



DLP Capital seeks over \$1.5B in new lending opportunities for 2026

At DLP Capital, we have a true discretionary balance sheet, and we are actively targeting over \$1.5B in new loan originations in 2026, providing capital solutions to experienced sponsors developing **residential communities**.

We currently manage **\$5.5B+ in assets**, work with **3,800+ investors**, and serve **100,000+ residents**. Through our lending platform, we have deployed **billions of dollars** nationwide over the past decade.

Target Borrowers - Highly experienced Sponsors with \$50M-\$100M a year in development and/or a \$500M+ portfolio with 25+ corporate employees. The project does not exceed the sponsor's experience—no first-time move-up Sponsors.

Access to DLP Capital's balance sheet is primarily through Stretch Senior and Mezzanine Finance products.

CORE MARKETS OF INTEREST

Texas
Tennessee
North Carolina
South Carolina
Florida
Georgia

MARKETS WITH SELECTIVE INTEREST

Colorado
Arizona
Utah
Pennsylvania - Area specific (must be 2 hours from the DLP office)
Washington
Mississippi - Port Cities
Kentucky
Indiana
Ohio



TARGET LOAN SIZE
\$20M-\$70M

MINIMUM
\$10,000,000

NEW CONSTRUCTION	A&D (Fully Entitled Only)	LAND BANKING	TRANSITIONAL HIGH VALUE-ADD BRIDGE LENDING
All Residential Asset Types, including garden style apartments, mid- and high-rise, SFR and BTR, RV, Self Storage, Manufactured Housing, Condo's (target 50%+ presales)	Including SF Lot Development and Master Planned Communities	Land must be fully entitled	Multifamily assets only
up to 85% LTC	up to 75% LTC	up to 75% LTV	up to 75% LTV

A Private Real Estate Investment Firm with a Purpose - Transforming Lives Through Building Thriving Communities.

Recent Transaction Closings

\$53,700,000

85% LTV

- Ground Up Construction Loan
- 245 Unit Garden Style Apartment

Dallas (MSA), TX
Q4 - 2025



\$47,535,000

75% LTV

- Lease Up Residential Bridge Loan
- 285 Unit Garden Style Apartment

Austin (MSA), TX
Q4 - 2025



\$16,583,000

46% LTV

- A&D Construction Loan
- Phase 1 of 854 Single Family Residential Lots

Beasley, TX
Q4 - 2025



\$50,000,000

75% LTV

- Revolving Land Facility
- A&D Residential BTR Land

AZ, CO, FL, GA, NC, TX
Q4 - 2025



\$67,877,000

80% LTV

- Ground Up Construction Loan
- 400 Unit Garden Style Apartment

Dallas (MSA), TX
Q3 - 2025



\$46,285,000

73% LTV

- A&D Construction Loan
- 255 Single Family Residential Lots

Charlotte (MSA), NC
Q1 - 2025



More about DLP Capital

DLP Capital is a **vertically integrated** real estate investment and lending platform with a **nationwide footprint** and a **proven track record** across market cycles. Our fully integrated model allows us to originate, own, operate, and finance residential communities with a **long-term, relationship-driven** approach.

As a private company, we have the **ability to move quickly, make decisive approvals**, and support sponsors we trust in ways traditional finance partners cannot. As sponsors, developers, and operators ourselves, we deeply understand the business and **deliver speed, insight, and meaningful value** beyond capital.

Fostering success & significance. We finance, build, and operate solutions to the attainable housing crisis, help business owners scale and find purpose in their mission, and create paths to prosperity for the average American family.

CONTACT YOUR DLP CAPITAL RELATIONSHIP MANAGER TODAY

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