



DLP PREFERRED CREDIT FUND



The Goal

Make a meaningful impact on America's affordable housing crisis while helping sponsors scale their business, creating jobs and Thriving Communities.

The Strategy

Invest in the development, improvement, and preservation of attainable rental housing.

The Investments

Preferred equity and debt investments in outdoor hospitality and rental housing properties for working families.

For Accredited Investors Seeking

- Portfolio diversification
- Consistent monthly returns
- Ongoing liquidity with 90-day redemption period
- 1099-DIV tax reporting

Investment Thesis

- Typically require various loan reserves to mitigate risk
- Sponsor's equity is required to be subordinate to the preferred equity and mezzanine debt provided by DLP PCF Fund, which would receive repayment prior to the Sponsor reclaiming any of their invested equity
- Primarily focused on subordinate and mezzanine loans and preferred equity opportunities in direct real-estate backed assets
- Markets with populations of at least 100K, with evidence of population and job growth, primarily in FL, TX, and other Sunbelt states
- Pre-development, development, construction stages and value-add projects
- Experienced developers and operators with proven track records

10.47%

Q1 2025 Annualized Average Return¹

10.98%

Compounded DRIP IRR Since Inception in October 2021¹

\$148.29M

Assets Under Management¹

10-11%

Targeted Annual Return (Net)

9%

Annual Preferred Return Paid Monthly (Preferred and EDC*)



*EDC: Excess distributable cash

¹As of March 31, 2025

This does not constitute an offer to sell, or a solicitation of an offer to buy any interests in The DLP Preferred Credit 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.

DLP Preferred Credit Fund Overview

Primarily preferred equity investments (debt for tax purposes) and debt investments in rental housing properties for working families.

SCHEDULE
A MEETING



Fund Type	Private Preferred Credit Fund	Performance Fee	20% of total distributions
Direct/Indirect Security	Senior loans secured by mortgages, equity pledges, and personal guarantees or mezzanine loans secured by equity pledge in the borrowing entity	Redemption Period	90-day notice
Inception Date	October 2021	Reporting Frequency	Quarterly
Fund Term	Evergreen	REIT¹	Yes
Annual Asset Management Fee²	1.25% ⁴	Target Fund Size	\$1,000,000,000
Annual Preferred Return	9%	Minimum Investment	\$200,000
Distribution	Monthly (Preferred & EDC*)	Investor Suitability	Accredited investors only
Targeted Annual Return (Net)	10–11%	Benefits of Leverage	Yes
		IRA Investment Options	Yes
		Potential Tax Advantage Through Depreciation	No
		QBI (199A Deduction Eligible³)	Yes
		Tax Reporting Method	1099-DIV

Fund Highlights

- Focus on short-term loans (3–36 months) to help insulate investors from rising interest rates and inflation, while offering significant liquidity.
- A thorough underwriting process ensures loans are only made to borrowers that DLP believes have a high probability of success with the project.
- Lending is primarily to real estate sponsors with proven track records, high credit scores, ample liquidity, and personal guarantees.
- Asset management fee may be waived, deferred or accrued by Managing Member in certain circumstances.

*EDC: Excess Distributable Cash

¹REIT effective January 1, 2023

²Subject to a required fee payment only to the extent required to fund continued operations and management of the Fund as further described in the PPM

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

⁴Effective January 1, 2025

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