



# Multi PC<sup>®</sup> Performance Data

As of April 30, 2023



# Our credit policy and consistent underwriting practices drive the strong performance of Freddie Mac Multifamily offerings

## Highlights of our Multifamily Participation Certificates (Multi PCs) program through March 2023

- **1,460** Multi PCs® issued (1,388 outstanding)\*
- **\$33.3** billion in combined issuance
- All but three Multi PCs are backed by single assets

## Loan or Multi PC payoffs through March 2023

- 69 loans have paid off through March 2023
- Three loans have been removed from the Multi PC Pool due to delinquency/PC maturity, i.e., in each instance, the Multi PC and the loans has since been paid off

## Performance remains strong. As of the April 2023 reporting date

- 99.9% (1,387) of the loans by outstanding UPB are current
- 8.8% (164 loans) of the outstanding loan population (by outstanding principal) meets CREFC Watchlist Criteria\*\*
- Currently no loans have experienced any realized losses

\*Due to change in process, the population for April 2023 is as of all PCs settled as of February 2023. PTD/UPB is updated as of April 2023 while payoffs are as of March 31, 2023. List excludes 132 Multi PC Swap transactions and 52 Multi PCs issued in March 2023.

\*\*Freddie Mac maintains a watchlist for the Multi PCs. Loans are added to and removed from the watchlist in accordance with criteria established by CREFC.

## 99.9% of loans are current and no loans have realized credit losses

Month/Year of Issuance	Current		Days Delinquent						Foreclosure		REO	
			30 Days		60 Days		90+ Days					
	# of Loans	UPB (\$M)	# of Loans	UPB (\$M)	# of Loans	UPB (\$M)	# of Loans	UPB (\$M)	# of Loans	UPB (\$M)	# of Loans	UPB (\$M)
Apr-23	1387	\$31,828	0	\$ -	0	\$ -	1	\$41	0	\$ -	0	\$ -
Mar-23	1327	\$30,063	1	\$2	0	\$ -	1	\$41	0	\$ -	0	\$ -
Feb-23	1264	\$28,647	0	\$ -	0	\$ -	1	\$41	0	\$ -	0	\$ -
Jan-23	1232	\$27,764	0	\$ -	0	\$ -	1	\$41	0	\$ -	0	\$ -
Dec-22	1196	\$26,858	0	\$ -	0	\$ -	1	\$41	0	\$ -	0	\$ -
Nov-22	1139	\$25,305	0	\$ -	0	\$ -	1	\$41	0	\$ -	0	\$ -
Oct-22	1112	\$24,430	0	\$ -	0	\$ -	1	\$41	0	\$ -	0	\$ -
Sep-22	1092	\$23,831	0	\$ -	0	\$ -	1	\$41	0	\$ -	0	\$ -
Aug-22	1069	\$23,317	0	\$ -	0	\$ -	1	\$41	0	\$ -	0	\$ -
Jul-22	1,030	\$22,536	0	\$ -	0	\$ -	1	\$41	0	\$ -	0	\$ -
Jun-22	998	\$21,893	0	\$ -	0	\$ -	1	\$42	0	\$ -	0	\$ -
May-22	961	\$21,084	0	\$ -	0	\$ -	1	\$42	0	\$ -	0	\$ -

\* Due to change in process, the population for March 2023 is as of all PCs settled as of February 28, 2023. PTD/UPB is updated as of April 2023 while payoffs are as of March 31, 2023.

## Portfolio Snapshot

Delinquency Status			
Status	Count	UPB (M)	% of Portfolio by UPB
Current	1387	31,828	99.87%
30 Days	0	0	0.00%
60 Days	0	0	0.00%
90+ Days	1	41	0.13%
REO/FCL	0	0	0.00%
<b>Total</b>	<b>1388</b>	<b>31,868</b>	<b>100.00%</b>

DSCR (Only Reported DSCRs)			
Most Recent DSCR Range	Most Recent DSCR Range Loan Count	% Active Population Loan Count	UW DSCR Range
<1.0	156	13.1%	5
1 - <1.1	33	2.8%	9
1.1 - <1.2	56	4.7%	172
1.2 - <1.25	41	3.4%	174
1.25 - <1.5	183	15.3%	656
>= 1.5	725	60.7%	371
<b>Total</b>	<b>1194</b>	<b>100.0%</b>	<b>1387</b>

LTV		
LTV Range	Loan Count	% of UPB by portfolio
Less than 80%	1277	92.6%
Between 80% - <90%	54	2.1%
Between 90% - <100%	1	0.0%
More than 100%	0	0.0%
NA	56	5.2%
<b>Total</b>	<b>1388</b>	<b>100.0%</b>

Amortization Type - % of Loan Count	
AM	<b>34.7%</b>
IO	<b>15.2%</b>
PIO	<b>49.7%</b>

Note: % of Multi PC portfolio statistics are based on current month-end outstanding UPB balance

## Portfolio Snapshot

Top 5 States			
No.	States	Count	% of Portfolio by UPB
1	CA	188	14.6%
2	NY	101	12.2%
3	TX	159	10.4%
4	FL	103	5.6%
5	NJ	69	5.3%
% of portfolio		44.7%	48.2%

Top 5 Metropolitan Areas			
No.	MSAs	Count	% of Portfolio by UPB
1	NEW YORK, NY	52	8.7%
2	SAN DIEGO, CA	26	4.6%
3	WASHINGTON, DC-MD-VA	41	3.6%
4	DENVER, CO	19	3.5%
5	HOUSTON, TX	36	2.9%
% of Portfolio		12.5%	23.2%

Top 5 Primary Servicers			
No.	Servicer	Count	% of Portfolio by UPB
1	Berkadia	220	17.0%
2	CBRE	108	10.7%
3	JLL	128	9.7%
4	Wells Fargo	59	7.2%
5	Walker & Dunlop	111	6.9%
% of Portfolio		45.1%	51.6%

Note: % of Multi PC portfolio statistics are based on current month-end outstanding UPB balance

## Portfolio Snapshot

Top 10 Multi PC Loans									
No.	Property	MSA	UPB (in \$M)	% of Multi PC Portfolio	Deal	Latest DSCR	Latest LTV	Status	Seller/Service
1	TAVA Waters	DENVER, CO	\$354.21	1.11%	WN1166		WN1166	Current	Berkadia
2	The Summit	NEW YORK, NY	\$289.29	0.91%	WN2072	1.88	WN2072	Current	Greystone
3	Parkchester Condominiums	NEW YORK, NY	\$273.17	0.86%	WA0203	0.8	WA0203	Current	Wells Fargo
4	Parker Towers	NEW YORK, NY	\$269.09	0.84%	WN1002	1.48	WN1002	Current	Berkeley Point
5	33 Bond Street	NEW YORK, NY	\$265.70	0.83%	WN1000	1.76	0.0%	Current	M&T
6	Parkside at Craig Ranch	DALLAS, TX	\$241.64	0.76%	WN2135	2.53	WN2135	Current	CBRE
7	The Woods	SAN JOSE, CA	\$235.00	0.74%	WN1146		WN1146	Current	Berkadia
8	Harbor Point	BOSTON, MA-NH	\$215.00	0.67%	WN0028	3.12	WN0028	Current	Keybank
9	Pleasant View Gardens	MIDDLESEX-SOMERSET-H	\$206.78	0.65%	WN2306	1.41	WN2306	Current	New Point
10	Rochdale Village	NEW YORK, NY	\$195.00	0.61%	WN0030	0.63	WN0030	Current	Wells Fargo
				% of Portfolio	7.99%				

Note: % of Multi PC portfolio statistics are based on current month-end outstanding UPB balance

## Multi PC Portfolio Loan Performance

Active Book

**1,388 loans, \$33.288 billion UPB**

only 1,194 loans have reported financials

Watchlist

**164 loans, \$2.788 billion**

Average DSCR

**1.78x**

Average Occupancy

**98.7%**

DSCR (Most Recent CREFC Reported)			
Range	# of Loans	\$'M	% Reported
<1.0	156	3267	12.0%
1 - <1.1	33	349	1.3%
1.1 - <1.2	56	671	2.5%
1.2 - <1.25	41	466	1.7%
1.25 - <1.5	183	3,919	14.4%
>= 1.5	725	18,602	68.2%
<b>Total</b>	<b>1194</b>	<b>27,275</b>	<b>100.0%</b>
Occupancy (Most Recent CREFC Reported)			
Rate	# of Loans	\$'M	% Reported
Less than 85%	87	2154	7.9%
Between 85% - <90%	75	1398	5.1%
Between 90% - <97%	484	13,610	50.0%
Between 97% - <99%	253	5,706	21.0%
Between 99% - <100%	119	1,897	7.0%
100%	175	2,459	9.0%
<b>Total</b>	<b>1193</b>	<b>27,224</b>	<b>100.0%</b>

## Watchlist Loans & Specially Serviced Loans

### The watchlist totals \$2.788 billion

**164 (of 1,388 loans) or 8.8%** of outstanding loan balance

**121 of the loans** are collateralized by affordable housing properties, 52 of which are currently operating at DSCRs below 1.10x (watchlist thresholds) and their underwritten DSCRs were under 1.20x

There are 3 loans currently in Special Servicing with \$122.6 million in UPB

FM Risk Level			
Classification*	# of Loans	UPB (\$ Millions)	% of Total on Watchlist
Credit	150	\$2,435	87.3%
Informational	12	\$304	10.9%

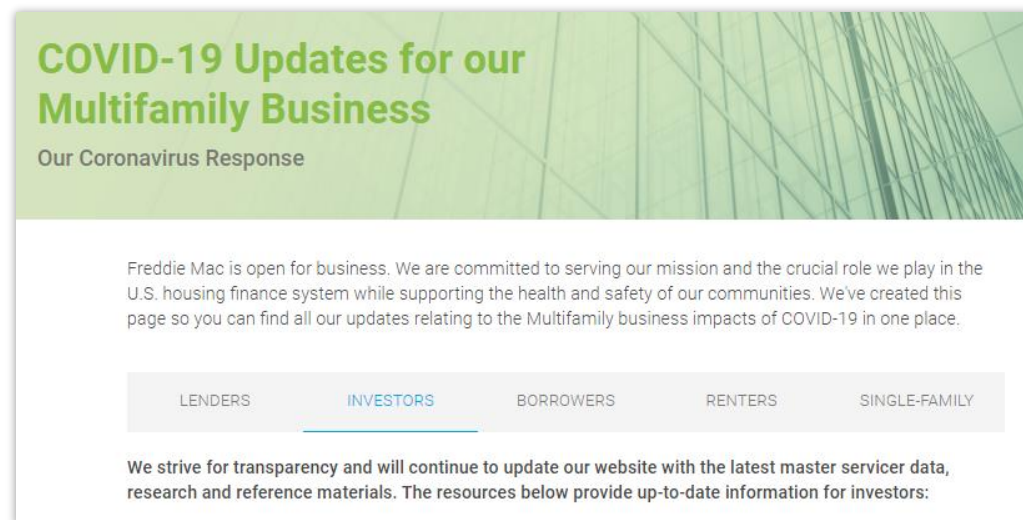
Source of CREFC Watchlist Criteria: [CRE Finance Council Investor Reporting Package \(CREFC IRP™\) Version 8.0](#)

\* The concept of credit and informational classifications was introduced by CREFC to increase transparency and allow users of the watchlist to focus on higher priority issues. CREFC watchlist criteria are predetermined to default to one classification or the other, with users having the discretion to change the classification at a loan level based on the individual circumstances of the loan. The watchlist criteria and corresponding classifications can be found on the source link above.

### Driving factors for watchlist placement

- Operating Expense
- Failure to Submit Financials
- Hazard Loss

Visit <https://mf.freddiemac.com/COVID-19/index.html#investor-resources> to learn more about our forbearance reporting and relief program



**COVID-19 Updates for our Multifamily Business**  
Our Coronavirus Response

Freddie Mac is open for business. We are committed to serving our mission and the crucial role we play in the U.S. housing finance system while supporting the health and safety of our communities. We've created this page so you can find all our updates relating to the Multifamily business impacts of COVID-19 in one place.

LENDERS   **INVESTORS**   BORROWERS   RENTERS   SINGLE-FAMILY

We strive for transparency and will continue to update our website with the latest master servicer data, research and reference materials. The resources below provide up-to-date information for investors:



## Top 10 Multi PC Loans on Watchlist

No.	Property	MSA	UPB (\$'M)	% of Total Outstanding Multi PCs	Deal	Latest DSCR	Latest LTV	Status	Seller/ Servicer	Comments
1	Parkchester Condominiums	NEW YORK, NY	273.2	0.86%	WA0203	0.8	62.08%	Current	Wells Fargo	Credit; WL Code - 1E,1F: The loan was added to the WL on 6/11/2021 due to low DCR. As of 9/30/2022, the physical occupancy rate is 90.96% for 6,382 units, which is in-line with 90.9% (9/30/2021) and a decline from 93.6% (12/31/2020). Most recent DCR (NCF) is 0.94x as reported for the period ending 9/30/2022, which is in-line with 0.96x (12/31/2021) and a decrease from 1.15x (12/31/2020). 3Q22 DCR drop compared to YE21 was driven by increased TOE caused by elevated R&M costs. No comment from CREFC submission regarding this expense category, which has been the dominant expense category since at least 2019. There was a reporting change by Borrower for Q3 2022 as compared to FYE 2021. Vacancy Loss increased which is due to an increase in Unregulated Vacancy Loss and the reallocation of Bad Debt to Vacancy Loss.
2	Parkchester Condominiums	NEW YORK, NY	165.0	0.52%	WN7001	0.8	18.96%	Current	Wells Fargo	Credit; WL Code - 1E,1F: The loan was added to the WL on 6/11/2021 due to low DCR. As of 12/31/2022, the physical occupancy rate is 90.4% for 6382 units, which is in-line with 90.9% (9/30/2021) and a decrease from UW's 93.7% (12/31/2020). Most recent DCR (NCF) is 0.80x as reported for the period ending 12/31/2022, which is a decrease from 0.96x (12/31/2021) and UW's 1.58x (6/1/2019). YE22 DCR declined from YE21 due to a TOE increase caused by elevated R&M costs. No comment from CREFC submission regarding this expense category, which has been the dominant expense category since at least 2019. Vacancy Loss increased which is due to an increase in Unregulated Vacancy Loss and the reallocation of Bad Debt to Vacancy Loss.

## Top 10 Multi PC Loans on Watchlist

No.	Property	MSA	UPB (\$'M)	% of Total Outstanding Multi PCs	Deal	Latest DSCR	Latest LTV	Status	Seller/ Servicer	Comments
3	Rachel Bridge Apartments	NEW YORK, NY	136.0	0.43%	WN1001	1.25	52.51%	Current	Walker & Dunlop	COVID-19 Forbearance: Forbearance request has been final approved. Effective Date of agreement is 7/1/2021. Per Freddie Mac's standard forbearance program, payment will not be required for a period of 3 months. Repayment was required to commence in the 4th month with repayment of 1/18th of the forbore amount total being required in each of the next 18 months. The borrower is currently in repayment period. Loan is also on WL for 1F. WL code 1F was added on 7/11/2022 due to DCR being less than 1.40x and 75% of UW (2018) DCR. WL code 1F was removed on 12/12/2022 due to DCR improvement. WL code 1F was added back on 4/11/2023 due to YE22 DCR (1.25x). As of 3/3/2023, the physical occupancy rate is 96.2% for 960 units, which is in-line with 96.4% (12/30/2022) and a decrease from 98.5% (12/30/2021). Most recent DCR (NCF) is 1.25x as reported for the period ending 12/31/2022, which is a decrease from 1.35x (12/31/2021) and UW's 1.78x (10/1/2018). YE22 NCF declined 7.3% (\$547K) from YE21 due to a TOE increase (5.4% or \$717K) that offset a slight EGI increase (0.8% or \$171K). TOE increases due to higher Utilities and G&A.
4	Montrose Apartments	SAN JOSE, CA	109.3	0.34%	WN7000	1.42	60.83%	Current	CBRE	Informational; WL Code - 1F: The loan was added to the WL on 5/11/2022 due to low DCR. 1E was removed on 7/11/2022 since TTM 1Q22 DCR improved to above 1.1x. As of 11/17/2022, the physical occupancy rate is 94.74% for 228 units, which is an increase from 93.4% (12/16/2021) and 89.0% (12/31/2020). Most recent DCR (NCF) is 1.34x as reported for the period ending 9/30/2022, which is an increase from 1.01x (12/31/2021) and a decrease from 1.40x (12/31/2020).

## Top 10 Multi PC Loans on Watchlist

No.	Property	MSA	UPB (\$'M)	% of Total Outstanding Multi PCs	Deal	Latest DSCR	Latest LTV	Status	Seller/ Servicer	Comments
5	Alden Park Apartments (Fixed)	PHILADELPHIA, PA-NJ	101.6	0.32%	WN2100	1.38	62.74%	Current	CBRE	Credit, WL Code - 3C: Loan added to WL 10/11/2022 due to hazard loss. On January 7, 2022 property suffered a fire that affected 10 units and rendered them uninhabitable. Preliminary repair estimate as of July 1, 2022 is \$980,094.38. As of 8/24/2022, Borrower is requesting approval from FM to demolish the impacted building and not restore. An inspection report was uploaded and a CRT request for demolition will be submitted. As of 1/5/2023, the portfolio manager is pending FM approval of the request to reallocate the insurance funds from the rebuild of hill house to other renovation projects. The portfolio manager for this loan advised that he is waiting on borrowers thorough explanation and contract costs for renovation/value add projects. YE22 DSCR is 1.38x and occupancy is 93.05% as of 12/31/2022.
6	Essex Plaza One	NEWARK, NJ	71.3	0.22%	WE6036	1.02	67.11%	Current	Berkadia	Credit WL Code – 1E, 1F: The loan was added to the WL on 12/12/2022 due to low DCR and 1F was added 1/12/2023 due to low DCR. As of 9/30/2022, the physical occupancy rate is 97.5% for 450 units, which is in line with 97.3% as of UW (12/31/2021). Current DCR (NCF) is 1.02x as reported for the period ending 9/30/2022, which is an increase from 0.56x (12/31/2021), and a decrease from UW's 1.42x (3/31/2021). This is an affordable property. 3Q22 NCF increased 118% (\$2.2MM) from YE21 as operating expense increases of 6.6% (\$312k) were outpaced by a 37.3% (\$2.55MM) increase in EGI. The increased EGI was the result of increased GPR and Other Income, which was partially offset by an increase in Vacancy Loss. The increase in operating expenses was driven by an increase in Payroll expenses, in addition to increases in Management Fees, G&A expenses, and Insurance expenses. A decrease in R&M expenses partially offset some of the increased expenses.

## Top 10 Multi PC Loans on Watchlist

No.	Property	MSA	UPB (\$'M)	% of Total Outstanding Multi PCs	Deal	Latest DSCR	Latest LTV	Status	Seller/ Servicer	Comments
7	Fountainhead Apartment Homes	WORCESTER, MA-CT	71.3	0.22%	WN1008	2.75	54.85%	Current	Berkadia	Credit; WL Code - 3C: The loan was added to the WL on 6/13/2022 due to a hazard loss on 7/27/2021. As of 9/30/2022, the physical occupancy rate is 89.6% for 563 units, which is a decrease from 93.8% (12/31/2021), a decrease from 91.3% (12/31/2020) and a decrease from UW's 94.7% (4/18/2019). Most recent DCR (NCF) is 2.69x as reported for the period ending 9/30/2022, which is an increase from 2.69x (12/31/2021), an increase from 2.43x (12/31/2020) and an increase from UW's 2.12x (4/30/2019). On 7/27/2021, the property sustained wind damages during a storm. The damages affected 31 units in one (1) building and left 15 units uninhabitable. Of the uninhabitable units, the relocation breakdown is as follows - 1 resident was released from their lease agreement and vacated, 4 residents were transferred to other apartments within the community, and 10 residents remained in their apartments and vacated at the end of their lease agreements. Current loss estimate is \$1.044MM. Borrower hired restoration companies to complete property repairs, which are ongoing. As of 4/30/2022, the repairs were 80% complete and expected to be fully complete by 6/15/2022; no new completion date has been provided. As of 2/7/23, an updated Statement of Loss was provided, but an updated Part II form that reflects the updated Statement of Loss is needed; the updated Part II form was provided 3/17/2023.
8	Riverwalk at Millennium	PHILADELPHIA, PA-NJ	63.9	0.20%	WN3017	1.82	73.08%	Current	JLL	Credit; WL Code - 3C: The loan was added to the WL on 5/11/2022 due to a water/flood hazard loss that occurred on 9/1/2021. As of 12/31/2022, the physical occupancy rate is 94.7% for 375 units, which is in-line with 92.8% (12/31/2021) and UW's 95.7% (5/15/2019). Most recent DCR (NCF) is 1.82x as reported for the period ending 12/31/2022, which is a decrease from 2.11x (12/31/2021) and an increase from UW's 1.25x (3/31/2019). This loss is due to historic, record-breaking flooding of the Schuylkill River, which exceeded the 100-year flood by over 2 feet. Per the 1140 Form submitted in 1/2022, the estimated loss is \$3,714,000. Flood waters rose in the 4 parking garages near the level of the garage ceiling. The property lost complete use of the parking garages and the overhead garage doors were affected as well. Within the parking garages, the mechanical systems under water will require replacing or substantial repair. This includes fire alarm, sprinkler, and camera systems. The trash compactors located in the parking garages will also need to be repaired. The elevator vestibules in each parking garage will need to be repaired or replaced. As of August 2022, Borrower indicated that repairs were complete except for the elevator modernization, which was expected to start by the end of the week of 8/22/2022. Loan was assumed in 10/2022 and the new Borrower is working to complete the elevator work and submit final draw request. Elevator modernization is expected to now be complete by 5/31/2023.

## Top 10 Multi PC Loans on Watchlist

No.	Property	MSA	UPB (\$'M)	% of Total Outstanding Multi PCs	Deal	Latest DSCR	Latest LTV	Status	Seller/ Servicer	Comments
9	Broadway Apartments	SAN DIEGO, CA	46.6	0.15%	WE6031	0.88	63.97%	Current	PNC	Credit; WL Code - 1E,1F: The loan was added to the WL on 9/12/2022 due to low DCR and low occupancy. WL code 4A was removed on 12/12/2022 due to improved occupancy. As of 12/31/2022, the physical occupancy rate is 100.0% for 213 units, which is an increase from UW's 97.2% (9/29/2021). Most recent DCR (NCF) is 0.88x as reported for the period ending 12/31/2022, which is a decrease from UW's 1.44x (7/31/2021). The property is currently undergoing a projected 15-month rehab project and UW was based on post-rehab stabilized operations. The Borrower is in the process of a telecommunications agreement request as an additional income generator; the Borrower has also applied for a tax abatement and is waiting for the county to update records.
10	The Bennington	WASHINGTON, DC-MD-VA	45.3	0.14%	WN3097	1.99	74.92%	Current	Berkadia	Informational; WL Code - 1I: The loan was added to the WL on 10/11/2022 due to failure to submit financials. The YE21 CREFC has not been received and it is past due. Most recent Occupancy available was reported at 96.88% as of 05/26/2022 compared to 95% (12/31/2020). Most Recent Available DCR is reported at 1.99x as of 09/30/2021 compared to 2.03x as of 12/31/2020.

## Current and Specially Serviced Loans

Property	MSA	UPB (\$'M)	% of Total Outstanding Multi PCs	Deal	Latest DSCR	Latest LTV	Status	Seller/ Servicer	Comments
Xander	FORT WORTH-ARLINGTON	23.5	0.07%	WN3007	-1.36	79.88%	Current	Northmarq	Credit; WL Code - 1E,1F,3A,4A: The loan was added to the WL on 11/11/2022 due to financial concerns, low occupancy, and below average property condition. As of 2/27/2023, the physical occupancy rate is 54.8% for 332 units, which is a decrease from 93.7% (12/31/2021) and UW's 91.2% (4/22/2019). Most recent DCR (NCF) is -1.36x as reported for the period ending 12/31/2022, which is a decrease from 1.30x (12/31/2021) and UW's 1.30x (2/28/2019). The property's current cash flows can no longer sustain the Debt Service due to many different maintenance issues at the property as well as multiple fires to some of the units. Cardinal Group Management Midwest LLC took over as property manager in June 2022 and is working to fix some of the many issues at the property. The most recent property inspection on 10/14/2022 gave an inferior (5) overall property rating due to a variety of issues including deferred maintenance costs that totaled \$884K.
Concourse Village	NEW YORK, NY	0.0	0.00%	WA0503	1.16	0.00%	Current	Wells Fargo	Credit; WL Code - 3A: The loan was added to the WL on 12/12/2022 due to failure to submit 2022 A-CREFC financials. On 4/11/2023, WL code 1I was removed as 2022 A-CREFC was received on 3/13/2023 and WL code 3A was added due to property condition concerns. As of 1/23/2023, the physical occupancy rate is 98.0% for 1875 units, which is in-line with 98.0% (3/31/2021) and an increase from UW's 93.9% (1/29/2018). Most recent DCR (NCF) is 1.16x as reported for the period ending 3/31/2022, which is a decrease from 1.22x (3/31/2021) and UW's 1.23x (3/31/2017). Subject is a co-op with an odd fiscal year. Property is in Bronx, NY and built in 1964. The property was inspected on 1/23/2023 and rated inferior (5) due to 2 major LS items - condemned parking structure (\$60MM) and expired inspection tag on mechanical area fire extinguisher (\$500).

## Delinquent and Specially Serviced Loans

Property	MSA	UPB (\$'M)	% of Total Outstanding Multi PCs	Deal	Latest DSCR	Latest LTV	Status	Seller/ Servicer	Comments
Dayton Beach Park	NEW YORK, NY	40.7	0.13%	WA0501	0.57	28.65%	90+ Days	Wells Fargo	COVID-19 Forbearance: Forbearance request has been final approved. Effective Date of agreement is 5/1/2020. Borrower has sought additional relief and has been approved for Freddie Mac's Supplemental Relief Option Three: "Extension of Forbearance Period". The Borrower has been granted a three-month extension of the Forbearance Period (for a total of 6 consecutive monthly payments of forbearance) and will repay the total forborne payment amount in installments of 1/24th of the forborne amount each month over a period of 24 months, commencing with the monthly installment date immediately following the expiration of the extended Forbearance Period. The borrower is currently in repayment period. The loan is also on WL for 1A and 1I. WL code 1A was added on 3/11/2022 as the Borrower is currently delinquent with the P&I payments. WL code 1I was added on 10/12/2022 as the YE21 assessment is past due. WL code 1E was added on 1/11/2023 due to 2Q21 DCR concerns. WL code 1E was removed on 4/11/2023 as the property is excluded from 1E placement since it is a cooperative. As of 8/10/2022, the physical occupancy rate is 98.7% for 1147 units, which is an increase from 95.9% (6/30/2022) and in-line with 98.4% (12/9/2021). Most recent DCR (NCF) is 0.57x as reported for the period ending 6/30/2022, which is a decrease from 0.73x (6/30/2021) and UW's 0.84x (6/30/2017). Subject is a cooperative in Rockaway Beach, NY built in 1964.

# Stay up to date with our loan performance and investor resources

**Historical information** about our Whole Loan Portfolio is available in the [Multifamily Loan Performance Database](#)

**Loan-level performance** can be accessed in our [Multifamily Securities Investor Access](#) tool

## Investor resources

Multi PCs Issuance Calendar

[https://mf.freddiemac.com/docs/pc\\_certificates\\_issuance\\_calendar.pdf](https://mf.freddiemac.com/docs/pc_certificates_issuance_calendar.pdf)

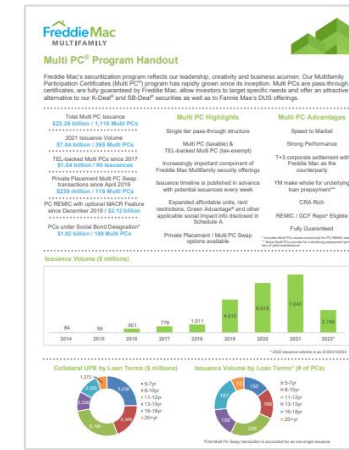
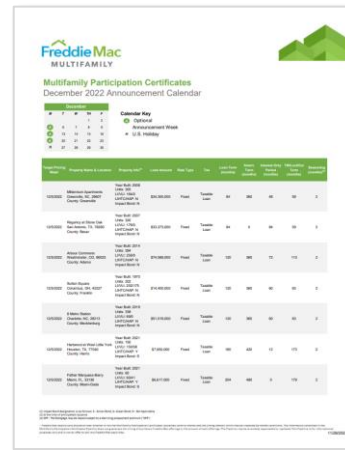
Multi PCs Overview Handout

<https://mf.freddiemac.com/docs/multi-pc-overview.pdf>

### Multi PC Deals

Access information related to Multifamily PC mortgage-backed securities and their underlying collateral.

**View Multi PC Deals**



For additional information, please contact: [mf\\_cm\\_investorrelations@freddiemac.com](mailto:mf_cm_investorrelations@freddiemac.com) or visit our website at [mf.freddiemac.com](https://mf.freddiemac.com)



The information in the Multi PC Performance presentation is presented as of April 30, 2023, and could become out of date and/or inaccurate. Freddie Mac does not undertake any obligation, and disclaims any duty, to update any of the information in the Multi PC Performance presentation. Previously reported data is subject to change due to information updates and data corrections.

The Multi PC Performance presentation is provided for informational purposes only and is not intended to provide any prediction regarding the future performance of loans or securities owned or guaranteed by Freddie Mac. Freddie Mac's future performance, including financial performance, is subject to various risks and uncertainties that could cause actual results to differ materially from expectations. The factors that could affect the company's future results are discussed more fully in its reports filed with the SEC.

This Multi PC Performance presentation is not an offer to sell or a solicitation of an offer to buy any Freddie Mac securities. Offers for any given security are made only through applicable offering circulars and related supplements, which incorporate Freddie Mac's Annual Report on Form 10-K and certain other reports filed with the Securities and Exchange Commission. This document contains information related to, or referenced in the offering documentation for, certain Freddie Mac mortgage securities. This information is provided for your general information only, is current only as of its date and does not constitute an offer to sell or a solicitation of an offer to buy securities. The information does not constitute a sufficient basis for making a decision with respect to the purchase and sale of any security and is directed only at, and is intended for distribution to and use by, qualified persons or entities in jurisdictions where such distribution and use is permitted and would not be contrary to law or regulation. All information regarding or relating to Freddie Mac securities is qualified in its entirety by the relevant offering circular and any related supplements. You should review the relevant offering circular and any related supplements before making a decision with respect to the purchase or sale of any security. In addition, before purchasing any security, please consult your legal and financial advisors for information about and analysis of the security, its risks and its suitability as an investment in your particular circumstances. The examples set forth above are for illustrative purposes only. Opinions contained in this document are those of Freddie Mac currently and are subject to change without notice. Please visit [mf.freddiemac.com](http://mf.freddiemac.com) for more information.

