

TEXAS MULTIFAMILY | FREE EDITION

Distressed multifamily loans

Every Texas multifamily loan TrackCRE currently rates ALERT or WATCH, ranked by severity. Matched to the underlying property, refreshed daily.

PROPERTIES 20 20 loans	ALERT 5 Most severe	WATCH 15 Early warning	BALANCE FLAGGED \$710.2M Current UPB	UNITS 6,834 Where disclosed	COUNTIES 13 Texas
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#	LABEL	PROPERTY	CITY	UNITS	BALANCE	DSCR	MATURITY	PRIMARY REASON
1	ALERT	Langdon at Walnut Park	12101 N Lamar Blvd, Austin	777	\$55M	0.84x	09/06/2029	Value down 30%+ vs. issuance
2	ALERT	Ella Lofts	817 Chestnut Street, San Antonio	230	\$47.1M	2.02x	02/01/2029	Value down 30%+ vs. issuance
3	ALERT	Domain At Waco	2825 South University Parkway, Waco	186	\$45M	1.15x	06/06/2034	Value down 30%+ vs. issuance
4	ALERT	Mustang Village	5005 Lake Park Drive, Waco	503	\$25.2M	1.18x	01/06/2029	Value down 30%+ vs. issuance
5	ALERT	Legends At Kingsville	1332 West King Avenue, Kingsville	288	\$12.7M	1.20x	05/01/2029	Paid-through 29 mo stale
6	WATCH	Haven At Bellaire	20220 Bellaire Boulevard, Houston	297	\$41.6M	1.07x	10/06/2030	Special servicing, 1 mo
7	WATCH	Villas At San Gabriel	2414 San Gabriel Street, San Gabriel	478	\$40.4M	2.54x	10/01/2027	Occupancy 40.6%
8	WATCH	Skyloft Austin	507 West 23rd Street, Austin	674	\$36M	3.06x	03/06/2029	DSCR 3.39x to 3.06x
9	WATCH	The Mirage At San Marcos	1610 North Interstate 35, San Marcos	816	\$35M	n/a	05/06/2031	Payment in grace period
10	WATCH	The Riley	3551 Wilshire Way, Richardson	662	\$33.8M	1.02x	05/06/2034	Special servicing, 8 mo
11	WATCH	Weston At Copperfield	15125 West Road, Houston	830	\$28M	1.90x	04/01/2032	DSCR 2.20x to 1.90x
12	WATCH	South 400 Apartments	400 S Jennings Avenue, Houston	211	\$22.6M	1.52x	09/06/2029	DSCR 1.64x to 1.52x
13	WATCH	Palms At Cinco Ranch	23600 Farm To Market 1000, Houston	1000	\$21.5M	2.41x	08/01/2030	DSCR 2.56x to 2.41x
14	WATCH	Sonterra Townhomes & Apartments	1661 And 1919 County Road 274, Houston	274	\$16.2M	1.55x	02/06/2030	DSCR 1.68x to 1.55x
15	WATCH	Mountain Vista Apartments	5757 Will Ruth Avenue, El Paso	160	\$11M	1.39x	05/01/2032	DSCR 1.74x to 1.39x
16	WATCH	Meadows Place Seniors Village	12221 Kirkwood Road, St. Louis	182	\$9.2M	2.39x	10/06/2029	Occupancy 93.0% to 87.0%
17	WATCH	The National Residences	1401 Elm Street, Dallas	324	\$230M	n/a	n/a	Lender takeback (2026)
18	WATCH	Tides on Trinity (now Ladera)	3939 E Trinity Mills Road, Dallas	500	n/a	n/a	n/a	Foreclosure notice posted (2024)
19	WATCH	The Gabriella	770 Cantegral Street, Dallas	378	n/a	n/a	n/a	Lender takeback (2024)
20	WATCH	Tides on Chadwick	13900 Chadwick Parkway, Dallas	264	n/a	n/a	n/a	Foreclosure notice posted (2024)

Rows link to the loan page. Balance is current unpaid principal across all notes on the property. n/a means not available.



Trust: BBCMS Mortgage Trust 2024-5C29
Latest remittance 09/01/2026

Langdon at Walnut Park

Score 90

12101 N Lamar Blvd, Austin 78753
Travis County · Austin-Round Rock-San Marcos

UNITS	YEAR BUILT	CLASS (EST.)
277	2018	A-
BALANCE	DSCR	MATURITY
\$55M	0.84x	09/06/2029

WHY FLAGGED

- Appraised value down 30%+ from securitization

Manager R P M Living

[Property detail](#)
[Loan detail](#)

Servicer, owner and trend: subscribers



Trusts: Benchmark 2019-B12 Mortgage Trust; JPMCC
Commercial Mortgage Securities Trust 2019-COR5
Latest remittance 09/01/2026

Ella Lofts

Score 90

817 Chestnut Street, San Marcos 78666
Hays County · Austin-Round Rock-San Marcos

UNITS	YEAR BUILT	CLASS (EST.)
230	2016	A-
BALANCE	DSCR	MATURITY
\$47.1M	2.02x	02/01/2029

WHY FLAGGED

- Appraised value down 30%+ from securitization

[Property detail](#)
[Loan detail](#)

Servicer, owner and trend: subscribers



Trust: BMO 2024-C9 Mortgage Trust
Latest remittance 09/01/2026

Domain At Waco

Score 90

2825 South University Parks Drive, Waco 76706
McLennan County · Waco

UNITS	YEAR BUILT	CLASS (EST.)
186	2015	A-
BALANCE	DSCR	MATURITY
\$45M	1.15x	06/06/2034

WHY FLAGGED

- Appraised value down 30%+ from securitization

[Property detail](#)
[Loan detail](#)

Servicer, owner and trend: subscribers



Trust: Benchmark 2024-V6 Mortgage Trust
Latest remittance 09/01/2026

Mustang Village

Score 90

5005 Lake Park Drive, Wichita Falls 76302
Wichita County · Wichita Falls

UNITS	YEAR BUILT	CLASS (EST.)
503	2008	A-
BALANCE	DSCR	MATURITY
\$25.2M	1.18x	01/06/2029

WHY FLAGGED

- Appraised value down 30%+ from securitization

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)


Trust: JPMCC Commercial Mortgage Securities Trust
2019-COR5
Latest remittance 09/01/2026

Legends At Kingsville

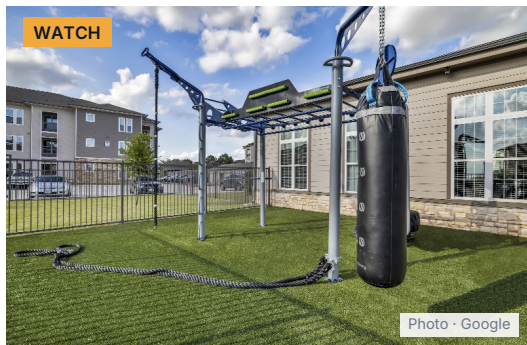
Score 90

1332 West King Avenue, Kingsville 78363
Kleberg County · Kingsville

UNITS	YEAR BUILT	CLASS (EST.)
288	2016	A-
BALANCE	DSCR	MATURITY
\$12.7M	1.20x	05/01/2029

WHY FLAGGED

- Paid-through date 29 months stale

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)


Trust: Benchmark 2025-V18 Mortgage Trust
Latest remittance 09/01/2026

Haven At Bellaire

Score 70

2020 Bellaire Boulevard, Richmond 77407
Fort Bend County · Houston-Pasadena-The Woodlands

UNITS	YEAR BUILT	CLASS (EST.)
297	2020	A-
BALANCE	DSCR	MATURITY
\$41.6M	1.07x	10/06/2030

WHY FLAGGED

- Special servicer transfer 1 mo ago
- Payment 60 to 89 days delinquent

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)



Trust: JPMDB Commercial Mortgage Securities Trust 2017-C7
Latest remittance 09/01/2026

Villas At San Gabriel

Score 70

2414 San Gabriel Street, Austin 78705
Travis County · Austin-Round Rock-San Marcos

UNITS	YEAR BUILT	CLASS (EST.)
478	2017	A-
BALANCE	DSCR	MATURITY
\$40.4M	2.54x	10/01/2027

WHY FLAGGED

- Occupancy 40.6% below 80%
- Occupancy down to 40.6% from 68.5% on 04/01/2026

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)


Trust: UBS Commercial Mortgage Trust 2019-C16
Latest remittance 09/01/2026

Skyloft Austin

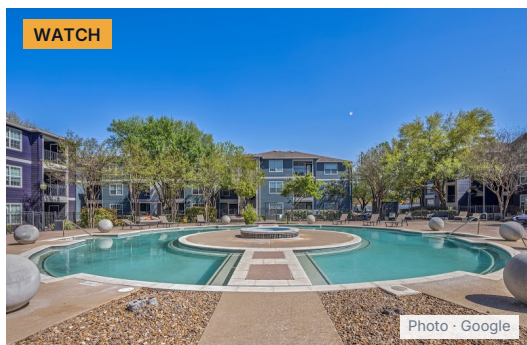
Score 70

507 West 23rd Street, Austin 78705
Travis County · Austin-Round Rock-San Marcos

UNITS	YEAR BUILT	CLASS (EST.)
674	2018	A-
BALANCE	DSCR	MATURITY
\$36M	3.06x	03/06/2029

WHY FLAGGED

- DSCR down to 3.06x from 3.39x on 04/01/2026

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)


Trust: Barclays Commercial Mortgage Securities LLC
Latest remittance 05/01/2026

The Mirage At San Marcos

Score 70

1610 North Interstate 35, San Marcos 78666
Hays County · Austin-Round Rock-San Marcos

UNITS	YEAR BUILT	CLASS (EST.)
816	2003	A-
BALANCE	DSCR	MATURITY
\$35M	n/a	05/06/2031

WHY FLAGGED

- Payment in grace period

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)



Trust: BBCMS Mortgage Trust 2024-C26
Latest remittance 09/01/2026

The Riley

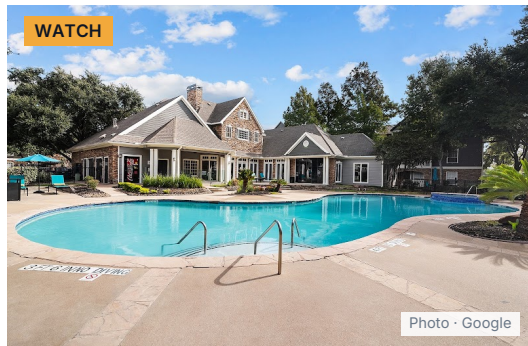
Score 70

3551 Wilshire Way, Richardson 75082
Collin County · Dallas-Fort Worth-Arlington

UNITS	YEAR BUILT	CLASS (EST.)
262	2016	A-
BALANCE	DSCR	MATURITY
\$33.8M	1.02x	05/06/2034

WHY FLAGGED

- Special servicer transfer 8 mo ago
- Payment 30 to 59 days delinquent
- DSCR down to 1.02x from 1.14x on 04/01/2026
- Occupancy down to 84.0% from 93.0% on 04/01/2026

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)


Trust: BMO 2023-C4 Mortgage Trust
Latest remittance 09/01/2026

Weston At Copperfield

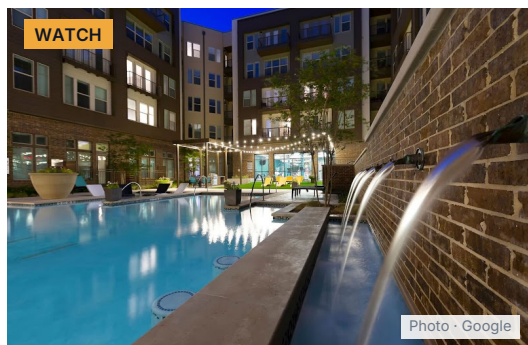
Score 70

15125 West Road, Houston 77095
Harris County · Houston-Pasadena-The Woodlands

UNITS	YEAR BUILT	CLASS (EST.)
330	1998	A-
BALANCE	DSCR	MATURITY
\$28M	1.90x	04/01/2032

WHY FLAGGED

- DSCR down to 1.90x from 2.20x on 04/01/2026

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)


Trust: CSAIL 2019-C17 Commercial Mortgage Trust
Latest remittance 09/01/2026

South 400 Apartments

Score 70

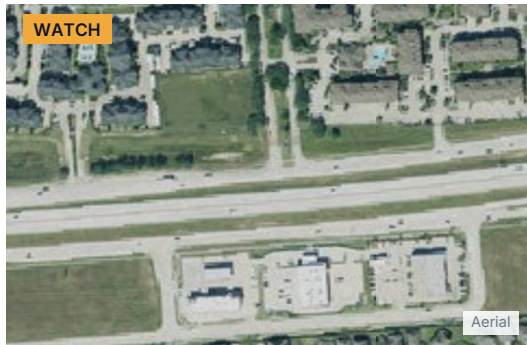
400 S Jennings Avenue, Fort Worth 76104
Tarrant County · Dallas-Fort Worth-Arlington

UNITS	YEAR BUILT	CLASS (EST.)
211	2017	A-
BALANCE	DSCR	MATURITY
\$22.6M	1.52x	09/06/2029

WHY FLAGGED

- DSCR down to 1.52x from 1.64x on 04/01/2026

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)



Trust: Morgan Stanley Capital I Trust 2020-HR8
Latest remittance 09/01/2026

Palms At Cinco Ranch

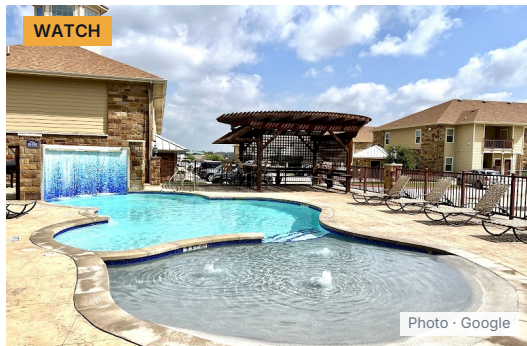
Score 70

23600 Farm To Market 1093, Richmond 77406
Fort Bend County · Houston-Pasadena-The Woodlands

UNITS	YEAR BUILT	CLASS (EST.)
200	2006	A-
BALANCE	DSCR	MATURITY
\$21.5M	2.41x	08/01/2030

WHY FLAGGED

- DSCR down to 2.41x from 2.56x on 04/01/2026
- Occupancy down to 88.0% from 95.0% on 04/01/2026

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)


Trust: Wells Fargo Commercial Mortgage Trust 2020-C56
Latest remittance 09/01/2026

Sonterra Townhomes & Apartments

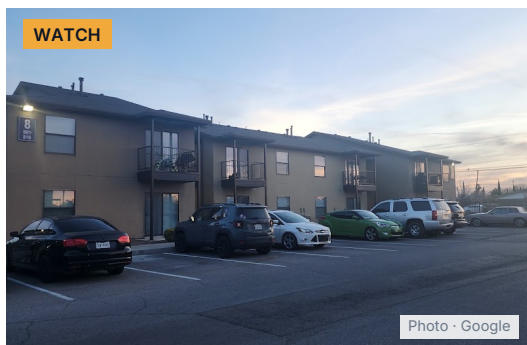
Score 70

1661 And 1919 County Road 313, Jarrell 76537
Williamson County · Austin-Round Rock-San Marcos

UNITS	YEAR BUILT	CLASS (EST.)
274	2010	A-
BALANCE	DSCR	MATURITY
\$16.2M	1.55x	02/06/2030

WHY FLAGGED

- DSCR down to 1.55x from 1.68x on 04/01/2026
- Occupancy 77.0% below 80%

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)


Trust: BMO 2023-C4 Mortgage Trust
Latest remittance 09/01/2026

Mountain Vista Apartments

Score 70

5757 Will Ruth Avenue, El Paso 79924
El Paso County · El Paso

UNITS	YEAR BUILT	CLASS (EST.)
160	2009	A-
BALANCE	DSCR	MATURITY
\$11M	1.39x	05/01/2032

WHY FLAGGED

- DSCR down to 1.39x from 1.74x on 04/01/2026
- Occupancy down to 86.3% from 91.3% on 04/01/2026

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)



Trust: Wells Fargo Commercial Mortgage Trust 2019-C53
Latest remittance 09/01/2026

Meadows Place Seniors Village

Score 70

12221 Kirkwood Road, Stafford 77477
Fort Bend County · Houston-Pasadena-The Woodlands

UNITS	YEAR BUILT	CLASS (EST.)
182	2005	A-
BALANCE	DSCR	MATURITY
\$9.2M	2.39x	10/06/2029

WHY FLAGGED

- Occupancy down to 87.0% from 93.0% on 04/01/2026

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)


Reported in trade press

The National Residences

1401 Elm Street, Dallas 75202
Dallas County · Dallas-Fort Worth-Arlington

UNITS	YEAR BUILT	CLASS (EST.)
324	2020	A-
BALANCE	DSCR	MATURITY
\$230M	n/a	n/a

WHY FLAGGED

- Lender takeback reported (2026)
Trade press report, not yet confirmed

Sponsor Todd Interests (prior); Starwood Property Trust (takeback)

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)


Reported in trade press

Tides on Trinity (now Ladera)

3939 E Trinity Mills Road, Dallas 75287
Denton County · Dallas-Fort Worth-Arlington

UNITS	YEAR BUILT	CLASS (EST.)
500	2006	A-
BALANCE	DSCR	MATURITY
n/a	n/a	n/a

WHY FLAGGED

- Foreclosure notice posted (2024)
- Borrower SPE forfeited for Texas franchise tax
Trade press report, not yet confirmed

Sponsor Tides Equities

[Property detail](#)
[Loan detail](#)
[Servicer, owner and trend: subscribers](#)



Reported in trade press

The Gabriella

770 Cantegral Street, Dallas 75204
Dallas County · Dallas-Fort Worth-Arlington

UNITS	YEAR BUILT	CLASS (EST.)
378	2020	A-
BALANCE	DSCR	MATURITY
n/a	n/a	n/a

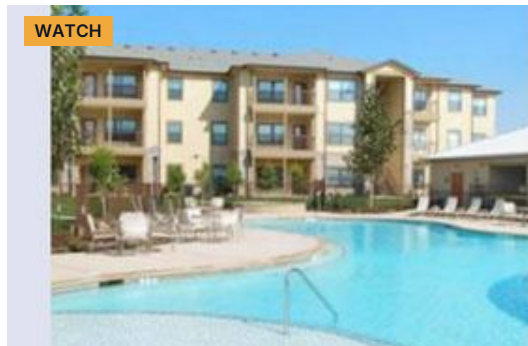
WHY FLAGGED

- Lender takeback reported (2024)
Trade press report, not yet confirmed

Sponsor Greystar (prior); Ares Commercial Real Estate (lender takeback)

[Property detail](#)
[Loan detail](#)

Servicer, owner and trend: subscribers



Reported in trade press

Tides on Chadwick

13900 Chadwick Parkway, Northlake 76262
Denton County · Dallas-Fort Worth-Arlington

UNITS	YEAR BUILT	CLASS (EST.)
264	2009	A-
BALANCE	DSCR	MATURITY
n/a	n/a	n/a

WHY FLAGGED

- Foreclosure notice posted (2024)
- Borrower SPE forfeited for Texas franchise tax
Trade press report, not yet confirmed

Sponsor Tides Equities

[Property detail](#)
[Loan detail](#)

Servicer, owner and trend: subscribers

How loans are rated

ALERT

Paid-through date 6 or more months stale, or most recent appraised value at least 30% below the value at securitization.

WATCH

Transferred to special servicing within 18 months, any non-current payment status, occupancy under 80%, DSCR under 1.00x, a DSCR decline of 0.10x or more, or an occupancy decline of 5 points or more.

Score: severity from 0 to 100, used to rank loans within a label.

Data and verification

Loan and property data is compiled from public filings and county property records, then cross-checked against the loan it belongs to. Each loan carries its trust, remittance date and the date it was last verified. Property images are labeled by type: owner or listing photos, verified property photos, or aerial imagery. Properties reported only in trade press are marked as such until confirmed.

What we never do

We do not estimate missing fields. Values that are not available are shown as n/a. Address matches below 90% confidence go to a human review queue instead of being published.

What subscribers add

- Servicer organization and owner of record
- 24-month DSCR and occupancy history with trend flags
- Property value, REO and ownership-change checks
- Resident issue themes from public reviews
- Every qualified Texas loan, securitized and agency, not only ALERT and WATCH
- CSV export for internal analysis

Request a pilot scoped to the counties you underwrite

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