

DLP BUILDING COMMUNITIES FUND

THE GOAL

Make a meaningful impact on America's affordable housing crisis

- Focus on "missing middle," i.e. attainable rental housing for those making incomes near the AMI (area median income)
- Focus on projects that will offer tenants <30% rent-to-income ratios (no more than 30% of income spent on rent)

THE STRATEGY

Building new housing communities, while mitigating risk through preferred equity structure in all of the investments

- Invest in the acquisition of land, improvement and management of ground up development of income producing, attainable workforce housing communities
- Invest in the asset classes and markets where we have deep expertise and experience

THE INVESTMENTS

Debt and equity in Sun Belt markets with strong demand

- Ground-up development, acquisition, improvement, and management of rental residential real estate
- Growth-oriented investments structured to provide strong growth, limited volatility

11-13%

Targeted Annual Net Return to Investors

11.74%

Annual Compounded DRIP IRR¹

12.28%

Compounded DRIP IRR Since Inception¹

8%

Quarterly Preferred Return

Annual

Redemption Period



FUND HIGHLIGHTS

All preferred returns are paid before any management fee is paid to DLP Capital.

Evergreen private real estate fund offering diversification away from stock market volatility.

Annual redemptions provide the ability to exit/redeem in whole, or in part, based on investors' timing without a long-term lockout or forced asset.

All invested capital is in a preferred position, with equity subordinate to the fund on all deals. This position means investments carry payment priority over common equity investors.

FUND OVERVIEW

This fund makes primarily equity investments into the development and construction of new rental communities, including build-to-rent (BTR) single-family, multifamily and RV communities.

INVESTMENT THESIS

WHAT WE INVEST IN: Single-family, multifamily, manufactured housing & build-to-rent.

WHERE WE INVEST: Markets with populations of at least 100k, with evidence of both population and job growth. Primarily in FL, TN, TX & other Sun Belt states.

WHEN WE INVEST: Pre-development, development, construction stages & value-add projects.

WHO WE INVEST WITH: Experienced developers, builders, operators, & lenders with proven track records.

A CLOSER LOOK:

- 7%+ stabilized yield on cost
- \$175K-\$275K Per unit total cost; Up to \$60k per finished lot cost.
- Assets with sub-30% affordability and AMI's above \$60k

Fund Type	Private Real Estate Equity Fund
Direct / Indirect Security	Equity ownership in real estate, mortgages preferred equity, and mezz debt
Inception Date	October 2021
Fund Term	Evergreen
Distribution Frequency	Quarterly (Preferred); Annual (EDC*)
Management Fee*	2.0%; Subordinate to Preferred Return
Annual Management Fee Rebate Investments of \$1M ¹	0.50%
Annual Management Fee Rebate Investments of \$10M ¹	1.00%
Annual Management Fee Rebate Investments of \$25M ¹	1.25%
Preferred Return	8%
Performance Fee	20% Upon Achieving Preferred Return
Redemption Notification	Annual

Targeted Annual Net Return to Investor	11-13%
Reporting Frequency	Quarterly
REIT	Yes; REIT Subsidiary ²
Target Fund Size	\$2,000,000,000
Minimum Investment	\$200,000
Investor Suitability	Accredited Investors Only
Benefits of Leverage	Yes
IRA Investment Options	Yes
Tax Shelter Through Depreciation	No
QBI (199A) Deduction Eligible ³	Partial
Tax Reporting Method	K-1
Audited Financials	Yes; CohnReznick
Institutional Option	Yes

For Accredited Investors Seeking

- Portfolio Diversification
- Consistent Quarterly Returns
- Limited Volatility
- Annual Liquidity



Growing your wealth starts with DLP Capital.
Scan to schedule a one-on-one with our Investor Success Team today.

¹-Management fee rebate on invested capital, per account, per fund, based on a minimum annual investment balance - per calendar year. See Fund documents for details.

²-REIT Subsidiary Component effective January 1, 2024

³-Section 199A dividends are not subject to the same income limitations as the other QBI component

*EDC: Excess Distributable Cash

This does not constitute an offer to sell, or a solicitation of an offer to buy any interests in The DLP Building Communities Fund. Any offering of securities or solicitation in connection with the sale of securities will be made pursuant to offering documents. Investing in private real estate funds and notes secured by real estate has certain inherent risks, which could result in the loss of some or all of your principal investment. Past performance stated herein is not an indicator of future results and DLP Capital can in no way guarantee or warrant your success. Consult your tax advisor or financial advisor before investing. Please see the Fund's offering documents for full details and disclosures.

