default rate of 28.0%.
- **Lower Business Plan Execution Risk:** The business plan score (BPS) for loans DBRS Morningstar analyzed was between 1.50 and 5.00 with an average of 2.04. On a scale of 1 to 5, a higher DBRS Morningstar BPS is indicative of more risk in the sponsor's business plan. Consideration is given to the anticipated lift at the property from current performance, planned property improvements, sponsor experience, project time horizon, and overall complexity. Compared with similar transactions, the subject has a relatively low average BPS, which is indicative of lower risk.
- **Post-Pandemic Originations:** Twenty-four of the 26 loans, representing 95.3% of the initial pool balance, were originated after the onset of the coronavirus pandemic with the WA remaining fully extended loan term being 54 months, which gives the sponsor enough time to execute its business plans without risk of imminent maturity. In addition, the appraisal and financial data provided are reflective of conditions after the onset of the pandemic. The two pre-pandemic originated loans, Harlem Multifamily Portfolio and The Printhouse, have been modified as outlined above.
- **Predominantly Acquisition Financing:** Twenty-two of the 26 loans, representing 83.5% of the mortgage asset cutoff date balance, are for acquisition financing, where the borrowers contributed material cash equity in conjunction with the mortgage loan.

Challenges and Considerations

- **Transitional Properties:** Transitional Properties: DBRS Morningstar has analyzed the loans to a stabilized cash flow that is, in some instances, above the in-place cash flow. It is possible that the sponsors will not successfully execute their business plans and that the higher stabilized cash flow will not materialize during the loan term, particularly with the ongoing coronavirus pandemic and its impact on the overall economy. A sponsor's failure to execute the business plan could result in a term default or the inability to refinance the fully funded loan balance.

    - *Mitigant: DBRS Morningstar made relatively conservative stabilization assumptions and, in each instance, considered the business plan to be rational and the future funding amounts to be sufficient to execute such plans. In addition, DBRS Morningstar analyzes LGD based on the DBRS Morningstar As-Is LTV, assuming the loan is fully funded.*
    - *Mitigant: Given the nature of the assets, DBRS Morningstar sampled 85.4% of the cutoff date pool balance. While the physical site inspections were not performed because of health and safety constraints associated with the ongoing coronavirus pandemic, DBRS Morningstar notes that, in the future, when DBRS Morningstar analysts visit the markets, they may actually visit properties more than once to follow the progress (or lack thereof) toward stabilization. The servicer is also in constant contact with the borrower to track progress.*

- **Managed Transaction:** The transaction is managed and includes a ramp-up component and 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 that outlines DSCR, LTV, 18.0 Herfindahl score minimum, 95.0% minimum multifamily, and loan size limitations for reinvestment assets.*
    - *Mitigant: A No-Downgrade Confirmation is required from DBRS Morningstar for all reinvestment loans and ramp-up loans.*
    - *Mitigant: DBRS Morningstar accounted for the uncertainty introduced by the 180 ramp-up period by running a ramp scenario that simulates the potential negative credit migration in the transaction based on the eligibility criteria.*
- **Lack of Diversity:** As of the cutoff date, the pool contains 26 loans with the top 10 loans representing 61.6% of the pool. Additionally, the pool has an elevated state concentration with 47.4% of the pool located in Texas and 22.2% of the pool within the Dallas-Plano-Irving MSA.
    - *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: Based on CRE CLO standards, the Herfindahl score of 19.97 is considered reasonable, which is higher than the 16.7 in BSPRT 2021-FL7 and 14.9 in BSPRT 2021-FL6. The cutoff date balance will increase from ramp-up loans, which is projected to occur over 60 days after closing. New loans will increase loan count and add broader diversity to the pool, raising the Herfindahl score.*
    - *Mitigant: The 17 properties located across six separate MSAs. The eligibility criteria restricts the concentration of Texas to be no more than 50% of the aggregate outstanding pool balance and no Texas MSA to be more than 25%. The properties are primarily within core markets of their respective MSAs, with a WA DBRS Morningstar Market Rank of 3.3 for these properties. Additionally, DBRS Morningstar applied a concentration penalty, which elevated the expected loss.*
- **Leverage:** Based on the initial pool balances, the overall DBRS Morningstar WA As-Is DSCR of 0.91x and DBRS Morningstar WA As-Is LTV of 78.3% are generally reflective of high-leverage financing.

  - Mitigant: Most of the assets are generally well positioned to stabilize, and any realized cash flow growth would help to offset a rise in interest rates and improve the overall debt yield of the loans. DBRS Morningstar associates its LGD based on the assets' as-is LTV, which does not assume that the stabilization plan and cash flow growth will ever materialize.
  - Mitigant: The DBRS Morningstar As-Is DSCR at issuance does not consider the sponsor's business plan as the DBRS Morningstar As-Is NCF was generally based on the most recent annualized period. The sponsor's business plan could have an immediate impact on the underlying asset performance that the DBRS Morningstar As-Is NCF does not account for.
  - Mitigant: When measured against the DBRS Morningstar Stabilized NCF, the DBRS Morningstar WA DSCR is estimated to improve to 1.19x, suggesting that the properties are likely to have improved NCFs once the sponsor's business plan has been implemented.
- **Floating-Rate Interest Rates:** All loans have floating interest rates and 86.2% of the initial pool are IO during the entire initial term, which ranges from 18 months to 48 months, creating interest rate risk.
  - *Mitigant: The borrowers of all 26 loans have purchased either Secured Overnight Financing Rate (SOFR) or Libor rate caps ranging between 0.50% to 3.5% to protect against rising interest rates over the term of the loan.*
  - *Mitigant: All loans are short-term and even with extension options have a fully extended loan term of five years maximum.*
  - *Mitigant: Additionally, 21 loans, representing 82.7% of the initial trust balance, have at least one extension option, all of which are exercisable subject to the loan's achievement of certain LTV, DSCR, and/or debt yield requirements.*
  - *Mitigant: All loans in the pool, except for one representing 3.6% of the initial trust balance, amortize on a 30-year schedule or a fixed payment at some point during the fully extended loan term, either during the initial loan term and/or the extension options. Twenty of the loans, representing 80.5% of the initial trust balance, amortize during all or a portion of their extension options.*
- **Lack of Site Inspections:** Because of health and safety constraints associated with the ongoing coronavirus pandemic, DBRS Morningstar was unable to perform site inspections on any of the properties in the pool. As a result, DBRS Morningstar relied more heavily on third-party reports, online data sources, and information provided by the Issuer to determine the overall DBRS Morningstar property quality to be assigned to each loan.
  - *Mitigant: Recent third-party reports were provided for all loans and contained property quality commentary and photos.*
  - *Mitigant: DBRS Morningstar made relatively conservative property quality adjustments, and four loans, comprising 24.1% of the pool, were modeled with Average + or Above Average property quality.*

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 10 loans (43.4% of the initial pool balance) using Term SOFR and 16 loans (56.6% 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 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.
- **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 17.9% equity in the transaction holding the first-loss piece.*
- **Significant Modifications**: Consistent with the ongoing evolution of Significant Modifications, the transaction permits the Collateral Manager to cause the special servicer to effectuate Significant Modifications subject to certain conditions. The number of Significant Modifications that can be made is limited to 10% of the aggregate outstanding portfolio after the reinvestment period and the Servicing Standard does not apply to such Significant Modifications.

DBRS Morningstar Credit Characteristics

DBRS Morningstar As-Is DSCR (x)	
DSCR	% of the Pool (Senior Note Balance[1])
0.00x-0.50x	6.3
0.50x-0.75x	12.9
0.75x-1.00x	51.2
1.00x-1.25x	18.5
1.25x-1.50x	7.5
1.50x-1.75x	3.6
>1.75x	0.0
Wtd. Avg. (x)	0.91

DBRS Morningstar Stabilized DSCR (x)	
DSCR	% of the Pool (Senior Note Balance[1])
0.00x-0.50x	0.0
0.50x-0.75x	0.0
0.75x-1.00x	12.3
1.00x-1.25x	53.4
1.25x-1.50x	26.3
1.50x-1.75x	6.7
>1.75x	1.3
Wtd. Avg. (x)	1.19

DBRS Morningstar As-Is Issuance LTV	
LTV	% of the Pool (Senior Note Balance[1])
0.0%-50.0%	0.0
50.0%-60.0%	8.4
60.0%-70.0%	0.0
70.0%-80.0%	34.1
80.0%-90.0%	56.2
90.0%-100.0%	1.3
100.0%-110.0%	0.0
110.0%-125.0%	0.0
>125.0%	0.0
Wtd. Avg. (%)	78.3

DBRS Morningstar Stabilized Balloon LTV	
LTV	% of the Pool (Senior Note Balance[1,2])
0.0%-50.0%	0.0
50.0%-60.0%	18.1
60.0%-70.0%	43.9
70.0%-80.0%	34.4
80.0%-90.0%	3.6
90.0%-100.0%	0.0
100.0%-110.0%	0.0
110.0%-125.0%	0.0
>125.0%	0.0
Wtd. Avg. (%)	67.2

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.

Comparable Transactions					
	Subject Deal	Comp Avg			
Deal Name	**BSPRT 2022-FL8**		**BSPRT 2021-FL7**	**BSPDF 2021-FL1**	**BSPRT 2021-FL6**
Pool Balance	$1,025,241,823	$636,404,950	$840,698,362	$621,788,774	$446,727,714
Target Pool Balance	$1,200,000	$528,633,333	$900,000	$885,000,000	$700,000,000
# of Loans	26	23	26	21	21
Average Loan Size	$39,432,378	$26,816,719	$32,334,552	$26,842,855	$21,272,748
Top Ten Concentration	61.6%	69.7%	60.6%	73.9%	74.7%
Herf	19.4	15.5	16.7	14.9	14.8
Managed/Static	Managed	n/a	Managed	Managed	Managed
DBRS Morningstar WA E/L	**6.5%**	**6.7%**	**7.7%**	**6.9%**	**5.4%**
DBRSM WA Business Score	**2.1**	**2.0**	**2.0**	**2.2**	**1.9**
DBRS Morningstar As-Is WA LTV	**78.3%**	**75.5%**	**76.3%**	**78.6%**	**71.7%**
DBRS Morningstar Stabilized WA LTV	**70.1%**	**64.8%**	**67.6%**	**65.8%**	**61.0%**
DBRS Morningstar Sampled As-Is NCF Variance	**-7.8%**	**-7.1%**	**-6.5%**	**-21.3%**	**6.5%**
DBRS Morningstar As-Is WA DSCR	**0.91**	**0.78**	**0.92**	**0.73**	**0.68**
DBRS Morningstar Sampled Stabilized NCF Variance	**-20.4%**	**-15.1%**	**-13.0%**	**-15.0%**	**-17.4%**
DBRS Morningstar Stabilized WA DSCR	**1.19**	**1.18**	**1.21**	**1.29**	**1.05**
DBRS Morningstar Property Type					
Total Hotel % (includes Assisted Living)	0.0%	1.6%	2.1%	2.8%	0.0%
Total Office %	0.0%	13.9%	0.0%	22.2%	19.4%
Total Retail %	0.0%	2.0%	0.0%	6.0%	0.0%
Total MF %	100.0%	74.1%	96.1%	63.8%	62.5%
Total Industrial %	0.0%	3.8%	0.0%	5.2%	6.1%
Total Self Storage %	0.0%	3.7%	1.8%	0.0%	9.3%
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%	0.9%	0.0%	0.0%	2.7%
DBRSM WA Market Rank	**3.7**	**3.9**	**3.3**	**4.6**	**3.7**
DBRS Morningstar MSA Group					
% MSA Group 3	19.5%	14.8%	18.0%	19.8%	6.7%
% MSA Group 2	21.1%	12.5%	4.1%	1.4%	32.1%
% MSA Group 1	32.7%	36.3%	35.7%	45.5%	27.8%
% MSA Group 0	26.8%	36.3%	42.2%	33.3%	33.4%
DBRS Morningstar Property Quality					
Excellent	0.0%	0.0%	0.0%	0.0%	0.0%
Above Average	8.4%	1.2%	0.0%	0.0%	3.6%
Average +	15.7%	32.9%	37.7%	20.7%	40.4%
Average	67.5%	55.7%	60.6%	56.2%	50.2%
Average -	0.0%	7.6%	1.7%	15.3%	5.8%
Below Average	8.5%	2.6%	0.0%	7.8%	0.0%
Poor	0.0%	0.0%	0.0%	0.0%	0.0%
DBRS Morningstar Sponsor Strength					
Strong	0.0%	0.0%	0.0%	0.0%	0.0%
Average	86.6%	84.5%	75.1%	93.1%	85.2%
Weak	13.4%	12.7%	23.1%	6.9%	8.1%
Bad (Litigious)	0.0%	2.8%	1.8%	0.0%	6.7%

For managed transactions, deal stats exclude ramp loans.

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 LTV (%)
Rivet & Rivet 26	86,000,000	8.4	NR	1.06	1.25	60.0	56.2
Pine Groves & Princeton Groves	78,050,000	7.6	NR	0.74	0.84	82.2	73.2
The Hargrove at Southpoint & The Sawyer	77,870,000	7.6	NR	0.89	1.10	82.0	68.3
45 West 81st Street	65,000,000	6.3	NR	0.00	1.07	85.1	57.6
Tides at Lewisville	64,281,014	6.3	NR	0.91	1.11	80.8	63.7
The Place at 1825	60,267,000	5.9	NR	0.98	1.28	82.1	67.6
Ascend at Tamarron	58,680,000	5.7	NR	0.84	1.02	74.8	71.9
Emerson Apartments	56,930,000	5.6	NR	1.01	1.31	79.5	71.3
Enclave at Prestonwood	46,079,684	4.5	NR	0.94	1.27	73.3	63.4
Summit at Salado Creek	38,631,300	3.8	NR	0.93	1.29	83.8	64.4

Property Detail

Loan Name	DBRS Morningstar Property Type	City	State	Year Built	SF/ Units	Fully Funded Mortgage Loan per SF/Units ($)	Fully Funded Mortgage Maturity Balance per SF/Units ($)
Rivet & Rivet 26	MF	Jersey City	NJ	2019	362	237,569	237,569
Pine Groves & Princeton Groves	MF	Princeton	FL	2018	420	188,333	182,096
The Hargrove at Southpoint & The Sawyer	MF	Durham	NC	1986	456	183,991	183,991
45 West 81st Street	MF	New York	NY	1922	129	573,643	573,643
Tides at Lewisville	MF	Lewisville	TX	1994	404	171,819	171,819
The Place at 1825	MF	Pflugerville	TX	1986	455	154,158	154,158
Ascend at Tamarron	MF	Katy	TX	2020	351	167,179	167,179
Emerson Apartments	MF	Ann Arbor	MI	1990	324	188,981	188,981
Enclave at Prestonwood	MF	Dallas	TX	1972	466	106,504	106,504
Summit at Salado Creek	MF	San Antonio	TX	1997	352	128,253	128,253

DBRS Morningstar Sample

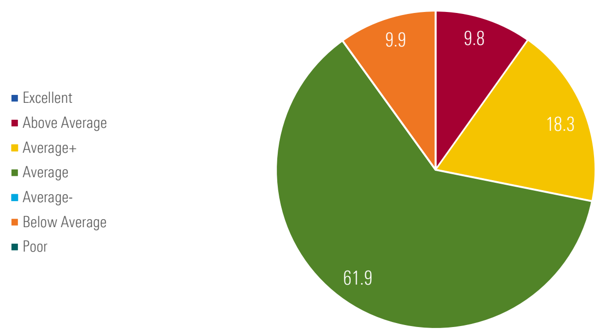
DBRS Morningstar Sample Results

Prospectus ID	Loan Name	% of Pool	DBRS Morningstar Stabilized NCF ($)	DBRS Morningstar Stabilized NCF Variance (%)	DBRS Morningstar Major Variance Drivers	DBRS Morningstar Property Quality
1	Rivet & Rivet 26	8.4	5,437,375	-3.2	GPR	Above Average
2	Pine Groves & Princeton Groves	7.6	4,039,876	-20.1	GPR; Vacancy; Operating Expenses	Average+
3	The Hargrove at Southpoint & The Sawyer	7.6	4,712,768	-15.2	GPR; Vacancy	Average
4	45 West 81st Street	6.3	4,617,640	-17.7	GPR; Vacancy; Operating Expenses	Average
5	Tides at Lewisville	6.3	3,678,702	-20.6	Vacancy; Operating Expenses	Average
6	The Place at 1825	5.9	4,245,892	-10.3	GPR; Vacancy; Operating Expenses	Below Average
7	Ascend at Tamarron	5.7	3,187,659	-13.2	GPR; Operating Expenses	Average+
8	Emerson Apartments	5.6	3,715,267	-8.2	GPR; Operating Expenses	Average
9	Enclave at Prestonwood	4.5	2,921,187	-22.2	Other Income; Operating Expenses	Average
10	Summit at Salado Creek	3.8	2,777,534	-20.6	GPR; Operating Expenses	Average
11	Vista at Plum Creek Apartments	3.6	2,138,987	-21.8	Vacancy; Other Income; Operating Expenses	Average
12	The Harlem Apartment Portfolio	3.6	1,692,931	-22.3	GPR; Vacancy	Average
14	Southern Oaks Apartments	3.1	2,621,017	-5.9	GPR; Vacancy; Operating Expenses	Average
16	Heather Ridge	2.8	1,669,884	-21.4	GPR; Other Income	Average
17	Concord Crossing	2.6	1,629,029	-24.6	GPR; Vacancy; Operating Expenses	Below Average
19	Leland Station	2.3	1,433,074	-9.2	GPR	Average+
20	Arlowe Townhomes	2.2	1,409,254	-11.5	GPR; Vacancy	Average
21	Center City Philadelphia Multifamily Portfolio	2.2	1,248,281	-14.0	GPR; Vacancy	Average
23	Lake Village North	1.4	5,681,778	-13.2	GPR	Average

DBRS Morningstar Site Inspections

DBRS Morningstar sampled 19 of the 26 loans, representing 85.4% of the initial pool, by allocated cutoff date loan balance. DBRS Morningstar did not conduct interior or exterior tours of the underlying properties because of health and safety constraints associated with the ongoing coronavirus pandemic. An assessment of the property quality was made by DBRS Morningstar based on a review of third-party reports, documents provided by the Issuer, and online information. The resulting DBRS Morningstar property quality scores are highlighted in the chart below.

DBRS Morningstar Sampled Property Quality



Source: DBRS Morningstar.

DBRS Morningstar Cash Flow Analysis

DBRS Morningstar completed a cash flow review and a cash flow stability and structural review for 19 of the 26 loans, representing 85.4% of the initial pool by loan balance. For the loans not subject to an NCF review, DBRS Morningstar applied an NCF variance of -7.8% and -15.5% 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).

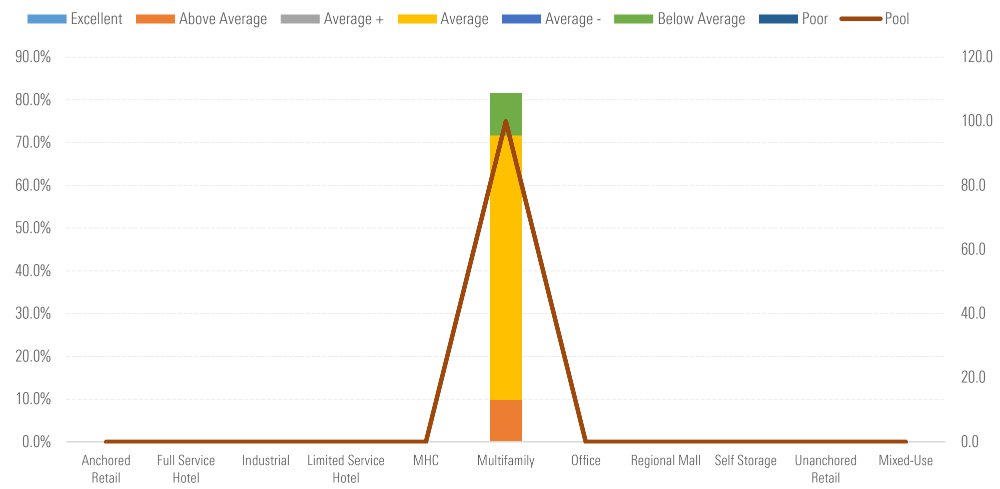
As-Is NCF

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 -7.8% from the Issuer's NCF and ranged from 12.0% to -13.1%, excluding six outliers. These loans resulted in positive variances because DBRS Morningstar incorporated the most recent rent rolls and financial statements, which in some cases showed an improvement in performance and occupancy since origination.

Stabilized NCF

The DBRS Morningstar Stabilized NCF assumed the properties stabilized at market rent and/or recently executed leases and market expenses that DBRS Morningstar believed were reasonably achievable based on the sponsor's business plan and structural features of the respective loan. This often involved assuming higher-than-in-place rental rates for multifamily properties based on the significant ongoing renovations, with rents already achieved on renovated units providing the best guidance and market rent upon renovation. The DBRS Morningstar sample had an average DBRS Morningstar Stabilized NCF variance of -15.5% from the Issuer's stabilized NCF and ranged from -24.6% to -3.2%.

DBRS Morningstar Sampled Property Type



Source: DBRS Morningstar.

Model Adjustments

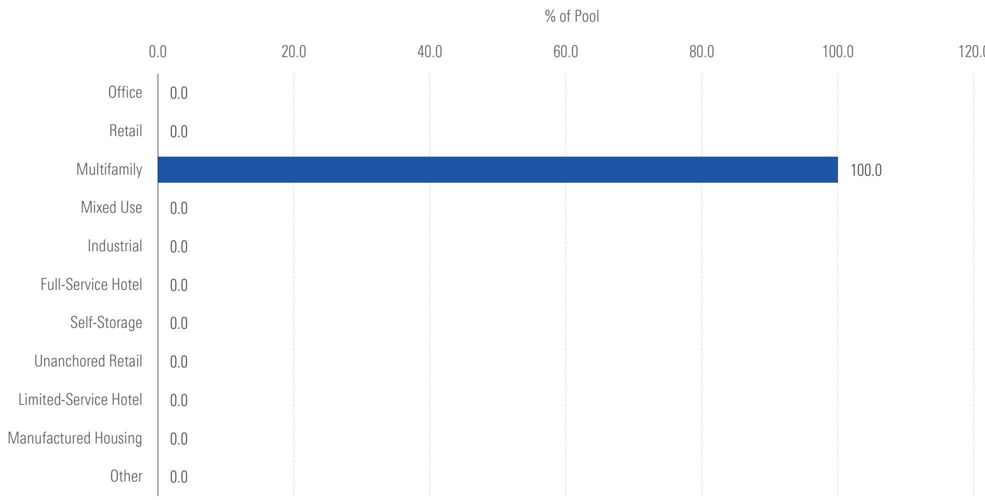
DBRS Morningstar applied upward cap rate adjustments to 10 loans, totaling a combined 34.8% of the cutoff date pool balance. DBRS Morningstar adjusted the cap rates for these 10 loans to reflect its view of the respective markets and the inherent risk associated with the sponsors' business plan. The downward stabilized value adjustments are highlighted in the DBRS Morningstar Sampled Model Adjustments table below.

DBRS Morningstar Model Adjustments

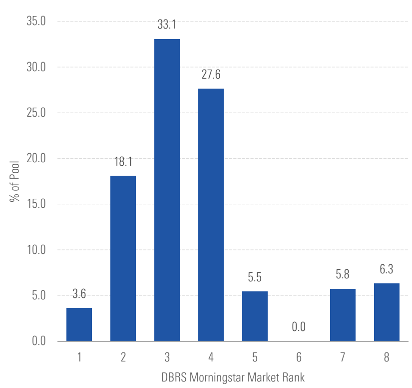
Prospectus ID	Loan	Implied Cap Rate (%)	DBRS Morningstar Adjusted Cap Rate (%)	Appraised As-Is LTV (%)	Appraised Stabilized LTV (%)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized LTV (%)
5	Tides at Lewisville	4.1	4.3	80.8	62.1	80.8	63.7
7	Ascend at Tamarron	4.4	4.5	74.8	69.6	74.8	71.9
8	Emerson Apartments	4.3	4.7	79.5	65.8	79.5	71.3
11	Vista at Plum Creek Apartments	4.7	4.9	78.7	68.6	78.7	71.5
15	Thayer Point Apartments	5.5	6.0	75.9	65.5	75.9	71.5
16	Heather Ridge	4.6	5.4	80.7	68.2	80.7	79.5
18	Heritage Fields	4.5	5.3	82.1	65.9	82.1	77.9
19	Leland Station	4.3	4.8	72.7	65.2	72.7	72.2
22	The Vue Apartments	4.5	4.7	81.7	64.6	81.7	67.2
26	The Printhouse	4.9	5.0	73.6	73.8	74.5	74.5

Transaction Concentrations

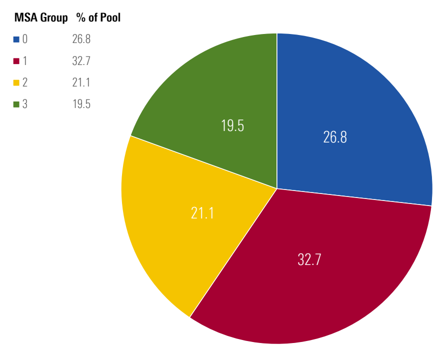
DBRS Morningstar Property Type



DBRS Morningstar Market Rank

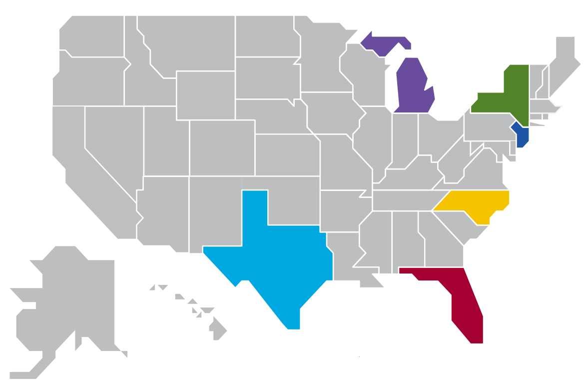


DBRS Morningstar MSA Group



Largest Property Location

Property Name	City	State
Rivet & Rivet 26	Jersey City	NJ
Pine Groves & Princeton Groves	Princeton	FL
The Hargrove at Southpoint & The Sawyer	Durham	NC
45 West 81st Street	New York	NY
Tides at Lewisville	Lewisville	TX
The Place at 1825	Pflugerville	TX
Ascend at Tamarron	Katy	TX
Emerson Apartments	Ann Arbor	MI
Enclave at Prestonwood	Dallas	TX
Summit at Salado Creek	San Antonio	TX



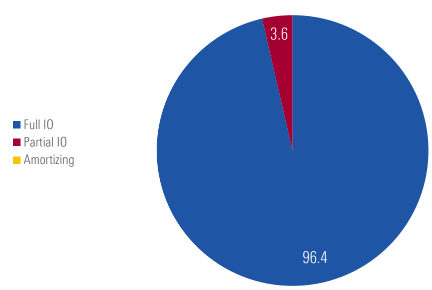
Source: DBRS Morningstar.

Loan Structural Features

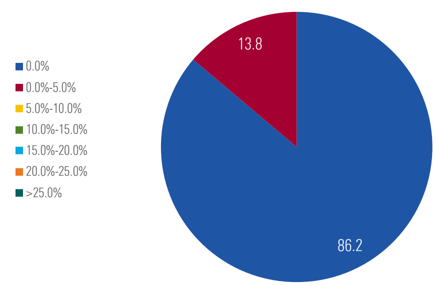
Loan Terms: All 26 loans are IO during their initial loan term. Initial loan terms range from 24 months to 60 months. All loans except for five have extension options ranging from one to three 12-month extension options. Twenty loans, representing 80.5% of the pool, amortize during all or a portion of their extension options.

Interest Rate: The interest rate is generally the greater of (1) the floating rate referencing one-month USD Libor or one-month Term SOFR as the index plus the margin and (2) the interest rate floor. Currently, 10 loans (43.4% of the initial pool balance) are using SOFR and 16 loans (56.6% 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	26	100.0	SPE with Independent Director and Non-Consolidation Opinion	23	96.3
Insurance Ongoing	26	100.0	SPE with Independent Director Only	3	3.7
CapEx Ongoing	18	71.0	SPE with Non-Consolidation Opinion Only	0	0.0
Leasing Costs Ongoing[1]	0	0.0	SPE Only	0	0.0

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

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

Subordinate Debt: Four loans in the pool (Rivet & Rivet 26, 45 West 81st Street, Harlem Apartment Portfolio, and Cienda Portfolio), representing 21.7% of the initial pool balance, are subject to subordinate financing mezzanine financing. The mezzanine financing was provided by third parties and will be held outside the trust. No loans in the pool are permitted to obtain additional future debt.

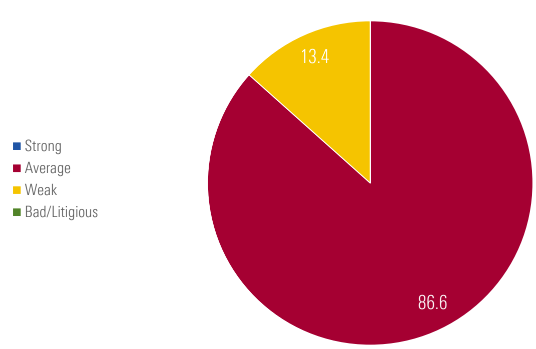
Subordinate Debt						
Loan Name	Trust Balance ($)	Pari Passu Balance ($)	Future Funding ($)	Mezz/Unsecured Debt Balance ($)	Future Mezz/ Unsecured Debt (Y/N)	Total Debt Balance ($)
Rivet & Rivet 26	86,000,000	0	0	19,000,000	N	105,000,000
45 West 81st Street	65,000,000	0	9,000,000	10,000,000	N	84,000,000
The Harlem Apartment Portfolio	36,729,328	0	0	3,000,000	N	39,729,328
Cienda Portfolio	35,020,213	0	3,279,787	8,500,000	N	46,800,000

Pari Passu Debt: Two loans, representing 2.6% of the initial pool balance, have pari passu participation interest totaling $68.9 million. One of these loans, Lake Village North, representing 1.4% of the initial pool, was previously securitized in BSPRT 2021-FL7 and BSPRT 2021-FL6, both of which DBRS Morningstar rated.

Future Funding: There are 21 loans, representing 78.8% of the initial pool balance, that have a future funding component. The aggregate of future funding is $80.6 million, with future funding amounts per loan ranging from $750,000 to $9.9 million. The proceeds necessary to fulfill the future funding obligations will primarily come from a committed warehouse line and will initially be held outside the trust but will rank pari passu with the trust participations. The future funding is generally to be used for property renovations. Each property has a business plan to execute what is expected to increase NCF. DBRS Morningstar believes that the business plans were generally achievable, given market conditions, recent property performance, and adequate available future funding (or upfront reserves) for planned renovations and leasing costs.

Leasehold: One loan, Rivet & Rivet 26, representing 8.4% of the initial pool balance, is secured by the borrower's leasehold interest. This risk is mitigated given that the ground lease expires in 2068 and includes one 49-year extension option.

DBRS Morningstar Sponsor Strength



Source: DBRS Morningstar.

Property Release: Three loans, representing 21.5% of the initial pool balance, allow for the release of one or more properties or a portion of the mortgaged property, subject to release prices at or exceeding the ALAs of the respective properties and/or certain leverage tests prescribed in the individual loan agreement.

Property Substitution: There are no loans in the pool that allow for the substitution of properties. Terrorism Insurance: As of the cutoff date, all loans currently carry terrorism insurance.

Rivet & Rivet 26

Loan Snapshot

Seller	BSPRT
Ownership Interest	Leasehold
Trust Balance ($ million)	86.0
Senior Loan PSF/Unit ($)	237,569
Percentage of the Pool (%)	8.4
Fully Extended Loan Maturity/ARD	February 2026
Amortization	Partial IO
DBRS Morningstar As-Is DSCR (x)	1.06
DBRS Morningstar Stabilized DSCR (x)	1.25
DBRS Morningstar As-Is Issuance LTV (%)	60.0
DBRS Morningstar Stabilized Balloon LTV (%)	56.2
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Above Average

Debt Stack ($ millions)

Trust Balance	86.0
Pari Passu	0.0
Remaining Future Funding	0.0
Mezz Debt	19.0
Mortgage Loan Including Future Funding and Mezz Debt	105.0
Loan Purpose	Refinance
Equity Contribution/(Distribution) ($ million)	(2.3)


Source: Appraisal.


Source: Appraisal.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2018-2021
City, State	Jersey City, NJ	**Physical Occupancy (%)**	92.3
Units/sf	362	**Physical Occupancy Date**	December 2021

This loan is secured by the borrower's leasehold interest in Rivet & Rivet 26, two adjacent, Class A multifamily mid-rise properties featuring 362 multifamily units and 19,537 sf of ground-floor retail space in Jersey City, New Jersey. The properties were developed by the transaction sponsor and delivered in separate phases between 2018 (Rivet) and 2021 (Rivet 26). As part of this transaction, the sponsor plans to achieve stabilized occupancy and lease rates across both properties and burn-off leasing concessions. Per the December 2021 rent rolls, the Rivet and Rivet 26 properties were 94.5% and 90.5% occupied, respectively. Both properties are subject to 50-year ground leases that commenced in June 2018 and extend through June 2068 (exclusive of one 49-year extension option for each lease) with fixed annual payment rates and CPI-linked rent increases scheduled every five years. The ground lessor is New Jersey City University.

Senior loan proceeds of $86.0 million in addition to a $19.0 million mezzanine loan refinanced $80.7 million of existing debt on the property, repaid $19.8 million of preferred equity contributions, returned $2.3 million of cash equity to the transaction sponsor, funded leasing reserves, and covered closing costs associated with the transaction. The three-year, floating rate loan is structured with one 12-month extension option that is exercisable subject to, 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 additionally structured with a two-year initial IO period, but is scheduled to amortize on a 30-year schedule thereafter.

Unit Mix and Rents				
Property	Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent/Month ($)
Rivet	Studio	27	529	1,799
Rivet	1 Bedroom / 1 Bathroom	112	740	2,102
Rivet	2 Bedroom / 2 Bathroom	24	1,173	2,866
Rivet 26	Studio	81	507	1,833
Rivet 26	1 Bedroom / 1 Bathroom	105	704	2,361
Rivet 26	2 Bedroom / 2 Bathroom	13	1,192	3,371
Total/WA		**362**	**707**	**2,191**

The collateral comprises two five-story mid-rise properties, each offering full indoor and outdoor community amenity packages. Propertywide amenities at each property generally include a fitness center and yoga studio, a cybercafe, a courtyard with sundeck, lounge seating, gaming areas, grilling stations, and an on-site covered parking deck. Unit amenities generally include stainless-steel appliance packages, kitchen islands with quartz countertops, and in-unit washers/dryers. Select units additionally feature private terraces. Both properties feature ground-floor retail space, which totals 9,580 sf at Rivet and 9,957 sf at Rivet 26. The retail space at Rivet was 100% leased at the time of securitization, and the sponsor plans to lease the predominantly vacant retail space at Rivet 26 as part of this transaction. Individual retail suites generally range from 1,000 sf to 3,934 sf.

Competitive Set					
Property	Location	Distance from Subject (Miles)	Units	Year Built	Occupancy (%)
City Line West	Jersey City, NJ	<0.1	144	2019	92.0
The Agnes	Jersey City, NJ	0.7	145	2021	78.0
Madox Apartments	Jersey City, NJ	3.3	131	2021	97.0
19 Rock	Jersey City, NJ	2.5	56	2014	98.0
Senate Place	Jersey City, NJ	2.4	265	2015	98.0
3 Journal Square	Jersey City, NJ	2.6	240	2017	96.0
Total/WA Comp. Set	**Jersey City, NJ**	**2.0**	**981**	**2018**	**93.5**
Rivet & Rivet 26	**Jersey City, NJ**	**n/a**	**362**	**2018-21**	**92.3**
Source: Appraisal, except the subject figures, which are based on the rent roll dated December 17, 2021					

Sponsorship

The sponsor for this loan is The Hampshire Companies. The Hampshire Companies is a privately held real estate investment fund manager and Registered Investment Advisor that manages six funds with 31 direct investment vehicles and joint venture relationships with various corporate and institutional investors. At the time of securitization, The Hampshire Companies reported ownership interests in a portfolio of 176 properties totaling more than 12.2 million sf and valued at approximately $1.7 billion.

Property management services are provided by RHO Residential LLC, a third-party management company, for a contractual rate equal to 2.75% of EGI. RHO Residential LLC is a New Jersey-based property manager founded in 2019 with reported management interests in more than 1,000 units reported at the time of securitization.

DBRS Morningstar Analysis

Site Inspection Summary

Source: Appraisal.

Source: Appraisal.

DBRS Morningstar did not conduct interior or exterior tours of the property due to 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			
	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	10,233,920	9,760,033	-4.6
Other Income ($)	779,169	791,729	1.6
Vacancy & Concessions ($)	-1,363,621	-1,197,233	-12.2
EGI ($)	**10,403,978**	**10,044,248**	**-3.5**
Expenses ($)	4,695,970	4,512,465	-3.9
NOI ($)	**5,708,008**	**5,531,783**	**-3.1**
Capex ($)	90,500	94,407	4.3
NCF ($)	**5,617,508**	**5,437,375**	**-3.2**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $5,437,375, representing a -3.2% variance to the Issuer's Stabilized NCF of $5,617,508. The primary driver of the variance was residential GPRs.

DBRS Morningstar generally estimated residential GPRs based on in-place lease rates achieved between June 2021 and December 2021, resulting in a WA monthly rent per unit of $2,247. By contrast, the Issuer estimated residential GPRs of $2,356 per unit.

DBRS Morningstar Viewpoint

The collateral is in what is generally considered to be a relatively underdeveloped area on the west side of Jersey City, about four miles from the Exchange Place transit hub. The property is a half mile south of West Side station on the Hudson-Bergen Light Rail, which provides access to the Jersey City Waterfront. The collateral is in a DBRS Morningstar Market Rank of 4 and a DBRS Morningstar MSA Rank of 3. While the Market Rank of 4 is characteristic of a more suburban location, Jersey City is decidedly more urban and offers levels of liquidity that are more consistent with higher-ranked markets. The immediate area has weaker access to transit than other areas of Jersey City; however, it also offers parking, which may not be available closer to the major transit hubs.

The loan collateral benefits from new-build asset quality and superior amenities, and received a DBRS Morningstar property quality grade of Above Average. Additionally, per the transaction sponsor, the collateral's renter demographic is generally composed of those individuals who are priced out of more convenient and more expensive Jersey City commuter neighborhoods. Evidence of such demand is demonstrated by the lease-up momentum of each asset, with a 92.3% WA in-place residential occupancy rate achieved across the two properties per the December 2021 rent roll. Reis projects submarket vacancy to average 6.5% annually through the five-year period ending December 2026, which is generally in line with the 6.3% average annual submarket vacancy rate achieved by the collateral through the five-year period ended December 31, 2020.

Senior loan proceeds of $86.0 million represent a moderate DBRS Morningstar As-Is LTV ratio of 60.0% based on the appraiser's $135.0 million as-is valuation, though the collateral is also subject to $19.0 million of mezzanine financing that increases the DBRS Morningstar As-Is LTV ratio to 73.2% based on the $105.0 million whole loan amount. The appraiser estimates the value of the collateral to improve to $153.0 million through stabilization, representing an improved DBRS Morningstar Stabilized LTV ratio of 56.2% based on the senior loan amount and a 68.6% LTV ratio based on the whole loan amount. By contrast, multifamily properties in the New York-Northern New Jersey-Long Island MSA that have been securitized in Freddie Mac transactions since 2019 have exhibited a WA LTV ratio of 65.3%. Nonetheless, the DBRS Morningstar Stabilized NCF represents a low amortizing DSCR of 1.25x based on the DBRS Morningstar stressed annual debt service payment, indicating a potential inability of the collateral to cover ongoing debt service payments following the expiration of the initial two-year IO period.

The transaction represents cash-out refinancing, which DBRS Morningstar generally views less favorably than cash-in financings given the sponsor's reduced equity basis in the collateral being perceived as diminishing to the alignment of financial incentives. The DBRS Morningstar NCF also represents a 5.9% debt yield based on the senior loan amount, which is below the 7.2% WA debt yield for multifamily properties in the New York-Northern New Jersey-Long Island MSA that have been securitized in Freddie Mac transactions since 2019. The relatively low stabilized debt yield estimate may present a refinancing challenge without the sponsor injecting additional equity. The collateral benefits from a DBRS Morningstar property quality score of Above Average, and from being in a market that has historically benefited from enhanced investor liquidity in times of economic stress relative to less traditional, noncore markets.

Pine Groves & Princeton Groves

Loan Snapshot

Seller
BSPRT
Ownership Interest
Fee Simple
Trust Balance ($ million)
78.1
Senior Loan PSF/Unit ($)
188,333
Percentage of the Pool (%)
7.6
Fully Extended Loan Maturity/ARD
January 2027
Amortization
Partial IO
DBRS Morningstar As-Is DSCR (x)
0.74
DBRS Morningstar Stabilized DSCR (x)
0.84
DBRS Morningstar As-Is Issuance LTV (%)
82.2
DBRS Morningstar Stabilized Balloon LTV (%)
70.8
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average+

Debt Stack ($ millions)

Trust Balance
78.1
Pari Passu
0.0
Remaining Future Funding
1.1
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
79.1
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
20.2

Source: Appraisal.

Source: Appraisal.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2016-2020
City, State	Miami, FL	**Physical Occupancy (%)**	93.9
Units/sf	420	**Physical Occupancy Date**	November 2021

This loan is secured by the borrower's fee-simple interest in Pine Groves and Princeton Groves, a two-property portfolio totaling 420 multifamily units in Miami, approximately 20 miles southwest of the CBD. Loan proceeds of $78.1 million along with $20.2 million in borrower cash equity were used by the sponsor to acquire the property in 2021 for approximately $95.0 million and cover closing costs. The loan permits for up to $1.1 million of future funding to provide financing for the sponsor's business plan, which is to complete a light renovation of the collateral to further improve its product offering and remain competitive within its submarket.

Unit Mix and Rents

Property	Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent/Month ($)
Pine Groves	1 Bedroom / 1 Bathroom	96	522	1,261
Pine Groves	2 Bedroom / 1 Bathroom	108	770	1,477
Princeton Groves	1 Bedroom / 1 Bathroom	24	700	1,358
Princeton Groves	2 Bedroom / 2 Bathroom	144	900	1,493
Princeton Groves	3 Bedroom / 2 Bathroom	48	1,200	1,642
Total/WA		**420**	**803**	**1,445**

Built in 2020, Pine Groves comprises six three-story residential buildings and one leasing office on a 7.9-acre lot. The subject's in-place unit mix consists of 96 one-bedroom units (average 522 sf) and 108 two-bedroom units (average 770 sf). The property was 92.6% occupied per the November 2021 rent roll and the one-bedroom and two-bedroom units were achieving average rents of $1,261/unit and $1,477/unit, respectively.

Built in 2016, Princeton Groves comprises four three-story residential buildings and one leasing office on a 5.9-acre lot. The subject's in-place unit mix consists of 24 one-bedroom units (average 700 sf), 144 two-bedroom units (average 900 sf), and 48 three-bedroom units (average 1,200 sf). The property was 94.9% occupied per the November 2021 rent roll and the one-bedroom, two-bedroom, and three-bedroom units were achieving average rents of $1,358/unit, $1,493/unit, and $1,642/unit, respectively.

Each property has a clubhouse with bar and dining areas, a swimming pool, playgrounds, and a 24-hour fitness center. Units in both properties have granite countertops, stainless-steel appliances, 10-foot-high ceilings, private patios/balconies, in-unit washers/dryers, and vinyl plank flooring.

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built	Occupancy (%)
Sophia Square	Homestead, FL	0.9	281	2019	96.0
Heights at Coral Town Park	Naranja, FL	2.0	180	2018	98.0
Landings at Coral Town Park	Homestead, FL	1.8	162	2015	98.0
Alcazar Apartment Villas	Homestead, FL	3.1	288	2018	100.0
Total/WA Comp. Set	**Various**	**2.0**	**911**	**2018**	**98.0**
Pine Groves & Princeton Groves	**Miami, FL**	**n/a**	**420**	**2016-2020**	**93.9**

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

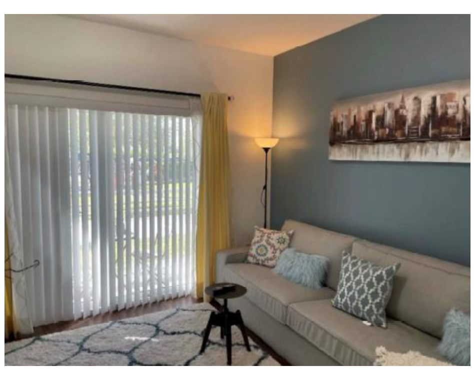
Sponsorship

The sponsor for this transaction is Marlin Spring, co-founded in 2013 by Benjamin Bakst and Elliot Kazarnovsky. As of 2021, the sponsor has acquired over 30 residential projects totaling over 9,000 residential units in various stages of development across the U.S. and Canada. The company is composed of two fundamental business ventures, one being the development of multifamily projects throughout Ontario and the second being the acquisition of multifamily properties throughout the U.S.

The property manager will be Protea Property Management (Protea), a Dallas-based manager with over 60 years of industry experience. Protea has managed over 16,000 apartment units throughout the U.S. since its inception and will accept a management fee of 2.75% of EGI to manage this portfolio.

DBRS Morningstar Analysis

Site Inspection Summary



Source: Appraisal.

Source: Appraisal.

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

DBRS Morningstar NCF Summary

NCF Analysis				
	T-12 October 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	7,040,148	8,942,466	8,086,440	-9.6
Other Income ($)	161,208	445,515	371,222	-16.7
Vacancy & Concessions ($)	-1,756,271	-539,746	-680,609	26.1
EGI ($)	**5,445,085**	**8,848,235**	**7,777,053**	**-12.1**
Expenses ($)	2,475,932	3,689,607	3,632,177	-1.6
NOI ($)	**2,969,152**	**5,158,628**	**4,144,876**	**-19.7**
Capex ($)	0	105,000	105,000	0.00
NCF ($)	**2,969,152**	**5,053,628**	**4,039,876**	**-20.1**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF is $4,039,876, representing a variance of -20.1% from the Issuer's Stabilized NCF of $5,053,628. The primary driver for the NCF variance is the DBRS Morningstar GPR assumption.

DBRS Morningstar Viewpoint

The collateral is in what is generally considered to be a suburban, borderline tertiary, area within the Miami MSA, in a DBRS Morningstar Market Rank 3 and DBRS Morningstar MSA Group 0 market. The collateral's suburban location is also noted in the appraisal. Loans secured by properties in such areas have historically demonstrated elevated losses compared with loans secured by assets in more densely populated and more financially liquid markets. Both properties are near the soon-to-be-built Bus Express Rapid Transit corridor. This is a $300 million project focused on improving the transportation infrastructure throughout the Miami MSA and providing commuters with more reliable and quicker transportation to downtown Miami. Additionally, the properties are approximately three miles away from Southland Mall, a 980,000-sf shopping mall whose major tenants include Target and Walmart.

At the time of acquisition, both properties were noted to be in good condition and well maintained as a result of their recent vintage. However, DBRS Morningstar notes that the original developer/seller of the portfolio originally constructed the properties with A-/B+ standard finishes as opposed to the luxury Class A apartment complexes that the submarket has been seeing delivered in recent years. The sponsor's business plan is to spend approximately $1.1 million to further amenitize the portfolio and improve its competitiveness to match the finishes of the nearby competitors. Notably, the sponsor plans on installing smart thermostat and security features within each unit while also renovating the common area spaces such as the swimming pool and clubhouse areas. The sponsor has demonstrated previous success with value-add rehabilitation opportunities and DBRS Morningstar has reviewed the proposed business plan and has concluded that the plan is achievable.

Per Reis, the South Dade/Homestead submarket (containing 5.8% of the metro's total inventory of market rate rental apartments at 8,725 units) has seen asking rents rise for eight consecutive months as of November 2021. During 2022 and 2023, developers are expected to deliver a total of 989 units of market rate rental apartments to the submarket, amounting to 8.7% of the new construction introduced to the Miami MSA. According to Reis, the submarket vacancy is expected to be at 7.0% and decrease to 6.5% by YE2023. DBRS Morningstar's concluded average stabilized rent/unit of $1,536 is in line with appraiser-identified rents/unit of $1,491 but considerably lower than the Reis concluded $1,620/unit for 2016 vintage product and even lower than Reis concluded $1,773/unit for 2020 vintage product.

Initial loan proceeds of $78.1 million represent a high loan-to-purchase ratio of 82.2%. The appraiser estimates the value of the collateral to improve to $108.0 million from the as-is value of $96.2 million, representing a DBRS Morningstar Stabilized LTV ratio of 73.2% based on the fully funded loan balance of approximately $79.1 million. The property is within a developing market within the Miami MSA as indicated by the property's strong recent leasing performance and indication that a considerable amount of supply will be coming on line in the South Dade/Homestead submarket. The transaction represents cash-in financing signaling a commitment by the borrower to continue the portfolio's success and keep it competitive among its competitive set by increasing amenity offerings and better aligning the portfolio among its peers. Overall, DBRS Morningstar is of the opinion that the combination of the light renovation plan to be undertaken and the market fundamentals being exhibited within the submarket will allow the portfolio to continue its success and remain attractive to prospective tenants for several years to come.

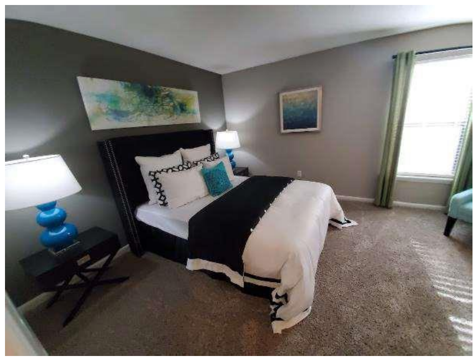
The Hargrove at Southpoint & The Sawyer

Loan Snapshot

Seller
BSPRT
Ownership Interest
Fee Simple
Trust Balance ($ million)
77.9
Senior Loan PSF/Unit ($)
183,991
Percentage of the Pool (%)
7.6
Fully Extended Loan Maturity/ARD
January 2027
Amortization
Partial IO
DBRS Morningstar As-Is DSCR (x)
0.89
DBRS Morningstar Stabilized DSCR (x)
1.10
DBRS Morningstar As-Is Issuance LTV (%)
82.0
DBRS Morningstar Stabilized Balloon LTV (%)
68.3
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
77.9
Pari Passu
0.0
Remaining Future Funding
6.0
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
83.9
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
27.3



Source: Appraisal.

Source: Appraisal.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1987 & 1984
City, State	Durham, NC	**Physical Occupancy (%)**	96.9
Units/SF	456	**Physical Occupancy Date**	November 2021

This loan is secured by the borrower's fee-simple interest in The Hargrove at Southpoint & The Sawyer, a two-property, 456-unit, multifamily portfolio in Durham, North Carolina. Initial loan proceeds of $77.9 million, along with $27.3 million in borrower equity, will fund the $101.5 million acquisition, cover closing costs, and fund upfront tax and insurance reserves. The loan permits up to $6.0 million in future funding earmarked for the borrower's capital improvement plan.

The two properties are located one mile apart and approximately six miles south of downtown Durham. Bridges at Southpoint consists of eight three-story garden apartment buildings totaling 192 units. Common amenities include a clubhouse, swimming pool, fitness center, dog park, car wash facility, and grilling area. Units have standard black appliances, wood cabinets, laminate countertops, vinyl flooring, and in-unit washer/dryers. The Bridges property has historically catered to young professionals and retirees. The sponsor acquired Bridges at Southpoint for $41.8 million and the property was 98.1% occupied as of the November 2021 rent roll.

Woods Edge consists of 31 three-story garden apartment buildings totaling 264 units. Common area amenities include a swimming pool, fitness center, dog park, car wash facility, grilling area, tennis court, basketball court, and playground. All units have standard black appliances, wood cabinets, laminate countertops, vinyl flooring, and in-unit washer/dryers. The Woods Edge tenant base has historically been young families. The sponsor acquired Woods Edge for $59.7 million and the property was 96.1% occupied as of the November 2021 rent roll.

Both properties contain a mix of classic and partially upgraded units, which received resurfaced cabinets and upgraded plumbing fixtures from the seller over the past five years. Collectively, the portfolio was 96.9% occupied and achieving average rents of $1,143 per unit based on the November 2021 rent rolls. The appraiser identified the same competitive set of six properties for each asset, shown below:

Competitive Set

Property	Location	Units	Year Built/Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
Arium Southpoint	Durham, NC	278	1996/2017	93.0	1,478	953
Southpoint Crossing	Durham, NC	288	1999	96.0	1,376	934
Southpoint Village	Durham, NC	211	2007	95.0	1,682	1,187
Audubon Lake	Durham, NC	220	1994	99.0	1,184	876
Pine Ridge	Durham, NC	334	1998	97.0	1,299	904
Southpoint Glen	Durham, NC	346	1987/2014	96.0	1,380	891
Total/WA	**Durham, NC**	**1,677**	**Various**	**96.0**	**1,392**	**947**
Bridges at Southpoint and Woods Edge	**Durham, NC**	**456**	**1987 & 1984**	**96.9**	**1,143**	**991**

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

Sponsorship

The sponsor for this transaction is S2 Capital, a vertically-integrated real estate investment firm founded in 2012. The firm specializes in value-add multifamily properties and has acquired over $6.0 billion in assets across approximately 40,000 units. S2 generally targets Class B/C properties and spends $10,000 to $15,000 per unit to upgrade exterior, common area, and unit interiors to revitalize assets and increase NOI.

The guarantor for this transaction is Scott Everett, co-founder of S2 Capital. Mr. Everett has over 10 years of commercial real estate experience. Prior to founding S2 Capital, Mr. Everett formed Royal Ventures, LLC in 2008 to offer brokerage, asset management, and development services to multifamily investors.

Mr. Everett reported adequate net worth and liquidity relative to the loan amount. DBRS Morningstar concluded a sponsorship strength of Average. Property management will be provided by an affiliate of S2 Capital.

DBRS Morningstar Analysis

Site Inspection Summary

Source: Appraisal.

Source: Appraisal.

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							
	2018	2019	2020	T-12 October 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	5,309,300	5,545,362	5,803,750	6,013,266	8,366,154	7,909,344	-5.5
Other Income ($)	184,766	199,579	214,675	272,713	279,016	263,000	-5.7
Vacancy & Concessions ($)	-400,555	-423,433	-357,056	-365,468	-551,925	-659,144	19.4
EGI ($)	**5,364,656**	**5,635,699**	**5,995,727**	**6,263,831**	**8,418,942**	**7,820,200**	**-7.1**
Expenses ($)	2,194,772	2,456,938	2,606,037	2,704,445	2,746,623	2,993,433	9.0
NOI ($)	**3,169,884**	**3,178,761**	**3,389,690**	**3,559,386**	**5,672,319**	**4,826,768**	**-14.9**
Capex ($)	114,000	114,000	114,000	114,000	114,000	114,000	0.0
NCF ($)	**3,055,884**	**3,064,761**	**3,275,690**	**3,445,386**	**5,558,319**	**4,712,768**	**-15.2**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF is $4,712,768, representing a –15.2% variance from the Issuer's Stabilized NCF of 5,558,319. The primary drivers of this variance included gross potential rent, operating expenses, and vacancy.

DBRS Morningstar Viewpoint

The collateral is a 456-unit, two-property garden apartment portfolio approximately six miles south of Durham. The properties are roughly one mile apart from each other via Hope Valley Road. The assets are in a neighborhood that can be characterized as a cluster of bedroom communities where most residents work in downtown Durham or attend one of the many universities in the area. The collateral benefits from proximity to various local retail options: across the street from the property, on Hope Valley Road, there is a neighborhood shopping center anchored by a Harris Teeter, Food Lion, and Walgreens;

approximately three miles southeast of the properties is The Streets at Southpoint shopping mall, anchored by Nordstrom, Macy's, Belk, and AMC Theatres. Both collateral properties are within one mile of Charles E. Jordan High School. The portfolio's beneficial location is further supported by the strong, and growing, demographics in the immediate area. According to data presented in the appraisal, average household income within a three-mile radius of both assets was $110,227 and the population grew by approximately 20.0% from 2010 through 2021.

The sponsor plans to spend $6.0 million ($13,224 per unit) to renovate the portfolio. The sponsor has budgeted $2.5 million ($13,200 per unit) to renovate The Hargrove and $3.5 million ($13,194 per unit) to renovate The Sawyer. The scope of both renovation plans are the same: the sponsor will improve unit interiors with quartz countertops, new refrigerators, range, dishwasher, vinyl flooring, nylon carpet, and upgrades to bathroom appliances. The leasing offices and pool areas will be repainted and upgraded. As units are renovated, the sponsor hopes to increase rents to be more in line with comparable renovated product. Generally, DBRS Morningstar believes the plan is reasonable given the strength of the submarket and a top-of-market amenity set post renovation. The Reis South Durham Submarket is strong, with a 95.5% occupancy rate and an average rent of $1,311 per unit as of September 2021. Moreover, Reis forecasts an increase in submarket occupancy to 96.3% and a 3.6% per year increase in the average submarket rent through loan maturity in 2025. DBRS Morningstar concluded an average post-renovation rent of $1,445 per unit based on the issuer's market rent assumptions. The issuer's assumptions were well supported by the appraiser's competitive set, which averages $1,392 per unit. Post renovation, the subject will offer a top-of-market amenity set.

Although the properties have some locational advantages in their immediate vicinity and are in a growing market, they have a DBRS Morningstar Market Rank of 3, which historically exhibits higher-than-average default rates. Moreover, the loan represents a high DBRS Morningstar Issuance LTV of 82.0% based on a $102.3 million appraised value. The combination of high leverage and a low Market Rank has the loan's EL modeled above pool WA EL.

45 West 81st Street

Loan Snapshot

Seller	BSPRT
Ownership Interest	Fee Simple
Trust Balance ($ million)	65.0
Senior Loan PSF/Unit ($)	573,643
Percentage of the Pool (%)	6.3
Fully Extended Loan Maturity/ARD	July 2026
Amortization	Partial IO
DBRS Morningstar As-Is DSCR (x)	0.00
DBRS Morningstar Stabilized DSCR (x)	1.07
DBRS Morningstar As-Is Issuance LTV (%)	85.1
DBRS Morningstar Stabilized Balloon LTV (%)	57.6
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average

Debt Stack ($ millions)

Trust Balance	65.0
Pari Passu	0.0
Remaining Future Funding	9.0
Mezz Debt	10.0
Mortgage Loan Including Future Funding and Mezz Debt	84.0
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	22.8

Source: Appraisal.

Source: Appraisal.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1922
City, State	New York, NY	**Physical Occupancy (%)**	6.0
Units/sf	134	**Physical Occupancy Date**	December 2021

Collateral Summary

This loan is secured by the borrower's fee-simple interest in 45 West 81st Street, a Class A, 126-unit hotel to multifamily building conversion located in New York City. The collateral was originally a conventional multifamily property in 1920 before being converted into a hotel. The borrower's business plan entails re-converting the property back into a conventional multifamily property. Initial loan proceeds of $65.0 million in addition to an initial borrower equity contribution of $22.8 million financed the borrower's $84.8 million acquisition of the property and covered closing costs. The loan permits for up to $9.0 million of future funding to provide financing for the borrower's conversion plan. The financing is composed of a $65,000,000 first mortgage senior loan and a $10,000,000 mezzanine loan.

Unit Mix and Rents

Unit Type	Units	Avg. Unit Size (sf)	Market Rent/ Month ($)[1]
Studio	26	416	2,970
Studio - Furnished	19	416	3,440
One Bedroom	25	612	4,317
One Bedroom - Furnished	13	595	5,000
Two Bedroom	27	851	6,150
Two Bedroom - Furnished	10	827	6,650
Three Bedroom	13	1,176	7,750
Four Bedroom	1	1,625	9,000
Total/ WA	**134**	**671**	**4,909**

1. Market rent data provided by appraiser.

The collateral comprises one 15-story building totaling 133,229 gross sf on 0.29 acres. The subject site is situated in the R10A zoning district, which permits multifamily development uses as of right, and allows for a maximum floor area ratio of 10.00, translating to a development potential of 127,710 sf of building area. The existing 126-key hotel will be converted to a 134-unit conventional multifamily property that currently includes eight preexisting rent-stabilized units. The sponsor is required to sell five of the eight occupied stabilized units as a condition of the first loan extension option. This will result in 129 total rental units. The collateral will also include 6,500 sf of medical office space, which was previously utilized as a restaurant at the hotel.

The subject's in-place unit mix is expected to consist of 45 studio units (416 sf), 38 one-bedroom units (599 sf), 37 two-bedroom units (864 sf), 13 three-bedroom units (1,099 sf), and one four-bedroom unit (1,625 sf). Property-wide amenities currently proposed include a new fitness center, game/ media room, and laundry room. Unit amenities will include stainless-steel kitchen appliances, ceramic-tile backsplashes, laminate countertops, and hardwood floors.

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built	Occupancy (%)	Avg. Unit Size (sf)
50 West 77th Street	New York, NY	0.4	137	1903	97.0	550
241 Central Park West	New York, NY	0.6	144	1931	100.0	977
143 West 96th Street	New York, NY	0.8	92	1927	98.0	840
135 West 96th Street	New York, NY	0.8	102	1968	97.0	635
295 Central Park West	New York, NY	0.5	136	1941	99.0	990
41 West 86th Street	New York, NY	0.5	166	1927	97.0	589
Total/WA Comp. Set	**New York, NY**	**Various**	**777**	**Various**	**98.0**	**760**
45 West 81st -- Subject	**New York, NY**	**n/a**	**134**	**1922**	**6.0**	**671**

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

Sponsorship

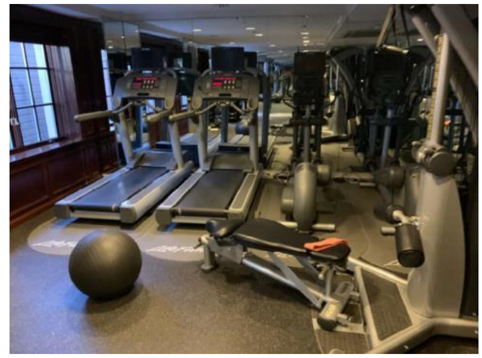
The sponsor for this transaction is Emmut Properties, founded by John Young and based in Midtown Manhattan. The sponsor currently owns seven buildings totaling 334 units in Manhattan, while also completing 10 additional projects in the Manhattan area since 1993. This will be the sponsor's first time converting a hotel to a conventional multifamily property. However, the borrower has a demonstrated track record of managing two-to-six month term furnished rental units in its properties, in addition to traditional unfurnished 12 month leases. John Young serves as the guarantor, and must maintain a net worth of at least $90 million.

The property manager will be a borrower-affiliated management company accepting an annual management fee of 3.0% of EGI.

DBRS Morningstar Analysis

Site Inspection Summary

Source: Appraisal.



Source: Appraisal.

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

The subject property is located on 81st Street between Central Park West and Columbus Avenue in the Upper West Side of Manhattan. It is approximately half a block from Central Park, and across the street from the American Museum of Natural History. The subway station for the AC & B subway lines is 0.2 miles away. The property was initially constructed as an apartment-style hotel with conventional multifamily floorplans and finishes but utilized a hotel-style booking system. Hotel investor Harry Krakowski acquired the property in 1958 and converted it into an Excelsior Hotel independent brand hotel brand. Due in part to the pandemic-related shutdown in New York, the hotel ceased operations in April 2020. However, the eight rent-stabilized tenants at the property on the fifth floor remain occupied. In recent years, the hotel had gained notoriety as being one of the properties where the City of New York's Department of Homeless Services paid to house the city's homeless population. During the pandemic, the hotel was mostly occupied by homeless people.

DBRS Morningstar NCF Summary

NCF Analysis

	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	8,311,437	7,606,092	-8.5
Other Income ($)	377,000	351,333	-6.8
Vacancy & Concessions ($)	-456,850	-937,153	105.1
EGI ($)	**8,657,751**	**7,410,272**	**-14.4**
Expenses ($)	3,011,900	2,739,808	-9.0
NOI ($)	**5,645,851**	**4,670,464**	**-17.3**
Capex ($)	32,250	31,500	-2.3
NCF ($)	**5,613,601**	**4,617,640**	**-17.7**

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 is 4,617,640, representing a -17.7% variance from the Issuer's Stabilized NCF of $5,613,601. The primary drivers for the variance were the DBRS Morningstar residential GPR, vacancy, other income, and operating expense assumptions. DBRS Morningstar assumed GPR based on the average rental rate per unit type identified by the appraiser. DBRS Morningstar assumed an economic vacancy of 11.7% comprised of a 5.0% traditional multifamily vacancy, 10.0% furnished multifamily unit vacancy, 3.50% concessions, and 1.5% between credit loss / employee units. Other income is based on the appraiser's concluded other income. Lastly, DBRSM assumed operating expenses to be in line with the borrower's un-trended budgeted expenses inflated by 6.0%.

DBRS Morningstar Viewpoint

The collateral is in what is generally considered to be one of the most dense urban areas in the U.S, which gives it the highest DBRS Morningstar Market Rank 8 and DBRS Morningstar MSA Group 3 scores. Loans secured by properties in such areas have historically demonstrated lower losses compared with loans secured by assets in less densely populated and less financially liquid markets. The property is located a half a block away from Central Park, one of the most visited urban parks in the country with an average 42.0 million visitors per year. The property's public transit access is provided by the AC & B subway lines, located 0.2 miles away, which provides access to the financial district within 30 minutes.

The sponsor's business plan is two-fold, with the first phase being the implementation of a $9.0 million (approximately $71,000 per unit) conversion of the property from a limited service hotel to a conventional multifamily property. This conversion includes adding kitchens to all units, as well as converting the second-floor hotel conference space into an additional eight market-rent multifamily units. The second phase of the business plan is to then lease up the building in line with renovated multifamily product within the property's submarket and operate approximately 33.0% of the units within the collateral under a furnished rental model while the remainder of the units operate as traditional unfurnished units. The furnished units at other sponsor owned properties achieve premiums ranging from $300 to $900 per month in comparison to unfurnished units depending on the unit type. Furnished units at the other rent comparables achieve premiums ranging from $300 to $600 per month. The sponsor is a longtime Manhattan-based value-add rehabber/developer; however, this will be its first time completing a full hotel to multifamily conversion. DBRS Morningstar has reviewed the proposed business plan and due to the elevated execution risk exhibited plan DBRS Morningstar has assigned a Business Plan Score of 5.0 to further demonstrate the potential losses the property will incur should the business plan not be executed fully.

In order to lease the units at market rent levels not constrained by city rent stabilization laws, the sponsor must apply to create a condominium interest in the eight existing rent-stabilized apartment units. The condominium documents must be reviewed and approved by the lender and cannot be filed without Lender consent. An initial draft of the condominium plan must be field with the Attorney General's office by February 28, 2022, or the loan spread will increase by 100 basis points. Filing of the documents without lender consent triggers full recourse to guarantor. It is estimated that the condominium process will be completed between 12 to 14 months of closing. Once approved, the sponsor needs to sell 51% of the occupied units (five out of the eight) at any price to deem the condominium interest effective. Additionally, per the loan documents, the borrower is required to sell 15% of the condominium units by the end of the first loan extension and use the proceeds to prepay the loan. If at any time the funds in the interest shortfall reserve fall below $1 million, the borrower must deposit an additional $1 million into the shortfall reserve account. Additionally, to extend the loan, the interest reserve account must be rebalanced and the borrower must replenish the necessary amount. The loan guarantor is liable for the required deposit. There is also a completion guaranty in place as part of the transaction documents.

Per Reis, the Upper West Side submarket (containing 7.4% of the metro's total inventory of market rate rental apartments at 17,126 units) is seeing its asking rents rise at rates last seen in December 2008. During 2022 and 2023, developers are expected to deliver a total of 102 units of market-rate rental apartments. According to Reis, the submarket vacancy rate is expected to be at 3.4% at the end of 2022 and decrease to 3.3% by year end 2023. Reis asking rents for studio, one-, two-, and three-bedrooms are currently $2,657, $3,772, $6,025, and $7,669 per month, respectively. With a Reis average asking rent of $4,761/unit, DBRS Morningstar projects that stabilized rents will be directly in line with the submarket with an average asking rent of $4,734/unit.

The appraiser estimates the value of the collateral to improve to $128.5 million from the as-is value of $87.0 million, representing an improved DBRS Morningstar Stabilized LTV ratio of 57.6% based on the fully funded loan balance of approximately $84.0 million. The appraiser concluded an insurable of $37.2 million and estimated the subject's land value to be $57.5 million, or 68.5% of the fully funded loan amount.

The property is within a traditionally strong multifamily market in the New York MSA that is recovering from the pandemic-induced slowdown that occurred. The transaction should allow the borrower to reposition what was an underperforming hotel asset to a more valuable multifamily property that better serves overall demand drivers in the market. With the execution risk of the business plan in mind, DBRS Morningstar believes this property should perform well in the next several years and exhibit a below pool average EL given the Market Rank and MSA Group designations of 8 and 3, respectively.

Tides at Lewisville

Loan Snapshot

Seller
BSPRT
Ownership Interest
Fee Simple
Trust Balance ($ million)
64.3
Senior Loan PSF/Unit ($)
171,819
Percentage of the Pool (%)
6.3
Fully Extended Loan Maturity/ARD
December 2026
Amortization
Partial IO
DBRS Morningstar As-Is DSCR (x)
0.91
DBRS Morningstar Stabilized DSCR (x)
1.11
DBRS Morningstar As-Is Issuance LTV (%)
80.8
DBRS Morningstar Stabilized Balloon LTV (%)
63.7
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
64.3
Pari Passu
0.0
Remaining Future Funding
5.1
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
69.4
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
22.3

Source: Appraisal.

Source: Appraisal.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1994
City, State	Lewisville, TX	**Physical Occupancy (%)**	95.5
Units/SF	404	**Physical Occupancy Date**	November 2021

The loan is secured by the borrower's fee-simple interest in Tides at Lewisville, a 404-unit Class B multifamily property in Lewisville, Texas. The borrower is acquiring the property for a purchase price of $83.8 million with plans to carry out a $5.1 million renovation. Initial loan proceeds of $64.3 million along with $22.3 million of borrower equity will fund the purchase price and cover closing costs. The loan is also structured with a $5.1 million future funding component that will fund the borrower's renovation project. The loan has an initial two-year term and three one-year extension options. The loan will be IO for the initial term and the first extension option before amortizing over a 30-year schedule during the last two extension options.

Constructed in 1994, the Class B property is a traditional 25-building, garden-style apartment community situated approximately 22 miles northwest of the Dallas CBD and 31 miles northeast of the Fort Worth, Texas, CBD. Common amenities are consistent with other Class B product in the market and include a fitness center, a clubhouse, a pool, and outdoor areas with grilling stations. Unit interiors vary and come equipped with white or stainless-steel appliances, carpet or faux wood flooring, and balconies. The unit mix is heavily concentrated with one-bedroom and two-bedroom units but does offer a small number of three-bedroom units (4.0% of total units). As of the November 17, 2021, rent roll, the property was 95.5% occupied with an average rent of $1,207 per unit. Please refer to the table below for more information on the property's unit mix.

Unit Mix and Rents - Tides at Lewisville			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)
One Bed	234	751	1,060
Two Bed	154	1,051	1,378
Three Bed	16	1,322	1,718
Total/WA	**404**	**888**	**1,207**

Based on the November 17, 2021, rent roll.

The seller previously completed partial renovations of 118 units and full renovations of 150 units, leaving 136 units untouched. Despite some units already receiving some degree of upgrades from the seller, the sponsor has budgeted $3.8 million ($9,467 per unit) to complete interior renovations in all units. The interior renovations will encompass upgrading units with new stainless-steel appliances, countertops, backsplashes, faux wood flooring, lighting, fixtures, paint, and washer/dryer units. Additionally, the sponsor has budgeted $865,800 ($2,143 per unit) to complete exterior renovations that most notably include a remodeled clubhouse, HVAC replacements, fresh paint on buildings, updated landscaping, and common amenity upgrades such as the pool furniture. Lastly, the renovation budget includes $943,500 ($2,335 per unit) to address deferred maintenance. The sponsor has extensive experience carrying out a similar business plan at other Class B multifamily properties and will implement new property management with its management partner that has overseen these projects.

Competitive Set								
Property	City, State	Distance From Subject (miles)	Units	Year Built/ Renovated	Avg. Unit Size (sf)	Avg. Rental Rate ($/unit)	Avg. Rental Rate ($ psf)	Occupancy
Forest Brook	Lewisville, TX	0.2	231	1998	763	1,496	1.96	94.0
Colonial Village at Oak Bend	Lewisville, TX	0.1	426	1998	898	1,465	1.63	93.0
Rockbrook Creek	Lewisville, TX	0.6	339	2000	802	1,356	1.69	97.0
Saratoga	Lewisville, TX	0.6	440	1997	979	1,459	1.49	95.0
Vista 121	Lewisville, TX	0.3	270	2006/2018	1,085	1,576	1.45	97.0
Total/WA Comp. Set	**Lewisville, TX**	**Various**	**1,706**	**Various**	**911**	**1,464**	**1.61**	**95.1**
Tides at Lewisville	**Lewisville, TX**	**n/a**	**404**	**1994**	**888**	**1,207**	**1.36**	**95.5**

Source: Appraisal, except the subject figures are based on the November 17, 2021, rent roll.

The appraiser identified five competitive properties within 1 mile of the subject. Excluding one property (Vista 121) that was constructed in 2006 and recently renovated, the competitive set was generally constructed between 1997 and 2000 with no disclosed recent renovations. Despite being only a few years older than the competitive properties, the subject’s average monthly rent of $1,207 per unit compared with the competitive set’s WA rent of $1,464 per unit indicates that the collateral’s rents are notably below market. The subject’s average unit size of 888 sf is very much in line with the competitors’ WA unit size of 911 sf. However, the sizable rent gap is further illustrated when comparing the subject’s average rent of $1.36 psf with the competitive set’s WA rent of $1.61 psf. Thus, the subject’s performance compared with nearby competitors exhibits a strong opportunity for the sponsor to carry out a renovation plan and increase rents.

Sponsorship

The sponsor for the transaction is a joint venture between Tides Equities and Mountain Pacific Opportunity Partners. Tides Equities is a commercial real estate investment firm that specializes in the acquisition, asset management, and construction management of Class B multifamily properties. The firm was founded in 2016 and has ownership interest in approximately 12,000 multifamily units across Arizona, California, and Texas. Mountain Pacific Opportunity Partners is a real estate investment firm focused on value-add transactions as well as projects within opportunity zones. Since 2015, the firm has invested more than $400.0 million in assets across the country. The loan's guarantors will be three of the co-founding principals across the two sponsors and have reported adequate net worth and liquidity relative to the loan amount. The property will be managed by a third party that the sponsor has a programmatic partnership with for a contractual fee of 2.5% of EGI.

DBRS Morningstar Analysis

Site Inspection Summary

Source: Appraisal.

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 a review of third-party reports, documents provided by the Issuer, and online information, DBRS Morningstar found the property quality to be Average. The immediate area surrounding the property is as a mixture of older single-family residential and new commercial development. At the interchange of I-35 and TX-45 north of the properties is La Frontera, an 800,000+-sf retail center with tenants including Kohl's, Hobby Lobby, Sam's Club, Lowe's, Ulta, Burlington, and Bath & Body Works. The center also has several food options including Jimmy John's, Chipotle Mexican Grill, Smoothie King, and First Watch.

Across I-35 along TX-45 is Dell's national headquarters, which employs more than 14,000 people and continues to be one of the top private-sector employers in the surrounding area. The Domain is a major mixed-use development 7.6 miles southwest of the properties that totals more than 5.6 million sf of office space and 1.8 million sf of existing retail space. Several major employers occupy the Domain, including Amazon, IBM, VRBO, Facebook, Schwab, and Google. The development's retail space is also anchored by Neiman Marcus, Nordstrom, and Whole Foods Market. The multiphase development has four on-site hotels and more than 100 upscale stores and restaurants. Adjacent to the Domain across West Braker Lane is Austin FC's new $260 million Q2 Stadium.

From 2010 to 2021, the population within a 1-mile and a 3-mile radius grew 18.6% and 18.8%, respectively. The 2021 estimated average household incomes within a 1-mile and a 3-mile radius were $78,087 and $104,967, respectively.

DBRS Morningstar NCF Summary

NCF Analysis

	2019	2020	T-12 October 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	5,169,644	5,355,232	5,579,519	8,032,881	7,266,403	-9.5
Other Income ($)	554,406	655,645	658,303	631,743	658,303	4.2
Vacancy & Concessions ($)	-561,461	-537,005	-424,971	-530,534	-644,115	21.4
EGI ($)	**5,162,589**	**5,473,872**	**5,812,851**	**8,134,090**	**7,280,591**	**-10.5**
Expenses ($)	2,640,956	2,661,859	2,730,469	3,401,677	3,500,889	2.9
NOI ($)	**2,521,632**	**2,812,014**	**3,082,382**	**4,732,413**	**3,779,702**	**-20.1**
Capex ($)	101,000	101,000	101,000	101,000	101,000	0.00
NCF ($)	**2,420,632**	**2,711,014**	**2,981,382**	**4,631,413**	**3,678,702**	**-20.6**

The DBRS Morningstar NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $3,678,702, representing a -20.6% variance from the Issuer's stabilized NCF of $4,631,413. The primary drivers of variance were operating expenses and GPR. DBRS Morningstar based operating expenses on the T-12 period ended October 31, 2021, inflated by 10.0%, resulting in an expense ratio of 48.1% that is supported by the subject's historical average of 48.9% and the appraiser's expense comparable average of 47.1%. The Issuer based its operating expenses on the greater of the appraiser's estimates and borrower's stabilized budget, resulting in a much lower expense ratio of 41.8%. DBRS Morningstar based GPR on an ROI of 30.0% relative to the interior and value-add propertywide renovation budget, while the Issuer based GPR on the appraiser's market rent estimates. The resulting DBRS Morningstar GPR of $1,499 per unit ($1.69 psf) is generally supported by the appraiser's competitive set, which had a WA rent of $1,464 per unit ($1.61 psf).

DBRS Morningstar Viewpoint

The Class B multifamily property has consistently been well occupied, having averaged 94.2% occupancy over the past decade and is currently 95.5% occupied. However, the lack of significant capex investment in the 1994-vintage asset is becoming increasingly noticeable when examining its performance with regard to rent. Specifically, the collateral's average in-place monthly rent of $1,207 per unit ($1.36 psf) is 14.1% below the Lewisville submarket by vintage average monthly rent of $1,405 per unit as of Q3 2021, according to Reis. As the submarket has a large inventory of 31,160 units, the appraiser identified five competitive properties within a 1-mile radius that provide a closer and more refined view of the subject's rent underperformance. Generally consisting of properties with a similar vintage and overall profile, the appraiser's competitive set exhibits an average monthly rent of $1,464 per unit or $1.61 psf. This translates to the subject achieving rents 17.6% below its nearby competitors on a per-unit basis and 15.5% below on a per-square-foot basis. The seller's $1.4 million ($3,400 per unit) renovation effort since 2019 clearly had a limited scope, leaving a significant amount of upside to be captured through the sponsor's extensive $5.6 million ($13,946 per unit) renovation plan.

Beyond the budgeted $865,800 ($2,143 per unit) to complete propertywide improvements and $943,500 ($2,335 per unit) to address deferred maintenance, the sponsor has budgeted $3.8 million ($9,467 per unit) to complete interior renovations in all units. More specifically, the interior renovation scope will shake out to approximately $13,531 per unit for 136 classic units, $9,788 per unit for 118 partially renovated units, and $3,003 per unit for 150 fully renovated units. Upon competition, all units will offer a consistent and modern package, most notably including stainless-steel appliances, countertops/backsplashes, faux wood flooring, and washer/dryer units, which were not previously provided in units. While market data and comparable properties highlighted above demonstrate a clear opportunity to increase rents, DBRS Morningstar believes the likelihood of the business plan succeeding is further enhanced by the sponsor's strong experience carrying out very similar business plans across other Class B multifamily assets in the Dallas-Fort Worth MSA. Furthermore, the property will be managed by a third-party company that the sponsor has a programmatic partnership with and has overseen successful implementation of the business plan at the sponsor's other assets in the market. As a result, DBRS Morningstar based its stabilized GPR on an ROI of 30.0% relative to the interior and propertywide renovation budgets, resulting in an average monthly rent of $1,499 per unit ($1.69 psf) that is in line with the WA rent of $1,464 per unit ($1.61 psf) exhibited by the appraiser's competitive set.

The loan exhibits high leverage at issuance as indicated by an DBRS Morningstar As-Is LTV of 80.8% based on the appraiser's as-is value of $85.9 million and the fully funded loan amount. Furthermore, the as-is appraised value is approximately $2.1 million higher than the purchase price of $83.8 million. Nonetheless, the appraiser estimates that the property value will increase by $26.0 million ($64,233 per unit) through stabilization, resulting in much more moderate leverage as indicated by an implied balloon LTV of 62.1%. However, DBRS Morningstar considers the implied stabilized cap rate of 3.9% to be low compared with a WA cap rate of 4.5% exhibited by 31 agency loans securitized in 2021 within the MSA and located in a DBRS Morningstar Market Rank of 4. Thus, DBRS Morningstar applied an upward cap rate adjustment, resulting in a DBRS Morningstar Balloon LTV of 63.7%. Based on the DBRS Morningstar stressed debt service and NCF analysis, the loan's current debt service coverage is a slight concern as indicated by the DBRS Morningstar As-Is DSCR of 0.91x. These concerns are partially mitigated by an improved DBRS Morningstar Stabilized DSCR of 1.11x as well as well-capitalized sponsorship that can absorb debt service shortfalls. Lastly, the loan's expected loss is negatively affected by the property being located in a DBRS Morningstar Market Rank of 4 and MSA Group 1, representing a location with elevated historical default rates. Consequently, the loan's modeled EL is just above the pool WA EL.

The Place at 1825

Loan Snapshot

Seller
BSPRT
Ownership Interest
Fee Simple
Trust Balance ($ million)
60.3
Senior Loan PSF/Unit ($)
154,158
Percentage of the Pool (%)
5.9
Fully Extended Loan Maturity/ARD
November 2026
Amortization
Partial IO
DBRS Morningstar As-Is DSCR (x)
0.98
DBRS Morningstar Stabilized DSCR (x)
1.28
DBRS Morningstar As-Is Issuance LTV (%)
82.1
DBRS Morningstar Stabilized Balloon LTV (%)
67.6
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Below Average

Debt Stack ($ millions)

Trust Balance
60.3
Pari Passu
0.0
Remaining Future Funding
9.9
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
70.1
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
24.2

Source: Appraisal.


Source: Appraisal.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1986,2000
City, State	Pflugerville, TX	**Physical Occupancy (%)**	93.4
Units/SF	455	**Physical Occupancy Date**	November 2021

The loan is secured by the borrower's fee-simple interest in a 355-unit Class B garden-style multifamily portfolio located in Pflugerville, Texas, approximately 15 miles north of downtown Austin. Loan proceeds of $60.3 million along with sponsor's equity of $24.2 million were used to acquire the two-property portfolio for a combined purchase price of $82.5 million, fund $9.9 million in capex, cover costs of $1.8 million, and fund real estate, insurance, and other related reserves. The initial two-year loan is structured with three one-year extension options and will be IO during the initial term and first extension before amortizing over a fixed schedule during the final two extension periods.

Constructed in 1986 and 2000, the two properties are adjacent to each other and were 93.4% occupied as of a November 2021 rent roll. Property amenities consist of a clubhouse, resort style pool, grilling stations, business center, gym, fenced dog park, picnic area, soccer field, pocket park, and two laundry centers. In-unit amenities include nine-foot ceilings, faux wood flooring, laminate countertops, built-in desks and shelving, washer/dryer systems, and patios/balconies in select units. In 2000, the previous owner renovated 27 of 455 units. Additional information regarding the property's unit mix, average unit sizes, and rental rates can be found in the table below.

Unit Mix - The Place at 1825 - (f.k.a. Sage at 1825)			
Unit Type	Total	Average Unit size (sf)	Average Rental Rate ($)
Studio	26	690	$966
1BR/1BA	117	865	$1,067
2BR/2BA	176	1081	$1,341
3BR/2BA	32	1288	$1,647
Total/WA	**351**	**999**	**$1,250**

Unit Mix - The Place at 1825 - (f.k.a. Sage Cottages)			
Unit Type	Total	Average Unit size (SF)	Average Rental Rate ($)
2 BR/1BA	104	750	$1,106.
Portfolio Total/WA	**455**	**903**	**$1,281**

The appraiser identified six properties located within a two-mile radius that directly compete with the subject. While the subject is generally in line with the competitive set's unit sizes, vintages, and occupancy rates, it lags in average rental rates, indicating property upgrades are due in order to remain competitive in the market.

Competitive Set							
Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
Broadstone Grand Avenue	Pflugerville, TX	0.75	280	2009	98.0	1,480	833
Colonial Grand at Wells Branch	Austin, TX	1.25	336	2008	96.0	1,528	958
Lakewood	Pflugerville, TX	1.75	336	2014	97.0	1,505	750
Autumn Ranch on Swenson Farms	Pflugerville, TX	1.25	336	2007	97.0	1,542	1,036
Morgan	Austin, TX	2.00	504	1984	97.0	1,352	720
Villas Tech	Pflugerville, TX	2.00	350	2008	94.0	1,703	976
Total/WA Comp. Set	**Various, State**	**Various**	**2,142**	**2005**	**96.5**	**1,507**	**868**
The Place at 1825	**Pflugerville, TX**	**n/a**	**455**	**1986/2000**	**93.4**	**1,281**	**903**

Source: Appraisal, except the subject figures are based on the rent roll dated November 30, 2021.

Sponsorship

Sponsorship for this loan is provided by MC Companies, a Tucson-based vertically integrated full-service commercial real estate firm specializing in acquisitions, management, development, and re-investing in multifamily properties. The company was founded in 2001 and has since acquired more than $3.8 billion in multifamily assets in Arizona, Texas, and Oklahoma.

DBRS Morningstar Analysis

Site Inspection Summary

Source: Appraisal.

Source: Appraisal.

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, however, because of two criminal incidents involving one fatal and one non-fatal outcome over the course of five months, DBRS Morningstar assessed the property quality as Below Average.

The neighborhood surrounding the properties is primarily residential. Many retailers are located just south along W. Pecan St. and the nearest grocery store is an H-E-B about 1.5 miles away. Numerous employment and service demand drivers are nearby. The properties are conveniently located approximately 1.5 miles away from I-35, which runs south to the Austin CBD.

Across I-35 along TX-45 is Dell's national headquarters, which employs more than 14,000 people and continues to be one of the top private sector employers in the surrounding area. The Domain is a major mixed-use development 7.6 miles southwest of the properties totaling more than 5.6 million sf of office space and 1.8 million sf of existing retail space. Adjacent to the Domain is the new $260 million Q2 Stadium built for the Austin FC soccer team.

From 2010 to 2021, the population within a one-mile radius and a three-mile radius grew 12.4% and 25.3%, respectively. The 2021 estimated average household incomes within the one-mile radius and three-mile radius were $88,311 and $95,029, respectively.

DBRS Morningstar NCF Summary

NCF Analysis					
	2020	T-12 July 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	6,240,788	6,366,781	8,374,585	8,265,714	-1.3
Other Income ($)	587,690	490,071	771,054	771,054	0.0
Vacancy & Concessions ($)	-834,820	-864,989	-575,865	-595,131	3.4
EGI ($)	**5,993,658**	**5,991,862**	**8,569,773**	**8,441,637**	**-1.5**
Expenses ($)	3,394,666	3,220,651	3,724,786	4,081,995	9.6
NOI ($)	**2,598,992**	**2,771,211**	**4,844,988**	**4,359,642**	**-10.0**
Capex ($)	0	0	113,750	113,750	0.0
NCF ($)	**2,598,992**	**2,771,211**	**4,731,238**	**4,245,892**	**-10.3**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF is $4,245,892, representing a -10.3% variance from the Issuer's stabilized NCF of $4,731,238. The primary drivers of the variance are GPR and operating expenses. DBRS Morningstar concluded stabilized GPR based on $200 premiums over average in-place monthly rents for renovated units and the average rental rates of newly signed leases from the past three months for non-renovated units, resulting in an average rental rate of $1,513 per unit and an overall ROI of 19%. Operating expenses were based on figures for the T-12 ended July 31, 2021, inflated by 10.0%, assuming a three-year stabilization period.

DBRS Morningstar Viewpoint

The subject portfolio is a 455-unit garden-style multifamily asset located in the suburban city of Pflugerville, approximately 15 miles north of Austin. The adjacent properties are well placed, with proximity to multiple transportation arteries provided by I-35 (IH-35), U.S. Highway 183, U.S. Highway 290, and TX-71. The populace in the neighborhood is highly educated and steadily increasing, further a driving healthy multifamily submarket. The area in general is well suited for people looking for a quiet suburban residence with quick access to Austin, a main employment and economic center. Despite its beneficial location in proximity to Austin's CBD, the subject is in MSA Group 2 and DBRS Morningstar Market Rank 2, both metrics indicative of higher historical rates of default and losses.

The property is in the North Travis submarket, as defined by Reis, a submarket with favorable and fairly stable fundamentals. The North Travis submarket contains approximately 11.9% of the metropolitan area's total residential inventory and exhibited average asking rental rates and vacancy rates of $1,292 and 6.5%, respectively, as of Q3 2021. New construction in the area is active, with 739 market rate units expected to be delivered between 2022 and 2023, but Reis estimates this should have minimal impact on vacancy rates. Vacancy rates and average rental rates, according to Reis will finish at 6.4% and $1,234, respectively, by YE2023.

The sponsor's business plan is to incorporate $9.9 million in future funding to execute a capital improvement plan at the property, featuring exterior upgrades totaling $2.9 million and interior renovations of $6.7 million. The capex budget per unit is $21,703, or $13,318 based on solely interior renovations. DBRS Morningstar assumed that the units to be renovated will achieve rental rates in line with the appraiser's estimate and stabilize gradually over roughly three years. Overall, the DBRS Morningstar average monthly rental rate was $1,518 per unit, a $200 increase over current rents, which appears fairly achievable based on the appraisal market data. Rental rates at the property are slightly below market and consistent growth is expected.

Loan proceeds of $60.3 million represent relatively high leverage, with a DBRS Morningstar As-Is Issuance LTV of 82.1% based on the appraiser's September 2021 value estimate of $85.4 million ($187,692 per unit). However, the appraiser estimates the collateral's value to improve to $103.7 million ($227,912 per unit) through stabilization, representing an improved DBRS Morningstar Stabilized Balloon LTV of 67.6%. The resulting modeled loan EL is lower than the pool WA EL.

Ascend at Tamarron

Loan Snapshot

Seller
BSPRT
Ownership Interest
Fee Simple
Trust Balance ($ million)
58.7
Senior Loan PSF/Unit ($)
167,179
Percentage of the Pool (%)
5.7
Fully Extended Loan Maturity/ARD
January 2027
Amortization
Partial IO
DBRS Morningstar As-Is DSCR (x)
0.84
DBRS Morningstar Stabilized DSCR (x)
1.02
DBRS Morningstar As-Is Issuance LTV (%)
74.8
DBRS Morningstar Stabilized Balloon LTV (%)
71.9
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average+

Debt Stack ($ millions)

Trust Balance
58.7
Pari Passu
0.0
Remaining Future Funding
0.0
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
58.7
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
19.9

Source: Appraisal.

Source: Appraisal.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2020
City, State	Katy, TX	**Physical Occupancy (%)**	97.7
Units/SF	351	**Physical Occupancy Date**	October 2021

This loan is secured by the borrower's fee-simple interest in Ascend at Tamarron, a 351-unit, Class A, garden-style multifamily property located approximately 35.0 miles west of Downtown Houston in Katy, Texas. The property was delivered to market in August 2020 and was 97.7% occupied per the October 2021 rent roll, with an average of 23 new leases executed monthly during such timeframe. The collateral was developed by D.R. Horton (the seller) and is being acquired by the current sponsor as part of this transaction. Following the acquisition, the sponsor plans to increase lease rates to market rates in line with recent leasing, burn off concessions offered during the initial lease-up, and implement a $551,000 capital improvement plan. Loan proceeds of nearly $58.7 million in addition to a borrower equity contribution of $19.9 million financed the borrower's $76.2 million acquisition of the subject property, funded reserves, and covered closing costs associated with the transaction. The two-year floating-rate loan is structured with three 12-month extension options that are exercisable subject to, 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 through the initial loan term, but is scheduled to amortize on a fixed schedule during each of the three extension periods, if exercised.

Unit Mix and Rents			
Unit Type	Units	Avg. Unit Size (sf)	Rent/Month ($)
Studio	201	728	1,208
1 Bedroom / 1 Bathroom	122	1,110	1,692
2 Bedroom / 2 Bathroom	28	1,342	2,002
Total/WA	**351**	**910**	**1,440**

The collateral comprises 12 buildings (11 residential buildings and a clubhouse) situated on approximately 14.0 acres. The property is located within the Tamarron Master-Planned Community, which spans 1,531 acres and, once completed, will include more than 4,000 homes and a four-acre amenity complex with a 4,700 sf clubhouse, a fitness center, a resort-style pool, a lap pool, splash parks, lounge areas, and a playground. The collateral's property-wide amenities generally include a resident clubhouse with a billiards table; a gourmet latte lounge; an expansive fitness center with on-demand fitness classes and a yoga/spin studio; a resort-style swimming pool with sun-shelf lounges and cabanas; a poolside covered patio with gas grills, outdoor televisions, and seating; a co-working business center; a pet park; valet trash and recycling; and an outdoor game lounge. The property also offers private attached garages. Unit amenities generally include stainless-steel kitchen appliances, gourmet kitchens with kitchen islands, subway tile backsplashes, designer countertops, oval soaking tubs, walk-in closets with custom wood shelving, wood-style flooring, full-sized washer and dryer units, and USB-port electrical outlets. Select units additionally feature dual bathroom vanities with framed mirrors and/or built-in mud rooms.

Competitive Set					
Property	Location	Distance from Subject (Miles)	Units	Year Built	Occupancy (%)
Olympus Falcon Landong	Katy, TX	4.4	386	2016	92.0
Grand at LaCenterra	Katy, TX	6.2	271	2015	97.0
Allora Bella Terra	Richmond, TX	6.9	342	2015	98.0
Grand Reserve	Katy, TX	8.0	291	2014	97.0
Cortland Cinco Ranch	Katy, TX	5.1	186	2016	98.0
Montage at Cinco Ranch	Katy, TX	5.5	316	2011	97.0
Total/WA Comp. Set	**Various, TX**	**6.0**	**1,792**	**2014**	**96.2**
Ascend at Tamarron	**Katy, TX**	**n/a**	**351**	**2020**	**97.7**

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

Sponsorship

The sponsors and guarantors for this transaction are Daniel Handford and Danny Randazzo, the principals of PassiveInvesting,com. PassiveInvesting.com is a South Carolina-based investment firm focused on the acquisition of multifamily properties throughout the southeastern U.S. and Texas. The firm has acquired 13 properties totaling 2,361 units for approximately $445.0 million since inception in late 2018. The firm invests on behalf of high-net-worth individuals with a minimum investment of $50,000 and a maximum investment equal to 10% of the equity required for a particular transaction. While Daniel Handford and Danny Randazzo serve as the sponsors and nonrecourse guarantors for this transaction, the property is owned by four TIC borrowers, which are controlled by the guarantors. The transaction represents cash-in acquisition financing, but the sponsors are not putting in any cash outside of a portion of their acquisition fee. To account for the nontraditional sponsorship structure, DBRS Morningstar stressed the probability of default (POD) by applying a Weak sponsorship penalty, ultimately resulting in a higher loan EL estimate.

Property management services are provided by FCA Management, LLC, for a contractual rate equal to 2.5% of EGI. FCA Management is a third-party management company unrelated to the borrower, with reported management interests in 12 communities totaling over 3,300 units across various southeastern U.S. states and Texas. FCA Management reported management interests in two multifamily communities in the Charleston metro area (excluding the subject collateral) as of loan closing.

DBRS Morningstar Analysis

Site Inspection Summary

Source: Appraisal.

Source: Appraisal.

DBRS Morningstar did not conduct interior or exterior tours of the property due to 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 (+).

The Property is located at the intersection of Katy Road and Crossover Road approximately two miles south of the I-10, which connects Katy to downtown Houston to the east. The subject sits on the northeast edge of the yet to be fully developed 1,531-acre Tamarron Master-Planned Community. The surrounding area is largely residential, with single-family homes to the north and east of the property. The nearest grocery store is a Kroger two miles north. There are three schools within three miles of the property.

The Katy area has grown rapidly over the past 10 years and now has a population of roughly 375,000 residents. Growth is expected to continue and reach 440,000 residents by 2024. The city and surrounding area have over 186,000 employees spanning 11,000 companies, including 200+ corporate headquarters. The Katy submarket has a high-earning renter base and average household incomes of $184,884, $183,909, and $161,202 within a one-, three-, and five-mile radius, respectively.

DBRS Morningstar NCF Summary

NCF Analysis				
	T-12 September 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	5,960,978	7,052,496	6,457,646	-8.4
Other Income ($)	604,496	920,500	856,000	-7.0
Vacancy & Concessions ($)	-2,774,102	-393,794	-523,069	32.8
EGI ($)	**3,791,371**	**7,579,202**	**6,790,576**	**-10.4**
Expenses ($)	1,245,052	3,819,405	3,515,168	-8.0
NOI ($)	**2,546,319**	**3,759,797**	**3,275,409**	**-12.9**
Capex ($)	0	87,750	87,750	0.00
NCF ($)	**2,546,319**	**3,672,047**	**3,187,659**	**-13.2**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $3,187,659, representing a -13.2% variance to the Issuer's Stabilized NCF of $3,672,047. The primary drivers of the variance included gross potential rent, concessions, and other income.

DBRS Morningstar generally estimated residential gross potential rents based on in-place lease rates achieved between July and December of 2021, resulting in a WA monthly rent per unit of $1,533. By contrast, the Issuer estimated residential gross potential rents by grossing all units up to the appraiser-estimated market rents, resulting in a WA monthly rent per unit of $1,674. DBRS Morningstar additionally estimated concession losses equal to 2.0% of GPR, which was generally in line with the Reis submarket estimate of 0.67 months free rent, assuming a 50.0% renewal probability. Concession losses totaled 11.8% of GPR through the T-12 period ended September 30, 2021. The Issuer did not estimate any concession losses. DBRS Morningstar lastly estimated other income based on the appraiser's in-place estimate, exclusive of year-over-year (YOY) inflation, whereas the Issuer estimated other income based on the appraisal-estimated YOY inflationary increases.

DBRS Morningstar Viewpoint

The collateral is located in what is generally considered to be a lightly dense suburban area outside of Houston, Texas, in an area characterized as having a DBRS Morningstar Market Rank of 3 and a DBRS Morningstar MSA Group 1. Loans secured by properties located in such areas have historically demonstrated elevated losses compared with loans secured by assets located in more densely populated and more financially liquid markets. The collateral offers attractive new-build asset quality and superior amenities, and received a DBRS Morningstar property quality grade of Average (+). Additionally, demand for the collateral's product offering in the area is supported by the stabilized Reis Class A comps within a 3.5 mile radius exhibiting an average vacancy rate of just 2.9% as of Q3 2021. The collateral has achieved relatively positive leasing momentum as well, with an average of approximately 23 move-ins per month achieved since units were first made available in August of 2020. Nonetheless, the underdeveloped nature of the surrounding area poses limits barriers to entry for new supply, and Reis forecasts 620 units to be delivered throughout the collateral's submarket over the five-year period ending December 31, 2025. Reis forecasts absorption to outpace new construction, with submarket vacancy rates to rise as high as 6.9% over the same period.

Loan proceeds of $58.7 million represent a relatively high loan to purchase price ratio of 77.0% based on the sponsor's $76.2 million acquisition basis. The DBRS Morningstar Stabilized NCF represents a low IO DBRS Morningstar DSCR of just 1.02x based on the DBRS Morningstar stressed annual debt service payment, providing minimal cash flow buffer to cover ongoing debt service maintenance in the event of a market downturn. The DBRS Morningstar Stabilized NCF represents an even lower amortizing DBRS Morningstar Stabilized DSCR of 0.75x, indicating a potential inability of the collateral to cover ongoing debt service payments during the extension periods, when the loan is scheduled to begin amortizing on a 30-year schedule.

The transaction represents cash-in acquisition financing, which DBRS Morningstar generally views more favorably than cash-out financings given the enhanced alignment of incentives perceived via the sponsor's elevated equity basis in the collateral. However, the sponsors and guarantors for this transaction generally raise capital for their equity contributions via a crowdfunding network of high net worth individuals with a minimum investment of $50,000 and a maximum investment equal to 10% of the equity required for a particular transaction. As such, the transaction sponsor's only cash investment in the acquisition is $1.5 million earned as part of the acquisition fee for executing the investment, which is generally indicative of a weakened incentive alignment relative to more traditional cash-in financings. To account for the non-traditional sponsorship structure, DBRS Morningstar stressed the loan POD by applying a Weak sponsorship penalty, ultimately resulting in a higher EL. In terms of the ability to refinance upon stabilization, the DBRS Morningstar Stabilized NCF represents a debt yield of just 5.4%, which is significantly below the 7.1% WA debt yield exhibited by properties located in the Houston-Sugar Land-Baytown MSA that have been securitized in Freddie Mac transactions since 2019. The below-average stabilized debt yield estimate could be a challenge to refinancing without the sponsor injecting additional equity. An upward adjustment was made to the DBRS Morningstar Balloon LTV to account for implied cap rate for the Issuer's LTV being lower than similar Houston area multifamily comparables identified by DBRS Morningstar. This, combined with the weak sponsorship score and below average DBRS Morningstar Market Rank and MSA Group, produced a modeled loan EL above the pool WA EL.

Emerson Apartments

Loan Snapshot

Seller
BSPRT
Ownership Interest
Fee Simple
Trust Balance ($ million)
56.9
Senior Loan PSF/Unit ($)
188,981
Percentage of the Pool (%)
5.6
Fully Extended Loan Maturity/ARD
December 2026
Amortization
Partial IO
DBRS Morningstar As-Is DSCR (x)
1.01
DBRS Morningstar Stabilized DSCR (x)
1.31
DBRS Morningstar As-Is Issuance LTV (%)
79.5
DBRS Morningstar Stabilized Balloon LTV (%)
71.3
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
56.9
Pari Passu
0.0
Remaining Future Funding
4.3
Mezz Debt
0.0
Mortgage Loan Including Future Funding and Mezz Debt
61.2
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
22.1

Source: Appraisal.

Source: Appraisal.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1990/2017-2021
City, State	Ann Arbor, MI	**Physical Occupancy (%)**	97.5
Units/SF	324	**Physical Occupancy Date**	November 2021

This loan is secured by the borrower's fee-simple interest in Emerson Apartments, a 324-unit apartment complex in Ann Arbor. Initial loan proceeds of $56.9 million along with $22.1 million of borrower equity will finance the borrower's $76.3 million acquisition of the subject and cover closing costs. The loan is structured with $4.3 million of future funding, which is allocated to fund the sponsor's capital improvement project. The initial three-year loan term is IO throughout with two one-year extension options that are set to amortize on a fixed schedule.

Originally constructed in 1990, the collateral sits on twenty acres and comprises 324-units across eight, three-story buildings. The subject offers three unit types, 81 one-bedroom units (940 sf), 81 small two-bedroom units (1,050 sf), and 162 large-two-bedroom units (1,100 sf). As of the rent roll dated November 3, 2021, the property was 87.7% occupied. The seller previously renovated 120 units, including a full renovation of nine units and a partial renovation of 111 units. The sponsor plans to renovate 207 of the 324 total units (64.0% of units) to match the quality and finishes of the nine fully renovated units. The fully renovated units have quartz countertops, new cabinets, vinyl flooring, updated faucets, and stainless steel appliances. As of the rent roll dated November 23, 2021, the fully renovated units achieved rental rates of $1,664, $1,874, and $1,921 per month for the one-, small-two, and large-two-bedroom units, respectively. These rents reflect a weighted average premium of $262 over the remaining 315 units. Common area amenities include a pool, a fitness center, a clubhouse, a bonfire pit, a grilling station, sand volleyball courts, a tennis court, and walking and jogging trails.

Unit Mix and Rents

Unit Type	Units	Avg Unit Size (sf)	Rent/Month ($)
One Bedroom	81	940	1,435
Two Bedroom, small	81	1,050	1,532
Two Bedroom, large	162	1,100	1,583
Total/WA	**324**	**1,048**	**1,533**

Source: November 3, 2021 rent roll.

Competitive Set

Property	Location	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
Briar Cove Terrace Apartments	Ann Arbor, MI	272	1989	97.0	1,792	1,056
The Villas at Main Street	Ann Arbor, MI	360	1997	96.0	2,111	1,180
Harbor House Apartments	Ann Arbor, MI	208	1990	100.0	1,582	967
Woodland Mews Apartments	Ann Arbor, MI	306	1987	100.0	1,800	1,204
Valley Ranch Apartments	Pittsfield Township, MI	384	1990/1998	93.0	1,754	1,098
Total/WA Comp. Set	**Various, MI**	**1,530**	**Various**	**96.8**	**1,831**	**1,113**
Emerson Apartments	**Ann Arbor, MI**	**324**	**1990/2020**	**87.7**	**1,533**	**1,048**

Source: Appraisal; Except for the Emerson Apartments information which is from the rent roll dated November 3, 2021.

The appraiser identified five competitive properties within three miles of the subject. The competitive set was constructed between 1987 and 1990, generally reflective of the subject property's vintage. The appraiser's competitive set has a weighted average occupancy of 96.8%, substantially higher than the subject's occupancy of 87.7% as of the November 2, 2021, rent roll. Additionally, the subject seems to be underperforming in terms of market rent with a WA rental rate of $1,533 per units compared with the competitive set WA of $1,831 per unit. However, when looking at the nine renovated units, the subject's WA rent of $1,836 is in line with the competitive set and indicates the rents to be achieved at the property.

Sponsorship

The sponsor on this transaction is Belfor Holdings. The organization was founded in 1946 and is primarily known for their disaster restoration services. The company is a multi-purpose entity that also has a focus on investing and renovating multifamily properties. The real estate investment arm of Belfor owns three multifamily assets within a seven-mile radius of the property. The associated guarantors for the transaction report ownership in 9,399 multifamily units across the United States.

DBRS Morningstar Analysis

Site Inspection Summary

Source: Appraisal.

Source: Appraisal.

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

DBRS Morningstar NCF Summary

NCF Analysis

	2019	2020	T-12 October 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	5,569,509	5,648,942	5,731,242	6,771,600	6,740,218	-0.5
Other Income ($)	258,165	270,286	345,793	369,639	370,539	0.2
Vacancy & Concessions ($)	-369,631	-489,237	-484,664	-338,280	-434,091	28.3
EGI ($)	**5,458,043**	**5,429,991**	**5,592,371**	**6,802,959**	**6,676,666**	**-1.9**
Expenses ($)	2,257,405	2,270,964	2,346,418	2,676,580	2,864,623	7.0
NOI ($)	**3,200,638**	**3,159,027**	**3,245,953**	**4,126,379**	**3,812,043**	**-7.6**
Capex ($)	81,000	81,000	81,000	81,000	96,776	19.5
NCF ($)	**3,119,638**	**3,078,027**	**3,164,953**	**4,045,379**	**3,715,267**	**-8.2**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF of $3,715,267 represents a –8.2% variance from the Issuer's Stabilized NCF of $4,045,379. The primary drivers of the variance include operating expenses, economic vacancy, and the management fee. DBRS Morningstar generally based operating expenses on the sponsor's 2021 budget inflated 10.0%, while the Issuer based its expenses on the sponsor's stabilized budget. DBRS Morningstar concluded to an economic vacancy of -6.4%, compared with the Issuer's -5.0% figure. DBRS Morningstar included –5.0% physical vacancy, –1.1% other loss based on the October 2021 T-12 ratio, and –0.3% for one model unit, per the rent roll provided. DBRS Morningstar also included a management fee of 4.0%.

DBRS Morningstar Viewpoint

The subject is within the Reis identified submarket of Ann Arbor and is just four miles south of downtown Ann Arbor. While the property is in Ann Arbor, home of the University of Michigan, it is more than three miles from the university, and there is not a student concentration. However, it remains appealing to university staff and professionals at the medical school. Although Ann Arbor is a tertiary market, the University and its affiliated institutions provides a measure of stability to the local market.

Originally constructed in 1990, the subject is of a similar vintage as the overall submarket. Per Reis, 17.0% of the inventory was constructed between 1990-1999 and only 10.0% of the inventory was constructed after 2010. The property was 12.3% vacant as of the November 2021 rent roll, which is significantly above the Reis submarket average of 2.5%. Additionally, the subject's WA in-place rent of $1,533 is considerably lower than the Reis submarket by vintage average of $1,628 per unit. However, the appraiser noted that most of the properties in the area have undergone significant capital improvement projects. With this in mind, the collateral stands to benefit from the sponsor's investment as the as-is occupancy and rental rates are underperforming in the market.

The $4.3 million capex plan will be spent renovating 207 units ($20,772/unit). Prior to the acquisition, the seller renovated nine units to upgrade all finishes and 111 units were considered partially renovated. The rents achieved by the varying unit types signal the upside to be achieved through the sponsor's proposed plan. The nine fully renovated units exhibited an average rental rate of $1,836 per unit, compared with the average of $1,525 per unit for the other units. DBRS Morningstar concluded that the 207 to-be renovated units could achieve an average rental rate of $1,836, based on the rates currently achieved by renovated units and supported by the appraiser's market rents. The resulting DBRS Morningstar GPR represents an 18.0% ROI over the DBRS Morningstar As-Is GPR, and based on the sponsor's $4.3 million capex plan. The DBRS Morningstar As-Is DSCR of 1.01x is low and presents possible default risk should the business plan not be fully achieved. As mentioned above, the subject is currently underperforming, which speaks to the potential to command higher rental rates and physical occupancy. The higher DBRS Morningstar Stabilized DSCR of 1.31x acknowledges this opportunity.

Total loan proceeds of $61.2 million indicate a DBRS Morningstar As-Is LTV of 79.5%. While this is an elevated leverage point, the borrower is contributing $22.1 million to the transaction. DBRS Morningstar views the cash-in financing favorably as it indicates the sponsor's commitment to the project. Additionally, the appraiser estimates the value of the property to increase 18.4% to $90.6 million through stabilization, resulting in a DBRS Morningstar Balloon LTV of 71.3% based on the fully funded loan amount. The sponsors are experienced in the local market and have completed similar business plans. However, the loan has an EL that is higher than the pool WA EL. This is primarily a function of the high issuance LTV as well as the DBRS Market Rank of 2, which suggests a more tertiary location with lower liquidity.

The property is in a secondary market area with the DBRS Morningstar Market Rank of 2, which is generally associated with an elevated expected loss. Ann Arbor is in MSA Group 0, which is credit neutral. Given the loan's credit metrics and property location, the loan has a modeled EL near the pool WA EL.

Enclave at Prestonwood

Loan Snapshot

Seller	BSPRT
Ownership Interest	Fee Simple
Trust Balance ($ million)	46.1
Senior Loan PSF/Unit ($)	106,504
Percentage of the Pool (%)	4.5
Fully Extended Loan Maturity/ARD	November 2026
Amortization	Partial IO
DBRS Morningstar As-Is DSCR (x)	0.94
DBRS Morningstar Stabilized DSCR (x)	1.27
DBRS Morningstar As-Is Issuance LTV (%)	73.3
DBRS Morningstar Stabilized Balloon LTV (%)	63.4
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average

Debt Stack ($ millions)

Trust Balance	46.1
Pari Passu	0.0
Remaining Future Funding	3.6
Mezz Debt	0.0
Mortgage Loan Including Future Funding and Mezz Debt	75.0
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	21.6

Source: Appraisal.

Source: Appraisal.

Collateral Summary

DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1972-1978/2015-2020
City, State	Dallas, TX	**Physical Occupancy (%)**	94.4
Units/SF	466	**Physical Occupancy Date**	October 2021

This loan is secured by the borrower's fee-simple interest in Enclave at Prestonwood, a 466-unit Class B/C garden-style multifamily property approximately 13.9 miles north of the Dallas CBD. Initial loan proceeds of $46.1 million along with $21.6 million of borrower equity will finance the $66.0 million purchase price, cover closing costs, and fund reserves and escrows. The loan is structured with $3.5 million of future funding, which is allocated to the sponsor's capital improvements plan to renovate all units and building exteriors and upgrade amenities. The fully extended four-year loan term, inclusive of one one-year extension option, is IO throughout. The extension options are subject to debt yield hurdles, among other criteria set forth in the loan agreement.

Unit Mix and Rents - Enclave at Prestonwood

Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)
One Bed	284	598	870
Two Bed	182	869	1,117
Total/WA	**466**	**702**	**967**

Based on the October 18, 2021, rent roll.

The 1978 vintage subject consists of 38 two-story buildings spread over 16 acres of land. One and two-bedroom unit types are available representing eight different floor plans. The 251 one-bedroom units average 598 sf and $870 per month, whereas the 157 two-bedroom units average 869 sf and $1,117 per month. The current owner has invested $1.0 million in property repairs and upgrades from April 2018 to May 2021, mainly to prepare for the intensive unit upgrades and exterior renovations that are now underway. Recent leasing has shown one and two-bedroom units already achieving average rent premiums of $20 and $57, respectively. The owner plans to renovate unit interiors and building exteriors and upgrade amenities in order to bring asking rents in line with market rent. A majority of the units, 415, will receive partial upgrades, such as stainless steel appliances, granite countertops, tile backsplash, and two-inch blinds, while the remaining 35 units will receive those same upgrades in addition to a lighting package, microwave, and black appliances instead of stainless steel. Common area amenities include a clubhouse, children's play area, dog park, two swimming pools, and a fitness center. Current unit amenities include faux hardwood flooring, faux granite countertops, ceiling fans, and dishwashers, with select units hosting in unit washer/dryers and walk-in closets.

Competitive Set

Property	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (SF)
Alena	1.0	216	1978/2018	96.0	1,176	766
Courts of Bent Tree	2.0	168	1990/2019	96.0	2,193	1,212
London Park	0.6	229	1979/2015	99.0	1,189	822
Courts at Preston Oaks	1.3	444	1987/2014	96.0	1,287	748
Rock Creek	0.5	540	1979/2001	90.0	1,129	698
Windridge on the Parkway	1.3	447	1978/2019	94.0	1,367	809
Total/WA. Avg. Comp. Set	**Various**	**2,044**	**Various**	**94.3**	**1,315**	**796**
Enclave at Prestonwood- subject	**n/a**	**466**	**1978**	**94.4**	**967**	**702**

Source: Appraisal, except the Subject figures are based on the rent roll dated October 18, 2021.

The appraiser identified six properties in the surrounding area that compete with the subject. The properties were built between 1978 and 1990, with the subject tied with two other properties for the oldest build. The collateral's occupancy of 94.4% is just in line with the competitive set's WA occupancy of 94.3%, and the competitors' WA unit size is 94 sf larger than the subject. The comparable properties' rental rates are 35.9% higher than the subject's, affirming the subject's potential to increase rents to market value after the renovations are completed. Reis reported 10 comparable properties within a half-mile radius of the property achieving a 2.6% vacancy on average, which is 2.3% lower than the subject. The Reis comparable properties are achieving an average rent of $1,444, which is a 49.3% increase from the subject's current average rental rate of $967.

Sponsorship

The sponsor for the transaction is a real estate investment management firm that focuses on adding and creating value to Class B/C multifamily properties, having purchased 26 multifamily residential properties since 2011. The two co-founders are serving as the guarantor and possess more than 48 years of commercial real estate experience combined, as well as strong net worth and liquidity. The sponsors have represented over 30 properties and closed over $700 million of total transactional volume. The current multifamily property portfolio they own consists of 16 properties, 11 of which are located in the Dallas-Fort Worth MSA. The property is managed by a property management company that manages nine apartment complexes in the Dallas area, as well as properties in Tampa, Houston, and St. Petersburg, Florida. There is a contractual rate in place of 3.5% of gross rental receipts.

DBRS Morningstar Analysis

Site Inspection Summary

Source: Appraisal.

Source: Appraisal.

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

	2018	2019	2020	T-12 October 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	4,932,858	5,070,317	5,176,533	5,209,568	6,768,361	6,362,280	-6.0
Other Income ($)	582,019	587,856	584,773	671,452	999,411	830,295	-16.9
Vacancy & Concessions ($)	-353,386	-346,132	-496,370	-618,594	-541,469	-557,614	3.00
EGI ($)	**5,161,491**	**5,312,041**	**5,264,936**	**5,262,426**	**7,226,303**	**6,710,561**	**-7.1**
Expenses ($)	2,389,176	2,440,963	2,647,274	2,859,282	3,353,593	3,672,873	9.5
NOI ($)	**2,772,315**	**2,871,078**	**2,617,662**	**2,403,144**	**3,872,710**	**3,037,687**	**-21.6**
Capex ($)	0	0	0	0	116,500	116,500	0.0
NCF ($)	**2,772,315**	**2,871,078**	**2,617,662**	**2,403,144**	**3,756,210**	**2,921,187**	**-22.2**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF is $2,921,187, representing a variance of -22.2% from the Issuer's Stabilized NCF of $3,756,210. The primary drivers included gross potential rent and operating expenses. DBRS Morningstar based the gross potential rent at the appraiser's estimate, whereas the Issuer based its assumptions on the sponsor's year 3 budget. DBRS Morningstar based the operating expenses on figures for the T-12 period ended September 30, 2021, inflated by 10%, while the Issuer based its assumptions on the sponsor's year 3 budget.

DBRS Morningstar Viewpoint

The subject is well located within Dallas, with close proximity to major thoroughfares, including the Dallas North Tollway and the LBJ Freeway, connecting the area to major employers and nearby cities. The property benefits from a strong retail presence nearby, including large national retailers such as

Walmart, Nordstrom, and Macy's. The property has undergone significant renovations over the past 11 years, with $1.0 million in the past two years and $3.5 million being set aside for unit and exterior renovations. The property's quoted rental rates are below the competitive set average as determined by the appraiser by 36.0%, and below the Reis competitive set average by 49.3%; therefore, the collateral has room for growth and potential for cash flow upside in light of the planned renovations.

The subject was first securitized in 2014, refinanced in March 2018, and is currently encumbered by a $35.8 million Fannie Mae loan. The property reported a 60% increase in value from the 2014 reported value to the 2018 reported value. There has been a 23% increase in value from 2018 to the appraised as-is value in 2021, and a 31% increase to the appraised as-stabilized value.

The sponsor’s business plan consists of investing $3.5 million ($7,621 per unit) to renovate 450 units and exterior and common area improvements. DBRS Morningstar assumed that the to-be-renovated units would achieve rental rates in line with the appraiser’s estimate if renovated and stabilized as of September 2021. Overall, the DBRS Morningstar average rental rate was $1,144 per unit, a $177 increase over current rents, which appears very achievable based on the appraisal and Reis market data. Rental rates at the property are slightly below market and consistent growth is expected. Reis forecasts average annual rent growth in the submarket at 4.0% through 2025. The sponsor has shown commitment to the area as it also owns a 216-unit multifamily property two miles from the subject, anticipating the completion of a similar business plan. Acquired by the sponsor in 2020, the property has an average rent of $1,176 per unit, a $95 increase in rental rates over the past year, with occupancy increasing by four basis points in the last six months.

The loan per unit average of $106,504 is consistent compared with the 90 CRE CLO loans that have been securitized by properties in the Dallas-Fort Worth-Arlington MSA since 2021, which have an average loan per unit of $103,152. Furthermore, the loan features $21.6 million of borrower equity, representing 33.2% of the total purchase price.

This loan has a strong DBRS Morningstar Stabilized DSCR of 1.27x. Based on the DBRS Morningstar NCF and occupancy level of 93.7%, the property has a 20.7% buffer from the 73% breakeven occupancy, which would reflect a vacancy level that is higher than the Reis-projected submarket levels over the next five years of 3.9% and well below the highest vacancy achieved in the submarket of 9.2% in 2010.

The collateral is in an area with a DBRS Morningstar Market Rank of 4, which typically represents a more suburban location, and a DBRS Metropolitan Statistical Area (MSA) Group 1. DBRS Morningstar MSA Group 1 is the most punitive group, exhibiting the highest POD and LGD of all the DBRS Morningstar MSA Groups. Overall, the loan has a modeled EL above the pool WA EL.

Summit at Salado Creek

Loan Snapshot

Seller	BSPRT
Ownership Interest	Fee Simple
Trust Balance ($ million)	38.6
Senior Loan PSF/Unit ($)	128,253
Percentage of the Pool (%)	3.8
Fully Extended Loan Maturity/ARD	December 2026
Amortization	Partial IO
DBRS Morningstar As-Is DSCR (x)	0.93
DBRS Morningstar Stabilized DSCR (x)	1.29
DBRS Morningstar As-Is Issuance LTV (%)	83.8
DBRS Morningstar Stabilized Balloon LTV (%)	64.4
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average

Debt Stack ($ millions)

Trust Balance	38.6
Pari Passu	0.0
Remaining Future Funding	6.5
Mezz Debt	0.0
Mortgage Loan Including Future Funding and Mezz Debt	45.1
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	15.8

Source: Appraisal.

Source: Appraisal.

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	1997
City, State	San Antonio, TX	**Physical Occupancy (%)**	95.2
Units/SF	352	**Physical Occupancy Date**	October 2021

The loan is secured by the borrower's fee-simple interest in Summit at Salado Creek, a 352-unit garden style multifamily property in San Antonio. The borrower will use $38.6 million of initial loan proceeds in addition to approximately $15.8 million in cash equity to acquire the property for $52.5 million ($169,148 per unit). Additionally, the borrower will use $6.5 million of future funding to renovate all 352 units as well as upgrade the exterior of the property. The loan is IO for the initial two-year term and first one-year extension options. The loan will amortize during the second and third extension.

Built in 1997, the collateral comprises 15 one-to three-story buildings totaling 352 units across 25.1 acres. Per the October 2021 rent roll, the subject's physical occupancy was 95.2%. Common area amenities include a swimming pool, a fitness center, carports, a clubhouse, a business center, a playground, a media center, Amazon package lockers, and a picnic area. Unit amenities include custom cabinets, black kitchen appliances, wood-style flooring, nine-foot ceilings, storage, walk-in closets, washer/dryer connections, and 527 (1.50 per unit) parking spaces. The unit mix consists of 212 one-bedroom units, 116 two-bedroom units, and 24 three-bedroom units with an average in-place rental rate of $1,020 per month.

Unit Mix and Rents

Unit Type	Units	Avg Unit Size (sf)	Rent/Month ($)
1 Bedroom / 1 Bath - A	100	685	841
1 Bedroom / 1 Bath - B	112	780	962
2 Bedroom / 2 Bath	116	988	1,163
3 Bedroom / 2 Bath	24	1287	1,350
Total/WA	**352**	**856**	**1,020**

Source: October 2021 rent roll.

Per the appraiser, six comparable properties compete with the subject. The competitive set's average occupancy of 95.3% is directly in line with the subject's current occupancy of 95.2%. The subject's WA rent of $1,020 per unit is well below the appraiser's competitive set WA of $1,378. Additionally, the subject has an average unit size of 856 sf, comparable to the appraiser's competitive set of 857 sf. On a per sf basis the subject has an average in place rent of $1.19, which is still well below the appraiser's competitive set of $1.61

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (sf)
Alon at Castle Hills	1835 Lockhill Selma Road	1.5	306	1999	94.0	1,241	772
Escalante	1540 West Bitters Road	1.75	312	1999	97.0	1,389	931
Charleston	14555 Blanco Road	1.25	300	1994	98.0	1,334	826
Cortland Walker Ranch	12803 West Avenue	1.0	360	2013	95.0	1,567	896
Plantinum Shavano Oaks	14811 Huebner Road	2.25	350	2013	93.0	1,385	836
Walker Ranch	14500 Blanco Road	1.25	325	2005	95.0	1,319	877
Total/WA Comp. Set	**Various, State**	**Various**	**1,953**	**Various**	**95.3**	**1,378**	**857**
Summit at Salado Creek	**12727 Vista Del Norte**	**n/a**	**352**	**1997**	**95.2**	**1,020**	**856**

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

Sponsorship

The sponsor and nonrecourse guarantor for this transaction is DB Capital Management, a vertically integrated real estate investment firm that focuses on purchasing value-add multifamily properties. Located in Los Angeles, DB Capital Management has acquired and sold properties in California, Oregon, Utah, Colorado, and Texas. DB Capital Management currently has 1,677 units valued at $322.9 million under management. Brennen Degner and Devin Antin have reported adequate net worth and liquidity relative to the loan amount.

DB Capital will hire Skyline Management Group as the property manager for a contractual management fee of 3.0% of EGI.

DBRS Morningstar Analysis

Site Inspection Summary

Source: Appraisal.

Source: Appraisal.

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

DBRS Morningstar NCF Summary

NCF Analysis						
	2019	2020	T-12 October 2021	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF ($)	NCF Variance (%)
GPR ($)	4,187,662	4,170,252	4,230,485	6,467,298	5,577,420	-13.8
Other Income ($)	253,391	221,832	260,508	267,572	260,508	-2.6
Vacancy & Concessions ($)	-322,467	-394,427	-323,678	-549,720	-373,687	-32.0
EGI ($)	**4,291,062**	**4,186,910**	**4,383,152**	**6,397,927**	**5,697,945**	**-10.9**
Expenses ($)	2,369,454	2,296,345	2,321,737	2,813,379	2,832,410	0.7
NOI ($)	**1,921,608**	**1,890,565**	**2,061,414**	**3,584,547**	**2,865,534**	**-20.1**
Capex ($)	0	0	0	88,000	88,000	0.0
NCF ($)	**1,921,608**	**1,890,565**	**2,061,414**	**3,496,547**	**2,777,534**	**-20.6**

The DBRS Morningstar NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $2,777,534, representing a variance of –20.6% from the Issuer Stabilized NCF of $3,496,547. The primary driver for the variance is the GPR. DBRS Morningstar estimated the stabilized GPR based on rent premiums of $350 per unit over the in-place leases per the October 2021 rent roll, resulting in a stabilized GPR of $1,320 per unit. The Issuer concluded to the appraiser's GPR estimates resulting in a stabilized GPR of $1,531 per unit.

DBRS Morningstar Viewpoint

Summit at Salado Springs is 13 miles north of downtown San Antonio and is in the San Antonio MSA. The property is in a developed area that has a DBRS Morningstar Market Rank of 5. The property benefits from its location near several office and retail developments and Phil Hardberger Park, a 330 acre park with walking trails and numerous amenities. In addition, the property is near the Alon Town Center, which is a 330,000 sf H-E-B supermarket-anchored mixed use retail and office development. The center has attracted a host of national and local tenants that include Chick-fil-A, Whataburger, Chase, Starbucks, Edward Jones, Great Clips, and El Mirasol.

Built in 1997, the property completed renovations for 71 units from 2015 to 2017. The previous owner upgraded 71 units with black appliances, espresso cabinets, and new fixtures and hardware. It achieved a rent premium of $140 per unit on the renovated units. The sponsor of this transaction plans to implement a $6.5 million capital improvement plan that will update the interior and exterior of the property. It will use $2.1 million on exterior upgrades and maintenance and $4.3 million ($12,450 per unit) to renovate all units at the property. The renovations will update unit interiors with new flooring, quartz countertops, white tile backsplashes, undermount sinks, new faucets and fixtures, cabinet paint, new lighting fixtures, and smart home tech packages including Nest thermostats and August smart locks. The sponsor plans to renovate each unit as it is turned in order to increase rents to be more in line with comparable properties in the submarket. The sponsor's projected renovation plan will take approximately 36 months, which DBRS Morningstar generally considers achievable.

DBRS Morningstar assumed a stabilized rent of $1,320 per month or $1.58 psf, which reflects a $350 per unit monthly rent increase over current rates. While $1,320 is below rental rates of similar properties in the area, DBRS Morningstar is comfortable because the appraiser's competitive set has an average rental rate of $1.60 psf. The business plan is also supported by the strength of the local market. Vacancy rates in the Reis Far North Central remained relatively stable during the pandemic before settling at 3.7% in Q3 2021. Reis expects vacancy levels to rise to 5.7% by 2026, which is consistent with pre-pandemic levels. Overall, DBRS Morningstar assumed a 6.7% economic loss in its stabilized NCF analysis. Finally, DBRS Morningstar calculated a 19.4% return on investment based on the $6.5 million capital improvement plan.

The loan exhibits high leverage with both a DBRS Morningstar Issuance LTV and a DBRS Morningstar Balloon LTV of 64.4%. The DBRS Morningstar As-Is DSCR of 0.93x is low; however, the borrower appears committed to the property with a contribution of $17.3 million of equity to the transaction. Overall, the modeled loan EL loss is comparable with the pool WA EL.

Transaction Structural Features

Credit Risk Retention

Benefit Street Partners Realty Operating Partnership, L.P., the securitization sponsor, will be responsible for compliance with the U.S. risk retention requirements and intends to satisfy such requirements through the purchase and retention by a majority-owned affiliate of Benefit Street Partners Realty Operating Partnership, L.P. of an eligible horizontal residual interest. In connection with the EU/UK Risk Retention Requirements, BSPRT Operating Partnership as originator (for the purpose of the EU Securitization Laws and the UK Securitization Laws) will undertake to retain a material net economic interest in the securitization by means of (1) the EU/UK Retention Holder retaining, on an ongoing basis, its 100% indirect ownership interest in BSPRT Holder, and (2) BSPRT Holder acquiring on the Closing Date, and retaining, on an ongoing basis, a direct interest in the Preferred Shares in an amount that is, at all times, equivalent to not less than 5% of the aggregate collateral balance of the Collateral Interests and the Eligible Investments from time to time. The EU/UK Retention Holder and BSPRT Holder will also give certain related undertakings, agreements, and representations in the EU/UK Risk Retention Letter.

Preferred Shares

The Preferred Shares are equity of the Issuer and will not be secured by any of the mortgage loans. The Preferred Shares are subordinate to all classes of notes in all respects.

Step-Up Coupon

Beginning on the payment date in December 2027 and continuing thereafter, the interest rate of the Class A Notes and the Class A-S notes will increase by 0.25% and the interest rate of the Class B Notes, the Class C Notes, the Class D Notes, and the Class E notes will increase by 0.50%.

Collateral Manager

Benefit Street Partners L.L.C., a Delaware limited liability company, will serve as the Collateral Manager and provide certain advisory and administrative functions with respect to the collateral interests and the notes. The Collateral Manager is obligated to perform its duties according to the Collateral Management Standard. The Collateral Manager is the direct parent of the special servicer for the serviced collateral interests. The special servicer may be removed with or without cause, and a successor special servicer may be appointed, in each case at any time and at the direction of the Collateral Manager.

Future Funding Participations

Certain collateral interests will be a participation interest (or a note) in a mortgage loan or senior note (participated mortgage loan) that has been participated (or split) into any combination of the following: (1) a fully funded senior, senior pari passu, or pari passu participation interest or senior note which will be held by the Issuer and will be part of the Collateral; (2) an unfunded future funding participation interest that will not be held by the Issuer and will not be part of the Collateral (future funding participation); and (3) one or more funded pari passu or junior participation interests or notes that will not be held by the Issuer and will not be part of the Collateral (funded companion participation and, with any future funding participation, a companion participation). Companion participations (unless later acquired, in whole or in part, during the Reinvestment Period in accordance with the applicable criteria) will not be assets of the Issuer and will not be part of the collateral.

Twenty-one of the closing date participations, representing approximately 78.8% of the aggregate collateral interest cut-off date balance, are participation interests in participated mortgage loans that also have future funding participations. As of the Closing Date, BSPRT Operating Partnership or one of its subsidiaries will own all future funding participations but they will not be owned by the Issuer as of the Closing Date and are not included in the aggregate collateral interest cut-off date balance. The holder of the future funding participation (or a permitted transferee pursuant to the terms of the related participation agreement) will have the sole obligation under its participation agreements to make future advances under the future funding participations. Once funded, such participation may be transferred in accordance with the terms of the related participation agreement and the Issuer may acquire such funded participation interest as a Ramp-Up Collateral Interest or Reinvestment Collateral Interest, or Exchange Collateral Interest subject to the related criteria.

Certain collateral interests may not be controlling participations and the holder of the controlling participation related to any such noncontrolling participation may direct the applicable special servicer to take actions that conflict with the interests of certain classes of notes. However, the applicable special servicer will generally not be permitted to take actions that are prohibited by law or violate the servicing standard of the terms of the mortgage loan documents. The transaction will allow for unlimited noncontrolling participation acquisitions subject to satisfaction of note protection tests; no EOD has occurred and is continuing, as well as compliance with the acquisition and disposition requirements; and eligibility criteria, which include, among other items, a No Downgrade Confirmation by DBRS Morningstar.

Ramp-Up Acquisition Period

The transaction includes a ramp-up acquisition period of 180 days from closing or earlier if all funds in the Unused Proceeds Account have been used to purchase Ramp-Up Collateral Interests and applicable Delayed-Close Interests to achieve a target collateral principal balance of $1.2 billion. During this time, the Issuer may acquire ramp-up collateral interests. The ramp-up collateral interest may include whole loans or participation interest in participated mortgage loans and must satisfy the eligibility criteria using funds from the unused proceeds account. Any principal proceeds used to acquire, or set aside for the acquisition of, Collateral Interests at the direction of the Collateral Manager in any due period will not be available for payments to the noteholders on the payment date related to such due period in accordance with the principal payment priority of payments. Amounts remaining in the unused proceeds amount on the ramp-up completion date will be applied as the principal proceeds in accordance with the priority of payments.

Reinvestment

The collateral manager may direct the reinvestment of principal proceeds arising from the collateral interests (and any such cash contributed by the holder of the preferred shares) in reinvestment collateral interests, including whole loans or participation interests in participated mortgage loans so long as the eligibility criteria and acquisition criteria are satisfied. The Reinvestment Period is two years from the Closing Date, ending on the day preceding the end of the Due Period that ends following the Payment Date in February 2024, assuming no prior termination caused by redemption or acceleration of the notes following an EOD.

No Downgrade Confirmations

Certain events within the transaction, including Significant Modifications, require the Issuer to obtain a No Downgrade Confirmation. DBRS Morningstar 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. The Eligibility Criteria requires the Issuer to obtain a No Downgrade Confirmation in connection with acquiring any Ramp-Up Collateral Interest, Reinvestment Collateral Interest, or Exchange Collateral Interest.

Significant Modifications

For so long as Benefit Street Partners L.L.C. or a BSPRT-related party is the collateral manager, it may direct the special servicer to enter into certain borrower-requested modifications to a performing serviced loan, as long as such modification satisfies the Significant Modification Criteria. Such criteria include the following, among other things: the note protection tests must be satisfied; no EOD has occurred and is continuing; a No Downgrade Confirmation has been received from DBRS Morningstar; the cumulative principal balance of all collateral interests subject to a significant modifications may not exceed 10% of the aggregate outstanding portfolio balance; an extension of the maturity date may not extend more than two years after the original fully extended maturity date; the WA margin may not be reduced to less than 2.75% or 0.75% less than the current margin; the As Stabilized LTV of the related loan may not be not greater than 80.0% for multifamily properties, 70.0% for hospitality properties, and 75.0% for student housing properties; the principal balance may not be increased; and the As Stabilized NCF DSCR of the related loan may not be greater than 1.15x for multifamily properties and 1.25x for other student housing properties. The effectuation of any significant modification by the special servicer will not be subject to the Servicing Standard; however, the Collateral Manager’s decision to direct any Significant Modification will be subject to the Collateral Management Standard.

Note Protection Tests

Like most commercial real estate collateralized loan obligation (CRE CLO) transactions, the subject transaction features senior note protection tests in the form of an interest coverage (IC) test and a par value of overcollateralization (OC) test. If the IC or OC tests are not satisfied on any measurement date, interest proceeds otherwise available or payment to the Class F Notes, the Class G Notes, the Class H Notes, and the Preferred Shares will be diverted to deleverage and pay down the principal of the Class A Notes, the Class A-S Notes, the Class B Notes, the Class C Notes, the Class D Notes, and the Class E Notes (inclusive of deferred interest) in senior sequential order until the tests are brought back into compliance. 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, any principal proceeds will be diverted for the same purpose and the Issuer will not be permitted to use principal proceeds for Reinvestment Collateral Interests. The Par Value Test will be satisfied if the Par Value Ratio is equal to or greater than 119.33%, which is approximately 2.0% less than the initial Par Value Ratio. The Interest Coverage Test will be satisfied if the Interest Coverage Ratio is equal to or greater than 120.0%.

Advancing Agent and Backup Advancing Agent

Benefit Street Realty Operating Partnership, L.P. will serve as Advancing Agent with respect to certain interest payment shortfalls on the Classes A, A-S, and B Notes, and subject to a recoverability determination. If the Advancing Agent fails to make such payments, the Note Administrator, U.S. Bank National Association, will serve as the Backup Advancing Agent and be required to advance such interest payment shortfalls, to the extent it deems such advances to be recoverable.

Controlling Class

The Class A Notes are the controlling class, so long as any Class A Notes are outstanding; then the Class A-S Notes, so long as any Class A-S Notes are outstanding; then the Class B Notes, so long as any Class B Notes are outstanding; then the Class C Notes, so long as any Class C Notes are outstanding; then the Class D Notes, so long as any Class D Notes are outstanding; then the Class E Notes, so long as any Class E Notes are outstanding; then the Class F Notes, so long as any Class F Notes are outstanding; then the Class G Notes, so long as any Class G Notes are outstanding; then the Class H Notes, so long as any Class H Notes are outstanding; and then the Preferred Shares. If an EOD under the Indenture has occurred and is continuing, the holders of the Controlling Class will be entitled to determine the remedies to be exercised under the Indenture and in certain circumstances, without regard to whether there are sufficient proceeds to pay in full the amounts then due and unpaid on the Notes. 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.

Deferrable Floating-Rate Notes

The Class C, D, E, F, G, and H Notes (deferrable notes) allow for deferred interest on the deferrable notes. To the extent that interest proceeds are not sufficient on a given payment date to pay accrued interest, interest will not be due and payable on the payment date and will instead be deferred. The deferred interest will be added to the principal amount of the respective deferrable note and bear interest at the same rate as the reference deferrable note and will be payable on the first payment date on which funds are available in the priority of payments. The ratings assigned by DBRS Morningstar contemplate the timely payments of distributable interest and, in the case of the deferred interest, the ultimate recovery of deferred interest (inclusive of interest payable thereon at the applicable 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.

Benchmark Index

The initial Benchmark index for determining the interest rate on each Class of Notes will be based on the 30-Day Average SOFR (Compounded SOFR) as reported on the website of the Federal Reserve Bank of New York. Compounded SOFR is a backward-looking rate generally calculated in arrears using the compounded average of actual SOFR observed over a selected interest accrual period. 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*
- *Rating North American CMBS Interest-Only Certificates*
- *Interest Rate Stresses for U.S. Structured Finance Transactions*

Surveillance

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

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

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

Glossary

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

Definitions

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

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

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

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

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

Issuer UW
Issuer underwritten from Annex A or servicer reports.

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

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

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

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

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

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

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

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

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

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