Presale Report
H.I.G. RCP 2023-FL1, LLC

DBRS Morningstar
October 17, 2023

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Capital Structure

Description	Rating Action	Balance ($)	Subordination (%)	DBRS Morningstar Rating	Trend
Class A	New Rating - Provisional	336,314,000	50.000	AAA (sf)	Stable
Class A-S	New Rating - Provisional	118,551,000	32.375	AAA (sf)	Stable
Class B	New Rating - Provisional	35,314,000	27.125	AA (low) (sf)	Stable
Class C	New Rating - Provisional	41,198,000	21.000	A (low) (sf)	Stable
Class D	New Rating - Provisional	37,836,000	15.375	BBB (sf)	Stable
Class E	New Rating - Provisional	9,248,000	14.000	BBB (low) (sf)	Stable
Class F	New Rating - Provisional	31,950,000	9.250	BB (low) (sf)	Stable
Class G	New Rating - Provisional	20,179,000	6.250	B (low) (sf)	Stable
Class H	NR	42,039,872	0.000	NR	n/a

1. The Class F Notes, the Class G Notes and the Class H Notes are not offered hereby. Neither the Placement Agents nor any of their affiliates nor any other person is acting as initial purchaser, placement agent or distributor with respect to the Class F Notes, the Class G Notes or the Class H Notes.
2. DBRS Morningstar's credit rations on the Certificates address the credit risk associated with the identified financial obligations in accordance with the relevant transaction documents. DBRS Morningstar's credit ratings do not address non-payment risk associated with contractual payment obligations contemplated in the applicable transaction document(s) that are not financial obligation. DBRS Morningstar's long-term credit ratings provide opinions on risk of default. DBRS Morningstar considers risk of default to be the risk that an issuer will fail to satisfy the financial obligations in accordance with the terms under which a long-term obligation has been issued.
NR = Not Rated
n/a = Not Applicable

Estimated Closing Date: November 2, 2023

Table of Contents

Capital Structure 1
Table of Contents 2
Transaction Summary 4
Rating Considerations 4
Legal and Structural Considerations 6
Largest Loan Summary 9
DBRS Morningstar Sample 10
DBRS Morningstar Site Inspections 11
Transaction Concentrations 13
Model Adjustments 14
Loan Structural Features 14
540 Waverly *18*
620 W 153rd Street *22*
Terminal Logistics Center *28*
108 Route 303 *32*
Lumeo at Tryon Park *36*
224 Logistics *42*
The Paxton *47*
Mini Mall Storage Portfolio *53*
Centreport Lake *60*
Pier 33 *66*
Transaction Structural Features 71
Methodologies 75
Surveillance 76
Glossary 77
Definitions 78

Pool Characteristics			
Trust Amount ($)	672,629,873	**Participated Loan Commitment Amount ($)**	1,399,021,111
Number of Loans	16	**Average Loan Size ($)**	42,039,367
Number of Properties	35	**Top Ten Loan Concentration (%)**	68.5
Managed / Static	Static	**Unfunded Companion Participation Amount ($)**	80,761,168
Preidentified Ramp Loans	n/a	**Replenishment Allowed**	Y
Par Value Ratio Test (%)	115.28	**Reinvestment Period**	n/a
Par Value Cushion (%)	1.00	**IC Ratio: Trigger (X)**	1.20
Wtd. Avg. Current Funded As-Is Appraised Issuance LTV (%)	64.6	**Wtd. Avg. DBRS Morningstar As-Is Issuance LTV (%)**	77.5
Wtd. Avg. Current Funded Stabilized Appraised LTV (%)	61.9	**Wtd. Avg. DBRS Morningstar Stabilized Balloon LTV (%)**	69.4
Wtd. Avg. Interest Rate Margin (%)	4.121	**DBRS Morningstar Wtd. Avg. Interest Rate[4] (%)**	7.650
Wtd. Avg. Remaining Term[1]	22	**Wtd. Avg. Remaining Term - Fully Extended**	46
Wtd. Avg. DBRS Morningstar As-Is DSCR[2]	0.67	**Wtd. Avg. Issuer As-Is DSCR (x)**	1.04
Wtd. Avg. DBRS Morningstar Stabilized DSCR[3]	0.84	**Wtd. Avg. Issuer Stabilized DSCR (x)**	1.16
		Avg. DBRS Morningstar Stabilized NCF Variance[3] (%)	-16.2

Note: All DBRS Morningstar DSCR and LTV calculations in this table and throughout the report are based on the DBRS Morningstar Stressed Interest Rate and the fully funded and extended mortgage loan commitment. The 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. Stressed interest rate that considers loan specific features (interest rate floors, interest rate caps, etc). All DBRS Morningstar DSCR figures are based on this stressed rate.

Participants	
Seller	H.I.G. Realty Credit Investments, LLC
Sponsor	H.I.G. Realty Credit Investments, LLC
Structuring Agent	J.P. Morgan Securities LLC
Co-Lead Placement Agents	J.P. Morgan Securities LLC and Morgan Stanley & Co. LLC
Co-Managers	Barclays Capital Inc, UBS Securities LLC
Advancing Agent	H.I.G. Realty
Servicer	Trimont LLC
Special Servicer	Trimont LLC
Trustee	Wilmington Trust, National Association
Note Administrator, Custodian, and Backup Advancing Agent	Computershare Trust Company, National Association
Operating Advisor	Park Bridge Lender Services, LLC

Transaction Summary

The initial collateral pool consists of 16 floating-rate mortgage loans secured by 35 mostly transitional properties with a cut-off date balance of approximately $672.6 million. The loans have an approximate aggregate $645.6 million of funded companion participation, $80.8 million in future funding, and $30.9 million in junior participations. Of these junior participations, approximately $29.9 million has been funded with approximately $1.0 million in future funding.

The transaction will consist of a fully identified static pool of assets with no ability to add unidentified assets after the closing date other than the limited right to acquire related pari passu debt. The Issuer may use permitted proceeds to acquire Eligible Companion Participations, subject to the Eligible Companion Participation Acquisition Criteria being met including a no-downgrade rating agency confirmation (RAC) by DBRS Morningstar for all funded companion participations. This can be done from the closing date up to the payment date in October 2025. The holder of the future funding companion participations, which will be an affiliate of H.I.G. Realty, has full responsibility to fund the future funding companion participations. The transaction will have a sequential-pay structure.

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, nine loans, or 53.4% of the initial pool balance, have remaining future funding participations totaling approximately $80.8 million. All loans have closed with origination dates ranging from October 27, 2020 (Vancouver Tech Center) to August 25, 2023 (Kauai Beach Resort). There are seven loans, representing 41.8% of the initial pool balance, with maturity dates within the next 18 months. This includes two loans, or approximately 10.9% of the initial pool balance, that are less than a year away from their initial maturity dates.

Loan Name	Cut-Off Date Whole Loan Amount ($)	Future Funding Amount [1] ($)	Junior Participation Cut-Off Date Future Funding	Total Future Funding Commitments Allowed (%)
620 W 153rd Street	106,585,413	5,414,587	0	100.0
108 Route 303	43,680,000	1,320,000	0	100.0
224 Logistics	76,190,812	4,309,188	0	100.0
The Paxton	226,747,708	13,413,292	0	100.0
Centreport Lake	88,519,708	4,686,872	512,420	90.1
Pier 33	80,000,000	4,517,656	482,344	90.4
Kauai Beach Resort	39,100,000	17,900,000	0	100.0
Vancouver Tech Center	32,549,189	7,450,811	0	100.0
Ardmore at Flowers & Ardmore Topside	87,751,238	21,748,762	0	100.0

1 Future funding is used for capital improvements, leasing costs, earnouts etc.

Rating Considerations

Strengths

- **Risk Retention by the Sponsor:** A majority-owned affiliate of H.I.G. Realty Credit Investments, LLC will retain the most subordinate Class F, Class G, and Class H notes, which represent 14.0% of the total principal balance. Affiliates of the seller will also retain on the closing date 100% of the junior Companion Participations, which have an aggregate cut-off date principal balance of $29.9 million and a maximum principal balance of approximately $30.9 million.

- **Multifamily Concentration:** Seven of the 16 loans in the pool, or 44.4%, are secured by multifamily properties. Generally, multifamily properties benefit from lower expense ratios and staggered lease rollover 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 recover when the market improves.
- **Property Quality:** Two loans, comprising 14.5% of the initial pool balance, are secured by properties DBRS Morningstar deemed Above Average in quality; seven loans, representing 43.8% of the initial pool balance were deemed Average + in quality. The remaining loans were deemed Average quality.
- **MSA Strength:** Eight loans, representing 54.3% of the pool balance, have collateral in the DBRS Morningstar MSA Group 3, which is the best-performing group in terms of historical CMBS default rates among the top 25 MSAs.

Challenges & Considerations

- **Transitional Properties:** DBRS Morningstar analyzed the loans to a stabilized cash flow that is, in most instances, above the in-place cash flow. It is possible that the sponsor will not successfully execute its business plan and that the higher stabilized cash flow will not materialize during the loan term. The sponsor's failure to execute the business plans could result in a term default or the inability to refinance the fully funded loan balance.
    - *Mitigant:* DBRS Morningstar sampled all of the loans in the pool except for Vancouver Tech Center, which represents 95.2% of the initial pool balance. Additionally, DBRS Morningstar conducted site inspections for 10 of the 16 loans in the pool, representing 68.5% of the initial pool balance.
- **Limited Securitization Experience**: This transaction is H.I.G. Capital's inaugural capital markets financing transaction. This is expected to be the first in a series of floating Rate CRE CLO issuances for the sponsor.
    - *Mitigant:* Affiliates of H.I.G. Capital will retain the Class F, Class G, and Class H notes and will be the initial holder of each Companion Participation.
    - H.I.G. Capital has been around for more than 30 years and has $59 billion in assets under management.
- **Elevated Leverage**: Based on the initial pool balances, the overall DBRS Morningstar WA As-Is DSCR is 0.67x and the DBRS Morningstar As-Is LTV is 77.5%, which reflect high-leverage financing.
    - *Mitigant:* The DBRS Morningstar WA Stabilized Issuance LTV is expected to decrease to 69.4%, which in addition to indicating an increase in value, also suggest that the property cash flows are likely to improve.
- **Floating-Rate Interest Rates:** All loans have floating interest rates, and all loans are IO through their initial terms. 15 out of the 16 loans, representing 93.8% of the initial pool balance, are IO throughout the fully extended loan terms, creating interest rate risk should short-term interest rates continue to increase.
    - *Mitigant:* All loans in the pool have rate caps in place.
    - *Mitigant:* DBRS Morningstar incorporates an interest rate stress, which is based on the lower of a DBRS Morningstar stressed rate that corresponds to the remaining fully extended loan term 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.

- **Weak Market Ranks:** Eight loans, representing 50.3% of the pool, are secured by a property or properties with a DBRS Morningstar Market Rank of 3 or 4, which, although generally suburban in nature, have historically had higher default and loss rates. Additionally, two loans, representing 8.8% of the pool, are secured by properties with a DBRS Morningstar Market Rank of 2, which is indicative of a more rural or tertiary setting.
  - *Mitigant:* Three loans, representing 22.8% of the pool, are located within a DBRS Market Rank of 7 or 8, which are generally characterized as highly dense urban areas. These markets benefit from lower default frequencies than less dense suburban, tertiary, and rural markets.

Legal and Structural Considerations

Non-Consolidation Opinions

As described in the Exceptions to the Rep and Warranties, a non-consolidation agreement for three loans (108 Route 303, Centreport Lake and Ardmore at Flowers & Ardmore Topside) with loan amounts greater than $20.0 million were not obtained. In each such case, the lender relied on the special purpose covenants and event of default and recourse provisions of the loan documents, as well as the special purpose covenants in the newly formed borrower's operating agreement. Furthermore, as described in the offering documents, with respect to three Collateral Interests (540 Waverly, The Paxton and Kauai Beach Resort), opinion counsel did not express an opinion or qualified their opinion regarding the substantive consolidation of the assets and liabilities of the related borrowers with those of the related guarantors to the extent that such opinion related to certain limited components of the potential obligations of the guarantors under the related carry and/or completion guarantees. DBRS Morningstar views the lack of a non-consolidation opinion or the qualifications as counterproductive to the expected benefit of reducing the risk of substantive consolidation in the event of a loan sponsor's bankruptcy.

Comparable Transactions						
	Subject Deal	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Deal Name	**HIG 2023-FL1**	**MF1 2023-FL12**	**SGCP 2023-FL5**	**RCMF 2023-FL12**	**ACREC 2022-FL2**	**BDS 2022-FL12**
Pool Balance	$672,629,873	$895,215,832	$345,548,715	$648,556,095	$534,167,782	$708,062,708
# of Loans	16	21	15	35	15	23
Average Loan Size	$42,039,367	$42,629,325	$23,036,581	$18,530,174	$35,611,185	$30,785,335
Largest Loan Concentration	8.3%	8.9%	13.2%	9.3%	7.9%	17.0%
Top Ten Concentration	68.5%	64.9%	82.5%	55.5%	73.2%	64.7%
Herf	15.4	17.7	11.8	22.2	14.6	14.9
DBRS Morningstar WA E/L	**6.2%**	**5.5%**	**9.8%**	**6.5%**	**8.8%**	**8.4%**
EL 0 <= 0.80%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%
EL 1 >0.80%, <=2.0%	0.0%	5.2%	0.0%	9.3%	0.0%	2.8%
EL 2 >2.0%, <=4.0%	30.5%	29.4%	0.0%	13.7%	6.8%	12.7%
EL 3 >4.0%, <=7.5%	36.2%	28.0%	20.1%	28.1%	31.4%	24.4%
EL 4 >7.5%, <=15.0%	27.5%	37.4%	79.9%	47.4%	61.8%	34.2%
EL 6 >15.0	5.8%	0.0%	0.0%	0.0%	0.0%	25.9%
DBRSM AS-IS WA LTV	**77.5%**	**71.2%**	**76.7%**	**79.4%**	**77.6%**	**78.4%**
DBRSM STABILIZED WA LTV	**69.4%**	**63.6%**	**60.6%**	**66.6%**	**67.9%**	**64.8%**
LTV >= 85.03%	6.1%	0.0%	0.0%	0.0%	0.0%	0.0%
LTV >=75.16%, <85.03%	21.5%	0.0%	0.0%	3.1%	5.7%	0.0%
LTV >=67.1%, <75.16%	33.2%	16.7%	11.5%	50.1%	53.8%	23.9%
LTV <67.1%	39.3%	83.3%	88.5%	46.8%	40.5%	76.1%
DBRSM Stabilized NCF Variance	**-18.5%**	**-27.2%**	**-20.5%**	**-16.0%**	**-26.8%**	**0.0%**
HC >-10.0%	17.6%	0.0%	12.7%	14.8%	0.0%	0.0%
HC <-10.01%, >-20.0%	65.6%	17.9%	24.5%	50.7%	27.1%	0.0%
HC <-20.01%, >-30.0%	6.2%	61.2%	46.2%	33.6%	41.4%	0.0%
HC <-30.01%	10.7%	20.9%	16.7%	0.9%	31.5%	0.0%
Issuer Stressed As-Is WA DSCR	**0.67**	**0.37**	**0.62**	**0.59**	**0.64**	**0.59**
Issuer Stressed Stabilized WA DSCR	**0.84**	**0.77**	**0.99**	**0.87**	**0.89**	**0.84**
DSCR < 0.90x	74.8%	84.4%	31.3%	63.7%	59.5%	59.6%
DSCR 0.90x - 1.00x	12.5%	8.9%	32.2%	13.1%	12.5%	37.6%
DSCR 1.00x - 1.25x	12.6%	3.4%	25.1%	14.1%	28.0%	0.0%
DSCR 1.25x - 1.50x	0.0%	3.4%	11.4%	3.4%	0.0%	2.8%
DSCR > 1.50x	0.0%	0.0%	0.0%	5.8%	0.0%	0.0%
DBRSM WA Business Score	**2.11**	**1.87**	**2.38**	**2.12**	**2.13**	**2.20**
% Bus Rank 1-2	53.4%	71.8%	0.0%	38.6%	36.1%	29.1%
% Bus Rank 2.01-3	46.6%	26.5%	91.0%	58.1%	63.9%	64.4%
% Bus Rank 3.01-4	0.0%	1.7%	9.0%	3.3%	0.0%	6.6%
% Bus Rank 4.01-5	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

	Subject Deal	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5
Deal Name	**HIG 2023-FL1**	**MF1 2023-FL12**	**SGCP 2023-FL5**	**RCMF 2023-FL12**	**ACREC 2022-FL2**	**BDS 2022-FL12**
Total Hotel %	5.8%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Office %	0.0%	0.0%	0.0%	1.5%	0.0%	0.0%
Total Retail %	0.0%	3.4%	0.0%	0.0%	0.0%	0.0%
Total MF %	44.4%	96.6%	56.8%	85.9%	100.0%	100.0%
Total Industrial %	31.5%	0.0%	43.2%	12.5%	0.0%	0.0%
Total Self Storage %	12.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total MHC %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Mixed Use %	6.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Total Other %	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
DBRS Morningstar WA Market Rank	**4.44**	**4.54**	**2.88**	**3.88**	**3.52**	**3.53**
% Mkt Rank 8	6.3%	3.4%	0.0%	10.8%	0.0%	0.0%
% Mkt Rank 7	16.4%	15.9%	0.0%	3.3%	0.0%	0.0%
% Mkt Rank 5-6	18.2%	35.4%	0.0%	6.3%	21.1%	12.7%
% Mkt Rank 3-4	50.3%	28.1%	75.6%	69.0%	55.6%	83.2%
% Mkt Rank 1-2	8.8%	17.3%	24.4%	10.6%	23.3%	4.1%
% Mkt Rank 0	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
DBRS Morningstar MSA Group						
% MSA Group 3	54.3%	39.6%	3.4%	21.9%	12.5%	0.0%
% MSA Group 2	6.5%	24.0%	14.9%	8.7%	0.0%	6.1%
% MSA Group 1	6.2%	16.8%	46.4%	15.4%	34.5%	45.3%
% MSA Group 0	33.0%	19.6%	35.2%	53.9%	53.0%	48.6%
DBRS Morningstar Property Quality						
Excellent	0.0%	8.9%	0.0%	0.0%	0.0%	0.0%
Above Average	14.5%	40.2%	6.3%	0.0%	15.7%	0.0%
Average +	43.8%	32.6%	5.2%	0.0%	24.7%	21.8%
Average	41.7%	9.5%	71.1%	84.0%	46.4%	53.4%
Average -	0.0%	0.0%	11.0%	7.1%	7.8%	8.3%
Below Average	0.0%	8.7%	6.5%	8.8%	5.4%	16.4%
Poor	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
DBRS Morningstar Sponsor Strength						
Strong	0.0%	0.0%	0.0%	0.0%	5.4%	0.0%
Average	100.0%	91.6%	96.6%	91.4%	52.0%	63.2%
Weak	0.0%	8.4%	3.4%	8.6%	42.7%	36.8%
Bad (Litigious)	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Note: The DBRS Morningstar Market Rank and MSA Group results for portfolio loans reflects an approximation of the weighted average figure based on the corresponding model coefficients.

DBRS Morningstar Credit Characteristic			
	DBRS Morningstar As-Is DSCR (x)		DBRS Morningstar Stabilized DSCR (x)
DSCR (x)	**% of the Pool (Senior Note Balance[1])**	**DSCR (x)**	**% of the Pool (Senior Note Balance[1])**
0.00x-0.50x	23.3	0.90-1.00	5.8
0.50x-0.75x	27.9	1.00-1.15	10.7
0.75x-1.00x	48.8	1.15-1.30	70.9
1.00x-1.25x	0.0	1.30-1.45	12.6
1.25x-1.50x	0.0	1.45-1.60	0.0
1.50x-1.75x	0.0	1.60-1.75	0.0
>1.75x	0.0	>1.75	0.0
Wtd. Avg. (x)	0.67	WA (x)	0.84

DBRS Morningstar LTV (%)			
	DBRS Morningstar As-Is Issuance LTV		DBRS Morningstar Stabilized Balloon LTV
LTV (%)	**% of the Pool (Senior Note Balance[1])**	**LTV (%)**	**% of the Pool (Senior Note Balance[1,2])**
0.0%-50.0%	4.8	0.0%-50.0%	4.8
50.0%-60.0%	0.0	50.0%-60.0%	28.7
60.0%-70.0%	28.7	60.0%-70.0%	18.5
70.0%-80.0%	39.3	70.0%-80.0%	29.6
80.0%-90.0%	6.1	80.0%-90.0%	12.3
90.0%-100.0%	12.3	90.0%-100.0%	6.1
100.0%-110.0%	0.0	100.0%-110.0%	0.0
110.0%-125.0%	8.8	110.0%-125.0%	0.0
>125.0%	0.0	>125.0%	0.0
Wtd. Avg. (%)	77.5	Wtd. Avg. (%)	69.4

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

Largest Loan Summary

Loan Detail						
Loan Name	Trust Balance ($)	% of Pool	DBRS Morningstar As-Is DSCR (x)	DBRS Morningstar Stabilized DSCR (x)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized Morningstar LTV (%)
540 Waverly	55,500,000	8.3	0.64	0.75	75.8	72.8
620 W 153rd Street	55,050,684	8.2	0.48	0.87	61.4	58.5
Terminal Logistics Center	52,000,000	7.7	0.75	0.75	60.0	57.3
108 Route 303	43,680,000	6.5	0.82	0.88	65.3	59.4
Lumeo at Tryon Park	43,500,000	6.5	0.92	0.92	72.5	72.5
224 Logistics	43,000,000	6.4	0.88	1.08	76.4	68.6
The Paxton	42,500,000	6.3	0.00	0.80	76.0	68.1
Mini Mall Storage Portfolio	42,000,000	6.2	0.74	0.83	63.7	58.0
Centreport Lake	41,900,000	6.2	0.81	1.08	95.4	81.6
Pier 33	41,500,000	6.2	0.90	0.90	77.5	75.4

Property Detail							
Loan Name	DBRS Morningstar Property Type	City	State	Year Built	SF/Units	Fully Funded Mortgage Loan per SF/Units ($)	Fully Funded Mortgage Maturity Balance per SF/Units ($)
540 Waverly	Multifamily	Brooklyn	NY	2022	135	462,963	462,963
620 W 153rd Street	Multifamily	New York	NY	2023	238	470,588	470,588
Terminal Logistics Center	Industrial	Queens	NY	2022	164295	456	456
108 Route 303	Industrial	Tappan	NY	1971	337029	134	134
Lumeo at Tryon Park	Multifamily	Charlotte	NC	2020	314	213,376	213,376
224 Logistics	Industrial	Milwaukie	OR	1991	1014973	79	79
The Paxton	Mixed Use	Brooklyn	NY	2023	322308	745	745
Mini Mall Storage Portfolio	Self-Storage	Various	Various	Various	782540	92	92
Centreport Lake	Multifamily	Fort Worth	TX	2008	452	207,343	207,343
Pier 33	Multifamily	Wilmington	NC	2020	286	297,203	297,203

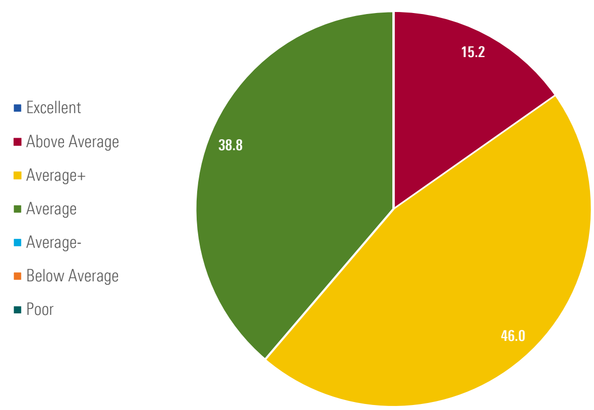
DBRS Morningstar Sample

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	540 Waverly	8.3	4,063,601	-14.0	Operating expenses; Other Income	Average+
2	620 W 153rd Street	8.2	8,912,647	10.6	Positive Variance	Above Average
3	Terminal Logistics Center	7.7	4,693,452	-11.0	GPR; TI/LCs	Average+
4	108 Route 303	6.5	3,593,303	-11.8	Vacancy; TI/LCs	Average
5	Lumeo at Tryon Park	6.5	3,319,245	-13.4	GPR; Economic Vacancy	Average+
6	224 Logistics	6.4	6,621,200	-6.0	TI/LCs; Other Income: Vacancy	Average
7	The Paxton	6.3	15,029,278	-14.9	GPR, Operating Expenses	Above Average
8	Mini Mall Storage Portfolio	6.2	4,898,550	-25.6	GPR; Replacement Reserves	Average
9	Centreport Lake	6.2	4,721,559	-17.6	Other Income; Insurance Expense: Credit Loss	Average
10	Pier 33	6.2	4,397,762	-16.0	GPR; Vacancy; Real Estate Taxes	Average+
11	Pointe on Westshore	6.1	5,853,659	-17.2	Insurance Expense	Average+
12	215 & 245 Roger's Way	6.1	3,997,024	-17.2	Rental Rate Markdown; GPR	Average+
13	Kauai Beach Resort	5.8	2,256,333	-64.1	RevPAR; F&B Revenue	Average
14	Prime Storage Portfolio	5.7	6,957,794	-16.7	GPR; Economic Vacancy	Average
16	Ardmore at Flowers & Ardmore Topside	3.0	7,494,550	-8.2	Other Income	Average+

DBRS Morningstar Site Inspections

DBRS Morningstar sampled 15 of the 16 loans, representing 95.2% of the initial pool balance. DBRS Morningstar met with the on-site property manager, leasing agent, or representative of the borrowing entity for 10 of the 16 loans in the pool, representing 68.5% of the initial pool balance. The resulting DBRS Morningstar property quality scores are highlighted in the chart below.

DBRS Morningstar Sampled Property Quality



Source: DBRS Morningstar.

DBRS Morningstar Cash Flow Analysis

DBRS Morningstar completed a cash flow review and a cash flow stability and structural review for 15 of the 16 loans, representing 95.2% of the pool by loan balance. For the loan not subject to an NCF review, DBRS Morningstar applied the pool average NCF variance of -16.9% to the Issuer's as-is cash flow and assumed that the property was currently stabilized, resulting in a haircut of -52.7% to the Issuer's as-stabilized cash flow.

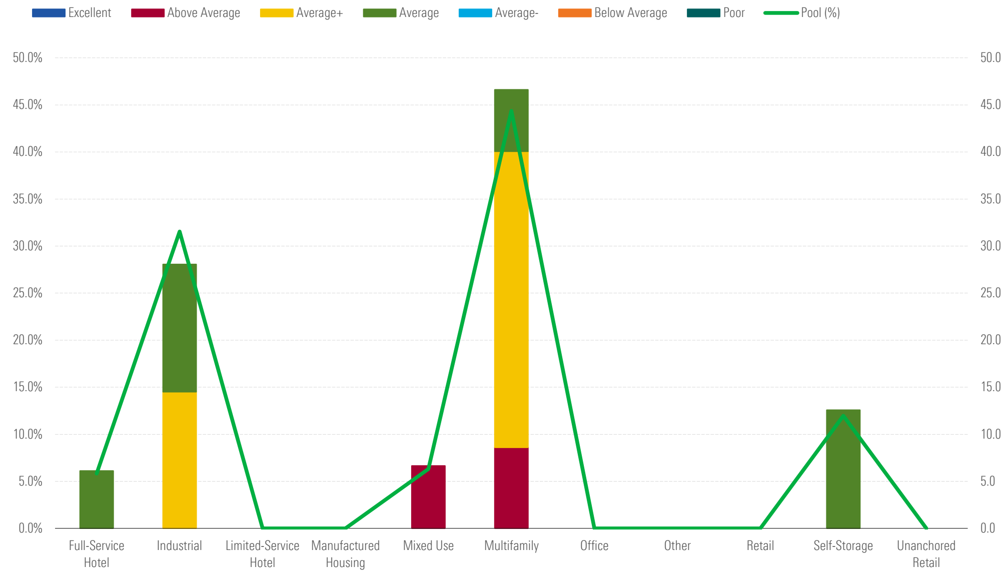
As-Is NCF

The DBRS Morningstar As-Is NCF was based on the current performance of the properties, without giving any credit to the future upside that may be realized upon the sponsors' completion of their business plans. The DBRS Morningstar as-is sample had an average in-place NCF variance of -16.9% from the Issuer's NCF and ranged from -100.0% to 3.2%.

Stabilized NCF

The DBRS Morningstar Stabilized NCF assumed the properties stabilized at market rent and/or recently executed leases and market expenses that were reasonably achievable based on the sponsor's business plan and structural features of the respective loan. The DBRS Morningstar sample had an average DBRS Morningstar Stabilized NCF variance of -16.2% from the Issuer's stabilized NCF and ranged from -64.1% to 10.6%.

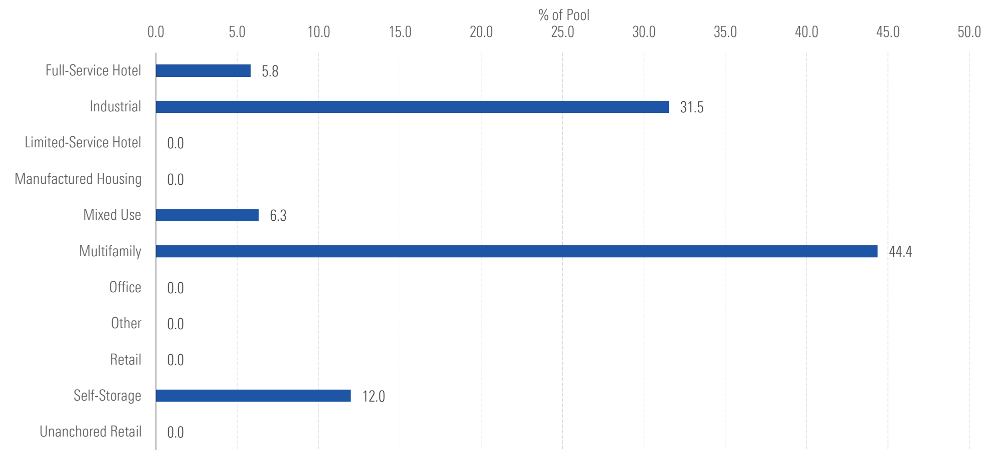
DBRS Morningstar Sampled Property Type



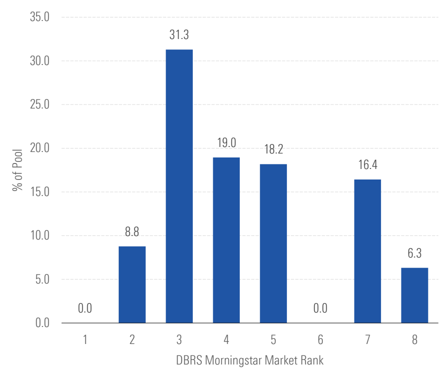
Source: DBRS Morningstar.

Transaction Concentrations

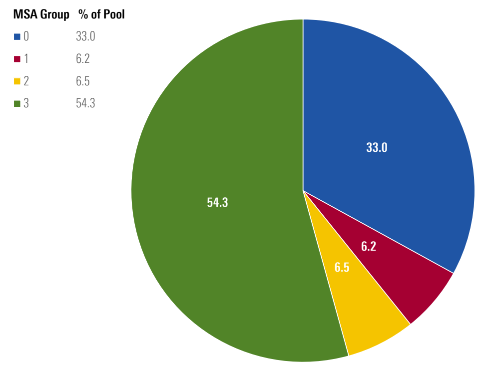
DBRS Morningstar Property Type



DBRS Morningstar Market Rank

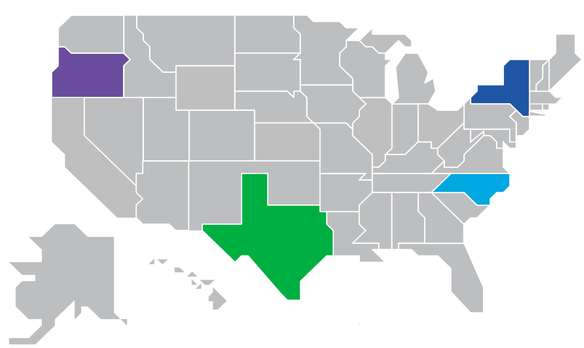


DBRS Morningstar MSA Group



Largest Property Location

Property Name	City	State
540 Waverly	Brooklyn	NY
620 W 153rd Street	New York	NY
Terminal Logistics Center	Queens	NY
108 Route 303	Tappan	NY
Lumeo at Tryon Park	Charlotte	NC
224 Logistics	Milwaukie	OR
The Paxton	Brooklyn	NY
Mini Mall Storage Portfolio	Various	Various
Centreport Lake	Fort Worth	TX
Pier 33	Wilmington	NC



Source: DBRS Morningstar.

Model Adjustments

DBRS Morningstar applied upward capitalization rate adjustments to eight loans, representing 46.7% of the initial trust balance. DBRS Morningstar adjusted the cap rate for these loans to reflect its view of the respective markets, dated third-party documents, or to account for leasehold interest. The downward stabilized value adjustments are highlighted in the DBRS Morningstar Sampled Model Adjustments table below.

Loan	Prospectus ID	Issuer's Implied Cap Rate (%)	DBRS Morningstar Adjusted Cap Rate (%)	Appraised As-Is LTV (%)	Appraised Stabilized LTV (%)	DBRS Morningstar As-Is LTV (%)	DBRS Morningstar Stabilized LTV (%)
540 Waverly	1	5.1	5.5	70.8	68.0	75.8	72.8
224 Logistics	6	4.7	6.0	56.8	53.8	76.4	68.6
Centreport Lake	9	4.4	5.5	72.1	65.3	95.4	81.6
Pointe on Westshore	11	3.8	5.5	55.4	55.4	80.1	80.1
215 & 245 Roger's Way	12	4.2	6.8	61.2	61.2	99.2	99.2
Kauai Beach Resort	13	6.0	7.3	67.4	54.3	119.1	65.8
Vancouver Tech Center	15	5.0	6.0	46.9	39.2	47.5	47.5
Ardmore at Flowers & Ardmore Topside	16	4.2	5.8	72.3	56.2	123.9	77.1

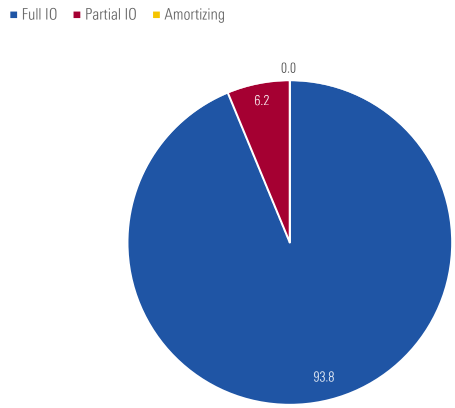
Loan Structural Features

Loan Terms: 14 of the 16 loans in the pool had initial loan terms of 36 months and the remaining two had initial loan terms of 37 months. All of the initial terms are interest-only. All loans are structured with two one-year extension options. All loans except one, Mini Mall Storage Portfolio, are interest-only throughout their extension options as well.

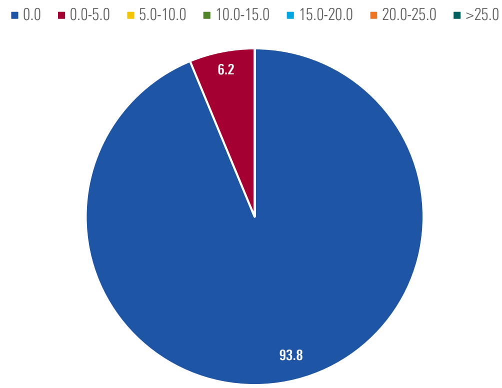
Interest Rate: All 16 loans in the pool use Term SOFR as the index. The interest rate is generally the greater of (1) the floating rate referencing one-month Term SOFR as the index plus the margin and (2) the interest rate floor.

Interest Rate Protection: All 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. Exceptions to this are 108 Route 303, Mini Mall Storage Portfolio, and Ardmore at Flowers & Ardmore Topside, whose mortgage rate floors are higher than the mortgage loan rate caps in place.

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.

Subordinate Debt: There are no loans in the pool that are subject to subordinate mezzanine financing. Pari Passu Debt: 13 of the 16 loans in the pool are subject to pari passu debt. The three loans without pari passu debt currently are 108 Route 303, Kauai Beach Resort, and Vancouver Tech Center, which represent 17.1% of the initial pool balance. These loans have unfunded pari passu future funding interest. Three loans, Lumeo at Tryon Park, Centreport Lake, and Pier 33, representing 18.9% of the initial pool balance, are subject to junior participations. A small portion of this (3.2%) is still unfunded.

Loan Name	Trust Balance ($)	Future Funding	Pari Passu Balance ($)	Junior Participation Balance ($)	Junior Participation Future Funding ($)	Future Mezz/ Unsecured Debt (Y/N)	Total Debt Balance ($)
540 Waverly	55,500,000	0	7,000,000	0	0	N	62,500,000
620 W 153rd Street	55,050,684	5,414,587	51,534,729	0	0	N	112,000,000
Terminal Logistics Center	52,000,000	0	23,000,000	0	0	N	75,000,000
108 Route 303	43,680,000	1,320,000	0	0	0	N	45,000,000
Lumeo at Tryon Park	43,500,000	0	10,077,500	13,422,500	0	N	67,000,000
224 Logistics	43,000,000	4,309,188	33,190,812	0	0	N	80,500,000
The Paxton	42,500,000	13,413,292	184,247,708	0	0	N	240,161,000
Mini Mall Storage Portfolio	42,000,000	0	30,000,000	0	0	N	72,000,000
Centreport Lake	41,900,000	4,686,872	37,895,583	8,724,125	512,420	N	93,719,000
Pier 33	41,500,000	4,517,656	30,782,500	7,717,500	482,344	N	85,000,000
Pointe on Westshore	40,950,000	0	62,050,000	0	0	N	103,000,000
215 & 245 Roger's Way	40,900,000	0	30,100,000	0	0	N	71,000,000
Kauai Beach Resort	39,100,000	17,900,000	0	0	0	N	57,000,000
Prime Storage Portfolio	38,500,000	0	78,000,000	0	0	N	116,500,000
Vancouver Tech Center	32,549,189	7,450,811	0	0	0	N	40,000,000
Ardmore at Flowers & Ardmore Topside	20,000,000	21,748,762	67,751,238	0	0	N	109,500,000

Future Funding: Nine of the 16 loans in the pool are subject to future funding, representing 53.4% of the initial pool balance. The remaining pari passu future funding portion is approximately $80.8 million in aggregate. Remaining future funding ranges from $1.32 million up to approximately $21.75 million. The proceeds necessary to fulfill the future funding obligations will primarily be drawn from a committed warehouse line and will be initially held outside the trust but will be pari passu with the trust participations. The future funding is generally to be used for the remaining construction or property renovations. It is DBRS Morningstar's opinion that the business plans are generally achievable given market conditions, recent property performance, and adequate available future funding (or upfront reserves) for planned renovations and leasing costs.

Leasehold: There is one loan in the pool with leasehold interest, 215 & 245 Roger's Way. The Sponsor leases the ground from Suffolk County, New York in order to receive a PILOT (payment in lieu of tax) tax abatement. The original ground lease began in 2014 and the initial term ends on December 31, 2053 with one 40-year extension option. The lessees have entered into leases with the Suffolk County Industrial Development Agency in order to obtain the tax benefits.

Property Release: There are three loans in the pool, which represent 14.2% of the initial pool balance, that have permitted releases. The first is 224 Logistics, which allows for a free release of the "Truck Lot" but will require paydowns for the release of the "Freezer Building" ($10.0 million) and the "Office Building" (65% of net sale proceeds). Vancouver Tech Center will permit the partial release of the land parcels, subject to 120% accelerated paydown of the allocated loan advance. The Ardmore at Flowers and Ardmore Topside loans also allow for partial releases, subject to certain thresholds. For Ardmore at Flowers, 117.5% ($59.7 million) of the ALA must be paid down and for Ardmore Topside 137.5% ($50.6 million) of the ALA must be paid down.

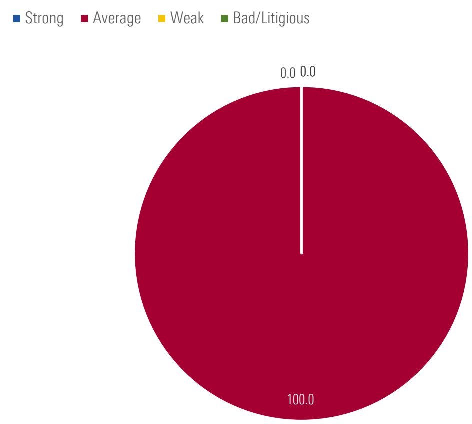
Property Substitution: There are no loans in the pool that allow for the substitution of properties.

Terrorism Insurance: All loans have terrorism insurance in place.

Reserve Requirement			**Borrower Structure**		
Type	# of Loans	% of Pool	Type	# of Loans	% of Pool
Tax Ongoing	13	81.1	SPE with Independent Director and Nonconsolidation Opinion	12	79.5
Insurance Ongoing	12	75.3	SPE with Independent Director Only	4	20.5
Capex Ongoing	5	31.2	SPE with Nonconsolidation 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 Morningstar property types.

DBRS Morningstar Sponsor Strength



Source: DBRS Morningstar.

540 Waverly

Loan Snapshot

Seller	H.I.G
Ownership Interest	Fee
Trust Balance ($ million)	55.5
Loan PSF/Unit ($)	462,963
Percentage of the Pool	8.3
Fully Extended Loan Maturity/ARD	January 2028
Amortization	Full IO
DBRS Morningstar As-Is DSCR (x)	0.64
DBRS Morningstar Stabilized DSCR (x)	0.75
DBRS Morningstar As-Is Issuance LTV (%)	75.8
DBRS Morningstar Stabilized Balloon LTV (%)	72.8
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Average+

Debt Stack ($ millions)

Trust Balance	55.5
Pari Passu	7.0
Remaining Future Funding	0.0
JR. Participation & JR. Participation Future Funding	0.0
Mortgage Loan Including Future Funding	62.5
Loan Purpose	Refinance
Equity Contribution/(Distribution) ($ million)	0.0

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2022
City, State	Brooklyn, NY	**Physical Occupancy (%)**	89.6
Units/SF	135	**Physical Occupancy Date**	September 2023

This loan is secured by the borrower's fee-simple interest in 540 Waverly, a 135-unit multifamily property in Brooklyn, New York. Loan proceeds of $62.5 million were used to refinance the $54.2 million construction loan, fund upfront reserves, and cover closing costs. The loan is IO throughout with an initial three-year period and two one-year extension options that are exercisable subject to the loan's achievement of certain criteria set forth in the loan agreement.

Unit Mix and Rents

Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[2]
Studio - FM	22	429	$3,008
Studio - Affordable	9	429	$1,119
One Bedroom - FM	46	586	$3,850
One Bedroom - Affordable	20	586	$1,421
Two Bedroom, One-Bathroom FM[1]	2	887	$4,750
Two-Bedroom, One-Bathroom - Affordable	8	887	$1,702
Two Bedroom, Two-Bathroom FM	24	967	$5,711
Two-Bedroom, Two-Bathroom - Affordable	4	967	$1,702
Total/Weighted Average	**135**	**651**	**$3,324**

1. Total units includes one employee unit, which is included in the vacancy factor.
2. Based on the September 30, 2023 rent roll.

540 Waverly was delivered in 2022 and is currently in its initial lease-up phase. The collateral comprises 94 fair-market units and 41 affordable units. As of the rent roll dated September 30, 2023, the fair-market units were 100.0% occupied and the affordable units were 66.9% occupied. The residential unit mix consists of 31 studio units, 66 one-bedroom one-bathroom units, 10 two-bedroom one-bathroom units, and 28 two-bedroom two-bathroom units. Amenities at the property include a doorman, fitness

center, bike storage, parking garage, rooftop grills, outdoor dining area, and a tenant lounge with a work/study area/pool table and media/entertainment area. The subject also includes 6,034 sf of ground-floor retail, 17.5% of which is occupied.

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Avg. Unit Size (sf)	Avg. Rental Rate ($/unit)	Occupancy (%)
300 Ashland	Brooklyn, NY	0.8	379	2017	647	4,215	100.0
525 Clinton	Brooklyn, NY	0.1	30	2012	964	4,680	100.0
810 Fulton Street	Brooklyn, NY	0.3	363	2019	800	4,343	98.0
100 Steuben Stree	Brooklyn, NY	1.1	43	2015	728	4,240	100.0
325 Lafayette Ave	Brooklyn, NY	0.7	116	2015	557	3,892	100.0
Total/WA Comp. Set	**Brooklyn, NY**	**Various**	**931**	**Various**	**709**	**4,241**	**99.2**
540 Waverly	**Brooklyn, NY**	**n/a**	**135**	**2022**	**651**	**3,324**	**89.6**

Source: Appraisal, except the subject figures, which are based on the rent roll dated September 30, 2023.

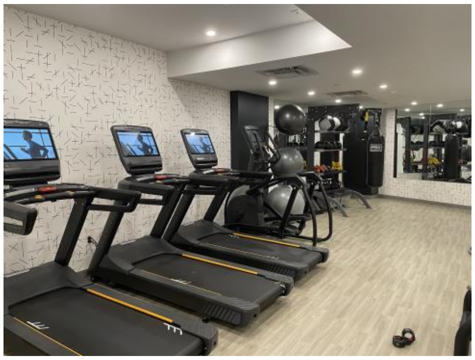
Sponsorship

The sponsor for this transaction is The Daten Group, a full-service real estate investment, development, and consulting firm. The group was founded in 2001 and is focused on the acquisition and development of commercial, industrial, and residential projects. The Daten Group is based in New York and primarily invests in projects throughout the New York metropolitan area. The sponsor's portfolio comprises three other multifamily properties in Brooklyn, a 25,000-sf office building in Manhattan, and a 46-unit multifamily property in Hoboken.

The property will be managed by Choice New York Companies, a New York-based management company with over 250 buildings in its management portfolio.

DBRS Morningstar Analysis

Site Inspection Summary



DBRS Morningstar toured the interior and exterior of the property on Thursday, September 7, 2023, at 1:00 pm. Based on the site inspection, DBRS Morningstar determined the property quality to be Average +.

The collateral is located off Atlantic Avenue between the Clinton Hill and Prospect Heights Brooklyn neighborhoods. The surrounding area is densely developed with both residential and commercial properties. There is a comparable building across the street from and directly east of the subject. The building is constructed with a brick exterior and appears to be more modern than some of the neighboring buildings. The main entrance to the residential units is on Waverly Avenue and opens to a modern lobby, which is secured by full-time door staff. The residents' mailboxes are to the left of the security desk, and the elevator to access amenity space and units is towards the back of the lobby. The property has a 56-car parking garage that is also accessible from the lobby.

DBRS Morningstar toured three units, all of which had similar finishes. All units feature floor-to-ceiling windows, two-toned kitchen cabinetry, quartz countertops, and chrome finishes. The floor is a light wood throughout the living space and bedrooms with tile in the bathrooms. All of the one- and two-bedroom apartments come with in-unit washer/dryers. The living spaces and bedrooms were relatively small, but the space was in good condition and showed well. At the time of DBRS Morningstar's tour, construction was essentially complete except for some lingering finishing touches to a few unoccupied units.

The commercial space is along Atlantic Avenue, and the only leased space is occupied by a coffee shop. The space represents 17.5% of the NRA and its lease extends until 2032. Management noted that it has engaged a third party to handle the leasing of the commercial space.

DBRS Morningstar NCF Summary

NCF Analysis						
	TTM- June 2023	T-3 Annualized - July 2023	Appraisal Stabilized NCF	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	4,688,352	5,455,365	5,326,997	5,907,262	5,384,940	-8.8
Other Income ($)	267,442	271,559	549,767	613,318	571,554	-6.8
Vacancy & Concessions, Credit Loss ($)	0	-1,177,176	-24,740	-352,877	-430,475	22.0
EGI ($)	**4,955,794**	**4,549,748**	**5,852,024**	**6,167,702**	**5,526,019**	**-10.4**
Expenses ($)	1,168,930	939,455	1,057,878	1,408,091	1,393,434	-1.0
NOI ($)	**3,786,864**	**3,610,294**	**4,794,146**	**4,759,611**	**4,132,585**	**-13.2**
Capex ($)	0	0	38,156	36,880	33,750	-8.5
TI/LC ($)	0	0	0	0	35,234	100.0
NCF ($)	**3,786,864**	**3,610,294**	**4,755,990**	**4,722,731**	**4,063,601**	**-14.0**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $4,063,601, representing a -14.0% variance from the Issuer's stabilized NCF of $4,722,731. The primary drivers of the variance are GPR and parking income. DBRS Morningstar determined GPR based on the September 30, 2023, rent roll, with all vacant units grossed up to in-place rents. The Issuer's stabilized GPR figure assumes that rental rates will continue to grow as the property stabilizes. DBRS Morningstar based parking income on the T-3 period ending August 2023 figure while the Issuer assumed a 3.0% annual growth in the T-1 annualized figure over four years.

DBRS Morningstar Viewpoint

The collateral is located in the Clinton Hill neighborhood in Brooklyn, which falls within the Reis-identified Kings County submarket. The submarket represents 20.8% of the total New York metro inventory and exhibited a vacancy rate of 4.2% in Q2 2023. Per Reis, inventory continues to grow, averaging 3.9% annually since 2015, and is expected to average 3.3% annually through 2028. Additionally, rent growth waivered during 2020 but has been in the double digits since 2020 and landed at $2,569 per unit in Q2 2023. While inventory growth is expected to continue, Reis anticipates that rental growth will slow down to average 4.0% through 2028. While the property is within Kings County, the appraiser identified five comparable properties within a 1.1-mile radius of the subject that are more indicative of the relevant market's performance. The competitive set ranged from 30 units to 379 units and achieved a WA occupancy of 99.2% and WA rental rate of $4,241 per month. Additionally, the subject is located in a DBRS Morningstar Market Rank of 7, which represents a dense, urban area and loans secured by properties within this market rank have historically experienced lower rates of default than loans secured by properties in areas with a lower DBRS Morningstar Market Rank.

The property received temporary certificates of occupancy -in September 2022 and the first tenants moved into the building in October 2022. As of the September 30, 2023, rent roll, the fair-market units were 100.0% occupied and affordable units were 66.9% occupied for a total occupancy of 89.6%. The fair-market units achieved a WA rental rate of $4,147 per unit over the same time period, which is well above the Kings County submarket's performance. While the affordable units have been slower to lease up, they are subject to the New York City Housing Preservation and Development tenant approval process, which often lengthens the lease-up process, even though demand for affordable units significantly outweighs new supply. While the sponsor has effectively leased up the property, its business plan also includes reducing concessions. The June 2023 T-6 income statement reflects concessions of 16.1% compared with the Reis submarket average of approximately 5.0% (0.63 months free). DBRS Morningstar concluded to stabilized concessions in line with the Reis submarket average with a 50.0% renewal probability.

The sponsor's development costs total $81.7 million ($605,185 per unit) compared with the appraiser's stabilized value of $91.9 million ($685,821 per unit). Since the business plan has essentially been executed, pending the concessions burning off, the DBRS Morningstar Business Plan Score (BPS) is relatively low at 1.98. The low DBRS Morningstar BPS along with a strong DBRS Morningstar MSA Group 3 and DBRS Morningstar Market Rank 7 resulted in an expected loss well below deal average.

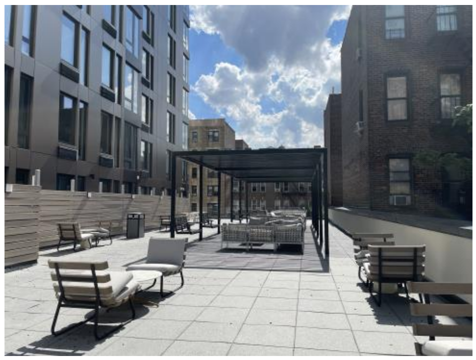
620 W 153rd Street

Loan Snapshot

Seller	H.I.G.
Ownership Interest	Fee
Trust Balance ($ million)	55.1
Loan PSF/Unit ($)	470,588
Percentage of the Pool	8.2
Fully Extended Loan Maturity/ARD	April 2028
Amortization	Full IO
DBRS Morningstar As-Is DSCR (x)	0.48
DBRS Morningstar Stabilized DSCR (x)	0.87
DBRS Morningstar As-Is Issuance LTV (%)	61.4
DBRS Morningstar Stabilized Balloon LTV (%)	58.5
DBRS Morningstar Property Type	Multifamily
DBRS Morningstar Property Quality	Above Average

Debt Stack ($ millions)

Trust Balance	55.1
Pari Passu	51.5
Remaining Future Funding	5.4
JR. Participation & JR. Participation Future Funding	0.0
Mortgage Loan Including Future Funding	112.0
Loan Purpose	Refinance
Equity Contribution/(Distribution) ($ million)	(12.5)



Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2023
City, State	New York, NY	**Physical Occupancy (%)**	52.1
Units/SF	238	**Physical Occupancy Date**	August 2023

The loan is secured by the borrower's fee-simple interest in 620 W 153rd Street, a 238-unit multifamily property in New York. Initial loan proceeds of $99.5 million will refinance existing debt of $82.3 million, cover origination costs, fund reserves, and return $14.5 million of equity to the sponsors. Future loan funding of $12.5 million will finance debt service and carry advances, earnout advances, and capital expenditure advances. The three-year, IO, floating-rate loan is structured with two one-year extension options, subject to debt yield and LTV hurdles. Based on the appraiser's as-is and stabilized values of $182.4 million and $191.5 million, respectively, the resulting whole-loan DBRS Morningstar As-Is and DBRS Morningstar Stabilized LTVs are 61.4% and 58.5%, respectively.

The collateral is a new high-rise multifamily property built in 2023 and located in the Hamilton Heights neighborhood of New York City. The unit mix comprises 35 studio, 69 one-bedroom, 118 two-bedroom, and 16 three-bedroom units. The property benefits from a 35-year 421(a) abatement because the subject meets the New York City's program, "Affordable New York," criteria of maintaining 30% of the property's units as affordable, with incomes up to 130% of the area median income. Common-area amenities at the property include a rooftop, a fitness center, bike storage, a barbecue area, an entertainment area, and tenant work/study space. The property also leases a 95-car enclosed parking garage to a third-party operator. Unit amenities include floor-to-ceiling windows, quartz countertops, stainless-steel appliances, balconies, and modern finishes. As of the August 2023 rent roll, the multifamily portion of the collateral was 52.1% occupied and was achieving WA monthly rents of $4,362. Additional information on the residential unit mix and unit rental rates can be found in the table below.

Unit Mix and Rents			
Unit Type	Units	Avg Unit Size (sf)	Rent/Month ($)
Studio	35	362	3,270
1-Bedroom / 1-Bath	69	510	3,936
2-Bedroom / 1-Bath	44	617	4,750
2-Bedroom / 2-Bath	74	766	4,754
3-Bedroom / 2-Bath	16	865	5,147
Total/WA	**238**	**612**	**4,362**

Source: August 2023 rent roll.

The retail portion of the property is 100.0% leased to one tenant: Round The Clock Nursery, a childcare facility whose lease expires in 2038. Please see the table below for more information on the property's retail tenants.

Tenant Summary	SF	% of Total NRA	DBRS Morningstar Base Rent PSF (USD)	DBRS Morningstar Annual Rent (USD)	% of Total DBRS Morningstar Base Rent	Lease Expiry	Investment Grade? (Y/N)
Round The Clock Nursery - Garden Level	3,786	24.4	40.00	151,440	24.4	2038	N
Round The Clock Nursery - 1st Floor	11,727	75.6	40.00	469,080	75.6	2038	N
Subtotal/WA	**15,513**	**100.0**	**40.00**	**620,520**	**100.0**	**Various**	**Various**
Vacancy Space	0.0	0.0	40.00	n/a	n/a	n/a	n/a
Total/WA	**15,513**	**100.0**	**40.00**	**620,520**	**100.0**	**Various**	**Various**

Source: Appraisal.

The appraiser identified six properties with comparable quality and size that directly compete with the subject for prospective tenants. The comparable properties have an average year built of 2021, slightly older than the subject's vintage of 2023. As the collateral was delivered in 2023 and is still in lease-up, all properties are achieving a higher occupancy rate, ranging from 83.5% to 100.0%, than the subject's occupancy of 52.1% as of August 2023. The property's average rental rate of $4,362 per unit, according to the August 2023 rent roll, outperforms the appraiser's competitive set average rental rate of $3,548 per unit. The property's current average rental rate is a weighted average of the 124 market-rate units currently occupied. The remaining market-rate units and most affordable units have yet to be leased. The property's average unit size of 612 sf per unit is smaller than most of the six properties in the competitive set, which have a WA unit size of 636 sf. However, the collateral is capturing more upside in rents on a psf basis, with a rental rate of $7.12 psf, than the appraiser's comp set, with a WA (by unit count) rental rate of $5.58 psf.

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (SF)
HUBB125	New York, NY	1.7	141	2020		3,512	766
300 West	New York, NY	1.7	170	2022	95.0	4,625	732
6 West 126th Street	New York, NY	1.7	30	2016	98.0	3,948	742
The Victoria Tower Residences	New York, NY	1.5	191	2021	83.5	3,321	583
The Pearl on Park	New York, NY	2.5	44	2022	90.0	3,426	688
One East Harlem	New York, NY	2.0	404	2022	100.0	3,198	562
Total/WA Comp. Set		**Various**	**980**	**Various**	**81.0**	**3,548**	**636**
620 W 153rd Street		**n/a**	**238**	**2023**	**52.1**	**4,362**	**612**

Source: Appraisal, except the Subject figures are based on the rent roll dated August 2023.

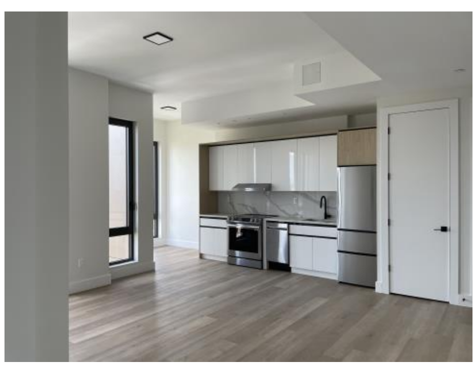
Sponsorship

The sponsors for this transaction are three experienced real estate developers and operators. The sponsorship group reported ownership interest in 50 properties nationwide in New York, Ohio, Tennessee, Connecticut, Texas, Pennsylvania, Michigan, Florida, Illinois, and New Jersey. The estimated asset value of these properties is approximately $2.7 billion. DBRS Morningstar has assessed sponsor strength as Average based on the information provided.

The property will be managed by a sponsor-affiliate for a contractual fee of 3.00%. The company currently owns and operates 21 commercial properties, 13 of which are in Brooklyn and Manhattan.

DBRS Morningstar Analysis

Site Inspection Summary



DBRS Morningstar toured the interior and exterior of the property on Tuesday, September 12, 2023, at approximately 1:30 p.m. Based on the site inspection and management tour, DBRS Morningstar determined the property quality to be Above Average.

The high-rise-style multifamily property is in Hamilton Heights, a neighborhood in the northern part of Manhattan. The surrounding area is densely developed, with multifamily residential properties and dozens of restaurants and stores. The collateral comprises one tower with 28 stories and offers sweeping views of Manhattan to the south and the Hudson River to the west. The subject is the only luxury building with a doorman and the only high-rise apartment building in the immediate area. According to the property manager, the combination of the collateral's luxury and differentiation makes 620 W 153rd Street one of the most sought-after apartment buildings in Hamilton Heights.

The property also benefits from its proximity to major thoroughfares, one of which is Henry Hudson Parkway, less than a mile from the subject. The New York City Subway's MTA Broadway-Seventh Avenue Line and A, B, C, and D trains are approximately half a mile from the collateral, within walking distance. The main entrance to the residential building is on W 153rd Street, offering strong curb appeal, easily visible because the property is the only high-rise residential building in the surrounding area. The lobby features high ceilings with modern finishes and offers vast amenities on the first floor. The media and entertainment room is directly in front of the entrance, offering grey couches, white high chairs, and a television. The package room, mail room, laundry room, pet washing station, fitness center, and work/study lounge are on the first floor, to the left of the main entrance and the lobby. DBRS Morningstar found all of these amenities well-kept and with no damages. Management stated that residents had to pay an additional $75 per month to gain access to all amenities. The collateral features two rooftops, and one outdoor space offers more amenities to the residents with lounge chairs, outdoor couches, a dog park, and a playground. The second outdoor space is a terrace with grey marble stools and tables overlooking the Hudson River and the north side of Manhattan. The various amenity spaces differentiate the property as a high-end offering unique to the immediate area.

DBRS Morningstar toured three units, including two one-bedroom and one two-bedroom units. The model units benefited from natural light and stunning New York and the Hudson River views. Most units featured a balcony or a patio, which varied, with some terraces similar in size to a one-bedroom unit. According to management, units with balconies and those offering views were $100 higher per month in rent, and units were priced $50 higher per every floor, more elevated than the first floor. The units had sleek finishes, the living areas featured light-wood flooring, and the bathroom had black marble-like tiles. Kitchens were also modern, with white marble laminated countertops, white glossy cabinets, and stainless-steel appliances. Bathrooms toured also offered a sleek aesthetic, featuring showers with black marble-like tile backsplash, light brown wood cabinets, and black bathroom fixtures. The bedrooms were average in size, also accompanied by large windows. Management noted no differences in finishes and size between the market rent units and the 72 affordable units. As of the site inspection, the property manager also stated that the affordable units had yet to be leased and were determined by the lottery system offered in New York.

Overall, the property's modern finishes, spacious terrace, patio, and balcony spaces, high-rise construction, and extensive amenities attribute a higher quality than other Class A multifamily properties in Hamilton Heights, which reflects a DBRS Morningstar property quality of Above Average.

DBRS Morningstar NCF Summary

NCF Analysis				
	Appraisal Stabilized NCF	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	10,684,320	9,947,293	10,981,417	10.4
Other Income ($)	826,197	832,577	716,868	-13.9
Vacancy & Concessions, Credit Loss ($)	-736,744	-714,905	-732,825	2.5
EGI ($)	**10,773,773**	**10,064,966**	**10,965,460**	**8.9**
Expenses ($)	1,708,299	1,939,935	1,961,899	1.1
NOI ($)	**9,065,474**	**8,125,031**	**9,003,561**	**10.8**
Capex ($)	55,787	65,017	59,500	-8.5
TI/LC ($)	0	0	31,414	100.0
NCF ($)	**9,009,687**	**8,060,014**	**8,912,647**	**10.6**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF is $8,912,647, representing a positive variance from the Issuer's Stabilized NCF of $8,060,014.

The positive variance resulted from the August 22, 2023, rent roll, which reflected an increase in rental rates across the unit types than previously predicted by the sponsor.

DBRS Morningstar Viewpoint

The loan is secured by a multifamily property in the Reis-defined Morningside Heights/Washington Heights submarket of New York City. The property is situated in an urban neighborhood of Hamilton Heights. The subject is near extensive commercial shops, such as supermarkets, restaurants, beauty salons, pharmacies, and fitness studios, as well as multifamily apartment buildings. Residents also enjoy the collateral's proximity to major thoroughfares and public transit options, such as Henry Hudson Parkway and FDR Drive, located less than a mile from the subject. 620 West 153rd Street is the only high-rise multifamily tower in the surrounding area, providing superior city views. The property is in a DBRS Morningstar Market Rank of 7 and an MSA Group of 3, indicative of a dense, urban market. Loans secured by collateral with these market characteristics have historically exhibited lower levels of default and loss.

Since the collateral is a new development built in 2023, the sponsor's business plan is to finish leasing up the property and thus increase the residential occupancy for stabilization. Management stated that the 72 affordable units were to be leased once the affordable housing lottery offered by New York City was finalized. The city would determine when tenants who meet the 130% AMI qualification could move into the property, which is outside management's control. However, DBRS Morningstar expects the property to perform well throughout the loan term, evidenced by the rapid leasing velocity of market-rate units. The property received the temporary certificate of occupation in June 2023 and, per the August 2023 rent roll, has a 52.1% occupancy rate. As of the August 2023 rent roll, 124 of the 166 property's market-rate units have been leased, reflecting a 74.7% occupancy for market-rate units. Per the July 2023 rent roll, 77 out of the 166 market-rate units were occupied, which was approximately a 46.4% occupancy at the property for market-rent units. This reflects a 28.3% increase in market rent unit occupancy in one month, illustrating the strong leasing momentum and demand for the collateral.

According to Reis, the Morningside Heights/Washington Heights submarket reflects favorable metrics that further show that the collateral's performance will continue to be promising. Reis expects that of the 24,333 market-rate rental units to be delivered to the New York Metro during 2024 and 2025, only 584 units will be delivered to the submarket, capturing a low 2.4% of new supply and competition in the New York Metro. Additionally, the Harlem multifamily submarket has 47,600 units in total inventory, and only 1,100 are Class A units, further proving the asset's differentiation in the submarket. The Morningside Heights/Washington Heights submarket exhibited asking rental rates of $2,961 and $5,248 for all multifamily properties and multifamily properties of the same construction vintage cohort of the property, respectively, for Q2 2023. Additionally, the property's in-place rental rate of $4,362 per unit is materially higher than the submarket asking rental rates but lower than the submarket vintage asking rental rates. However, given that this is a new construction, the submarket vintage asking rental rate of $5,248 shows the subject's promising upside in rental rates once the property stabilizes. Reis anticipates that the market asking rents will increase through 2027 to $3,305 per unit.

The loan exhibits a high business plan score of 3.0 as a result of the higher risk imposed on completing construction and reaching stabilization in the next year. However, given the metrics previously presented, DBRS Morningstar expects the collateral to achieve stabilization in the period anticipated. The loan also benefits from lower leverage than traditional, transitional CRE loans. Based on the whole-loan balance of $112.0 million and the as-is and stabilized values of $182.4 million and $191.5 million, the loan was analyzed with DBRS Morningstar As-Is and DBRS Morningstar Stabilized LTVs of 61.4% and 58.5%, respectively.

As a result of the market characteristics, leverage, property quality, and NCF positive variance, the subject loan displays a modeled expected loss lower than the pool's WA expected loss.

Terminal Logistics Center

Loan Snapshot

Seller	H.I.G.
Ownership Interest	Fee
Trust Balance ($ million)	52.0
Loan PSF/Unit ($)	456
Percentage of the Pool	7.7
Fully Extended Loan Maturity/ARD	April 2028
Amortization	Full IO
DBRS Morningstar As-Is DSCR (x)	0.75
DBRS Morningstar Stabilized DSCR (x)	0.75
DBRS Morningstar As-Is Issuance LTV (%)	60.0
DBRS Morningstar Stabilized Balloon LTV (%)	57.3
DBRS Morningstar Property Type	Industrial
DBRS Morningstar Property Quality	Average+

Debt Stack ($ millions)

Trust Balance	52.0
Pari Passu	23.0
Remaining Future Funding	0.0
JR. Participation & JR. Participation Future Funding	0.0
Mortgage Loan Including Future Funding	75.0
Loan Purpose	Acquisition
Equity Contribution/(Distribution) ($ million)	59.1

Collateral Summary			
DBRS Morningstar Property Type	Industrial	**Year Built/Renovated**	2022
City, State	Queens, NY	**Physical Occupancy (%)**	100.0
Units/SF	164,295	**Physical Occupancy Date**	September 2023

This loan is secured by the borrower's fee-simple interest in Terminal Logistics Center, a 164,295-sf industrial space in Queens, New York. Loan proceeds of $75.0 million ($456 psf) along with $59.1 million of borrower equity financed the $124.0 million ($755 psf) purchase of the property, funded $4.6 million in upfront reserves including a $4.2 million interest shortfall reserve, and covered closing costs. The loan is IO throughout for an initial three-year period with two, one-year extension options that are exercisable subject to certain criteria set forth in the loan agreement.

The collateral was delivered in early 2023 and consists of the first two floors of a five-story industrial/self-storage building. The space was developed as an industrial air cargo/distribution facility with floors three through five used as self-storage and not part of the collateral. The property also features 95 parking spaces in the below-grade basement. The subject is equipped with 29 docks and is conveniently located less than two miles from John F. Kennedy International Airport (JFK). The sponsor's acquisition was part of the Opportunity Zone program, which required the sale to take place prior to the receipt of a temporary certificate of occupancy (TCO). The loan has a March 2023 note date and the property received its TCO in the spring of 2023. As of the rent roll dated September 1, 2023, the property is 100.0% occupied by Do & Co., an Austrian company that specializes in airline catering services.

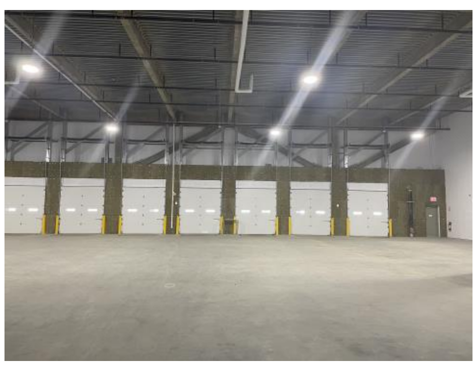
Tenant Summary						
Tenant	SF	% of Total NRA	DBRS Morningstar Base Rent PSF ($)	% of Total DBRS Morningstar Base Rent	Lease Expiry	Investment Grade? (Y/N)
Do & Co.	164,295	100.0%	$30.73	100.0%	8/2033	N
Subtotal/Wtd. Avg.	**164,295**	**100.0%**	**$30.73**	**100.0%**	**8/2033**	**N**
Other Tenants	0	0.0%	$0.00	n/a	n/a	n/a
Vacant Space	0	0.0%	$0.00	n/a	n/a	n/a
Total/Wtd. Avg.	**164,295**	**100.0%**	**$30.73**	**100.0%**	**8/2033**	**N**

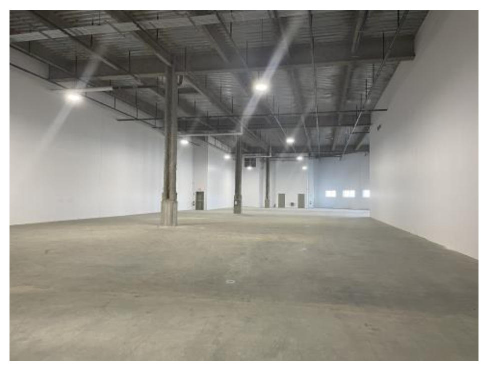
Sponsorship

The sponsor for this transaction is a joint venture between the Riverside Drive Opportunity Fund and Triangle Equities. The Riverside Drive Opportunity Fund is a $431 million real estate fund sponsored by the Urban Investment Group at Goldman Sachs. Founded in 1986, Triangle Equities is a full-service real estate development company based in New York. It is the original developer of the subject property and reports over more than one million sf of residential and commercial real estate assets under management.

DBRS Morningstar Analysis

Site Inspection Summary





DBRS Morningstar toured the interior and exterior of the property on September 8, 2023, at 1:00 p.m. Based on the site inspection and management meeting, DBRS Morningstar determined the property quality to be Average +.

The collateral comprises the industrial portion, totaling 164,295 sf, of a 331,000-sf industrial/self-storage building. The surrounding area consists primarily of industrial buildings, varying in size, vintage, and purpose. JKF is less than two miles from the subject and is accessible via Conduit Avenue and JFK Expressway. The property sits on Conduit Avenue, which runs adjacent to Belt Parkway and Nassau Expressway, providing connectivity in all directions, notably to Manhattan to the west and Long Island to the east. In addition to being conveniently located to JFK, LaGuardia Airport is approximately 10 miles north of the subject and is easily accessible via I-678, which is less than 1.2 miles from the property.

The subject is visibly bigger than nearby developments, and has a light-colored, clean, exterior facade. The main entrance is at the northwest corner of the building and has a large, open foyer with tall windows and facilitates access to both the main floor and the second floor. On the east side of the building there are 29 truck bays, and that entire area is fenced off to enclose the parking lot and loading areas. At the time of DBRS Morningstar's tour, several trucks were parked in the bays, but no active work was taking place. The interiors feature 26-foot clear heights and 50-foot by 50-foot column spacing, creating a highly versatile and open-concept space. The second floor is quite similar to the first with high ceilings and open space. The facility allows for tractor-trailer access on both the first and second floors—a feature that is in high demand and typically found in more modern industrial properties. Since the sole tenant, Do & Co., has not yet started production on-site, the space is primarily used as storage. The site was very clean aside from some remaining punch-list items related to the original construction. The property manager relayed that they anticipate Do & Co. ramping up utilization in the coming months.

DBRS Morningstar NCF Summary

NCF Analysis				
	Appraisal Stabilized NCF	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	8,531,435	5,676,975	5,676,975	0.0
Other Income ($)	0	941,011	628,542	-33.2
Vacancy ($)	-426,571	-283,849	-315,276	11.1
EGI ($)	**8,104,864**	**6,334,137**	**5,990,241**	**-5.4**
Expenses ($)	2,848,448	1,059,998	752,288	-29.0
NOI ($)	**5,256,416**	**5,274,139**	**5,237,953**	**-0.7**
Capex ($)	0	0	27,712	0.0
TI/LC ($)	0	0	516,788	0.0
NCF ($)	**5,256,416**	**5,274,139**	**4,693,452**	**-11.0**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF of $4,693,452 represents an -11.0% variance from the Issuer's stabilized NCF of $5,274,139. The primary drivers of the variance were TIs and LCs. DBRS Morningstar's leasing cost assumptions were generally based on the appraiser's estimates. New and renewal TIs were set to $30.00 psf and $10.00 psf, respectively, while LCs were estimated at 6.0% for new leases and 3.0% for renewals. DBRS Morningstar assumed a 10-year average lease term for its leasing costs.

DBRS Morningstar Viewpoint

Located in the appraisal-defined submarket of South Queens, the collateral benefits from its proximity to major roadways and both JFK and LaGuardia Airport. The appraiser estimated the South Queens submarket vacancy to be 5.0% with an average rental rate of $19.92 psf. Submarket vacancy has generally drifted upward in the last three years, but the collateral remains well-positioned because of its recent construction and Class A quality. The appraisal noted that only 0.1% of submarket inventory represents new construction similar to the collateral. The submarket exhibits strong market fundamentals for industrial space because of the strategic location for any global supply chain management and logistics-centered tenant, but this particular location has an additional layer of protection because of the high barrier to entry, which reduces the risk of competition from new construction. JFK is the nation's leading air cargo airport in terms of value and handles more than 1.3 million tons of air freight every year. Additionally, the collateral is located in DBRS Morningstar MSA Group 3, which is associated with larger MSAs that have historically exhibited lower rates of default than loans secured in locations in a lower DBRS Morningstar MSA Group.

As of the rent roll dated September 1, 2023, the collateral is 100.0% occupied by Do & Co., and the sponsor has effectively executed its business plan to increase occupancy at the property. Do & Co. had a lease for nearly 52% of NRA at the time of acquisition, but expanded to take the remaining space in April 2023. Do & Co. is an Austrian catering company that services domestic and international flights, trains, airport lounges, and international events. Do & Co. has more than 60 partner airlines around the world and notably has handled the catering of Turkish Airlines and Austrian Airlines since 2007 and British Airways since 2018. The company already has leases at other nearby properties where it prepares and packages food and intends to use the subject property as additional prep and storage space. Due to the nature of the tenant's business, the proximity to JFK is a clear advantage for the collateral. The Do & Co. lease had a commencement date of August 21, 2023, and has an expiration date of August 21, 2033, well beyond the fully extended loan maturity in April 2028, providing favorable cash flow stability. Additionally, the lease has two, five-year renewal options and no early termination options.

The appraiser's stabilized value of $131.0 million ($797 psf) represents a moderate 60.0% Issuance LTV. The relatively low leverage along with the favorable DBRS Morningstar MSA Group 3 and Average+ property quality resulted in a loan-level expected loss below the deal average.

108 Route 303

Loan Snapshot

Seller
H.I.G.
Ownership Interest
Fee
Trust Balance ($ million)
43.7
Loan PSF/Unit ($)
134
Percentage of the Pool
6.5
Fully Extended Loan Maturity/ARD
July 2028
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.82
DBRS Morningstar Stabilized DSCR (x)
0.88
DBRS Morningstar As-Is Issuance LTV (%)
65.3
DBRS Morningstar Stabilized Balloon LTV (%)
59.4
DBRS Morningstar Property Type
Industrial
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
43.7
Pari Passu
0.0
Remaining Future Funding
1.3
JR. Participation & JR. Participation Future Funding
0.0
Mortgage Loan Including Future Funding
45.0
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
12.8

Collateral Summary			
DBRS Morningstar Property Type	Industrial	**Year Built**	1971
City, State	Tappan. NY	**Physical Occupancy (%)**	100.0%
SF	337,029	**Physical Occupancy Date**	Jun-23

The loan is secured by the borrower's fee simple ownership in 108 Route 303, a 337,029 SF class A industrial property in Tappan, New York. Initial loan proceeds of $43.7 million and $12.8 million of sponsor equity are being used to purchase the property for $49.6 million and cover origination costs and reserves. Future loan proceeds of $1.3 million will be used for Leasing Advance and Debt Service and Carry Advance. The three-year, IO, floating-rate loan is structured with two one-year extension options, subject to debt yield and LTV hurdles. Based on the appraiser's as-is and stabilized values of $68.9 million and $75.8 million, the resulting whole loan DBRS Morningstar As-Is and DBRS Morningstar Stabilized LTVs are 65.3% and 59.4%, respectively.

Situated on a 55-acre site, the collateral comprises of one 29K two-story office building and one-story warehouse building originally built in 1971. The property has 22 loading docks, five drive-in doors, 196 parking spaces, 24-foot ceiling heights, and approximately 21 acres of undeveloped excess land. The industrial warehouse benefits from its proximity to major highways and notable transit hubs, including I-287, route 59, the Port of NY/NJ, La Guardia Airport, Newark Airport, and JFK Airport. As of June 21, 2023, the property is 100% occupied by a single tenant: FCA US, a subsidiary of Stellantis, the world's fourth-largest automaker. The warehouse serves as the parts, service, and customer care division of Mopar, also a Stellantis subsidiary. The loan is structured as a sale lease-back, with the seller, FCA US, leasing back the property from the Sponsors through March 2025, with one 1 -year extension option and a termination right with nine months' notice. As of the rent roll dated June 2023, the property achieved a WA rental rate of $11.83 psf.

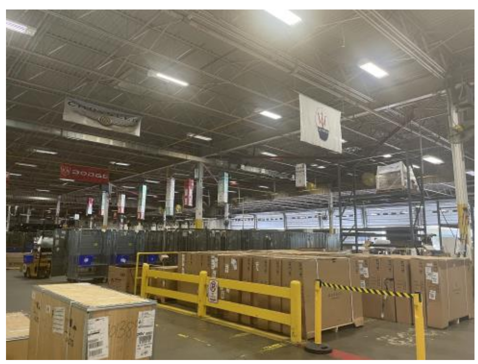
Tenant Summary						
Tenant	SF	% of Total NRA	DBRS Morningstar Base Rent PSF ($)	% of Total DBRS Morningstar Base Rent	Lease Expiry	Investment Grade? (Y/N)
Stellantis	337,029	100.0	11.83	100.0	3/1/2025	Y
Subtotal/Wtd. Avg.	**337,029**	**100.0**	**11.83**	**100.0**	**3/1/2025**	**Y**
Vacant Space	0	-	n/a	n/a	n/a	n/a
Total/Wtd. Avg.	**337,029**	**100.0**	**11.83**	**100.0**	**3/1/2025**	**Y**

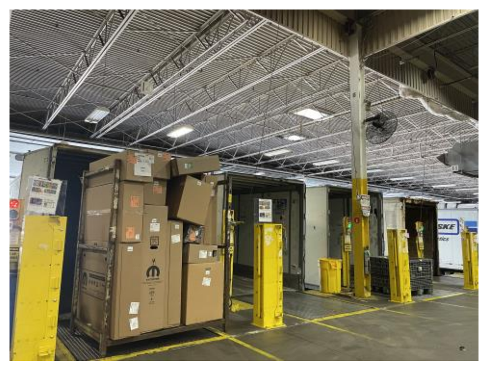
Sponsorship

The sponsors for this transaction are two experienced real estate investors. The Sponsors collectively have interest in over 60 commercial properties nationwide, across New York, New Jersey, Florida, and Pennsylvania. Approximately half of the properties in the portfolio are industrial. The estimated asset value of these properties is about $402.7 million. Given their adequate net worth/liquidity and experience in the market with this specific property type, DBRS Morningstar determined the sponsorship strength to be Average.

DBRS Morningstar Analysis

Site Inspection Summary





DBRS Morningstar toured the interior and exterior of the property on Tuesday, September 12, 2023, at approximately 11:30 a.m. Based on the site inspection and management tour, DBRS Morningstar determined the property quality to be Average.

The industrial property is on New York Route 303, a major north-south arterial highway connecting New Jersey and New York. It is 6 miles from I-287, which provides access to Northern and Central Jersey and Westchester County. The subject is also 6 miles from Route 59, an east-west state highway, which allows access to the Rockland County of New York. Additionally, the property is 30 miles from the Port of NY/NJ, the largest U.S. East Coast container port and the third largest in the nation, 40 minutes from Newark Airport and LaGuardia Airport, and approximately 1 hour away from JFK Airport. The surrounding area is predominantly residential, with single-family housing, mom-and-pop retail establishments, and smaller industrial properties. DBRS Morningstar observed that most of the nearby industrial properties are smaller than the subject, especially having less capacity for parking than the subject, and do not appear to have vacant space available for lease. However, DBRS Morningstar noted that a significant amount of vacant land was available in the vicinity. The subject property is one of the few in the area with a vast parking space, able to hold over 196 vehicles, including many trailers. During the inspection, DBRS Morningstar observed a quiet and relaxed atmosphere with minor packaging and transportation. Overall, the subject property is of a similar vintage to many nearby properties but benefits from its larger footprint and proximity to major highways.

The property's main entrance is off Route 303, on the north side of the building. The collateral offers good curb appeal and adequate and visible signage, making the entrance hard to miss. The collateral has one office building and one single-story warehouse building. The approximate 29k SF two-story office has an underlying aesthetic of a typical class B office space in the interior, with most of its space outfitted with cubicles, a locker room, and a lunch room for workers. The exterior of the office is multiple single-pane glass mirrors with metal frames, making the exterior a reflection of the complete outdoor space. The industrial property has beige concrete surfaces with loading docks attached. The 22 loading docks are next to a vast amount of parking space for trailers, with the property manager stating that at some points, around 300 trailers are parked, providing easy access in and out of the property with no sign of possible congestion. Management noted that the five drive-in doors are mainly used for high-value customers, primarily to transport individual parts. The interiors feature 24' clear heights, the maintenance crib in the southwest corner of the building, and racking space throughout the property. DBRS Morningstar noticed several boxes being prepared to be shipped out. The property was generally well-kept, with no signs of deferred maintenance.

DBRS Morningstar NCF Summary

NCF Analysis				
	Appraisal Stabilized NCF	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	4,647,525	4,529,209	4,144,868	-8.5
Recoveries ($)	1,532,679	1,590,619	1,518,213	-4.6
Other Income ($)	0	0	0	0.0
Vacancy ($)	-370,812	-453,490	-339,879	-25.1
EGI ($)	**5,809,392**	**5,666,338**	**5,323,201**	**-6.1**
Expenses ($)	1,540,502	1,590,619	1,518,213	-4.6
NOI ($)	**4,268,890**	**4,075,719**	**3,804,989**	**-6.6**
Capex ($)	559,104	0	63,767	100.0
TI/LC ($)	0	0	147,919	100.0
NCF ($)	**3,709,786**	**4,075,719**	**3,593,303**	**-11.8**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF is $3,593,303, representing a variance of -11.8% from the Issuer's Stabilized NCF of $4,075,719. The primary drivers of the variance are vacancy and TI/LCs. DBRS Morningstar applied an 8.20% economic vacancy based on the 2026 projected submarket vacancy rate per Costar. The sponsor plans to re-tenant the space upon PCA US vacating, and anticipates that the last tenant will move in by April 2026. The issuer underwrote a 7.5% stabilized vacancy rate. DBRS Morningstar based TI/LC costs on the appraiser's estimates, estimated to be $0.46 psf, after DBRS Morningstar gave credit for the $2.2 million of future loan proceeds and sponsor equity contribution allocated toward tenant improvements and leasing costs. The issuer, however, did not conclude TI/LC costs within its analysis.

DBRS Morningstar Viewpoint

The property is in the Rockland County submarket, a suburban market location approximately 21 miles from Manhattan. The collateral benefits from its proximity to major transportation highways and sites, including New York Route 303, I-287 (6 miles), the Gov. Mario Cuomo Bridge (5 miles), Route 59 (6 miles), Newark Airport (33 miles), LaGuardia Airport (24 miles), and JFK Airport (35 miles). Although the subject lies in a DBRS Morningstar Market Rank of 3, which generally indicates suburban locations that historically have seen higher than average default rates and have a negative impact on expected loss, it is also situated within an 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%. The Costar submarket has been showing trends of increasing rents and vacancy rates. The submarket's asking rents are $17.70 psf, and the current vacancy rate is 7.0%. The vacancy rate is forecast to increase to 9.00% by YE 2024 and finish at 8.40% by YE 2027, with rents projected to climb to $21.80 PSF by YE 2027. New supply is generally low, with 740,000 SF under development out of the existing 21.4 MM submarket inventory, representing an insignificant 3.5% of new construction in the Rockland County Industrial Submarket. The appraisal data reported a positive net absorption of 1,262,189 SF during the first quarter of 2023 in the Northern New Jersey industrial market. Additionally, the Rockland County Industrial submarket predicts positive net absorption of 193K SF, driven by the low new supply introduced to the submarket. DBRS Morningstar expects the property to remain competitive and perform well throughout the loan term.

Following the acquisition in June 2023, FCA US leased back the property from the sponsor as the sole tenant at an in-place rent of $11.83 psf through March 2025, with one 1-year extension option and a termination right with nine months' notice. Upon FCA US vacating, the sponsor plans to multi-tenant the property to three to five tenants, including leasing 75-100K SF to Bingo, the largest kosher store in the tri-state area. The sponsor intends each lease to be five years with a $13.00 PSF rent, and TIs of $3.00 and LCs of 6.00%. Due to the subject's size, location, and estimated completion plan, DBRS Morningstar applied a vacancy rate of 8.20% based on the 2026 estimated Rockland County industrial submarket vacancy rate per Costar. DBRS Morningstar believes that the robust demand for industrial space within the submarket, the positive net absorption rate, the limited new supply coming into the market, the subject's size and parking structure differentiation, and submarket's increasing rental rates should support the sponsor’s business plan.

Despite a DBRS Morningstar stabilized occupancy of 91.8%, the DBRS Morningstar stabilized cash flow represents a low DSCR of 0.88x. Although, the collateral lies in a DBRS Morningstar Market Rank of 3, which has historically experienced higher default rates than denser urban markets with a higher Market Rank, the property benefits from being situated within MSA Group 3, which is the best-performing group in terms of historic CMBS default rates among the top 25 MSAs. However, the As-Is LTV of 65.3% and Stabilized LTV of 59.4% indicate moderately low leverage. Overall, the loan has an expected loss generally in line with the pool WA.

Lumeo at Tryon Park

Loan Snapshot

Seller
H.I.G
Ownership Interest
Fee
Trust Balance ($ million)
43.5
Loan PSF/Unit ($)
213.447
Percentage of the Pool
6.5
Fully Extended Loan Maturity/ARD
November 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.92
DBRS Morningstar Stabilized DSCR (x)
0.92
DBRS Morningstar As-Is Issuance LTV (%)
72.5
DBRS Morningstar Stabilized Balloon LTV (%)
72.5
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average+

Debt Stack ($ millions)

Trust Balance
43.5
Pari Passu
10.1
Remaining Future Funding
0.0
JR. Participation & JR. Participation Future Funding
0.0
Mortgage Loan Including Future Funding
53.6
Loan Purpose
Refinance
Equity Contribution/(Distribution) ($ million)
(16.7)

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2021
City, State	Charlotte, North Carolina	**Physical Occupancy (%)**	94.6
Units/sf	314	**Physical Occupancy Date**	September 2023

The loan is secured by the borrower's fee-simple interest in Lumeo at Tryon Park, a 314-unit, Class A, garden-style apartment complex in Charlotte, North Carolina, approximately 11 miles from Uptown Charlotte. Loan proceeds of $67.0 million were used to refinance existing debt of $44.9 million and return approximately $16.7 million in equity to the sponsor as well as fund closing costs of approximately $4.3 million and a $1.1 million interest reserve. The loan has an initial term of three years with two one-year extension options. The extension options are exercisable upon the collateral's satisfaction of, among other criteria, certain debt yield, LTV, and DSCR hurdles set forth in the initial loan agreement. The loan is IO throughout the loan term including the two extension options. The loan is approximately one-year seasoned as it originated in October 2022 and the initial maturity date is November 2025.

Construction on Lumeo at Tryon Park commenced in the fall of 2019. The improvements consist of five four- or five-story elevator buildings containing 314 units. The property was completed in phases and construction was completed in fall 2021. Leasing began in summer 2021 and stabilized in Q4 2021. As of the most recent rent roll provided dated September 27, 2023, the property was 94.6% occupied. Property amenities include a pool and spa, fitness center, two lounges with kitchens, a coworking space, an outdoor area with a dog park and kitchens and grills, electric car charging stations, 340 surface parking spaces, and storage units. Unit amenities include stainless steel appliances, granite countertops, in-unit washers and dryers, walk-in closets, and balconies. Information on the unit mix and rental rates are detailed in the table below.

Unit Mix and Rents			
Unit Type	No. of Units	Avg. Unit Size (sf)	In-place Rent/Mo. ($)
Studio	82	564	1,332
One Bedroom	146	723	1,440
Two Bedroom	74	1,158	1,726
Three Bedroom	12	1,406	1,879
Total/WA	**314**	**810**	**1,494**

Source: Rent roll dated 9/27/2023.

The appraiser identified six competitive multifamily properties within 2.7 miles of the subject property. All of the competitive properties are older than the subject with completion dates ranging from 2014 to 2020. The competitive properties have occupancy ranges from 92.0% to 97.0%, which is slightly below or higher than the occupancy rate of 94.6% at the subject property based on the September 2023 rent roll. The property's WA rental rate of $1,494 is lower than the competitive set's WA rental rate of $1,663. These rental rates range from $1,594 to $1,780. However, on a psf basis, the rental rates at the subject property are higher than the competitive set except for one that is the same. The subject property's WA rental rate is $1.85 psf while the competitive set's WA is $1.63 psf. These range from $1.45 to $1.85 psf. The WA unit size of 810 sf at the subject property is significantly lower than the competitive set's average of 1,026 sf. The average unit sizes of properties in the competitive set range from 961 sf to 1,112 sf. Please see the table below for additional information on the competitive properties identified by the appraiser.

Competitive Set								
Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Rental Rate Per Sq. Ft. ($)	Avg. Unit Size (sf)
Metro University City	Charlotte, NC	0.4	309	2020	93	1,594	1.54	1,035
8 Metro Station	Charlotte, NC	0.5	338	2019	96	1,619	1.65	981
Belle Haven	Charlotte, NC	2.0	176	2014	94	1,661	1.51	1,098
Cortland Belgate	Charlotte, NC	1.1	266	2017	92	1,612	1.45	1,112
Verde at McCullough Station	Charlotte, NC	1.4	278	2020	97	1,718	1.69	1,015
Bainbridge Research Park	Charlotte, NC	2.7	304	2020	94	1,780	1.85	961
Total/WA Comp. Set	**Various**	**Various**	**1,671**	**Various**	**94**	**1,663**	**1.63**	**1,026**
Lumeo at Tryon Park		**n/a**	**314**	**2021**	**94.6**	**1,494**	**1.85**	**810**

Source: Appraisal, except the subject figures, which are based on the rent roll dated 9/27/2023.

Sponsorship

The sponsor of this loan is Panorama Holdings LLC (Panorama), a CRE investment and development company based in Charlotte. Panorama was founded in 2014 by Jane Wu. The company currently has $550 million in assets under management across nine investment properties, including office, retail, multifamily, and mixed use. The company's target markets are Charlotte; Raleigh, North Carolina; Charleston, South Carolina; and Nashville, Tennessee.

The property is managed by RKW Residential (RKW) for a contractual management fee of 2.50%. RKW is based out of Charlotte and manages over 28,000 units across six states. Locally, RKW manages over 4,000 units in the Charlotte area.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar toured the property on Monday, July 24, 2023, at approximately 11:45 a.m. Based on the site inspection and tour, DBRS Morningstar found the property quality to be Average +.

The collateral is a 314-unit garden-style apartment complex located off Tryon Park Road, a neighborhood arterial road in a suburban area of Charlotte. The property benefits from its close proximity to I-85, which is located less than one mile from the property. The property is about two and a half miles from the University of North Carolina at Charlotte's campus and is surrounded by various commercial developments and similar apartment complexes, including one which is under construction directly across the street.

The property's street did not appear to be frequently utilized, but was lined with cars belonging to construction workers from the new apartment complex across the street as well as large trucks delivering building supplies at the time of the inspection. There was no main sign at the front of the property, but the building that contains the leasing office had signage with the property name on the side and above the leasing office entrance. The buildings were composed of a mix of bricks and cream and charcoal stucco with teal accents, which was in line with the appearance of newer-constructed multifamily properties in the area. The property grounds were well landscaped with trees, bushes, and flowers. Once inside the grounds, the streets had signage with directions to the leasing center and the other buildings.

The front building of the complex contained the leasing office and most of the amenities. The lobby of this building featured floor-to-ceiling windows that spanned two floors with modern light fixtures. This area contained a sectional sofa, chair, and coffee table with employee offices. To the left of the entrance, there was a large marble front desk in front of a wooden accent wall where other leasing office employees work. The reception lobby was impressive overall and typical of a Class A multifamily property. The first amenity space toured contained a lounge with a large kitchen area. The lounge had couches of various sizes, styles, and colors with colorful accent pillows. The area featured hardwood floors with colorful area rugs and marble coffee tables. The walls were white with abstract artwork. This space also had floor-to-ceiling windows and natural light. The kitchen featured white cabinetry, marble counters, a large brown-tiled backsplash, a modern light fixture, and dark wood beams on the ceiling. There were also a few smaller appliances along with a Starbucks coffee machine.

Adjacent to the first lounge was the game room, which featured a pool table, shuffleboard table, and ping pong table along with a few tables and chairs. This room also had wooden beams on the ceiling, hardwood floors, and white walls except for the back accent wall, which was white tile. This room featured some recessed lighting and some modern glass light fixtures. Down the hall, there was a coworking space with four workstations as well as a four-person conference room. This space had gray carpet, white walls with light wooden accent walls, and recessed lighting along with black and glass light fixtures. The next amenity toured was the gym, which was separated into two rooms—the large room contained machines and weights while the back room contained three bikes for spinning. This room was bright with floor-to-ceiling windows and blue carpeting and walls. The last indoor amenity space was another lounge that was similar to the one next to the main lobby and leasing office. The kitchen space in this lounge featured light gray cabinets, white quartz countertops, a light gray tile backsplash, and large black pendant lights. This room also had floor-to-ceiling windows and white walls, but had lighter gray-tiled wood plank flooring and wallpapered ceiling. The lounge portion of this room only had one gray sectional with colorful throw pillows and a bright rug. The room was next to a door that led out to the pool, which was an irregular shape but large. There were various lounge and other seating options surrounding the pool.

At the time of the inspection, property management shared that the property was slightly over 94% occupied. DBRS Morningstar toured the model unit and two vacant units: a one-bedroom unit and a two-bedroom unit. All of the units had the same finishes with white walls, gray wooden floors, and white ceiling fans in both the living rooms and bedrooms. The kitchens featured white cabinetry with gray-tiled backsplashes and granite countertops. All units featured islands with white pendant lighting and stainless steel appliances. One unique feature of the units at this property were built-in shelves between the bathroom and living area. The cabinets and countertops in the bathrooms matched the kitchen and had large mirrors above the sink with silver and glass light fixtures above. The bathroom fixtures were standard with prefab showers with either glass doors or a shower curtain rod. All of the bathrooms were connected to large walk-in closets that provided ample storage. The observed units featured modern finishes and functional layouts, consistent with multifamily product of newer vintage in the area.

DBRS Morningstar NCF Summary

NCF Analysis	TTM- June 2023	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	5,525,300	6,218,774	5,686,221	-8.6
Other Income ($)	489,807	551,282	489,807	-11.2
Vacancy & Concessions, Credit Loss ($)	-512,961	-357,579	-530,057	48.2
EGI ($)	**5,502,146**	**6,412,476**	**5,645,971**	**-12.0**
Expenses ($)	2,198,609	2,508,373	2,248,226	-10.4
NOI ($)	**3,303,537**	**3,904,103**	**3,397,745**	**-13.0**
Capex ($)	62,800	70,682	78,500	11.1
NCF ($)	**3,240,737**	**3,833,421**	**3,319,245**	**-13.4**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $3,319,245, representing a -13.4% variance from the Issuer's stabilized NCF of $3,833,421. The main drivers of the variance were GPR and economic vacancy.

DBRS Morningstar based its GPR figure on the in-place rents per the August rent roll from the appraisal with the vacant units grossed up at the average of the in-place rents for each unit type. For its economic vacancy calculation, DBRS Morningstar concluded to an economic vacancy rate plug of 9.3% to target the NRI for the T-9 period ended August 2023 income statement.

DBRS Morningstar Viewpoint

The subject is a recently constructed Class A, 314-unit multifamily property located in Charlotte's University City neighborhood. DBRS Morningstar assessed the property quality with Average +, as the interior units benefitted from recent construction and modern amenities. The property is close to transportation including I-85, which is less than one mile away, as well as the Lynx Blue Line stop in University City, which is a five-minute walk from the property. The property is also within one mile of the Belgate shopping Center, which has the only Ikea location in the state. This shopping center also houses popular retail destinations including Walmart, Marshalls, World Market, and Hobby Lobby as well as multiple dining options. The property is only 0.3 miles from one of the two Topgolf locations in the Charlotte area and 2.5 miles from the University of North Carolina at Charlotte, which had a fall 2021 enrollment of 30,298 students.

This loan was fully funded at closing and the sponsor's business plan was to increase the in-place rents to market rates. Based on the September 2023 rent roll, the business plan was on track, as the property was 94.6% occupied. The loan sponsor has been able to successfully renew and trade out leases at significant premiums, with the in-place rent roll's average rent at $1.85 psf, up from $1.82 psf at loan closing. Additionally, per Reis, the average effective rent in the Harris Boulevard/Mallard Creek Church Road submarket was $1,536 for Q2 2023, which is above the WA rental rate of $1,494 at the property per the September 2023 rent roll. Based on these factors, there is a small amount of room for rent growth. The vacancy rate in the submarket is currently 5.0%, down slightly from 5.4% at the end of Q2 2023. The vacancy rate is expected to increase to 6.6% by the end of the year. Rent growth will likely slow based on the projected vacancy increases expected for the Reis Harris Boulevard/Mallard Creek

Church Road submarket. Additionally, with a new property opening directly across from the subject, it is likely that the subject will have to offer lower rents or increased concessions to remain competitive.

The property is located in the Charlotte-Gastonia-Concord MSA with a DBRS Morningstar Market Rank of 3 and a DBRS Morningstar MSA Group of 2. Properties located within this market rank typically experience less liquidity and exhibit elevated levels of default, resulting in a higher expected loss.

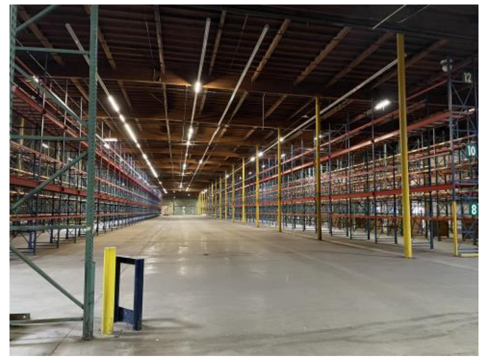
224 Logistics

Loan Snapshot

Seller
H.I.G.
Ownership Interest
Fee
Trust Balance ($ million)
43.0
Loan PSF/Unit ($)
79
Percentage of the Pool
6.4
Fully Extended Loan Maturity/ARD
January 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.88
DBRS Morningstar Stabilized DSCR (x)
1.08
DBRS Morningstar As-Is Issuance LTV (%)
76.4
DBRS Morningstar Stabilized Balloon LTV (%)
68.6
DBRS Morningstar Property Type
Industrial
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
43.0
Pari Passu
33.2
Remaining Future Funding
4.3
JR. Participation & JR. Participation Future Funding
0.0
Mortgage Loan Including Future Funding
80.5
Loan Purpose
Refinance
Equity Contribution/(Distribution) ($ million)
(23.7)



Collateral Summary			
DBRS Morningstar Property Type	Industrial	**Year Built/Renovated**	1952 - 1991/2020-2021
City, State	Milwaukie OR	**Physical Occupancy (%)**	64.4
Units/SF	1,014,973	**Physical Occupancy Date**	August 2023

The loan is secured by the borrower's fee-simple interest in 224 Logistics Park, a Class C, 1.0 million sf industrial park situated on a 61.8-acre site approximately nine miles south of downtown Portland, OR. The property was constructed between 1952 and 1991 and was historically used as a regional distribution center by grocery wholesaler SuperValu, which vacated the property in October 2020, approximately two years after its acquisition by organic and natural food company United Natural Foods, Inc. The industrial park consists of five stand-alone buildings, including an 829,433-sf main warehouse building broken up into six suites, with 122 dock doors, 453 parking stalls, and 81 trailer parking stalls; a 116,771-sf freezer building; a 48,147-sf office building; a 22,955-sf truck repair lot; and a 1,863-sf credit union office building. Clear heights range from 18 to 32 ft at the main warehouse building and 34 ft at the freezer building. Loan proceeds of $80.5 million, consisting of $74.0 million in initial funding and $6.5 million in future funding, were used to refinance existing debt of $47.4 million, return approximately $23.7 million to the borrower, cover closing costs, fund an interest reserve, fund capital improvements, and fund future accretive leasing costs. The five-year fully extended loan term consists of an initial three-year IO period and two IO 12-month extension options.

The sponsor acquired the property in a sale leaseback transaction with SuperValu in 2018 for $48.5 million. Once SuperValu vacated the property, the sponsor began its business plan with an initial $13.3 million investment in improvements and repairs, including a new roof installation at the main warehouse building. The remainder of the business plan includes an additional $12.5 million in capex and to lease the main warehouse building space to stabilization before exiting the investment. Planned capital improvements include installing additional dock doors, upgrading refrigeration systems, installing new water lines, installing new parking spaces, upgrading lighting, and repaving select areas of the driveway. Based on the most recent rent roll dated June 2023, the property is 64.4% occupied; the freezer building was 100.0% leased to C&S Wholesale Grocers, and the main warehouse building was occupied by natural and organic food producer Bob's Red Mill Natural Foods; family owned and operated food manufacturer Heritage Specialty Foods, which has reportedly filed for bankruptcy; and House Spirits Distillery, LLC. The two stand-alone office buildings and the truck repair lot were 100.0% vacant and the sponsor plans to sell these off.

Tenant Summary

Tenant	SF	% of Total NRA	DBRS Morningstar Base Rent PSF ($)	% of Total DBRS Morningstar Base Rent	Lease Expiry	Investment Grade? (Y/N)
Bob's Red Mill Natural Foods, Inc.	404,126	39.8	6.35	44.6	12/31/2033	N
Heritage Specialty Foods	132,397	13.0	8.59	19.1	6/30/2037	N
House Spirits Distillery	77,279	7.6	8.43	10.9	12/31/2028	N
C&S Wholesale Grocers	116,771	11.5	12.99	25.4	3/31/2030	N
Subtotal/WA	**730,573**	**72.0**	**8.04**	**100.0**	**Various**	**N**
Vacant Space	284,400	28.0	n/a	n/a	n/a	n/a
Total/WA	**1,014,973**	**100.0**	**8.04**	**100.0**	**Various**	**N**

Source: June 2023 rent roll.

The appraisal report dated October 5, 2023 recognized 11 industrial properties that primarily compete with the subject. All competing properties were of newer vintage compared with the subject, having been built from 1968 to most recently in 2003. One comparable property did not report an occupancy rate, but those that did reported an average occupancy rate of 100.0%, compared with the subject's most recently reported occupancy rate of 64.4% as of June 2023. The subject also generates relatively lower rents at an average of $5.88 psf, per the June 2023 rent roll, compared with the competitive set's weighted-average rent of $8.89 psf. However, recent leases at the property are showing a higher average rent of $8.51 psf, based on leases signed by Heritage Specialty Foods and House Spirits Distillery in the last two years. This, coupled with the sponsor's additional $12.5 million investment into the property, points to its ability to generate higher rents psf that align more closely with the competitive set.

Competitive Set

Property	Location	Distance from Subject (Miles)	Total SF	Year Built/ Renovated	Occupancy (%)	Avtg Rental Rate Per SF ($)
Clackamas Dis. Ctr. Building 4	Clackamas, OR	4	190,600	2016	100.0	8.52
Mailwell	Milwaukie, OR	3.1	348,249	1981	100.0	9.03
PDX Distribution Center	Portland, OR	14.4	147,717	1990	n/a	9.27
PDX Riverside Parkway North	Portland, OR	16.8	250,100	2005	100.0	9.36
Summit Building	Gresham, OR	17.4	84,192	2003	100.0	10.09
Northgate Industrial Center	Portland, OR	17	131,525	1981	100.0	4.44
Western Ave. Industrial	Beaverton, OR	14.9	94,609	1968/2022	100.0	10.5
217 Distribution Center, Bldg E	Beaverton, OR	13	95,000	1978	100.0	9.46
Wilsonville Dist. Ctr.	Wilsonville, OR	19.6	250,650	2003	100.0	10.09
Oregon Transfer - Swan Island	Portland, OR	13.4	166,205	1985	100.0	8.06
NW Yeon Distribution Building	Portland, OR	13	209,889	1968	100.0	8.72
Total/WA	**Various, State**	**Various**	**1,968,736**	**Various**	**100.0**	**8.89**
Subject	**Milwaukie, OR**	**n/a**	**1,014,973**	**1952 - 1991**	**64.4**	**5.88**

Source: Appraisal, except the subject figures are based on the rent roll dated June 2023, and distance from subject was determined with google maps.

Sponsorship

The sponsorship for this transaction is a JV between Ares Management Corporation (Ares) and Specht Development, Inc. Ares is a global alternative investment manager operating complementary, integrated investment groups that invest across the credit, private equity and real estate markets. The company was founded in 1977 and currently has $33.4 billion in real estate equity and debt investments. Specht Development, Inc. is the development services arm for all related Specht entities. Specht Development is involved in various aspects of real estate transactions, including advising, purchasing, selling ,and acting as partner and developer. Since its inception, the company has developed and provided project and construction management on more than 11.0 million sf of commercial real estate, of which 7.5 million sf was industrial space, with a cost basis of more than $1.0 billion. Additionally, the company's CEO is experienced in the local market, having been a developer and owner of real estate in Portland for 46 years.

The property manager is Capacity Commercial Group, an owner-operated private company based in Portland with a substantial presence in the market. The company has been involved in more than 3,000 transactions since its founding, representing more than 7.5 million sf of space and a total market value of more than $1 billion. Capacity commercial will be servicing the property for a contractual management fee of 2.0% of gross receipts, or an $8,100 monthly minimum.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar toured the interior and exterior of the subject on Thursday, April 6, 2023 at 10:30 AM PST. Based on the management-led site visit, DBRS Morningstar found the overall property quality to be Average.

The subject is a 1.0 million sf industrial property located on Southeast Lake Road, an arterial road, in a suburban area of Portland. The property has good ingress/egress as it is situated on the north side of Milwaukie Expressway, a main throughfare connecting the subject to Milwaukie and Portland. Immediately east of the subject, Milwaukie Expressway intersects with interstate highway 205, which serves as a bypass along the east side of Portland.

The immediate surrounding area is primarily residential, with various other industrial properties located along Milwaukie Expressway near the subject, including grain and other food processing facilities. Bob's Red Mill Natural Foods, a major tenant in the main warehouse building at the subject, is headquartered in the neighboring lot east of the subject. There are also a number of self-storage facilities surrounding the subject.

The property has good signage with the property name and address clearly displayed next to the entrance, and the surrounding grounds are nicely landscaped. The property currently comprises multiple lots: the administrative/office building, truck lot/shop, credit union, main warehouse building, and a freezer building. The main warehouse building has six suites marked A-F. The freezer building and main warehouse building appeared in good shape on the exterior and interior, as they recently received capital improvements, including fresh paint and additional dock doors. The administrative/office building, truck lot, and credit union all appeared to be in poor condition, with chipped flooring/old carpeting, exposed wiring, and leaking pipes in the administrative/office building.

Additional features of the property include a 24-hour security system, including a manned entrance. A rail line runs along the north end of the subject, but there is no direct rail access at the subject. A creek runs along the north end of the property as well, which is used for waste management, and was referred to as a "discharge spot" by management. The property manager stated that management works with a third-party environmental consultant to test the water semi-annually.

Overall, the property grounds appeared to be well maintained, with new pavement and clearly marked parking spaces. The administrative/office building, main warehouse building, and freezer building all had fresh exterior paint, freshening up their appearance. The interior of the main warehouse building and freezer building also appeared clean and well-maintained, with no deferred maintenance visible.

DBRS Morningstar NCF Summary

NCF Analysis					
	TTM- July 2023	Appraisal Stabilized	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	5,261,386	8,841,300	7,790,564	8,781,600	12.7
Other Income ($)	2,098,231	2,695,859	2,753,635	2,679,630	-2.7
Vacancy & Concessions ($)	-355,864	-251,254	-453,420	-678,965	49.7
EGI ($)	**7,003,754**	**11,285,905**	**10,090,779**	**10,782,265**	**6.9**
Expenses ($)	2,353,456	2,695,856	2,884,047	3,131,232	8.6
NOI ($)	**4,650,298**	**8,590,049**	**7,206,732**	**7,651,033**	**6.2**
Capex ($)	203,461	150,193	165,887	193,716	16.8
TI/LC ($)	0	0	0	836,117	100.0
NCF ($)	**4,446,836**	**8,439,856**	**7,040,845**	**6,621,200**	**-6.0**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $6,621,200, representing a -6.0% variance from the Issuer's Stabilized NCF of $7,040,845.

The primary driver of the variance was DBRS Morningstar's TI/LC costs based on the appraiser's concluded estimates, while the issuer did not include TI/LC costs in their analysis. DBRS Morningstar assumed the space leased by Heritage Specialty Foods was vacated, and applied the appraiser's new TI and new LC assumption to lease up the space to a 94.0% occupancy rate in its Stabilized NCF analysis.

DBRS Morningstar Viewpoint

The loan is secured by a Class C, 1.0 million sf industrial park located in Milwaukie, a quiet and developed suburb approximately 9 miles south of the Portland CBD. Located along the north side of Milwaukie Expressway, the subject offers excellent accessibility from all directions for industrial use as it sits just west of the throughfare's connection with I-205. The expansive roads and newly paved surfaces throughout the five-building property provide large trucks with easy access to tenant spaces while also providing ample surface parking spaces for employees. The property is of an older vintage, having been constructed between 1952 and 1991, but benefits from extensive recent capital improvements in the main warehouse building and freezer building. The remaining three lots, consisting of the administrative office building, credit union building, and truck repair shop appeared to be left as-is and are in less-than-ideal condition. Marketing these lots will be difficult as full gut renovations are likely needed to bring their quality up to par with existing supply in the market.

The collateral is within the Reis-defined Milwaukie/Southeast submarket within the Portland MSA. As of Q2 2023, average effective rents in the Milwaukie/Southeast submarket were $7.73 psf, and the vacancy rate was at 2.3%, remaining consistent with the previous quarter. While the subject reported a lower occupancy rate of 64.4% as of June 2023, it has been able to lease up to 93.0%. However, Heritage Specialty Foods, a major tenant in the main warehouse building, recently filed for bankruptcy in June 2023, which will free up 132,397 sf of space. Reis also reported an additional 22,200 sf of warehouse/distribution space will be introduced to the submarket by December 2027; however, 77,800 sf of space will be absorbed within the same period, mitigating the risk of competition. The sponsor's most up-to-date business plan includes keeping the main warehouse building and freezer building as part of the collateral, subdividing the park into separate tax parcels and selling the parcels containing the administrative building, credit union building, and truck repair shop/lot. As of June 2023, approximately $2.2 million of future funding has been drawn upon for the renovation of the site and completing tenant improvement work. The remaining future funding has been allocated towards general capital improvement work and accretive leasing costs (TIs and LCs), which is expected to be funded through initial maturity. The sponsor is mostly focused on leasing the remainder of the property and leasing efforts should benefit from the property's location in a strong submarket.

The loan exhibits an expected loss lower than the pool average. The property falls within a DBRS Morningstar Market Rank 4, which represents a suburban market that exhibits a higher expected loss profile when compared with properties in urban or densely urban areas; however, it is also located in an MSA Group 3, which suggests below average levels of defaults and losses historically. The loan exhibits an average DBRS Morningstar Issuance LTV of 60.0%, which drops to a Stabilized LTV of 53.8% when looking at the stabilized appraised value of $149.5 million. The credit-favorable MSA group, and low business plan risk relative to the pool average support the loan's modeled expected loss being below the pool WA expected loss.

The Paxton

Loan Snapshot

Seller
H.I.G.
Ownership Interest
Fee
Trust Balance ($ million)
42.5
Loan PSF/Unit ($)
745
Percentage of the Pool
6.3
Fully Extended Loan Maturity/ARD
February 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.0
DBRS Morningstar Stabilized DSCR (x)
0.80
DBRS Morningstar As-Is Issuance LTV (%)
76.0
DBRS Morningstar Stabilized Balloon LTV (%)
68.1
DBRS Morningstar Property Type
Mixed Use
DBRS Morningstar Property Quality
Above Average

Debt Stack ($ millions)

Trust Balance
42.5
Pari Passu
184.3
Remaining Future Funding
13.4
JR. Participation & JR. Participation Future Funding
0.0
Mortgage Loan Including Future Funding
240.2
Loan Purpose
Refinance
Equity Contribution/(Distribution) ($ million)
4.0

Collateral Summary			
DBRS Morningstar Property Type	Mixed-Use	**Year Built/Renovated**	2022
City, State	Brooklyn, NY	**Physical Occupancy (%)**	66.7
Units/SF	327/129,494	**Physical Occupancy Date**	September 2023

The loan is secured by the borrower's fee-simple interest in The Paxton, a mixed-use multifamily, office, and retail property in Brooklyn, New York. Combined loan proceeds of $183.5 million, combined with $4.0 million in borrower equity, $2.0 million of which was upfront, were used to refinance $177.9 of existing debt, cover closing costs, and fund various reserves. The loan is structured with up to $13.4 million in TI/LC future funding from the lender to facilitate the borrower's lease-up plan for the retail and office space. The loan is IO throughout with a three-year initial term and two one-year extension options.

Situated 2.3 miles north of the Brooklyn CBD and 9.8 miles southeast of the Manhattan CBD, the collateral consists of a 43-story mixed-use complex that has 372 multifamily units, 108,998 sf of office space, and 20,496 sf of retail space. Approximately 30.3% of the collateral's multifamily units are affordable-housing units whereby rental rates are restricted based on 80.0% and 130.0% of the surrounding area's median income levels. In exchange for offering affordable units, the collateral benefits from two tax credit programs. The first allows for the residential and retail portions of the collateral to be fully exempt from real estate property taxes for 25 years before burning down to a 30.0% abatement for the final 10 years. The second allows for the commercial portion of the collateral to be fully exempt from real estate taxes for 16 years before burning down by 10.0% over the following 10 years. The collateral currently has one office/retail tenant, General Services Administration (GSA). GSA, which is receiving Long-Term Credit Tenant status, signed a 10-year lease commencing in October 2023 across 54,132 sf of space.

Tenant Summary						
Tenant	SF	% of Total NRA	DBRS Morningstar Base Rent PSF ($)	% of Total DBRS Morningstar Base Rent	Lease Expiry	Investment Grade? (Y/N)
GSA Office	51,891	40.1	33.66	86.72	10/13/2033	Y
GSA Retail	2,241	1.7	120.88	13.45	10/13/2033	Y
Subtotal/WA	**54,132**	**41.8**	**37.21**	**100.00**	**Various**	**Various**
Other Tenants	0	0.0	0.00	0.00	n/a	N
Vacant Space	75,362	0.0	N/A	N/A	n/a	N
Total/WA	**129,494**	**100.0**	**15.58**	**100.0**	**Various**	**N**

The residential unit mix consists of 157 studio, 102 one-bedroom, 55 two-bedroom, and 13 three-bedroom units. Community amenities include a gym, a conference room, co-working spaces, a communal kitchen, and an outdoor terrace with grilling stations. The subject property's unit mix is shown below, including a breakout of the Area Median Income units (AMI):

Unit Mix and Rents - The Paxton			
Unit Type	Units	Avg. Unit Size (sf)	Avg. Rent ($/unit)[1]
Studio	110	435	2,975
Studio 130% AMI	34	427	2,653
Studio 80% AMI	13	431	1,407
1-Bedroom/1-Bathroom	71	588	3,775
1-Bedroom/1-Bathroom 130% AMI	22	600	2,838
1-Bedroom/1-Bathroom 80% AMI	9	591	1,509
2-Bedroom/2-Bathroom	38	885	5,250
2-Bedroom/2-Bathroom 130% AMI	12	852	3,397
2-Bedroom/2-Bathroom 80% AMI	5	850	1,820
3-Bedroom/2-Bathroom	9	1,228	7,150
3-Bedroom/2-Bathroom 130% AMI	3	1,228	3,918
3-Bedroom/2-Bathroom 80% AMI	1	1,228	2,096
Total/Weighted Average	**327**	**588**	**3,386**

1. Based on the January 2023 rent roll.

Sponsorship

The sponsorship for this transaction is JENEL, a private real estate investment firm focused on the ownership and management of retail, hotel, office, and residential properties. JENEL operates over 90 properties totaling more than $2.0 billion in AUM across 3.0 million sf. The guarantors are Sam and David Dushey.

JENEL Management, a sponsor affiliate, provides property management services.

DBRS Morningstar Analysis

Site Inspection Summary

On Wednesday April 12, 2023, at 1:00 p.m., DBRS Morningstar toured the interior and unfinished exterior of the property with the property superintendent. Based on the site inspection, DBRS Morningstar found the property quality to be Above Average.

The Class A, 43-story mixed-use property is a well-appointed multifamily high-rise with office and ground-floor/lower-level retail space. The Paxton resides in the downtown Brooklyn neighborhood and is situated along two of Brooklyn's busiest thoroughfares: Fulton Street and Flatbush Avenue. The immediate surrounding area features a mix of residential and commercial property types, with numerous new development and construction along Flatbush Avenue. The property benefits from convenient transit connectivity within walking distance of Fulton Street. The Nevins Street Station provides immediate access to Manhattan for MTA transit, as well as numerous subway stations within a half-mile radius for the A/C, B/D, G, F, N/Q, 2/3, and 4/5 train lines, and even easy access to the LIRR. Many of the residents of the neighborhood were walking or bicycling along the property cross-streets, as Flatbush Avenue and the immediate neighborhood are usually heavily congested with vehicle traffic. The property also features a 130-space bike-rack room in the basement, which the property superintendent mentioned has become increasingly popular for tenants in the Paxton.

The Paxton has two lobby entrances, one for the office space, and one on the multifamily portion of the property. The multifamily lobby had a revolving door entrance into a marble and wood-finished lobby with natural stone floor tiles. The lobby featured a reception desk, a sectional couch, and an elevator bank. Since the property is still under construction, some of the lighting and fixtures were unfinished, including the interior of a few elevators. The resident amenities are on the ninth floor of the building, which included a fitness center and yoga studio finished in February 2023, featuring modern Matrix gym equipment and floor-to-ceiling windows with views of downtown Brooklyn. The property representative mentioned that eventually an amenity fee would be in place that would grant tenants access to the fitness center. Given the property is brand new, there were only a few tenants using the fitness center. The superintendent indicated there will likely be gym classes offered once the property is more stabilized. Adjacent to the fitness center was a conference room with co-working spaces that featured modern natural wood finishes and desk spaces, as well as a lounge area with a communal kitchen. Connected to the lounge area, the property superintendent showed DBRS Morningstar the entrance to the expansive outdoor terrace, which was under construction at the time of inspection but will feature grilling stations.

DBRS Morningstar toured one one-bedroom unit and one two-bedroom unit. In each unit, the kitchen features modern white marble countertops with stainless-steel appliances, including an oven with gas stovetop burners, microwave, dishwasher, and two-door Haier LED lighting fridges with a bottom freezer. There is a significant amount of countertop and cabinet space as well. Additionally, the units have new white oak floors throughout. The bathrooms have gray natural bathroom floor tiles and stone-tile showers. In each of the units, the bedrooms and main living room have floor-to-ceiling windows with panoramic views of either downtown Brooklyn or Manhattan. The windows allowed for ample natural sunlight and the rooms felt open and comfortable. The bedrooms were generally spacious with walk-in closets. Overall, the units showed above average with ample living room, kitchen, bathroom, and bedroom space.

Once completed, the Paxton will have 20,500 sf of ground floor and lower-level retail space, as well as 109,000 sf of office space. The ground floor and lower-level retail and the office spaces were unfinished with only the electrical wiring completed, as construction was ongoing at the property. DBRS Morningstar toured a vacant, unfinished office level that featured a lobby with very similar finishings and interior design to the multifamily lobby entrance. The office lobby featured a reception desk and an elevator bank. The office space had floor-to-ceiling windows with panoramic views of downtown Brooklyn.

At the time DBRS Morningstar toured the lower-level unfinished retail space, there were multiple construction materials and equipment dispersed throughout the space, making it difficult to walk through the space efficiently. The lower-level retail space featured escalator and elevator access to the upper level. The property superintendent was unsure of the current status of potential tenants and leases for the commercial retail space. The space did not appear to be ready for retail tenants. Because of the status of construction of the retail and office space, it’s difficult to determine the quality of the buildout. However, DBRS Morningstar expects the remainder of the commercial space to have a buildout of similar quality to the multifamily component.

DBRS Morningstar NCF Summary

NCF Analysis				
	Appraisal Stabilized NCF	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	23,148,361	22,409,389	20,924,727	-6.6
Other Income ($)	602,640	1,072,277	1,013,386	-5.5
Vacancy & Concessions, Credit Loss ($)	-1,135,231	-1,909,432	-2,633,542	37.9
EGI ($)	**22,615,770**	**21,572,234**	**19,304,571**	**-10.5**
Expenses ($)	4,180,553	3,836,335	4,175,615	8.8
NOI ($)	**18,435,217**	**17,735,899**	**15,128,956**	**-14.7**
Capex ($)	67,530	72,189	99,678	38.1
NCF ($)	**18,367,687**	**17,663,710**	**15,029,278**	**-14.9**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $15,029,278, representing a -14.9% variance from the Issuer's stabilized NCF of $17,663,710. The primary driver of the variance was the DBRS Morningstar GPR. DBRS Morningstar determined the residential GPR to be in line with the January 2023 rent roll, with vacant units being grossed up to the recent leasing achieved and a 4.25% vacancy loss.

DBRS Morningstar Viewpoint

The loan is collateralized by a 327-unit multifamily property with 108,998 sf of office and 20,496 sf of retail space located within the CBD submarket of Brooklyn. The property offers a convenient location within the city, with both Manhattan and downtown Brooklyn within a 10-mile radius. The subject is adjacent to major throughfares such as Fulton Street and Flatbush Avenue, both of which offer access to several New York subway transit routes. Located 0.5 miles away from the subject is the Barclays Center, which is the main arena for the Brooklyn Nets of the NBA. Fulton Mall, which is one of the largest shopping centers in New York City, is located is 0.1 miles from the subject. Fulton Mall consists of national retail chains such as Macy's, Nordstrom Rack, H&M, and American Eagle Outfitters.

The sponsor's business plan is to continue to stabilize the residential occupancy and lease the 58.2% vacant retail and office space. The loan has $15.3 million in TI/LC reserves to lease up the 75,362 sf of vacant commercial space. Reis reported an average submarket vacancy rate of 12.9% across the 15 comparable properties within a 0.5-mile radius of the collateral. Additionally, Reis projects the submarket vacancy rate will increase to 21.2% through the fully extended loan term. DBRS Morningstar concluded the submarket vacancy rate at 20.9% for the entire commercial space, with a 20% vacancy rate for the office space and 10% vacancy for the retail space. The loan will not have funding allocated for additional capex or renovation for the residential units. Therefore, DBRS Morningstar allocated no additional multifamily rent credit in its analysis.

Based on the as-is appraised value of $315.69 million, the loan exhibits a relatively moderate leverage at issuance with a DBRS Morningstar As-Is LTV of 76.0%. Additionally, based on the stabilized appraised value of $352.8 million the loan reflects a moderate DRBS Morningstar stabilized LTV of 68.1%. The collateral falls in DBRS Morningstar Market Rank 7 and MSA group 3, two positive indicators of decreased POD. 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. Despite the urban location, based on a DBRS Morningstar stressed interest rate, the loan reflects an issuer stabilized DSCR of only 0.77x. Overall, the loan's credit metrics, property quality, and strong DBRS Morningstar Market Rank ultimately contributed to an EL that is below the deal average.

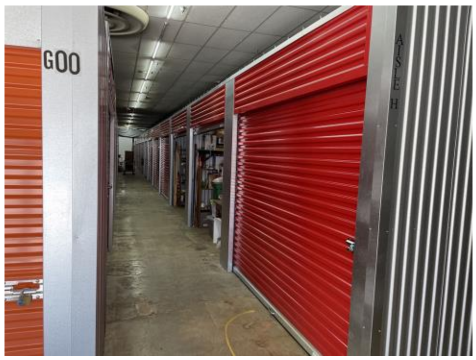
Mini Mall Storage Portfolio

Loan Snapshot

Seller
H.I.G.
Ownership Interest
Fee
Trust Balance ($ million)
42.0
Loan PSF/Unit ($)
92
Percentage of the Pool
6.2
Fully Extended Loan Maturity/ARD
November 2027
Amortization
Partial IO
DBRS Morningstar As-Is DSCR (x)
0.74
DBRS Morningstar Stabilized DSCR (x)
0.83
DBRS Morningstar As-Is Issuance LTV (%)
63.7
DBRS Morningstar Stabilized Balloon LTV (%)
58.0
DBRS Morningstar Property Type
Self-Storage
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
42.0
Pari Passu
30.0
Remaining Future Funding
0.0
JR. Participation & JR. Participation Future Funding
0.0
Mortgage Loan Including Future Funding
72.0
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
42.6



Collateral Summary			
DBRS Morningstar Property Type	Self Storage	**Year Built/Renovated**	Various
City, State	Various	**Physical Occupancy (%)**	73.6
Units/SF	5,185	**Physical Occupancy Date**	August 2023

This loan is secured by the borrower's fee-simple interest in the Mini Mall Storage Portfolio, a portfolio of 13 self-storage properties in various submarkets across three Southeastern states: Tennessee (7), Georgia (5) and Alabama (1). The initial loan funding of $43.3 million ($92 psf) and the sponsor's cash equity were used to acquire seven properties (Phase 1; 482,106 storage sf) within the portfolio at a purchase price of $63.8 million ($132 psf), pay closing costs of approximately $1 million, and fund an interest shortfall reserve of $1.8 million. The loan includes future funding totaling $28.7 million ($92 psf) and the sponsor's future cash equity, which facilitated the acquisition of the remaining six properties in the portfolio (Phases 2 and 3; 300,434 storage sf) for $42.1 million ($140 psf), funded an additional interest shortfall reserve of $1.2 million, and covered $880,023 in closing costs. The loan is structured with an initial three-year term with two 12-month extension options and is fully IO during the initial term while amortizing on a 30-year schedule during the extension periods. Overall, the sponsor contributed $42.6 million in cash equity as part of the transaction, accounting for approximately 37% of the total purchase price. All 13 properties are cross-defaulted and cross-collateralized with no releases allowed under the loan documents.

The sponsor acquired the Mini Mall Storage Portfolio in three phases, with the last two acquisitions completed on November 2, 2022, and December 15, 2022. Since the acquisitions, the sponsor has been leveraging their legacy operational and technology platform to improve property-level performance and occupancy. The portfolio properties total 5,185 units (4,820 storage units, 18 commercial units, and 347 parking spaces) and 925,327 gross sf (782,540 storage sf). Built between 1986 and 2017, the self-storage facilities feature surveillance cameras, individual unit locks, and keypad entry, and are strategically located in submarkets where demand for self-storage has remained strong, with an average length of stay of 3.1 years across the portfolio properties. Based on its trade area analysis, the appraiser concluded every portfolio market was under-supplied with no new self-storage facilities under construction near the collateral properties. At the time of the acquisition, the portfolio consisted of 4,531 in-place units; however, the seller was in the process of adding 654 new units across five properties, increasing the total units to 5,185.

Portfolio Summary

Acquisition Phase	Address	City	State	Total Area (SF)	Total Storage Area (SF)	Allocated Loan Amount	Number of Units	Avg. Length of Stay (Years)	Year Built/ Renovated
Phase 1	6790 US HWY 29 N	Opelika	AL	47,286	39,980	$3,000,000	259	2.7	2006/2017
Phase 1	3318 Auraria Rd	Dahlonega	GA	55,976	52,812	$4,300,000	301	1.7	2017/2022
Phase 1	4138 Pecan Street	Loganville	GA	116,500	91,200	$10,400,000	603	4.3	1997/2003
Phase 1	1753 Philadelphia Rd	Jasper	GA	81,770	39,000	$3,100,000	260	2.1	2007
Phase 1	4701 Mueller Brass Road	Covington	TN	81,908	68,969	$6,400,000	588	3.4	1990/2000
Phase 1	1700 Old HWY 51 S	Brigton	TN	55,667	57,522	$4,800,000	382	3.8	1998/2022
Phase 1	149 Rosemark Rd	Atoka	TN	141,974	132,623	$11,300,000	763	1.5	2017/2022
Phase 2	6720 Cleveland Hwy	Clermont	GA	54,500	57,675	$2,900,000	218	2.9	2008/2022
Phase 2	9322 Lumber Ln	Ooltewah	TN	36,901	34,351	$2,500,000	233	4.9	1993/2005
Phase 2	8117 Ooltewah-Georgetown Rd	Ooltewah	TN	45,002	41,210	$4,900,000	289	3.9	2008
Phase 2	901 Sequoyah Rd	Soddy-Daisy	TN	96,598	83,208	$6,200,000	557	3.5	1988/2003
Phase 3	1910 Macon Rd	Perry	GA	59,550	55,050	$4,700,000	390	3.4	1997/2001
Phase 3	115 Browns Ferry Rd, suite 111	Chattanooga	TN	51,695	28,940	$7,500,000	342	2.3	2015
Total/ WA	**Various**	**Various**	**Various**	**925,327**	**782,540**	**$72,000,000**	**5,185**	**3.1**	**Various**

Source: Asset Summary Report.

Based on a business plan update provided by the sponsor, as of June 30, 2023, the seller was still in the process of completing the expansion work. As of October 2023, all expansion units associated with Phase 1 and 2 have been delivered, including properties at Dahlonega (56 units), Loganville (133 units), and Soddy-Daisy (252 Units). As part of the Phase 3 acquisitions, 60 units at Perry have been delivered, while the Chattanooga expansion (153 units) is currently 66% complete and was originally scheduled to be completed by the end of September 2023, although the actual delivery of the expansion units has not been confirmed by the sponsor as of October 2023. In March 2023, the Covington property was affected by the tornados that swept through the Southeast. A portion of the property, which was damaged, needs to be rebuilt and the sponsor is receiving business interruption insurance. The sponsor’s insurance team has had estimators on site and is working on rebuild plans. Approximately half of the site was not damaged and remains occupied with management on-site. At closing, the portfolio was 90.4% occupied but occupancy has since declined to 73.6% as of August 31, 2023. This drop in occupancy was related to the delivery of the expansion units, which can take time to be absorbed by the respective markets. Of the storage units, 40% are climate-controlled and 60% are non-climate-controlled, with 598 (91.4%) of the expansion units designated as climate-controlled.

Business Plan Update					
	In-Place Units	Expansion Units	Total Units	Delivered Units	Pending Units
Phase 1	2,967	189	3,156	189	0
Phase 2	1,045	252	1,297	252	0
Phase 3	519	213	732	60	153
Total	**4,531**	**654**	**5,185**	**501**	**153**

Sponsorship

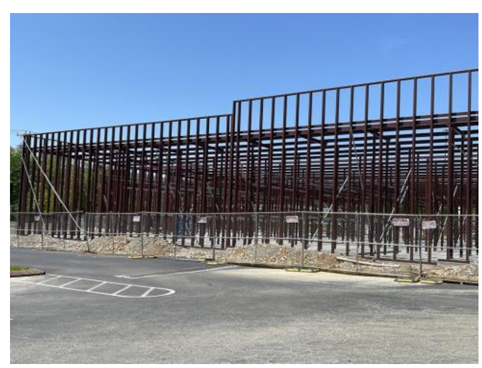
The sponsor for this transaction is Mini Mall Storage, a self-storage owner and operator founded in 1977 that specializes in convenient self-storage services throughout Canada and the U.S. The company's current US portfolio includes properties in Alabama, Arkansas, Indiana, Louisiana, Mississippi, Ohio, and South Carolina. Currently, the property owns and operates over six million sf of self-storage space and over 47,000 self-storage units across North America. In 2020, Mini Mall Storage was established as an open-end mutual fund backed by Avenue Living (a Canadian multifamily owner and operator with CAD 3.8 billion in AUM) and has completed more than CAD 2 billion worth property acquisitions, with its first US acquisition completed in December 2021. Mini Mall Storage will also manage the subject portfolio. Although the management agreement calls for a management fee equal to 10.0% of total monthly gross rental receipts, only 4.0% is the maximum allowed management fee per the loan agreement. Based on the information provided and the company's experience in the self-storage segment, DBRS Morningstar assigned an Average Sponsor Strength score to the loan.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar toured two of the portfolio properties (115 Browns Ferry Rd in Chattanooga, Tennessee; and 9322 Lumber Ln in Ooltewah, Tennessee) on April 18, 2023. Based on the management-guided site inspections, DBRS Morningstar deemed the property quality as Average, although the overall condition and storage amenities varied slightly between the two facilities.

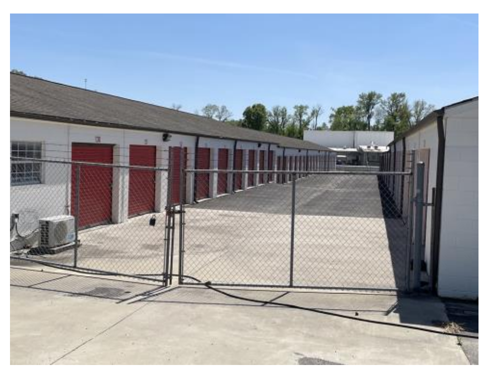
115 Browns Ferry Rd



DBRS Morningstar toured this facility at around 1:30 p.m. and found the property quality to be Average. The storage property is located approximately five miles southwest of downtown Chattanooga. More specifically, the property is conveniently situated between US Highway 41 and I-24, both of which facilitate access to the greater Chattanooga MSA. In addition to its favorable accessibility, the collateral enjoys good visibility due to its prominent signage along Browns Ferry Road and proximity to US Highway 41. Land use in the immediate area is primarily residential, with commercial development along the main roads. This results in strong demand for self-storage as residents and retail tenants often require extra storage space.

The building exterior was generally nondescript and featured a modest construction that consisted of painted concrete block and wood siding. The facility was amenitized with keypad access, fenced parking spaces, and gated security measures. The storage units in this property are primarily climate-controlled and constructed with aluminum structural framing, roll-up doors, plywood and exposed concrete floor slab. The interior of the building was well kept, free of clutter and offered a functional layout for loading/unloading storage units. At the time of DBRS Morningstar's tour, there were 165 units available to lease, including the 153 expansion units, resulting in a depressed occupancy of approximately 52%. Excluding the expansion units, the property manager explained that occupancy would be closer to 83% for the in-place units. Additionally, the property manager noted that 25 expansion units had been completed and were awaiting municipal approval to be leased, with additional climate-controlled units actively under construction during the inspection. DBRS Morningstar observed the active construction site, which had the new building's metal frame built above a concrete foundation. The expansion building appeared larger than the existing facility and should help enhance the collateral's visibility once complete, particularly along Browns Ferry Road. There is an onsite manager at regular business hours to facilitate the business and add an extra security measure. Even with the ongoing construction, DBRS Morningstar considered the property to be well-maintained and did not notice any material deferred maintenance at the site.

9322 Lumber Ln



DBRS Morningstar toured this property at around 3:00 p.m. and found the property quality to be Average.

This property is situated approximately 20 miles northeast of downtown Chattanooga, along a small arterial road near the intersection of Ooltewah Ringgold Road and US Highway 64, which offers direct access to I-75. The site's accessibility is quite favorable, although the property has below-average visibility as it is located off the primary roads and set back about a quarter mile from US Highway 64. The facility has monument and building-mounted signage to alleviate this deficiency. The local area is sparsely developed with residential and retail/commercial properties that help drive demand for self-storage space.

The gated facility features several security measures, including pin pad access and a 24/7 surveillance system with cameras covering points of access/isles. Building exteriors comprised painted concrete masonry and wood siding, while storage unit interiors were framed with plywood. There are no climate-controlled units at this property and the four, single-level storage buildings are exposed to the elements. Each building is lined with aluminum roll-up doors on all sides, which facilitate access to individual storage units. Long driveways separate the storage buildings, allowing vehicular access to the site as well. At the time of DBRS Morningstar's inspection, the property was 85% occupied and there was no active construction or renovation projects ongoing. The property manager noted that demand was primarily driven by nearby homeowners who require additional storage space, often on years-long leases, resulting in sticky tenancy and stable cash flow. The property manager planned to achieve 90% occupancy by offering a second-month free promotion for newly signed leases. DBRS Morningstar did not identify material deferred maintenance at the property, but noted the facility was slightly inferior in quality to the 115 Browns Ferry Road (Chattanooga) property.

DBRS Morningstar NCF Summary

NCF Analysis					
	TTM- May 2023	T-5 Annualized - August 2023	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	8,830,589	8,762,361	8,999,988	8,541,722	-5.1
Other Income ($)	719,174	1,169,324	1,316,084	719,174	-45.4
Vacancy & Concessions ($)	-3,116,475	-2,622,004	-982,820	-1,281,258	30.4
EGI ($)	**6,433,288**	**7,309,681**	**9,333,252**	**7,979,638**	**-14.5**
Expenses ($)	1,862,499	1,783,084	2,746,053	2,813,260	2.4
NOI ($)	**4,570,789**	**5,526,597**	**6,587,199**	**5,166,378**	**-21.6**
Capex ($)	76,919	76,919	0	267,828	100.0
NCF ($)	**4,493,870**	**5,449,678**	**6,587,199**	**4,898,550**	**-25.6**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $4,898,550, representing a -25.6% variance from the Issuer's Stabilized NCF of $6,587,199. The primary drivers of the variance are other income, GPR, economic vacancy and replacement reserves. DBRS Morningstar set other income to the T-12 statement, while the Issuer used a higher figure based on the annualized T-5 as of August 2023. DBRS Morningstar estimated GPR based on in-place leases as of the August 31, 2023 rent roll with vacancy grossed up to average in-place rents. The resulting DBRS Morningstar stabilized GPR of $10.92 psf is lower than the Issuer's $11.50 psf. DBRS Morningstar's economic vacancy assumption of 15.0% is supported by the appraiser's WA vacancy and collection loss of 15.1%, ranging from 12.0% to 17.0% across the 13 properties. In order to target a 15.0% economic vacancy factor, DBRS Morningstar assumed physical vacancy, concessions and credit loss of 11.25%, 2.25% and 1.5% of GPR, respectively. In comparison, the Issuer assumed a stabilized economic vacancy factor of 10.9% for the portfolio. DBRS Morningstar calculated a blended replacement reserve of $0.34 psf based on the greater of $0.15 psf and the engineer's inflated recommendation for each property. The Issuer did not incorporate replacement reserves in its stabilized scenario.

DBRS Morningstar Viewpoint

The loan is secured by a portfolio of 13 self-storage properties that were acquired in late 2022 and have continued to lease-up to stabilization, as several facilities have expanded their storage unit count, including the Dahlonega, Loganville, Perry, Chattanooga and Soddy-Daisy properties. Specifically, the portfolio totaled 4,531 units at the time of acquisition, but the seller added 654 expansion units as part of the deal. The sponsor implements a consolidation strategy to acquire assets with strong cash flow and the potential for growth at value prices from "mom and pop" owner-operators, leveraging its proven self-storage platform to achieve operational synergies. Properties within the subject portfolio are located in the southeastern United States, a region where the sponsor has ample operating experience considering its past acquisitions across the south and southeast, including Texas, Louisiana, Mississippi, South Carolina and North Carolina, among other states. The diverse geographic footprint of the portfolio should alleviate cash flow volatility when a particular submarket is under stress, provided that all 13 properties are cross-collateralized, cross-defaulted with no property releases allowed by the loan agreement.

Property vintages vary considerably within the portfolio and the business plan does not contemplate meaningful capital expenditures nor is the loan structured with any upfront or future capital expenditure reserves. The lack of a portfolio-wide renovation plan does highlight a potential risk in the business plan, which is exacerbated by the portfolio's mix of 40% climate-controlled and 60% non-climate-controlled units. However, the newly-/soon-to-be-delivered expansion units, 91% of which are climate-controlled, are expected to round up the portfolio's quality and help the portfolio as a whole to achieve stabilization.

Properties within the portfolio are primarily located in rural and tertiary markets with DBRS Morningstar Market Rank of 1 or 2, which typically indicates vast undeveloped lands surrounding these markets. While the barriers to entry are low for competitors to develop self-storage properties and to compete directly with the sponsor, Mini Mall is an experienced operator and should hold a comparative advantage over new entrants because of its economies of scale. Since Mini Mall has a sizeable portfolio of storage properties in the southeast, it is able to develop a centralized managerial network and implement technologies to optimize expense reduction. It would be difficult for new entrants to achieve Mini Mall's cost efficiency until significant capital and resources have been invested, which can be a time-consuming process.

While the sponsor's business plan carries certain risks, the demand for self-storage has remained quite strong and is expected to remain so in the coming years. According to Green Street, storage fundamentals remain favorable, with their 2023 same-store NOI growth forecast improving by 270 basis points and same-store revenue growth estimates for 2023-2026 increasing by 70 basis points, on average, because of increasing demand and changing demographics. Additionally, the storage industry continues to benefit from societal changes induced by the COVID-19 pandemic, including businesses storing equipment, decluttering for home offices, and storage of apartment furnishings for people who moved temporarily. The subject portfolio also benefits from this trend, as seen by the average length of stay of 3.1 years across the 13 properties. Because of the strong market fundamentals, self-storage properties are historically correlated with lower rates of default.

The loan has a moderate Stabilized LTV of 58.0% and is secured by a portfolio of self-storage properties, which have historically exhibited stable cash flow and fewer loan defaults. As a result, the loan has an expected loss below the deal average.

Centreport Lake

Loan Snapshot

Seller
H.I.G.
Ownership Interest
Fee
Trust Balance ($ million)
41.9
Loan PSF/Unit ($)
188.042
Percentage of the Pool
6.2
Fully Extended Loan Maturity/ARD
March 2027
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.81
DBRS Morningstar Stabilized DSCR (x)
1.08
DBRS Morningstar As-Is Issuance LTV (%)
95.4
DBRS Morningstar Stabilized Balloon LTV (%)
81.6
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average

Debt Stack ($ millions)

Trust Balance
41.9
Pari Passu
37.9
Remaining Future Funding
4.7
JR. Participation & JR. Participation Future Funding
9.2
Mortgage Loan Including Future Funding
85.0
Loan Purpose
Acquisition
Equity Contribution/(Distribution) ($ million)
31.8

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2008
City, State	Fort Worth, TX	**Physical Occupancy (%)**	93%
Units	452	**Physical Occupancy Date**	June 2023

This loan is secured by the borrower's fee-simple interest in Centreport Lake Apartments, a 452-unit multifamily property in Fort Worth, Texas. The $93.7 million loan will be split between $86.5 million in initial funding and $7.2 million in future funding, which Marlin Spring, the sponsor, will use to finance the acquisition of the subject and closing costs as well as to fund a value-add renovation plan. The sponsor will renovate the property over the first 36 months for a total of $7.6 million, and will invest $31.8 million of cash equity into the deal. The sponsor plans to renovate 85% of units over 36 months, with the remaining 15% of units accepting rent increases and not vacating. The sponsor expects average premiums of $400 per month over current leases and $335 per month over leases signed since June 30, 2021, at the property following these renovations. The three-year, IO, floating-rate loan is structured with two one-year extension options. Based on the appraiser's as-is and stabilized respective values of $110.6 million and $129.3 million, the resulting whole-loan DBRS Morningstar As-Is and DBRS Morningstar Stabilized LTVs are 95.4% and 81.6%, respectively.

The collateral was constructed in 2008. The residential unit mix consists of 276 one-bedroom, 152 two-bedroom, and 24 three-bedroom apartments. Amenities at the property include outdoor lawn space, gazebo lawns, two pools, a pet park, a jogging trail throughout the property, a fitness center, a movie screening room, a billiard's room, a coffee bar, and a business center. The property offers storage units and detached garages for rent. Additional information on the unit mix and unit rental rates can be found in the table below.

Unit Mix and Rents

Unit Type	Units	Avg Unit Size (sf)	Rent/Month ($)
11G-G	5	876	1,559
11H-G	37	912	1,618
11F-G	50	867	1,541
22B-G	25	1196	1,869
22A-G	30	1080	1,856
11A	78	637	1,270
11B	37	793	1,363
11C-G	17	808	1,523
22C	20	1199	1,721
22A	30	1066	1,699
22B	18	1199	1,741
11F	28	869	1,342
11H	18	911	1,412
22D-G	14	1197	1,927
11E-G	3	854	1,437
22C-G	8	1199	1,912
11D	3	838	1,431
22D	7	1197	1,806
32B	8	1377	2,202
32A-G	8	1377	2,318
32A	8	1377	2,093
Total/WA	**452**	**952**	**1,590**

Source: ASR.

The average size of a one-bedroom, two-bedroom, and three-bedroom unit at the subject is 807 sf, 1,148 sf, and 1,377 sf, respectively. Renovated units feature faux wood flooring, quartz countertops, and bathroom fit-outs. Ground- and second-floor units have attached garages with in-unit access while second- and third-floor units feature balconies.

The appraiser identified five properties with comparable quality and size that directly compete with the subject for prospective tenants. The comparable properties have an average year built of 2013, which is slightly younger than the subject's vintage of 2008. Comparable properties have a WA occupancy of 95.3%, slightly higher than the subject's occupancy of 92.9% as of June 26, 2023. The property's average rental rate of $1,590 per unit per the June 26, 2023, rent roll is below the appraiser's competitive set average rental rate of $1,702 per unit. The property's current average rental rate is a WA of the 452 units currently leased at the property. The property's average unit size of 952 sf per unit is larger than most of the five properties in the competitive set, which have a WA unit size of 925 sf.

Competitive Set							
Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (SF)
Davis	4328 Centreport Drive	0.1 Miles	392	2015	95.0%	$1,674	849
Sevona Avion	14500 Sovereign Road	0.2 Miles	344	2012	95.0%	$1,758	998
Hangar 19	14251 FAA Blvd	0.4 Miles	351	2020	92.0%	$1,795	926
Landing at Centreport	4200 Centreport Drive	0.3 Miles	318	2017	96.0%	$1,740	909
Station 3700	3700 Post Oak Boulevard	1.1 Miles	321	2000/2020	99.0%	$1,538	952
Total/Wtd. Avg. Comp. Set	**Fortworth, TX**	**Various**	**1,726**	**Various**	**95.3%**	**$1,702**	**925**
"Centreport Lake" - Subject	**14301 Centre Station Dr,**	**n/a**	**452**	**2008/2022**	**92.9%**	**$1,590**	**952**

Source: Appraisal, except the Subject figures are based on ASR.

Sponsorship

The sponsor for this transaction is Marlin Spring, a real estate firm founded in 2013 and focused on acquisition, development, construction, and repositioning throughout North America. Based in Toronto, Marlin Spring has acquired 50 projects since inception, including 12,000 multifamily units with a $5.7 billion gross value across the U.S. and Canada. Marlin Spring owns two other projects in the Dallas/Fort Worth MSA, including another value-add investment 8 miles south of the subject.

The property will be managed by Protea Real Estate, a Dallas-based management company with experience managing over 16,000 apartment units containing upwards of 13 million sf to date.

DBRS Morningstar Analysis

Site Inspection Summary

DBRS Morningstar toured the property on Wednesday, April 12, 2023, at 1:00 p.m. Based on the site inspection and management tour, DBRS Morningstar found the property quality to be Average.

The multifamily property is situated along Center Station Drive, an arterial neighborhood road in a suburban area of eastern Fort Worth. Centreport Lake is situated seven minutes from Dallas/Fort Worth International Airport. The subject is accessible from major thoroughfares TX-360 and TX-183, which provide north-south and east-west access across the Dallas Fort Worth area, respectively. The surrounding area is characterized by a high concentration of hotel, retail, and multifamily properties. The collateral benefits from its proximity to the new American Airlines headquarters, D.R. Horton, Inc.'s headquarters, AT&T Stadium, and Texas Live!.

The subject's exterior facade comprised a mixture of blue and beige panels and brick with white trim and stone bases made for a modern, attractive feel. The collateral, built in 2008, had favorable curb appeal at the main entrance, which leads to the leasing office and clubhouse. The clubhouse is home to the subject's indoor amenities, which includes a fitness center, movie screening room, billiard's room, coffee bar, and business center. Outdoor amenities include two resort-style pools, sizable grass areas, gazebos, BBQ grills, a pet park, and a jogging trail around the property. Amenities were all spacious and well kept.

DBRS Morningstar toured a renovated one-bedroom/one-bath, renovated two-bedroom/two-bath, and an under renovation one-bedroom/one-bath. All units at the subject are single floor, and tenants on the first two floors have garages attached to their units. Detached garages and storage units are available for tenants to rent. Renovated units featured quartz countertops, large kitchen sinks, and bathroom fit-outs. Renovated unit floors included faux wood flooring in the kitchens, tile in the bathrooms, and carpet in bedroom and living spaces. The unit under renovation was on track to have all of the above attributes. Second- and third-floor units at the subject feature balconies. Renovated units had a contemporary feel given the new finishes, but overall average quality given their 2008 vintage. Renovated units include washer and dryers while unrenovated do not and charge a $50 fee for the laundry duo.

At the time of DBRS Morningstar's visit, the occupancy rate at the property was 92.0%. The property manager noted that concessions were being offered, with $600 off the second full month's rent for one-bedroom units and $700 off the second full month's rent for two- and three-bedroom units. At the time of inspection, renovated one-bedroom units were bringing about $120 to $150 premiums and renovated two- and three-bedroom units were bringing in $150 to $182 premiums. The property manager noted that renovations are on schedule to be completed within three years as planned. Exterior renovations had not yet begun at the time of visit, but were projected to begin shortly. Parking at the subject is free, and there were no carports present at the site. The manager noted a pet fee of $350, a $200 pet deposit, and $25 pet rent charge. Some evictions have occurred, but at lower rates since the new management took over. Throughout the tour, units appeared to be in good condition and had no obvious signs of deferred maintenance.

DBRS Morningstar NCF Summary

NCF Analysis	TTM- June 2023	Appraisal Stabilized NCF	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	8,967,942	10,433,959	9,498,037	9,421,106	-0.8
Other Income ($)	1,217,961	1,087,700	1,652,463	1,217,961	-26.3
Vacancy & Concessions ($)	-1,864,850	-773,155	-614,523	-747,607	21.7
EGI ($)	**8,321,053**	**10,748,504**	**10,535,977**	**9,891,460**	**-6.1**
Expenses ($)	4,393,918	5,181,775	4,683,129	4,972,829	6.2
NOI ($)	**3,927,135**	**5,566,729**	**5,852,848**	**4,918,631**	**-16.0**
Capex ($)	113,000	73,000	121,689	197,072	61.9
NCF ($)	**3,814,135**	**5,493,729**	**5,731,160**	**4,721,559**	**-17.6**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $4,721,559, representing a -17.6% variance from the Issuer's stabilized NCF of $5,731,160. The primary drivers of the variance were other income, insurance, and credit loss.

DBRS Morningstar assumed other income based on the T-12 period ended June 2023. The Issuer assumed other income growth upon stabilization. For the insurance expense, DBRS Morningstar applied the in-place premium inflated by 10%. The Issuer assumed insurance lower than the current premium. For credit loss, DBRS Morningstar assumed the T-12 period ended June 2023 ratio of 2.4%. The Issuer assumed a credit loss of 0.2% based on its stabilized assumption for the line item.
DBRS Morningstar Viewpoint

The collateral is a multifamily property located in a suburban area of Fort Worth. The property is well located near convenient anchored retail centers and highways that connect it to the greater Dallas/Fort Worth area. Additionally, the subject is located in an area with a DBRS Morningstar Market Rank of 5, which represents a light urban area. Areas with a DBRS Morningstar Market Rank of 5 have historically experienced lower rates of default than more suburban and rural markets but higher rates of default than densely populated markets with higher DBRS Morningstar Market Ranks. However, the property is located in an area with DBRS Morningstar MSA Group of 1, which have historically performed worse than other MSAs.

The sponsor acquired the property in 2022 for $115.5 million and invested a substantial amount of cash equity, $32.7 million, to complete the acquisition. The sponsor is implementing $7.6 million, equal to approximately $1,700 per unit, to renovate 85.0% of nonrenovated units with faux new wood flooring, quartz countertops, kitchen sink and bathroom fit-outs, and increasing rent on the remaining 15% of tenants accepting rent increases without vacating. As of June 26, 2023, the property was 92.9% occupied. Newly renovated units have been leased to approximately $1.88 psf, which is in line with both the sponsor's and the appraisal's assumptions. The property's average rental rate of $1,590 per unit per the June 26, 2023, rent roll is below the appraiser's competitive set's average rental rate of $1,702 per unit.

Since Q1 2021, rent growth in the Reis-identified North Arlington submarket has been net positive with some fluctuation, landing at $1,092 per unit in Q2 2023. The DBRS Morningstar Stabilized GPR is based on a blend of renovated unit rental rates and in-place rental rates at $1,737 per unit, a discount of $50 to the appraisal market rent. Since the business plan is in progress and deemed feasible by DBRS Morningstar, the DBRS Morningstar Business Plan Score is relatively low at 1.80.

The DBRS Morningstar Stabilized LTV of 81.6% is high for a suburban multifamily property and there is elevated maturity default risk, since agency and conduit securitizations generally cap LTVs for multifamily properties at 75.0%. The elevated DBRS Morningstar Stabilized LTV of 81.6% and DBRS Morningstar MSA rank of 1 resulted in an expected loss that is higher than the pool average. The sponsor's current success with raising rental rates through renovations and the substantial equity contribution help to mitigate the loan's default risks.

Pier 33

Loan Snapshot

Seller
H.I.G.
Ownership Interest
Fee
Trust Balance ($ million)
41.5
Loan PSF/Unit ($)
297,141
Percentage of the Pool
6.2
Fully Extended Loan Maturity/ARD
November 2026
Amortization
Full IO
DBRS Morningstar As-Is DSCR (x)
0.90
DBRS Morningstar Stabilized DSCR (x)
0.90
DBRS Morningstar As-Is Issuance LTV (%)
77.5
DBRS Morningstar Stabilized Balloon LTV (%)
75.4
DBRS Morningstar Property Type
Multifamily
DBRS Morningstar Property Quality
Average+

Debt Stack ($ millions)

Trust Balance
41.5
Pari Passu
30.8
Remaining Future Funding
4.5
JR. Participation & JR. Participation Future Funding
8.2
Mortgage Loan Including Future Funding
85.0
Loan Purpose
Refinance
Equity Contribution/(Distribution) ($ million)
(3.9)

Collateral Summary			
DBRS Morningstar Property Type	Multifamily	**Year Built/Renovated**	2020
City, State	Wilmington, NC	**Physical Occupancy (%)**	93.7%
Units	286	**Physical Occupancy Date**	August 2023

The loan was secured by the borrower's fee-simple interest in Pier 33, a recently developed 286-unit Class A waterfront multifamily property in Wilmington, North Carolina. The $85.0 million loan was split between $80.0 million initial funding and $5.0 million future funding. The proceeds were used to retire the construction loan, fund a $1.5 million interest and carry reserve, fund future accretive leasing costs, fund closing costs, and return $3.9 million of equity to the sponsor. Additionally, the $5.0 million future funding includes a $3.7 million equity earn-out subject to a debt yield test. The sponsor developed the property for two years leading up to the end of 2020, and the subject received its temporary certificate of occupancy in December 2020. The property had leased to an in-place occupancy rate of 90.7% as of June 30, 2023. Pier 33 has 21,200 sf of ground floor retail space, leased to three tenants. The three-year, IO, floating-rate loan was structured with two one-year extension options. Based on the appraiser's as-is and stabilized respective values of $99.7 million and $102.5 million, the resulting whole-loan DBRS Morningstar As-Is and Stabilized LTVs are 77.5% and 75.4%, respectively.

The sponsor purchased the land and planned the project in 2014, breaking ground in February 2019. Pier 33 was built on a contaminated site, previously home to Almont Shipping Company, which manufactured and stored fertilizer. To mitigate vapor concerns, the sponsor capped the soil using the foundation of the subject, installed a vapor barrier, and implemented a rooftop split mechanical ventilation system. The property, as a result, received a five-year brownfield property tax abatement such that the property is taxed at less than 100% of its actual value for a five-year time period, ending in 2026.

The first block of units was delivered in December 2020 with first move-ins following shortly after. The final punch list items were completed in the summer of 2021. Pier 33 contains 286 multifamily units, comprising 49 studio units, 125 one-bedroom units, 88 two-bedroom units, and 24 three-bedroom units. The property is adjacent to the 200-slip Port City Marina, offering 80% of units views of the Cape Fear River. Amenities at the subject include a saltwater pool, a fitness center, a conference center, a clubhouse, a coworking space, 700 covered parking spaces, a barista bar, grills, and a dog wash. The Wilmington Riverwalk runs adjacent to the subject and along Cape Fear River. The riverwalk features dining, shopping, and entertainment options and runs 1.75 miles along the riverbank. Additional information on the unit mix and unit rental rates can be found in the table below.

Unit Mix and Rents

Unit Type	Bd/Ba	Units	Avg Unit Size (sf)	Rent/Month ($)
S1	0x1	29	582	1455
S2	0x1	20	615	1313
A1	1x1	100	680	1638
A2	1x1	4	676	1773
A3	1x1	10	971	1903
A4	1x1	11	690	1611
B1	2x2	51	1046	2154
B3	2x2	16	1285	3704
B4	2x2	10	917	1816
B5	2x2	11	1232	2899
C1	3x2	20	1451	3250
B3 - Mezz	3x3	4	1642	5073
Total/WA		**286**	**872**	**2030**

Source: June 2023 rent roll.

The average size of a studio unit, one-bedroom unit, two-bedroom unit, and three-bedroom unit is 595 sf, 704 sf, 1,098 sf, and 1,483 sf, respectively. Each unit features high-end finishes, plank flooring, quartz countertops, stainless-steel appliances, and washer and dryer combinations. DBRS Morningstar determined a property quality of Average +.

The appraiser identified six properties with comparable quality and size that directly compete with the subject for prospective tenants. The comparable properties have an average year built/renovated of 2016, which is slightly older than the subject's vintage of 2020. Comparable property occupancy rates have a WA of 96.1%, greater than the subject's occupancy rate of 93.7%. The property's average rental rate of $2,030 per unit per the June 2023 rent roll, outperforming the appraiser's competitive set average rental rate of $1,858 per unit. The property's current average rental rate is a WA of the 286 units currently leased at the property. The property's average unit size of 944 sf per unit is larger than most of the five properties in the competitive set, which have a WA unit size of 954 sf. Additionally, the collateral is capturing more upside in rents on a per-square-foot basis, with a rental rate of $2.41 psf outdoing the competitive set rental rate of $1.99 psf.

Competitive Set

Property	Location	Distance from Subject (Miles)	Units	Year Built/ Renovated	Occupancy (%)	Avg. Rental Rate Per Unit ($)	Avg. Unit Size (SF)
Sawmill Point Apartments	1015 Nutt Street Wilmington, NC 28401	0.3 Miles	280	2017	98.0%	$2,002	932
City Block	314 N 3rd St Wilmington, NC 27401	0.5 Miles	112	2015	96.0%	$1,584	840
South Front Apartments	1400 South 2nd Street Wilmington, NC 28401	1.9 Miles	216	1954/2012	93.0%	$1,946	672
One Midtown	2945 One Midtown Way Wilmington, NC 28403	3.8 Miles	223	2012	94.0%	$1,725	1,044
Avalon of Wilmington	327 Guinevere Ln Wilmington, NC 28403	3.1 Miles	84	2014	95.0%	$1,513	822
Element Barclay	1605 Barclay Point Blvd Wilmington, NC 28412	5.0 Miles	405	2020	98.0%	$1,933	1,129
Total/Wtd. Avg. Comp. Set	**Various, State**	**Various**	**1,320**	**Various**	**96.1%**	**$1,858**	**954**
Piers 33 - Subject	**901 Nutt Street, Wilmington, North Carolina**	**n/a**	**286**	**2020**	**90.7%**	**$2,030**	**944**

Source: Appraisal, except the Subject figures are based on the rent roll dated June 2023.

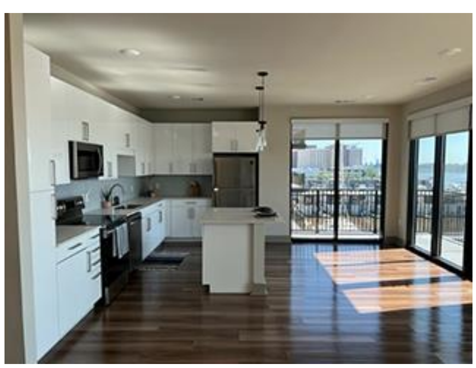
Sponsorship

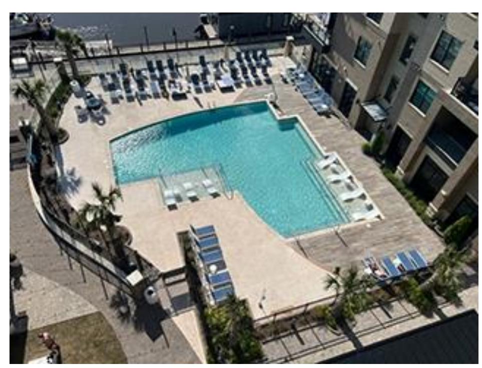
The sponsor for this transaction is Dewitt Carolinas, a real estate company covering multifamily, commercial, and mixed-use projects throughout the Carolinas and focused on ownership, development, management, and acquisitions. Dewitt Carolinas was established in 1992 and is based in Raleigh, North Carolina. Chief Executive Officer Todd Saieed, Senior Partner Ven Poole, Chief Financial Officer Ed Soccorso, and President Everett Daniels lead the group, which has completed more than 200 projects in the last 25 years and has upward of 60 years of experience. Dewitt Carolinas currently has at least four projects in Raleigh under way, including multifamily, mixed-use, office, and student housing property types. DBRS Morningstar determined a Sponsor Strength of Average.

The property will be managed by Drucker + Falk, a majority woman-owned firm headquartered in Newport News, Virginia. Drucker + Falk provides management and leasing services and has offices located throughout Virginia, Maryland, the Carolinas, Georgia, and Ohio.

DBRS Morningstar Analysis

Site Inspection Summary





DBRS Morningstar did not perform a physical site inspection of the subject property. Based on third-party reports and photos, DBRS Morningstar determined the overall property quality to be Average.

Pier 33 is situated in the Historic District of downtown Wilmington. The neighborhood is a mix of commercial, institutional, and residential land uses. Wilmington's downtown area has an array of dining, retail, and entertainment options including cruises and historic buildings. The Wilmington Convention Center, Port City Marina, and Live Oak Bank Pavilion are all in close proximity to the subject. Along the water, the North Carolina battleship is docked, along with the historic Cape Fear Memorial Bridge. Primary access to the subject neighborhood is provided by I-40 and I-140, which connect the subject to Raleigh and Charleston, respectively. Top employers surrounding the subject area are in industries including healthcare, universities, and professional services.

DBRS Morningstar NCF Summary

NCF Analysis	TTM- June 2023	Appraisal Stabilized NCF	Issuer Stabilized NCF	DBRS Morningstar Stabilized NCF	NCF Variance (%)
GPR ($)	6,746,780	7,436,394	7,346,800	6,967,026	-5.2
Other Income ($)	350,315	823,973	822,861	864,559	5.1
Vacancy & Concessions ($)	-548,069	-446,184	-504,905	-793,468	57.2
EGI ($)	**6,549,026**	**7,814,183**	**7,664,756**	**7,038,117**	**-8.2**
Expenses ($)	1,887,156	2,630,186	2,355,178	2,459,014	4.4
NOI ($)	**4,661,870**	**5,183,997**	**5,309,578**	**4,579,103**	**-13.8**
Capex ($)	57,200	58,916	71,500	71,500	0.0
TI/LC ($)	0	0	0	109,841	100.0
NCF ($)	**4,604,670**	**5,125,081**	**5,238,078**	**4,397,762**	**-16.0**

The DBRS Morningstar Stabilized NCF is based on the *DBRS Morningstar North American Commercial Real Estate Property Analysis Criteria*. The resulting DBRS Morningstar Stabilized NCF was $4,397,762, representing a -16.0% variance from the Issuer's stabilized NCF of $5,238,078. The primary drivers of the variance were rental income, vacancy, and real estate tax. DBRS Morningstar assumed the property was currently stabilized and based the rental income and vacancy loss on the in-place figures from the June 2023 rent roll. DBRS Morningstar assumed the full unabated real estate taxes because the brownfield abatement expires shortly after the fully extended loan maturity. The Issuer assumed 3.0% rent growth from current June 2023 rents and 5.0% stabilized vacancy. The Issuer applied credit for the brownfield abatement, resulting in a lower stabilized real estate tax assumption than that to which DBRS Morningstar concluded.

DBRS Morningstar Viewpoint

The collateral is in the Reis-identified Wilmington market, just four miles west of the Wilmington CBD. The Wilmington market has an inventory of 19,951 multifamily units, accounting for 0.6% of apartment inventory in the broader Southern Atlantic region as of Q2 2023. Wilmington exhibited a vacancy of 5.4% in Q2 2023. Per Reis, inventory has trended upward, averaging 3.3% growth since 2020. In the greater Southern Atlantic region, inventory is expected to grow by 1.8% by 2027, exhibiting slowed growth relative to the past five years. Rent growth in Wilmington has been positive every year since 2010, even peaking at 23.0% in 2021 following 1.8% growth in 2020. In 2023, rent growth has been at 0.1% with average rent at $1,434 per Reis Q2 2023 data. Reis anticipates average annual rental growth of 4.7% from 2023 to 2028 in Wilmington. Within New Hanover County, the subject's county, the appraiser identified six comparable properties within a 3.8-mile radius of the subject that can serve as indicators for the relevant market area's performance. Competitive set properties ranged from 84 to 405 units and achieved a WA occupancy rate of 96.1% and a WA rental rate of $1,858 per month. Reis reported 10 comparable properties with an average rent of $1,870 and vacancy of 10.9%, similar to the subject's metrics. Pier 33 is in a DBRS Morningstar Market Rank of 3, which represents areas that are usually suburban in nature and have historically had higher default and loss rates.

Pier 33 is situated in the Historic District of downtown Wilmington. The neighborhood is a mix of commercial, institutional, and residential land uses. Wilmington's downtown area has an array of dining, retail, and entertainment options including cruises and historic buildings. The first block of units was delivered in December 2020 with first move-ins following shortly after. The final punch list items were completed in the summer of 2021. The subject has a number of amenities, and units have high-end finishes, yet stabilization has taken several years to achieve. The retail space was fully leased as of September 2023, and the residential units were 9.3% economically vacant as of the June 2023 rent roll. DBRS Morningstar concluded that the property was fully stabilized in its NCF analysis.

Because the business plan has essentially been executed and the property is considered stabilized by DBRS Morningstar, the DBRS Morningstar Business Plan Score is relatively low at 1.60. However, the weaker DBRS Morningstar MSA Group 0 and weak DBRS Morningstar Market Rank 3, low Issuer-stressed DSCR of 0.68x, and DBRS Morningstar Stabilized LTV of 75.4% resulted in a higher expected loss than the deal average.

Transaction Structural Features

Credit Risk Retention

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

Future Funded Companion Participations: During the Eligible Companion Participation Acquisition Period, the Issuer may use certain available Principal Proceeds to acquire all or a portion of an Eligible Companion Participation, subject, in each case, to the satisfaction of the Eligible Companion Participation Acquisition Criteria. The "Eligible Companion Participation Acquisition Period" will begin on the first day after the Closing Date and will end on the Payment Date in October 2025. As of the Cut-off Date, the aggregate amount of outstanding future advances that when funded would be eligible to acquire as Eligible Companion Participations is $80,761,168.

As of the Closing Date, each of the Future Funding Participations will be held by an affiliate of H.I.G. Realty. The Future Funding Holder will have the sole obligation under each of the 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, but is not obligated, to acquire such funded participation interest during the Eligible Companion Participation Acquisition Period. Pursuant to each Participation Agreement, the Future Funding Holder, as the holder of the Future Funding Participation and, so long as the related Future Funding Participation is held by H.I.G. Realty or any of its affiliates, H.I.G. Realty will be required to indemnify the Issuer, as the holder of the related Collateral Interest, against any losses, claims, damages, costs, expense and liabilities in connection with, arising out of, or as a result of, the failure of the Future Funding Holder to make future advances when required under the related Commercial Real Estate Loan.

Acquisition Criteria

The following criteria (the "Eligible Companion Participation Acquisition Criteria") will be required to be satisfied with respect to the acquisition of each Eligible Companion Participation as of the related acquisition date:

1. The underlying Commercial Real Estate Loan is not a Defaulted Loan or a Specially Serviced Loan;
2. Upon acquisition, the Eligible Companion Participation will not be a Defaulted Collateral Interest or a Credit Risk Collateral Interest;
3. No Event of Default has occurred and is continuing;

4. The requirements set forth in the Indenture regarding the representations and warranties with respect to such Eligible Companion Participation and the related Mortgaged Property have been met (subject to such exceptions as are reasonably acceptable to the Special Servicer in consultation with the Issuer);
5. No Control Termination Event has occurred and is continuing;
6. The Note Protection Tests are satisfied as of the most recent Measurement Date;
7. A No Downgrade Confirmation has been received from DBRS Morningstar with respect to the acquisition of such Collateral Interest;
8. Such Eligible Companion Participation is not being acquired for the primary purpose of recognizing gains or decreasing losses resulting from market value changes; and
9. The acquisition of such Eligible Companion Participation will be at a price no greater than the outstanding Principal Balance of such Eligible Companion Participation.

Note Protection Tests

Like most commercial real estate collateralized loan obligation (CRE/CLO) transactions, this transaction features senior note protection tests in the form of an interest coverage (IC) test and a par value or overcollateralization (OC) test. If either of the Note Protection Tests is not satisfied as of any Determination Date, then, on the next Payment Date, Interest Proceeds that would otherwise be available for payment to the Class F Notes, the Class G Notes, and the Class H Notes will be used instead to pay principal sequentially to the Class A Notes, Class A-S Notes, Class B Notes, Class C Notes, Class D Notes, and Class E Notes in accordance with the Priority of Payments to the extent necessary to satisfy the Note Protection Tests for such Determination Date or, if sooner, until the Class A Notes, Class A-S Notes, Class B Notes, Class C Notes, Class D Notes, and Class E Notes have been paid in full (such payment of principal, a "Mandatory Redemption").

Administrative Modifications and Criteria-Based Modifications

Subject to the consent rights of any Companion Participation holder, the Subordinate Class Representative may, but is not required to, direct and require the Special Servicer to enter into (upon such direction, the Special Servicer will be required to enter into) Administrative Modifications with respect to the Commercial Real Estate Loans.

Administrative Modification means any modification, waiver or amendment directed by the Subordinate Class Representative that relates exclusively to (i) with respect to any Commercial Real Estate Loan, (a) Loan Level Benchmark Replacement Conforming Changes or (b) the exercise of any rights of the lender under the Loan Documents to convert the applicable interest rate index (and related spread) for such Commercial Real Estate Loan to a replacement index that the Subordinate Class Representative determines, in its sole discretion, may be appropriate to reduce or eliminate a mismatch between the applicable interest rate index and the Benchmark on the Notes and (ii) with respect to any Commercial Real Estate Loan that is not, and is not related to, a Credit Risk Collateral Interest, Specially Serviced Loan or Defaulted Loan, (a) exit fees, extension fees, prepayment fees or yield or spread maintenance provisions, (b) financial covenants (including in connection with extensions and cash management requirements) relating to debt yield, debt service coverage or loan-to-value requirements, (c) reserve account purposes, minimum balance amounts, release conditions or other reserve requirements (other than for taxes or insurance), including requirements to fund reserves in connection with extensions, (d) waivers or reductions of a benchmark floor (the reductions may not be to floor rates below zero) or waivers, reductions or deferrals of interest rate step ups, provided (in each case) that after giving effect to such waiver, reduction or deferral, the Note Protection Tests are satisfied, (e) any requirement to obtain an interest rate cap agreement or a modification of an interest rate cap strike rate in connection with a loan extension of not more than 90 days, (f) the timing of, or conditions to, the funding of any Future Funding Participation, (g) sponsor or guarantor financial covenants relating to net worth, liquidity or other financial matters, (h) Mortgaged Property lease approvals or modifications or leasing parameters (including in connection with releasing reserves or future funding amounts relating to leasing), (i) modifications or waivers of repair and maintenance completion dates, (j) conditions precedent to extending the term of the Commercial Real Estate Loan, (k) a one-time extension of the maturity date for up to 90 days in the event the related borrower is diligently seeking a refinancing commitment or a sale of the related Mortgaged Property, (l) a requirement to replace an interest rate cap agreement in connection with a change to an interest rate index, or (m) provisions related to partial releases of a Mortgaged Property in each case, notwithstanding that any such modification, waiver or amendment referred to in this definition may have the effect of delaying or deferring principal payments that would otherwise occur on the Commercial Real Estate Loan prior to its fully extended maturity date.

Subject to the consent rights of any Companion Participation holder, the Subordinate Class Representative may, but is not required to, direct and require the Special Servicer to enter into (and, upon such direction, the Special Servicer will be required to enter into) Criteria Based Modifications with respect to the Commercial Real Estate Loans, subject to satisfaction of the Criteria Based Modification Conditions specified below.

Criteria Based Modification means, with respect to any Commercial Real Estate Loan other than a Commercial Real Estate Loan that is, or is related to, a Credit Risk Collateral Interest, Specially Serviced Loan or Defaulted Loan, a modification, waiver or amendment directed by the Subordinate Class Representative that would result in (i) a change in interest rate (other than as an Administrative Modification), (ii) a delay in the required timing of any payment of principal, (iii) the indirect owners of the related borrower incurring additional indebtedness in the form of a mezzanine loan or preferred equity, or (iv) a change of maturity date or extended maturity date of such Commercial Real Estate Loan.

A Criteria Based Modification will be permitted only if, immediately after giving effect to a Criteria Based Modification, the following conditions (the “Criteria Based Modification Conditions’) are satisfied:

10. Not more than four Criteria Based Modifications have been effectuated;
11. The Note Protection Tests are satisfied, as reported in the Note Administrator’s most recent monthly report;
12. No Event of Default has occurred and is continuing;
13. A No-Downgrade Confirmation from DBRS Morningstar has been received;

14. The modified fully extended maturity date of the Commercial Real Estate Loan is not later than two years after the fully extended maturity date of the related Commercial Real Estate Loan as of the Closing Date;
15. The modified spread of the related Commercial Real Estate Loan is not below 3.50%; and
16. if such Criteria Based Modification involves the indirect owners of the related borrower incurring additional indebtedness in the form of a mezzanine loan or preferred equity, the As Stabilized LTV of the related Commercial Real Estate Loan and any additional indebtedness is not higher than the As Stabilized LTV of the Commercial Real Estate Loan as of the Closing Date, as determined based on an Updated Appraisal.

Advancing and Backup Advancing

H.I.G. Realty will serve as advancing agent (the "Advancing Agent") and in this capacity will be required to make, subject to a recoverability determination, interest advances to the extent Interest Proceeds received during the related due period are insufficient to pay in full interest due on the Class A Notes, Class A-S Notes, Class B Notes, Class C Notes, Class D Notes, and Class E Notes in accordance with the priority of payments. Computershare Trust Company, National Association ("Computershare") will be responsible for making interest advances, subject to a recoverability determination, in the event that the Advancing Agent fails to perform its obligations (Computershare in such capacity, the "Backup Advancing Agent"). The Trustee will be responsible for making interest advances if the Backup Advancing Agent fails to perform its obligations to make such advances.

Deferrable Floating-Rate Notes

Any interest due on the Class F and Class G Notes that is not paid as a result of the priority of payments will be deferred, and failure to pay such interest will not be an EOD. Deferred interest will be added to the outstanding principal balance of such Class of Notes and will accrue interest. The Class H Notes will not bear interest at a stated rate but will entitle the Holder thereof to receive certain remaining interest and principal proceeds. The ratings DBRS Morningstar assigned contemplate the timely payments of distributable interest and, in the case of the deferred interest, the ultimate recovery of deferred interest (including 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.

Controlling Class Rights

If an EOD under the Indenture has occurred and is continuing, the holders of the Controlling Class will be entitled to determine the remedies to be exercised under the Indenture and, in certain circumstances, without regard to whether there are sufficient proceeds to pay in full the amounts then due and unpaid on the Notes. The Controlling Class will be the most senior Class of Notes outstanding. Any remedies pursued by the holders of the Controlling Class upon an EOD could be adverse to the interests of the holders of more subordinated classes of Notes.

The Directing Holder

The Directing Holder will be (i) with respect to each Collateral Interest that is a Senior AB Pari Passu Participation (A) prior to the occurrence of a "control appraisal period" under the related Participation Agreement, the holder of a majority of the aggregate outstanding principal balance of the related Junior Participation, and (B) after the occurrence of a "control appraisal period" under the related Participation Agreement, the Subordinate Class Representative, and (ii) with respect to each other Collateral Interest, the Subordinate Class Representative.

The "Subordinate Class Representative" with respect to each Collateral Interest will be:

17. if and for so long as a Control Shift Event has not occurred with respect to the Class H Notes (or, if such a Control Shift Event has occurred, it is no longer continuing), the holder of a majority of the Class H Notes;
18. if and for so long as a Control Shift Event has occurred and is continuing with respect to the Class H Notes, but a Control Shift Event has not occurred with respect to the Class G Notes (or, if a Control Shift Event has occurred, it is no longer continuing), the holder of a majority in Principal Balance of the Class G Notes; and
19. if and for so long as a Control Shift Event has occurred and is continuing with respect to the Class G Notes, the holder of a majority in Principal Balance of the Class F Notes.

As of the Closing Date (i) H.I.G. Holder, which will acquire 100% of the Class F Notes, the Class G Notes and the Class H Notes, will be the initial Subordinate Class Representative and therefore will be the initial Directing Holder with respect to each Collateral Interest that is not a Senior AB Pari Passu Participation, (ii) H.I.G. Realty Financing I, LLC, a wholly owned subsidiary of H.I.G. Realty, as holder of the related Junior Participation, will be the initial Directing Holder with respect to the Collateral Interest identified in Annex A as Lumeo at Tryon Park, and (iii) H.I.G. Realty Financing II, LLC, a wholly owned subsidiary of H.I.G. Realty, as holder of each related Junior Participation, will be the initial Directing Holder with respect to the Collateral Interests identified in Annex A as Centreport Lake and Pier 33.

No Downgrade Confirmations:

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

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 October 17, 2023. Subsequent information may result in material changes to the rating assigned herein and/or the contents of this report.

Glossary

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

Definitions

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

DBRS Morningstar Market Rank (DBRSM MR)
The Market Rank is a number of one through eight that corresponds to the underlying property's zip code. For portfolio loans with multiple underlying properties, the Market Rank applied reflects an approximation of the weighted-average figure based on the corresponding model coefficients.

DBRS Morningstar MSA Group (DBRSM MSA)
The MSA Group is a number of one through three for the top 25 largest MSAs and is based on the MSA's historical performance. All MSAs outside of the top 25 reflect a MSA Group number of zero. For portfolio loans with multiple underlying properties, the MSA Group applied reflects an approximation of the weighted-average figure based on the corresponding model coefficients.

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

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

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

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

Issuer UW
Issuer underwritten from Annex A or servicer reports.

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

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

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

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

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

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

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

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

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

About DBRS Morningstar

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

We rate more than 4,000 issuers and nearly 60,000 securities worldwide, providing independent credit ratings for financial institutions, corporate and sovereign entities, and structured finance products and instruments. Market innovators choose to work with us because of our agility, transparency, and tech-forward approach.

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

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

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