



COMMUNITY MEZZANINE

Scale your real estate portfolio with a Mezzanine Loan from DLP Capital.

DLP Capital provides Mezzanine Loans to our Extraordinary Impact Community investing in single-family communities, multifamily communities, ground-up development of housing communities, RV parks, and manufactured home parks on a case-by-case basis.

OFFERING SUMMARY

Asset Type	Single-family housing communities, multifamily communities, RV and manufactured home parks (case-by-case basis)
Number of Units	200+
Vintage	1984 and newer
Up to LTC % (DLP Last Dollar)	91%
Combined LTV	80%
Current Pay Rate	SOFR + 1100 (subject to a floor of 17%)
Loan Term	Up to 24 months
Kicker to DLP	Up to 20%
Underwriting Fee	From \$1,495 to \$50,000 (Based on total investment size)
Legal Fee	From \$1,495 to \$50,000 (Based on total investment size)
Debt Yield on Cost for DLP Investment	8%
Minimum Loan Amount	From \$5M
States	FL, GA, NC, PA, SC, TN, TX*

*Other states available on a case-by-case basis.

CONTACT YOUR DLP CAPITAL RELATIONSHIP MANAGER TODAY

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ALL PRODUCTS ARE SUBJECT TO FULL CREDIT AND UNDERWRITING APPROVAL BY DLP CAPITAL. ANY AND ALL INTEREST RATES AND TERMS ARE SUBJECT TO CHANGE AT ANY TIME WITHOUT NOTICE. CURRENT TERMS REFLECTED HEREIN ARE INDICATIVE OF MARKET CONDITIONS, UNDERWRITING REQUIREMENTS AND PROJECT AND SPONSOR/BORROWER QUALIFICATIONS AND MAY VARY BASED UPON CREDIT AND UNDERWRITING FACTORS.