



Twenty Twenty Four

YEAR IN REVIEW



Contents

A Message from Don Wenner 4

A Message from Danny Sells 5

2024 Impact Metrics 6

Board Members..... 8

The Wenners and Philanthropy.....12

Interview with Danny Sells 14

About DLP Positive Returns Foundation..... 18

What is a Thriving Community?.....20

DLP's First Thriving Community24

Investing on Purpose: DLPgives28

Partnering on Purpose: Signature Impact Partners.....30

Impact Down the Street: Alpha Omega.....32

Impact Across the Room: Apartment Life34

Impact Down the Street: Boys and Girls Club36

Impact Down the Street: Tim Tebow Foundation.....38

Impact Around the World: Transforming Futures..... 40

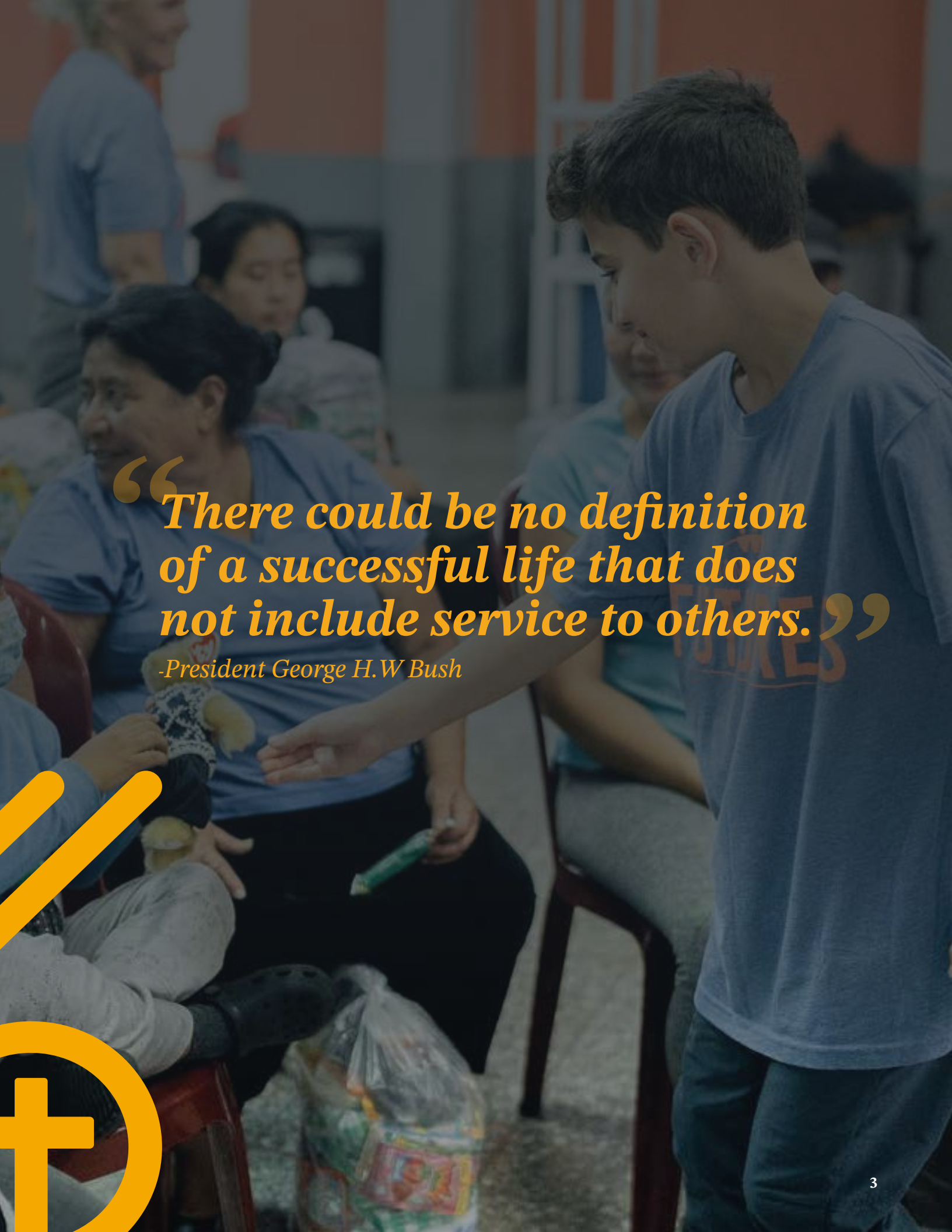
Impact Around the World: Pathlight Belize.....42

Impact Around the World:
Compassion International & Hope International..... 44

Impact Around the World:
EQUIP & Maxwell Leadership Foundation..... 46

What's Next for PRF? 48





*“There could be no definition
of a successful life that does
not include service to others.”*

-President George H.W Bush



A Message from Don Wenner

I've spoken in rooms large and small about the power of purpose. Discovering your calling and taking intentional steps day in and day out to answer that calling—living on purpose—is transformational.

My life transformed in 2014 when I found clarity on my personal calling: transforming lives through the building of Thriving Communities. With real estate foundational to the organization, many people who hear this assume I am talking only about physical properties. But the calling is much higher than that; really, at its core, the calling is about people.

Something I often remind the DLP team is that our staff is the first Thriving Community the organization has ever built, a community we continue to nurture and grow. The DLP Positive Returns Foundation is an integral part of that nurturance. This past year we implemented foundation-sponsored initiatives that resulted in a Kingdom impact. The weekly bible study and prayer groups have been a significant part of that impact, but the highlight for me this year was the foundation offering John C. Maxwell's transformational Beyond Success program to 165 team members, with Maxwell himself leading participants in one of the final sessions. Titled My Most Important Relationship, he powerfully shared his own faith story.

This year, the Foundation forged new partnerships with organizations that will completely change the scale of our Thriving Community model implementation at DLP-managed apartment

communities throughout the country. Organizations like Apartment Life and WayForward will play a key role in shaping DLP communities into dynamic, connected spaces where residents feel supported and have opportunities to deepen or even discover a connection with the Lord.

In addition, we have the great joy and opportunity to co-labor with some of the best ministries in the world, who are building Thriving Communities in our hometown of St Augustine, Florida, and in communities around the world. In this report, we will highlight some of these great organizations further.

The most exciting part? We're just getting started. With your support, Danny's leadership, and the incredible team at DLP Capital serving in many different ways, we are in a better position than ever before to make an impact across the room, down the street, and around the world.

Thank you for your continued dedication and trust. I hope to see some of you on mission trips around the world with us in 2025.



Don Wenner
Founder and Board Director

A Message from Danny Sells

Friends of DLP Positive Returns Foundation,

You changed the world in 2024! While the rest of the world was wrapped up in election campaigns, AI advancements, and the renewed space race, you were creating solutions for the homelessness crisis, rewriting the future for orphans worldwide, developing world-class leaders, and strengthening families. Because of your support of PRF, your 2024 was one for the record books, and we can't thank you enough for the ways you continue to contribute to the important work being done.

In this report, you'll learn more about our partnerships with some of the world's best philanthropic organizations and how our collaborative efforts, supported by you, are impacting the world. You'll gain insights into how these domestic and global organizations strengthen systems and increase access to life-changing resources for youth, developing leaders, and the world's most vulnerable populations. Some you'll know by name and others you'll meet for the first time, but among them all is a common thread: they deeply align with the vision, mission, and values of DLP, and they have our full faith and support. From a 15-year-old student in Belize to residents of DLP-managed communities throughout America to orphans in Guatemala, PRF is transforming lives through the building of Thriving Communities, and you're a part of it all.

As you read through this report, we'd love to ask you to consider three things. First, if you are part of the DLP family as an investor, please consider amplifying your impact through DLPgives, which you can learn more about on page 22. Second, we have put great care and diligence into selecting the best of the best as our Signature Impact Partners. If one of these partners sparks your interest, we'd love to help you connect with them to learn how you can support their life-changing work in a way that is meaningful for you. Finally, we ask that you pray for these organizations. I said it earlier, but it bears repeating: their work is changing the world. From the child who feels loved and valued for the first time to the single mother of three who was connected to a supportive community in her neighborhood, everyday people's lives are profoundly changed by the work of these organizations that bring light into our often dark world. Pray for them to remain encouraged and strong as they persevere through challenges. Pray for the people whose needs they are ministering to. Pray for increased resources and support so their impact can continue to grow.

On behalf of the entire DLP Positive Returns Foundation, thank you for an incredible 2024. Let's make 2025 the best year yet.



Danny Sells
Executive Director



2024 Impact Metrics

In 2024, the DLP Positive Returns Foundation's programs and support made an impact across the room, down the street, and around the world.

100's of Local Neighborhoods

15 States

7 Countries

\$1,000,000 in Giving

Magnifying the impact of our signature partners.

50,000 Lives Impacted

Through the education, protection, and investment in vulnerable children and the next generation.

15,000+ Leaders Developed

Through elite training on proven models of high-capacity leadership and personal development in partnership with the world's foremost experts.

7,500 Unhoused Lives Impacted

Through the support of a full continuum strategy addressing homelessness through deep collaboration on awareness, prevention, intervention, and aftercare support.

7,500+ Children Impacted

Through partnerships with initiatives to relieve extreme poverty, combat trafficking and abuse, care for orphans, and create healthy communities for children.

85+ Individuals Joined PRF on Vision Trips

Through the education, protection, and investment in vulnerable children and the next generation.



*“We make a living by what we get.
We make a life by what we give.”*

-Winston Churchill



Board Members

Get to know the people behind the DLP Positive Returns Foundation



Don Wenner

Founder & Board Director

Don Wenner is the Founder and CEO of DLP Capital, a private real estate investment firm focused on building Thriving Communities by investing in, developing, and financing attainable workforce housing and outdoor hospitality venues. Founded in 2006, DLP Capital has ranked on the Inc. 5000 list for 12 consecutive years under Wenner's leadership and manages over \$5.25 billion in assets.

Wenner, age 40, is also the author of two books. His Wall Street Journal bestselling book, *Building an Elite Organization*, and its follow-up, *Building an Elite Career*, details the Elite Execution System, a framework for scaling high-growth businesses.

Across his nearly two decades in real estate, Wenner has closed over 30,000 real estate transactions valued at more than \$10 billion and acquired over 25,000 housing units. Under his leadership, DLP Capital is consistently recognized as a Best Place to Work.

Don attended Drexel University and resides in St. Augustine, FL, and Asheville, NC, with his wife and three sons. His work and life are driven by faith, family, and philanthropy, guided by his life verse "To whom much is given, much will be required." (Luke 12:48)



Carla Wenner

Founder & Board Director

Carla Wenner is on the Board of Directors of the DLP Positive Returns Foundation, bringing to its mission nearly a decade as a professional in early childhood education. She continues with her dedication to early childhood education including experiential trips to Central America to help identify and develop educational programs aimed at orphans and underprivileged young adults.

Causes such as adoption are close to her heart. She brings to these endeavors her deep Christian faith, desiring to help these young adults "strive ahead in their learning while also helping them experience a sense of joy and love." Her trips have included touring land sites in Guatemala to identify potential development opportunities for the DLP Positive Returns Foundation to contribute to building school campuses.

For well over a decade, Carla has also provided key support to her husband, DLP Capital founder and CEO Don Wenner, at all significant DLP Capital special events. She liaises with keynote speakers and other special guests, as well as serving in an informal DLP Capital role.

Carla holds a B.S. in Elementary Education from Kutztown University of Pennsylvania.



Danny Sells

Executive Director

Danny Sells serves as Executive Director of the DLP Positive Returns Foundation. He spearheads the foundation's domestic and international work on housing solutions, microfinance, and personal development.

With over two decades of experience in faith-based mobilization, social work, and counseling, Danny specializes in programs supporting families and children. Prior to joining DLP Capital, he led safe-family initiatives across 42 states and advocated for child welfare legislation.

Danny spent over a decade as National Director of Safe Families for Children, overseeing national expansion, program quality, sustainable budgeting, and fundraising for the 120-chapter organization. Earlier, he was the Director and Pastor of HIV/AIDS and Orphan Care Initiatives at Saddleback Church and has held prior roles in student ministry, adolescent counseling, and social work.

Danny holds a BA in Psychology from Milligan College and pursued further studies towards Master's degrees in Social Work and Leadership Studies.



Bob Peterson

Director

Robert (*Bob*) Peterson is the Chief Financial Officer and a Partner at DLP Capital. He concurrently serves as Chairman of DLP Bank and as Board Member and CFO for its holding company, DLP Bancshares, Inc. Bob brings over 40 years of experience across commercial, retail, multifamily, and residential real estate, with expertise in accounting, finance, asset management, and development.

Before joining DLP Capital in 2015, Bob spent 17 years in leadership roles (*including General Manager and CFO*) at Citinational-Buckeye Building Company. His accomplishments there included directing the complex reconstruction and lease-up of a major 25-story Los Angeles office building and managing luxury multifamily and condominium conversion projects.

Previously, he served as Treasurer, CFO, and Director of Leasing for Malibu Bay Company, Malibu's largest commercial landowner. Bob started his career at Buckeye Companies, rising to VP of Finance and Information Technologies for what was then the region's largest full-service commercial office owner-operator.

Robert holds a Bachelor of Science in Accounting. He has been recognized as "*CFO of the Year*" by Lehigh Valley Business and "*Ultimate Finance Executive*" by Jacksonville Business Journal.

Board Members

Get to know the people behind the DLP Positive Returns Foundation



Pamela Linden

Director

Pamela is Chief Legal Officer at DLP Capital, where she leads all legal aspects of the firm, including advising on governance, risk, transactions (*acquisitions, development, lending*), capital structuring, employment, and litigation. She is a member of the strategy and investment committees and oversees the Human Resources and Fund Operations departments, managing an eight-person legal team. Pamela has over 23 years of experience in diverse real estate disciplines, including acquisitions, development, financing, securities offerings, and fund structuring.

Prior to DLP Capital, Pamela served as Chief Legal Officer, Executive Leadership Team member, and Investment Committee member at Stoneweg US, a nationwide real estate investment firm affiliated with Swiss entities. Before that, she was General Counsel for Waypoint Residential, a national investment and development firm that managed over \$4.5 billion across various housing sectors. Her in-house career began as Director and Counsel at Westbrook Partners, overseeing real estate transactions. Pamela started her legal career at Greenberg Traurig, P.A., where she practiced for 13 years and was a shareholder in the real estate department.

Pamela earned both her B.A. (*with honors*) and J.D. (*cum laude*) from the University of Florida. She is also a proud mother to a daughter on the Temple University women's gymnastics team.



Nick Stonestreet

President

Nick Stonestreet serves as president of the DLP Positive Returns Foundation, bringing decades of leadership experience across a broad spectrum of wealth management businesses to the role. Most recently, he served as CEO of Blue Trust. Prior to that, Nick was the co-founder and CEO of investment management firm Vident Financial, and served as EVP of Private Wealth Management and Private Banking for Regions Financial. Before that, he worked at Merrill Lynch, where his roles included CEO Merrill Lynch Banc Suisse, Global Head of International Trust and Wealth Structuring, Global Co-Head of Private Wealth Services, and Director of Private Banking.

He holds a master's degree in international business studies from the University of South Carolina.



Nick Lanni

Secretary

Nick Lanni serves as Secretary of the DLP Positive Returns Foundation. During his time at PRF, Nick has led more than a dozen service days and spearheaded a service month in St. Augustine and Bethlehem, where he raised money and partnered with local organizations to build and rehab homes. In addition, Nick conducted an effort to deliver over 10,000 bibles to DLP-owned properties, organized a blood drive in the early days of COVID, and completed a mission trip in support of Transforming Futures in Guatemala.

On top of his involvement with PRF, Nick serves as DLP Capital's Senior Director of Credit, Risk and Investments. Since joining DLP Capital in 2018, he's been recognized for exemplifying several of the company's core values, including "Driven for Greatness" and "Stewardship."

Nick grew up in Upstate New York and graduated from The College of New Jersey with a bachelor's degree in Business Administration and Finance.



Rich Delgado

Treasurer

Richard is DLP Capital's inaugural Managing Director, leveraging over 25 years of experience in structured finance, capital markets, and the mortgage industry.

Previously, he served for five years as Sr. Vice President at Nationstar Mortgage, where he managed asset financing and securitization, corporate debt, transactions, asset sales/acquisitions, and corporate development.

Before that, during nearly 19 years with Ocwen Financial Corporation, Richard launched the publicly-traded affiliate Home Loan Servicing Solutions, Ltd. (HLSS). He led HLSS in raising \$1.2B in equity, acquiring mortgage servicing rights to transition Ocwen to a capital-light model, and grew HLSS's market capitalization to \$1.6B.

Richard holds a Bachelor of Business Administration in Accounting from Iona College.

The Wenners & Philanthropy

How Faith, Family, and Purpose Can Fuel a Life of Service

For the Wenner family, generosity is more than a virtue; it's a calling. Rooted in faith and expressed through action, their approach to giving is guided by the verse, "To whom much is given, much is required" (Luke 12:48). This verse is both a guiding light for the family and Don Wenner's personal life verse—shaping his vision for DLP Capital and fueling the mission of the DLP Positive Returns Foundation (PRF), which he and his wife Carla founded to serve others and create an impact that reaches far beyond themselves.

The PRF was designed to transform communities and uplift vulnerable populations, providing support to those who need it most. Drawing on the deep connection between their faith and business experience,

Don and Carla have leveraged their resources and influence to drive sustainable outcomes on a global scale. Their giving philosophy is grounded in a commitment to give ten times what they spend, focus on high-potential leaders and organizations, and aim for long-term outcomes that grow exponentially over time.

The Wenners demonstrate their dedication through a personal approach, forging genuine connections with the individuals and causes they champion. This is because they believe that true impact comes from not just financial support, but from building relationships, mentoring future leaders, and investing in initiatives that create lasting change. Leading by



example, they inspire others to embrace a life of service and purpose, proving that impactful generosity is about the heart and the hands working together.

Perhaps the most defining aspect of the Wenners' philanthropy is how central it is to their family life. Don and Carla don't just share stories of their philanthropy with their children, they engross them in it. As a family, they regularly engage in service work both locally and broad, sharing experiences that connect them with those they serve and one another. Each of their children plays an active role, selecting ministries they're passionate about and taking initiative within their spheres of influence. The family also has the privilege of sponsoring ten children around the world, providing regular support and encouragement to help underprivileged youth build brighter futures.

In March of 2024, the two eldest Wenner sons joined DLP team members and partners on a mission trip to Guatemala, supporting PRF signature partner Transforming Futures. In one especially touching moment, Alex, the Wenners' middle son, brought along Beanie Babies to give to the children at a local orphanage, an initiative he created on his own. It was a simple act of kindness, but one that brought joy, connection, and compassion to the children, perfectly capturing the essence of the Wenner family's mission.

Later that year, at DLP's Extraordinary Impact & Legacy Event, a powerful baptism ceremony sponsored by the PRF served as a highlight for the Wenner family, embodying the spirit of faith, purpose, and legacy that the PRF represents. While it marked a significant moment of personal transformation for those involved, it also served as a profound expression of the Wenners' commitment to a life of service, reflecting a calling to help others, uplift communities, and live out values that extend beyond personal success.

Every year, the Wenners participate in Operation Christmas Child, a program coordinated by Samaritan's Purse. Through this initiative, they fill shoeboxes with toys, school supplies, and personal care items, which are then distributed to children in need around the world. Their involvement not only brings joy to those receiving the gifts but also helps spread a message of hope and love to communities in need, creating lasting memories for both the givers and recipients. The Wenners view this as an opportunity to make a meaningful impact during the holiday season, touching lives and fostering a spirit of generosity and compassion.



Interview with *Danny Sells*

Executive Director, The DLP Positive Returns Foundation



You've had an incredible career guided by Kingdom Impact. Can you tell us more about what you were doing before you came to DLP?

A: My background is in ministry and Christian non-profit work. I served in pastoral ministry for a few churches including Saddleback Church in Southern California, which Pastor Rick Warren, the best-selling author behind *The Purpose-Driven Life*, founded. I worked in local and global outreach ministry, connecting the people who attended church at Saddleback to opportunities to serve in the community among other things.

From there, I spent about thirteen years running a division of Safe Families for Children, which is a Christian non-profit organization that connects families in crisis with local churches. The goal is to help families stabilize their situation and avoid children unnecessarily entering the child welfare system. It's about keeping families together, keeping kids safe, and mobilizing local churches into action for their community. It's compassionate hospitality, inviting these neighbors into life with them so they can stabilize and keep their family together.

When did you start thinking you might want to move to foundation work?

A: At Safe Families, I spent a good amount of time working with foundations. I asked foundations for money, wrote grant proposals, and generally built partnerships with foundations so that we could get the resources to operate our program while also helping the foundation live out its mission of supporting good causes.

Doing that work, I was really intrigued by the foundation side of things. I liked the idea of being on the other side, helping vet organizations and identifying the best. Working for a non-profit organization rather than a foundation, you're working towards just one mission. I liked that working with a foundation meant partnering with several organizations to help them achieve their missions, connecting them to resources, whether people, time, funding, or relationships, and moving those resources into action on their behalf.

What drew you to working for the DLP Positive Returns Foundation?

A: When I heard about DLP's company vision and how that translated into a philanthropic foundation that would generously give to help other organizations achieve and make a difference, I knew I wanted to be a part of it.

Having worked on the other side of the table for several years, I knew I could bring a unique perspective and expertise to foundation work. I knew how to look behind the scenes and get the full picture of a program, which is vital to vetting organizations.

I was drawn to the role for the opportunity to partner with DLP Capital and build out opportunities and partnerships that would mobilize DLP's resources. What I mean by resources is DLP's staff, its expertise, its model of organizational development and excellence through EES, and its investor base—all of that in addition to its dollars and cents. How could all of these amazing resources be mobilized to change the world? That's what I wanted to be a part of.

There's been a lot of growth in the organization since you started. Can you tell us a little bit about where it was when you started?

A: Sure. When I first started, there was incredible energy and support around the foundation, and it was at a real inflection point where it was ready for a dedicated resource who could focus on driving the strategy and growth of the foundation and nothing else. Carla [Wenner] was doing an incredible job leading the foundation but was being pulled in many directions with other responsibilities. Many DLP team members would give their time whenever they could to the foundation, but they, too, had other full-time roles that took precedence.

There had been some incredible ideation around organizations to support, ways to be generous, and the like, but there wasn't somebody with the time to really spearhead how that energy of generosity and the incredible resources of DLP could be organized into an actionable strategy. So, just hiring anybody brought some manpower to it that could align things into action more strategically, and it just happened that I was the person they hired to do that.

What is your favorite part about the work you do?

A: I really love being the bridge between the DLP community and the PRF partnership organizations. It's incredible to be part of helping people cross that bridge into action with these organizations, especially for the first time, and hear their stories of developing their own personal relationships and what it means to them to be involved in making a difference with them.

What is the most challenging part?

A: I get the opportunity to spend a lot of time with some of the greatest organizations in the world. I learn how they are making profound impact in people's lives and I build relationships with their staff who are some of the world's greatest heroes. As I learn about the amazing work being done at the organizations being led by these world-changing leaders, I also hear a lot of stories of suffering. These fantastic organizations exist because we live in a broken world, and the brokenness of this world leaves a wake of pain and suffering that is really hard to see. I've never had one day where the Hope I experience is overwhelmed with the suffering, thank you God, but no doubt, seeing the real suffering caused by poverty, illiteracy, preventable disease, and corruption is definitely the hardest part of the job. It makes me more thankful everyday that we have a God that is bigger than even the biggest problems being faced in our world.

You've served in a really impactful capacity for essentially your entire career. What is the greatest lesson you've learned?

A: The most important lesson I've learned in this job, and prior to this too, but it was reinforced in this role, is that everybody has something to offer; there's really a place for everyone. Sometimes, when you think about the world of philanthropy or something like that, you think that's something only for the wealthy. Or if you think about going overseas and doing a mission trip you think, well, that's just for a certain kind of person.

In reality, there's literally something that every single person can do to make an impact. I think about each one of our partnerships and the missions that they're serving, whether it be the Tim Tebow Foundation and the special needs population, or Alpha Omega and homeless women and children and domestic violence, or Transforming Futures and teens in Guatemalan orphanages. There is something that every single person could do with each of these partnerships.

It's really just a matter of breaking through that hesitation and those reasons that we come up with to keep us in the hole and push through those to get mobilized into action. I promise you that there's something that you can bring to the table that is super valued and super needed.

Do you have a wishlist organization or cause for the foundation?

A: An area that's on my wishlist is child abuse prevention and I actually see some opportunities to support that cause within the framework of the building thriving communities initiative.





One of the things that researchers in child welfare and family systems have been discovering, and something I've seen in my own career, is that what they thought were the most influential precipitating factors to episodes of child abuse, things like addiction, for instance, are actually more symptoms than they are core precipitators to child abuse. What they're finding is that the single most significant indicator of an episode of a child being at risk of child abuse is the family existing in social isolation.

Billions, if not trillions, of dollars have been spent every year trying to address what are commonly thought to be these core indicators, and all we've seen is that child abuse continues to be on the rise. Kids coming into the system continue to be on the rise. What they've noticed is that the common denominator for instances of child abuse is that families are isolated from healthy systems of support. Sometimes, it's by choice, because isolation can empower and enable addiction, for example, but at the end of the day, that common thread of isolation is what really needs to be addressed.

For me, it's about mobilizing faith and action. If isolation is really the root problem here, then the opposite of the problem is the answer, right? So, if isolation is the problem, then connectedness and community is the answer. And if connectedness and community is the answer, what's the organization out there that's tasked with that and aligned and purposed and resourced and meant to be doing that more than anybody else? It's the local church, right? That's what it's all about.

I think about the residents in Dream Live Prosper communities, I think about DLP Capital investors, I think about DLP's staff; isolation is so dangerous for everybody.

Just through DLP's efforts to build Thriving Communities at our own managed properties and for the millions of Americans who live in multifamily housing, what can we do to child abuse rates? How can Thriving Communities be seen as a child abuse prevention effort? Because we're building community and drawing people out of isolation and into connectedness. As a result, kids are going to be safe and families are going to stay together.

What's one book you think everyone should read?

A: The Purpose Driven Life, by Rick Warren. Part of why we're studying it in the Kingdom Impact group is because it means a lot to me and has been really helpful in my own life. I love the simplicity of it. It's such a simple read—one daily reading for 40 days, and there's just no magic about it. It's so simple, but it's so centering and so purpose-giving.

Do you have a favorite DLP core value?

A: I really love the value of community: We elevate the greater good over individual interests, magnifying our impact and cultivating thriving relationships with investors, sponsors, residents, and our colleagues. It's the relational piece that resonates with me. People are kind of where it's at for me.

What is your favorite way that the foundation made an impact in 2024?

A: We had the opportunity this year to partner with John C. Maxwell's EQUIP organization to expand their Beyond Success program in Panama and Costa Rica. Not only that, but we also brought the Beyond Success program to the DLP community, with over 150 choosing to participate. We're looking forward to being able to run another session in the coming year.



Building Thriving Communities across the room, down the street, and around the world.

In 2019, Don and Carla Wenner founded the DLP Positive Returns Foundation (PRF) with an ambitious mission: to solve homelessness, eradicate childhood poverty, and be a beacon of hope for the world's most vulnerable people.

Leveraging the resources of DLP Capital, including its purpose-driven community of employees, mission-driven investors, residents in DLP-managed communities, and network of strategic partners—including property owners, operators, and fellow non-profit organizations—we undertake impactful work within DLP, within our local communities, and around the world.

Specifically, we partner together people, programming, systems, tools, and prayer in service of three focus areas:

- **The next generation:** investing in, educating, equipping, and protecting children around the world.
- **The homelessness epidemic:** working towards solutions that we hope can one day eradicate homelessness.
- **Socially conscious leadership:** developing high-capacity leaders who are committed to making a social and Kingdom impact.





All of this is part of our 20-Mile March towards our BHAG (Big, Hairy, Audacious Goal) of positively impacting 1 million lives through the building of Thriving Communities and developing high-capacity leaders focused on transforming 250,000 lives as fully devoted followers of Christ.

To help us achieve our BHAG and make an impact across the room, down the street, and around the world, we partner with best-in-class organizations who are:

- Focused on scaling to make a game-changing impact.
- Faith-forward in vision and leadership.
- Hungry to collaborate with other like-minded organizations to achieve a collective impact.

We are highly discerning about the partnerships we enter, prioritizing deep, meaningful relationships over a deep roster. You can learn more about these organizations starting on page 24.

RENTALS THAT RESIDENTS CALL HOME

Thriving Communities

Achieving success with significance for our DLP residents, investors, and operators.

At the end of 2024, the median sales price for houses sold in the U.S. reached an astonishing \$419,200¹, pushing the American dream of homeownership further out of reach for more Americans than ever before. It's no surprise that a record-breaking 45.6 million households turned to renting².

Think back to when you were a renter. Were you truly able to enjoy life while chasing financial stability? Did you feel like you were thriving, connected to your family, your neighbors, and your purpose?

Let's take a look at a few of the staggering statistics on the renter population in the U.S. in 2024:

- More than 50% of renters are rent-burdened, spending more than 30% of their income on rent and utilities: more than at any other time in history.³

- 78% of Americans are living paycheck to paycheck, without the security of savings.⁴
- 66% of children are unable to read with proficiency.⁵
- 40% of children are essentially non-readers.⁵
- More than 70% of Americans do not attend religious services.⁶
- 1 in 3 Americans reported feeling disconnected.⁷

If those statistics gave you pause and pulled at your heartstrings, you're not alone. This is what drives the DLP Positive Returns Foundation—and DLP Capital—to make progress each and every day towards bringing Thriving Communities to life. We believe that these communities, and all they offer, can reverse these overwhelming numbers.

¹ "Median Sales Price of Houses Sold for the United States" Fred. January 2025

² "The Number of Renter Households is Growing Three Times Faster Than Homeowner Households" November 2024

³ "America's Rental Housing" Joint Center for Housing Studies of Harvard University. 2024

⁴ "Living Paycheck to Paycheck Statistics 2024" Forbes. April 2024

⁵ "Two Thirds of American Kids Can't Read Fluently" SCIAM. September 2023

⁶ "Church attendance has declined in Most U.S. Religious Groups" Gallup. March 2024

⁷ "New APA Poll: One in Three Americans Feels Lonely Every Week" American Psychiatric Association. January 2024

* For those who choose, this is an optional benefit provided as a part of Building Thriving Communities. All are welcome, participation is voluntary.



Beyond Attainable Housing:

Thriving Communities start with safe, attainable housing. Housing where residents Live Fully, pursue their dreams and goals, have deep connections with each other and with God, have strong family values and relationships, and have access to the essential services needed for a thriving life, like education and healthcare. These are not just apartment buildings where people want to live until something better comes along: these are communities where people want to build a life.

Rooted in attainable housing that offers relief to rent-burdened Americans, there are 10 elements that define a Thriving Community.



10 Elements of a Thriving Community



1. Attainable Housing

Thriving Communities offer rents below 30% of the area median income, without sacrificing quality, safety, or amenities. Offering tenants more affordable rent helps to alleviate the burden of sacrifices often inherent to higher housing costs. For many, this can mean no longer being overwhelmed by the choice of putting food on the table or paying rent; back-to-school supplies or paying rent; picking up a prescription or paying rent. The transformative power that can have in someone's life—in their physical and mental health, in how they dream about their future, in the hope that is alive inside of them—can't be overstated.

lead to deeper connections and feel less pressure to work multiple jobs, leading to more quality time. On-site ministry and other services foster deep connections with God, helping to strengthen families.



2. Banking, Lending, and Investments

Thriving Communities offer residents access to real community banking, the opportunity to get loans to pursue their dreams and ways to invest for their—and their family's—future, as well as financial literacy resources for their own personal development.



5. Education

The latest federal test scores from the National Assessment of Educational Progress (NAEP) reading test revealed that 33% of American eighth graders had "below basic" reading skills, the highest percentage in 30 years. 40% of fourth graders were at the same level, the most significant percentage in 20 years⁸.

This is especially concerning when you consider that reading proficiently by the end of third grade is a crucial marker of educational success for a child's academic career. In Thriving Communities, access to education and supporting resources are paramount, especially in learning skills valued by society. We believe deepening family connections and encouraging parental involvement in a child's education can be key to reversing these academic trends.



3. Companies that Create Jobs

Thriving Communities create jobs that can support the community's residents. These opportunities are primarily the product of entrepreneurial small businesses.



6. Family

Thriving Communities values strong families and provide opportunities to deepen relationships and support the nuclear family with present, engaged fathers. We provide resources and opportunities to help residents build extraordinary families, lives, careers, and legacies.



4. Deep Connection

One of the most essential elements of a Thriving Community is connection. In these communities, neighbors know, care for, and support one another. Families who feel less of a financial burden thanks to more affordable rents have money left over in their budget to enrich their family's life with activities that



7. Government

When possible, we partner with local governments, strengthening the community with this added support.

⁸ "American Children's Reading Skills Reach New Lows." New York Times. January 29, 2025

For those who choose, these 10 elements are optional benefits provided as part of Building Thriving Communities. All are welcome. Participation is voluntary.



8. Healthcare & Nutrition

We recognize the significant connection between physical well-being and mental well-being. While it's increasingly commonplace for apartment communities to have on-site fitness centers, we go further at Thriving Communities. We ensure residents can access health and wellness education, nutritional food, wellness resources, and healthcare.



9. Impact

Thriving Communities are places where people are making a difference in the lives of others, living lives of significance, and serving their neighbors. From families watching out for one another, especially the community's children, to organizing meal trains for new parents, acts of kindness and community, big and small, are commonplace thanks to the deep connection fostered between residents.



10. Jesus

We believe that offering residents opportunities to embark on or deepen a relationship with God is an essential element of a Thriving Community. Through partnerships with organizations like Apartment Life and WayForward, we foster faith within communities for those interested, creating small group discipleship.

A backbone of the success of Thriving Communities is the people who work within them. We believe in hiring those who want to embark on a mission-driven career focused on positively impacting lives, individuals who are committed, driven, and aligned with our mission. These people are the foundation of every Thriving Community, excellently executing each of the 10 elements.

“Keeping residents satisfied is really why I come to work every day. I’ve been in this industry for 20 years. I am asked quite often why am I a community manager, I should have a different position at this point in my career. I just enjoy bringing the residents in, getting to know them, making life-long friendships. . . I’ve been to weddings, I’ve been to funerals for my residents who have passed. Bringing everyone into this environment is simply what I enjoy.”

- Daniel Hobson, Community Manager at Dream Kissimmee (a DLP-Managed Thriving Community)

Since we started implementing the 10 elements of Thriving Communities in the residences we operate, we have seen a significant impact on the lives of our renters, with many calling their community an “extended family.”

IMPACT ACROSS THE ROOM

DLP's First Thriving Community

How the DLP Positive Returns Foundation supports DLP employees, investors, and partners in making a Kingdom Impact.

When we say we are dedicated to creating Thriving Communities, we mean it. And it all starts across the room with the DLP community of employees and investors.

Upholding our core value of Kingdom Impact, we share God's love and transformative power through our labor, serving everyone in God's likeness. We believe the world will know God more through our work and how we do it.

That's exactly where DLP Capital's purpose—to transform 10 million lives by creating Thriving Communities—begins. The DLP Positive Returns Foundation, in turn, adds fuel to this pursuit by providing opportunities for the DLP community to generously give their time, talents, and treasures in a way that makes life better for others—across the room, down the street, and around the world.

We provide opportunities for the DLP community to create a lasting Kingdom impact through worship, education, and action. All programs are voluntary and everyone is welcome to join.

Worship opportunities start with Miracle Morning, a prayer group where we share devotionals, faith-based videos, songs, and prayers, inviting God's presence to lead our day. Every Thursday, we meet as a Kingdom Impact Group, which started as a Bible study and has grown into a large group of Christ followers who come together to learn from scripture, share their faith experiences, and worship.

Twice a month, we come together at the Church of Eleven22 in Jacksonville, FL, to worship and praise the Lord. It's a time when we align our hearts, get inspired by God's love, and show Him our gratitude for the many blessings and opportunities He gives us every day as we strive to create Kingdom Impact in every part of our lives.

The DLP Positive Returns Foundation's educational opportunities are deeply connected to action. We focus on spiritual development that expands our community's understanding and involvement in the Christian faith and inspires real change: from having conversations around understanding baptism to participating in purpose-driven groups like John C. Maxwell's Beyond Success.

Just last year, 160 DLP employees participated in the Beyond Success initiative, an eight-week program designed to empower leaders to enhance their impact, build meaningful relationships, and share their faith through transformational roundtables. Many participants shared that the program profoundly impacted their lives and became their "highlight of the year."

Thank you to DLP Capital and [the] DLP Positive Returns Foundation for such a fantastic initiative. It's only been 2 weeks since we started participating in the roundtables, but I already see such a profound impact on my personal and professional life. Kudos to Danny Sells for leading our group with his unbeatable drive for greatness and extraordinary leadership.

- Alina Powell, DLP Social Media Manager



For us at the DLP Positive Returns Foundation, the biggest highlight of the year was rolling out optional baptism opportunities for those who felt called to accept Jesus Christ as their Lord and Savior.

It all began with a beautiful moment of faith during the DLP Extraordinary Impact & Legacy event last November. Don Wenner publicly professed his faith and devotion to Jesus in front of his family, friends, employees, clients, and investors. Standing beside him were his two oldest sons, Donny and Alex, who had already shared their heartfelt desire to surrender their lives to Jesus, as well. Together, they were baptized on the gorgeous St. Augustine beach, publicly declaring their commitment to follow Christ in an act of sacred obedience and love.

But that was not all. As God works in mysterious ways, among our guests who had decided to publicly declare their faith that night was someone unexpected, guided by the loving hand of Jesus. At the very end of the worship service, a homeless woman, who was following the beautiful sounds of the ceremony, walked in. She watched us quietly, then stepped forward, humbly asking to be the last person baptized that night. It was clear God had led her there. Later, we found out she hadn't eaten in four days and had been feeling completely hopeless and alone—ready to give up her life. But that night, the beautiful sounds of the baptism ceremony led her to faith, where she found God's love, hope, and a new beginning.

Moved by this experience, we have decided to offer this sacred opportunity at as many of DLP Capital's annual events as possible, including during our Mountaintop Worship gathering this June at DLP's Extraordinary Impact Family Event in Asheville, NC.

Since the Beachside Worship Service last November, we've witnessed hearts awaken. DLP employees who had never known Christ started to ask questions, attend Kingdom Impact Group, and some even stepped into a new life led by faith.

Throughout this report, you'll see how the DLP community creates lasting change through the generous giving of their time, money, and treasure. Through the DLP Positive Returns Foundation's opportunities, we engage in meaningful volunteering activities, support impactful causes, and serve vulnerable communities during our Mission Trips.

If you're interested in coming alongside us to make a Kingdom Impact, we'd love to hear from you.

Email danny@dlppositivereturns.org today.







A simple way to come alongside the DLP Positive Returns Foundation to make an impact across the room, down the street, and around the world.

Since Don Wenner founded the DLP Positive Returns Foundation (PRF) in 2019, there's been a relentless focus on finding innovative ways to bring the DLP community alongside the foundation in its work. Investors, sponsors, and DLP team members alike have all shown up in big ways to support the Foundation, both in its own initiatives and for its signature partners.

Along the way, one truth has emerged: we all have generosity in our hearts, but acting on it is complicated—especially if your generosity has its share of zeros. That's where DLPgives comes in.

What is DLPgives?

On paper, DLPgives is a platform that offers a path to magnifying your impact through a Donor Advised Fund (DAF). But as with everything with "DLP" in it, it's much bigger than that. It's a way to do more with what you've been given, with the support and resources of the DLP Positive Returns Foundation. No more going it alone.

What is a Donor Advised Fund (DAF)?

A tax-advantaged charitable investment account for the sole purpose of supporting charities. In the case of the DAF available through the DLPgives platform, all donations support partners of the DLP Positive Returns Foundation at the direction and discretion of the Foundation.

Supporting these partners means serving the world's most vulnerable people alongside the Tim Tebow Foundation, empowering children in Belize to break the cycle of poverty through education, and helping single mothers and senior women transition out of homelessness in Florida, just to highlight a few.

Isn't there a fee to participate in a DAF?

Typically, yes. With DLPgives, no. 100% of your donation goes to these organizations. There is NO overhead.

Why is this program so important for the PRF?

Remember: we are for YOU. Through the PRF, we have built a Thriving Community of philanthropic families passionate about making a Kingdom Impact, but passion isn't always enough. Through DLPgives, we're removing roadblocks and empowering people to give in the ways they wish they could but never knew they could have the time for. We are here to support your family's legacy beyond financial success.

Why is this easier than donating to charities by myself?

For one, the world is full of causes that move us to generosity. For each cause, hundreds of organizations could be working to make a difference. With DLPgives, the hard work of selecting an organization is taken care of. Just as DLP Capital sources the best investment opportunities to steward investor capital, the Foundation handles vetting and evaluating charities.

DLPgives DAF (*Donor Advised Fund*) is an account established with GiveClear Foundation, a registered 501(c)(3) DAF Sponsor, to offer investors the ability to participate in DLP's philanthropic programs.

The DLPgives DAF donations will be directed to organizations partnered with DLP Positive Returns Foundation.



Beyond that, not every organization values transparency the way DLP does. When you give alongside the Foundation, you'll not only have opportunities to meet the charities and partners you're investing in at events (like Tim Tebow and Transforming Futures leadership joining our event in November), but you can also choose to join us on mission and vision trips, seeing your impact in action and connecting it to your heart.

Finally, it's not easy to find the time to dedicate to philanthropy. Did you remember to make your donation this month? Was there paperwork you were supposed to file? Through DLPgives, you can elect to

donate directly from your preferred return payment on either a quarterly or annual basis, depending on the distribution cadence of your investment.

How can I learn more?



Schedule a call with the DLP Investor Success Team to learn more.

STRENGTH IN UNITY:

Building a Better Tomorrow Through Purposeful Partnerships

The DLP Positive Returns Foundation partners with organizations focused on community transformation through shared values, measurable impact, and long-term growth and empowerment.

"Two are better than one, because they have a good return for their labor: If either of them falls down, one can help the other up. But pity anyone who falls and has no one to help them up." – Ecclesiastes 4:9-10

At the DLP Positive Returns Foundation, we are guided by the belief that partnership strengthens our collective efforts to achieve lasting and transformative impact. Just as Ecclesiastes 4:9-10 reminds us, collaboration not only holds the potential to yield greater results but also provides necessary support in times of challenge, enabling us to rise together and support each other through times of struggle. With this belief in mind, our Signature Impact Partners are selected for their alignment with our mission, their passion

for service, and their Christ-centered approach to fostering long-term development, empowerment, and lasting positive change. Through the DLP Positive Returns Foundation and with support from DLPgives, we create a pathway for these organizations to thrive and expand their impact via our shared vision of building Thriving Communities and serving those in need.

"I really love being the bridge between the DLP community and the PRF partnership organizations. It's incredible to be part of helping people cross that bridge into action with these organizations, especially for the first time, and hear their stories of developing their own personal relationships and what it means to them to be involved in making a difference with them."

- Danny Sells, Executive Director of the DLP Positive Returns Foundation

We choose our Signature Impact Partners based on several key criteria, including: alignment with our mission, a demonstrated ability to scale impact, and a commitment to long-term, sustainable growth. Partners should be dedicated to serving families and children, have strong leadership in place, and exhibit a clear vision for the future. They should also be in good standing within the nonprofit community and have the capacity for substantial growth, with a focus on creating lasting change. Our partners must be committed to transparency, providing annual financial and impact reports to ensure continued alignment with our shared goals.

Signature Impact Partners benefit from monthly meetings with DLP Positive Returns Foundation staff for partnership coordination, as well as participation in quarterly and annual Impact Partner gatherings, which encourage collaboration and idea sharing. Our partners are expected to keep us informed of key developments such as leadership changes, program or organizational direction shifts, and any major legal matters that may arise. We are committed to supporting our partners in developing and executing a strategic plan that focuses on significant impact, scaling, and sustainability.

Signature Impact Partner Criteria

Aligned with the Foundation's focus; demonstrated passion for Building Thriving Communities

Willing/able to contribute to Thriving Community Life

Aligned with the DLP Positive Returns Foundation values and Christ-centered

Has demonstrated experience in scaling impact, with the desire, opportunity, and ability for future significant scaling in a timely manner (*100X growth over the next decade*)

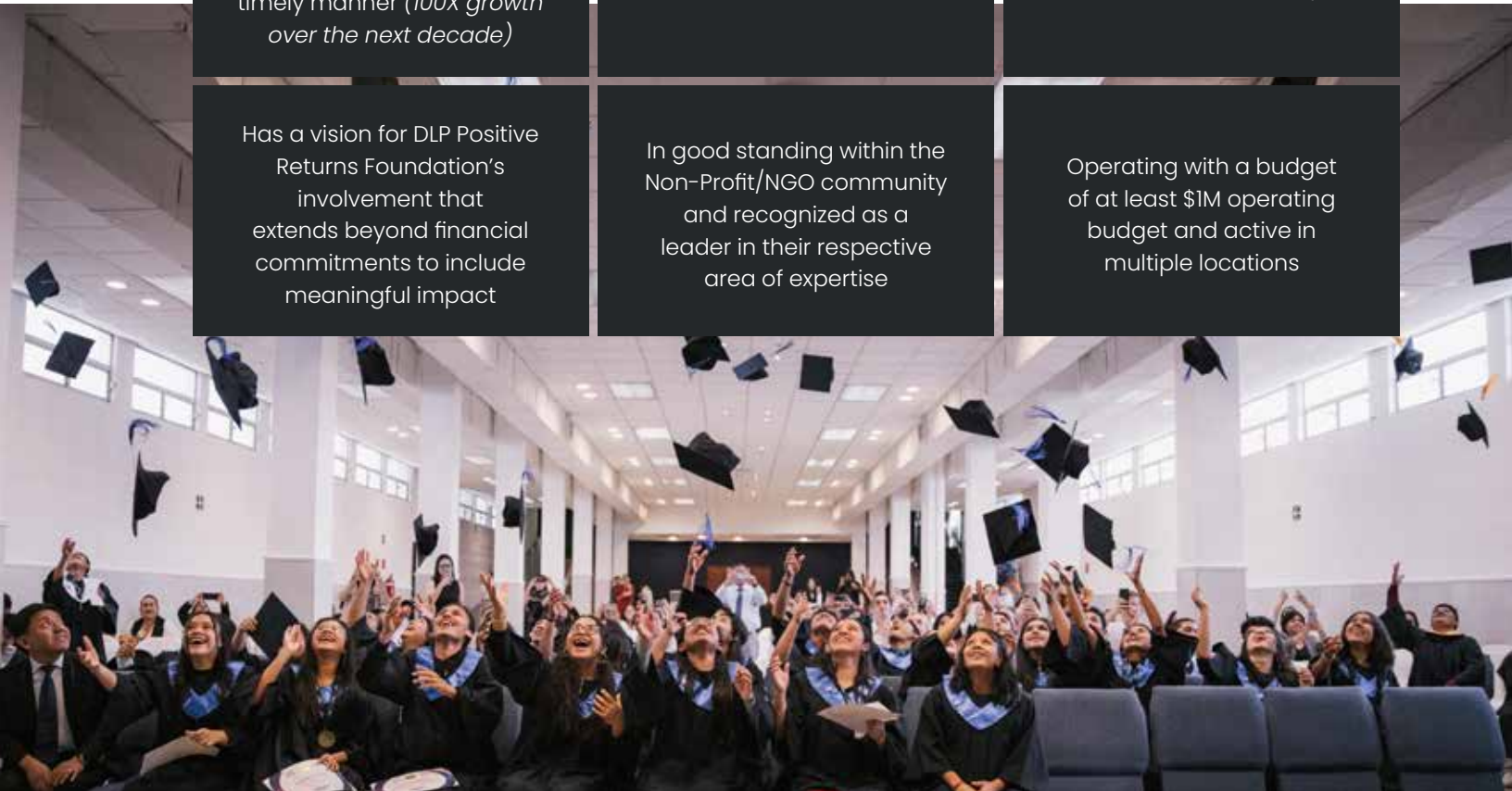
Led by high-potential leadership (*Founder, CEO, Executive Director, Board, etc*)

Focused on serving young families/children and developing leadership within the community

Has a vision for DLP Positive Returns Foundation's involvement that extends beyond financial commitments to include meaningful impact

In good standing within the Non-Profit/NGO community and recognized as a leader in their respective area of expertise

Operating with a budget of at least \$1M operating budget and active in multiple locations



PARTNER HIGHLIGHTS

Impact Down the Street

From Homeless to Hopeful: Providing Housing, Counseling, and Education to Women Facing Homelessness



For nearly 30 years, Alpha-Omega Miracle Home has been showing God's love in St. Augustine, FL, helping to break the cycle of poverty by providing housing, comprehensive support, and education to expectant and single mothers, their children, and senior women.

The mission is one close to founder Lisa Franklin's heart, having been a teenage mother herself. Having to live through hardships, Lisa prayed, asking God how she could help other women in similar situations. God placed a beautiful vision in her heart of grandmotherly women rocking infants as younger moms sat at their feet, soaking up the wisdom and love of these women, and in turn, caring for the elderly women back. The women were together in one safe and supportive environment. From that vision, Alpha-Omega Miracle Home was born.

The organization has grown from very humble beginnings, starting with one home for up to 7 teenage mothers and their infants to transitional

and permanent supportive housing units for up to 80 women and children. As funding increased, more services became available, including case management, counseling, financial literacy, and life skills classes. The supportive services act as a bridge that allows mothers to transition out of poverty, while senior women are given the opportunity to become surrogate grandmothers and mentors in a caring and collaborative environment.

We've seen countless stories of women in hopeless situations, and it is heartbreaking. That is why, we've helped women go from homeless to hopeful.

- Alpha-Omega Miracle Home

At the DLP Positive Returns Foundation (PRF), our mission is rooted in eradicating homelessness and childhood poverty—across the room, down the street, and around the world. We could not think of a better place to start than in our own backyard in St. Augustine, FL. "Across the room" from our headquarters, we saw a powerful opportunity to bring this vision to life with the help of Alpha-Omega Miracle Home.



With the number of homeless mothers and senior women growing at an alarming rate, coupled with the affordable housing crisis, Alpha-Omega Miracle Home's biggest challenge in 2024 was to supply enough housing to meet the increasing demand. To help with their Building A Better Tomorrow campaign, we not only provided funds to double their housing capacity, but also introduced Lisa Franklin to our community of investors during one of our capital dinners, raising an astonishing \$210K for the building of a new campus that will allow them to house up to 100 more women and children.

As building Thriving Communities is DLP Capital's expertise, CEO Don Wenner and PRF Executive Director Danny Sells volunteered to join Alpha-Omega's executive campaign committee to oversee the building process.

For two years in a row, Nick Lanni, DLP Senior Director of Credit, Risk, and Investments, and Chris Roemer, DLP Senior Legal Counsel, have shined the light on homelessness by participating in the "First Coast Sleep Out Challenge," raising funds that help Alpha-Omega Miracle Home provide women and children with a safe place to sleep.

But our support doesn't end here. We extend our care not only to those in need but also to the compassionate hearts who serve them—like the incredible team at Alpha-Omega Miracle Home. In 2024, we had the joy of providing Christmas gifts for the moms, children, and staff, treating them to a magical Night of Lights boat tour, and sharing a warm, memorable lunch together. We know that building a brighter future means uplifting every heart and hand that helps to make it possible.

We are truly blessed by your [DLP Positive Returns Foundation] partnership—not only in supporting our residents but in the way you uplift and encourage our team. Your kindness brings so much joy and reminds us of the beauty of working together to make a difference.

- Alpha-Omega Miracle Home



Learn more about the miracle work of Alpha-Omega, including how you can get involved. .



PARTNER HIGHLIGHTS

Impact Across the Room

Bringing Connection and Faith to Thriving Communities

As the dream of homeownership becomes beyond the reach of many hardworking American families, nearly one-third of our nation—102.7 million Americans¹—now call rental communities home.

If your first thought when you hear the word apartment isn't comfort or community, you're not alone. For many of us, our history with renting involves aging buildings with lingering maintenance issues, an unresponsive landlord, an inactive management team, and a building of strangers, not neighbors.

As demand for multifamily has grown in response to America's affordable housing crisis, today's renters face yet another challenge: rising rents. For many, paying rent also means choosing between groceries, medical bills, or enjoying a fun weekend with their children. In the daily struggle to pull through financial burdens, there's often no time—or energy—left to meet neighbors, organize a community activity, or even worship God.

At DLP Positive Returns Foundation, we're on a mission to change what it means to live in an apartment community.

We believe in Thriving Communities—places where people want to build a life, not just live. Together with DLP Capital and Dream Live Prosper Communities, we are creating communities where people are able to Live Fully, leading meaningful lives, pursuing their goals, sharing opportunities for prosperity, and experiencing deep relationships and connections.



A Thriving Community is rooted in safe, attainable housing, offering relief to rent-burdened Americans, and that is just the starting point.

For every house is built by someone, but God is the builder of everything.

- Hebrews 3:4

To help us with our mission of creating Thriving Communities, we have partnered with Apartment Life, a faith-based, non-profit organization that has been serving the multifamily industry since 2000. Aligned with our vision, they believe that every individual is created to live and thrive in a strong community and that we are all called to love our neighbor as ourselves. To date, Apartment Life has served 3 million residents from coast to coast, creating a positive impact on people's lives through community involvement, authentic relationships, and a faith-forward approach.

Apartment Life serves at the heart of the communities they partner with—literally. Christian Coordinators are employees of Apartment Life that live on-site, nurturing community connections by creating events, organizing engaging activities, and fostering meaningful interactions. Through their efforts, they bring people together, transforming neighborhoods into supportive communities where everyone thrives.

¹100+ U.S. Rent Statistics and Trends [2025]" Apartment List, March 2025.



In 2024, we brought Apartment Life to two DLP-managed communities: Auxo at Memorial in Houston, TX, and Dream Kissimmee in Kissimmee, Florida. Scan the QR code to see their impact in action from our recent webinar held on-site at Dream Kissimmee that highlights Apartment Life's incredible work, our partnership, and testimonials from residents.



Learn more about the beautiful work of Apartment Life, including how you can get involved.



Watch Our Impact In Action at Dream Kissimmee

Other than doing activities for the community, we also have the opportunity to present the Gospel to people. That was one of the most important things that brought our attention to Apartment Life.

- Joshua Perez, Apartment Life's Christian Coordinator at Dream Kissimmee





PARTNER HIGHLIGHTS

Impact Down the Street

Championing Youth Development Through Service and Support



**BOYS & GIRLS CLUBS
OF AMERICA**

At the core of our partnership with the Boys & Girls Clubs is a shared belief that every child deserves a safe, supportive place to grow, learn, and thrive. Over the past year, the DLP Positive Returns Foundation (PRF) has deepened this commitment by investing time, resources, and care into strengthening local chapters, most notably THE PLAYERS Championship Boys & Girls Club of St. Augustine, while also extending support to clubs across Florida, Pennsylvania, and Tennessee. Through a combination of hands-on service, meaningful engagement, and strategic collaboration, this partnership continues to create spaces where young people can build confidence, develop leadership skills, and pursue a brighter future.

With over 5,400 locations nationwide, the Boys & Girls Clubs offer a vital foundation for youth, providing after-school programs, mentorship, and opportunities for personal growth. Through this partnership, the PRF and the broader DLP Capital community have

stepped in to enhance the club's facilities, expand its services, and remain actively engaged with the students and staff who make this all possible.

This past November at the St. Augustine club, DLP team members volunteered to revitalize the facility by painting, cleaning, and gardening, creating a vibrant and welcoming environment for members. By working together, our team ensured that the club remains a safe, inspiring place where young people can grow, learn, and thrive. Our partnership deepened even further during DLP's Extraordinary Impact event, where attendees toured the club alongside students and staff. Investors had the opportunity to meet the young members face-to-face, hear their stories, and witness firsthand how their support makes a difference, truly bringing their impact to life.



The holiday season offered yet another opportunity to give back. We hosted a Christmas celebration for the club's members, ensuring every child received a gift. For the more than 200 team members whose dedication makes everything possible, we provided a holiday meal and gift bags, which included Publix gift cards, as a heartfelt thank you.

Through a series of three backpack drives, the PRF extended its impact across three states—Florida, Pennsylvania, and Tennessee. In total, nearly 2,000 backpacks filled with school supplies were distributed, including 710 donations to students in the Allentown School District, where Carla Wenner once taught, and at the St. Augustine Boys & Girls Club. One parent expressed their gratitude, sharing,

“Now my kids won’t go to school on their first day with their stuff in a grocery bag.”

Our Tennessee backpack drive, hosted in June during DLP’s Building an Extraordinary Family event, welcomed active participation from investors, creating another hands-on opportunity to support local children in need. The outpouring of generosity and engagement from attendees made a significant impact, ensuring that children in the community received essential school supplies and felt supported as they returned to school.

As this partnership continues to grow, the PRF remains committed to supporting the Boys & Girls Clubs’ mission to build great futures for America’s youth. By showing up, giving back, and investing in what matters, we’re working together to create meaningful, lasting change—one child, one family, and one community at a time.



Learn more about the vital work of the Boys & Girls Club, including how you can get involved.

PARTNER HIGHLIGHTS

Impact Around the World

The Fight for the MVP – the World's Most Vulnerable People

More and more stories of human trafficking have been brought to light in recent years, revealing the overwhelming presence of this crisis in the United States. In 2024, more than 24,000 individuals fell victim to human trafficking within the U.S., 40% of whom were minors.¹ In the DLP Positive Returns Foundation's home state alone, the Florida Abuse Hotline reported 1,592 children being trafficked. 82.6% of these children lived at home with their parents or caregivers.²

The darkest evil is closer than you might think. In 2024, every state across the U.S. reported multiple cases of human trafficking.¹ This alarming reality shows that trafficking is not a third-world country's crisis—it's a global issue impacting communities of every kind right here at home.

In 2010, former NFL star and renowned philanthropist Tim Tebow founded The Tim Tebow Foundation (TTF), following God's call to serve those who are hurting, marginalized, and trapped in darkness—the MVP (Most Vulnerable People around the World.) In addition to ministry operations and services that meet some of people's most dire physical needs, the TTF also has a heart to share the Gospel with as many vulnerable people as possible, to help them know their inherent value as children of God. Today, the Tim Tebow Foundation serves around the world through its four main areas of focus: anti-human trafficking and child exploitation, orphan care and prevention, profound medical needs, and special needs ministry.

Their mission is to bring faith, hope, and love to those who need a brighter day in their darkest hour of need—until all are free, until all are celebrated, and until all are loved.

It's a big one. But with God, all things are possible.



In all things I have shown you that by working hard in this way we must help the weak and remember the words of the Lord Jesus, how he himself said, "It is more blessed to give than to receive".

- Acts 20:35

The TTF believes in the power of coming together. In addition to its programs and initiatives, it has a foundational strategy of partnering with God-called people and organizations to run faster, reach further, and serve more vulnerable people in need. They believe that partnerships are much more than 1+1=2. There is inherent strength in the body of Christ, working as one to fight darkness and solve complex problems faced across the globe.

The DLP Positive Returns Foundation, we, too, believe in the powerful force that comes from collaboration and partnership. We cannot express how much it means for us to stand alongside the Tim Tebow Foundation in their fight for the MVP, helping to change the world through the generous giving of our time, talents, and treasures in a way that makes life better for others.

In addition to funding the human trafficking task force—which brings together top law enforcement agencies to collaborate in rescuing children—we provided foundational support for building a worship center at the TTF's ministry, Rising Light Ridge.

¹"The Numbers: Human Trafficking in the USA in 2024" Steps to Hope. January 2025

²"Human Trafficking of Children Annual Report" Florida Department of Children and Families Office of Child and Family Well-Being. October 2024



Located in the majestic Poconos Mountains region of, PA, Rising Light Ridge will be a premier, fully accessible ministry and recreation campus creating a Christ-centered community of belonging where participants of all abilities and their families can grow in Christ and in love for others through programming designed to foster peer-to-peer relationships that inform, serve, and challenge one another.

“Whoever does not love does not know God, because God is Love.”

- John 4:8

We also support the foundation’s special needs ministry efforts, including annually participating in their Night to Shine—an unforgettable prom night experience for people with special needs. Each year, on the Friday before Valentine’s Day, tens of thousands of people living with disabilities all over the world are celebrated as royalty—the way God sees them every

day. DLP Capital’s volunteers call these experiences “unforgettable” and “life-changing,” keeping in contact with the MVPs they supported during the night for months and years after the event.

In 2024, we also introduced DLP Capital’s Inner Circle members to Tim Tebow and the foundation’s staff with a two-day event that included an unforgettable pickleball tournament. This once-in-a-lifetime opportunity allowed investors and those who have supported the TTF through their support of the DLP Positive Returns Foundation a chance to see their impact in action as they toured their new office and learned more from Tim and his team about their incredible mission, global impact, and ways the DLP community can help in multiplying that impact.



Learn more about the incredible work of the Tim Tebow Foundation, including how you can get involved.



Learn more or donate to the Rising Light Bridge





PARTNER HIGHLIGHTS

Impact Around The World

Empowering At-Risk Youth Through
Education and Opportunity



The DLP Positive Returns Foundation's commitment to making an extraordinary impact is deeply rooted in improving the lives of others, whether that be across the room, down the street, or around the world. One of the many powerful ways the PRF creates this impact is through its partnership with Transforming Futures, a nonprofit organization dedicated to empowering at-risk youth in Guatemala. By providing education, vocational training, and resources, Transforming Futures helps young people escape the cycle of poverty, equipping them with the tools they need to build a brighter future.

Transforming Futures focuses on assisting at-risk and orphaned youth, many of whom have been living on the streets and are vulnerable to violence, drug use, and exploitation. Through structured education programs and vocational training, the organization

offers these young individuals a second chance—one that prepares them to secure stable employment, achieve financial security, and make active contributions within their community.

The PRF is committed to driving meaningful impact, and our partnership with Transforming Futures aligns seamlessly with this mission. By supporting Transforming Futures, the PRF helps extend life-changing opportunities to young people working to build stable, independent lives.

This partnership is not just about providing resources, it is about investing in people and their potential to foster long-term, positive change for generations to come.



Watch PRF Founder Carla Wenner's heartfelt speech to Transforming Futures graduates.



A recent highlight of our partnership with Transforming Futures was the opportunity to attend this year's graduation ceremony, celebrating the young men and women who have successfully completed the program and taken meaningful steps toward building a brighter, more stable future as they embark on the next chapter of their lives with confidence and hope. We are honored to play a role in helping these individuals realize their potential, and witnessing their achievements reinforces our belief that, together, we can make a meaningful difference in the lives of others.

DLP team members were honored to attend this celebration, with 10 team members and investors joining the ceremony live in Guatemala, and more than 80 DLP attendees participating virtually via Zoom, witnessing the profound impact of the program firsthand. This ceremony was a testament to the resilience and determination of the graduates as well as the effectiveness of Transforming Futures in providing a pathway toward independence. Seeing the joy and pride on the faces of the graduates and their families served as a powerful reminder of the importance of supporting initiatives that create meaningful, lasting change in the lives of those who need it most.

As the partnership between the DLP Positive Returns Foundation and Transforming Futures continues, both organizations remain dedicated to providing resources and opportunities for at-risk youth. By combining our expertise and resources, we are working together to break down barriers and create lasting change. Through this collaboration, we reaffirm our unwavering dedication to making an extraordinary impact, proving that when we unite with purpose and dedication, we have the power to transform lives and build a brighter future for all.



Learn more about how Transforming Futures is creating a lasting impact in Guatemala and how you can further their mission.





PARTNER HIGHLIGHTS

Impact Around the World

Elite Execution System Goes International



PATHLIGHT

Last year, Belize welcomed over half a million tourists to its shores. About 345,000 of them—roughly two-thirds of the total—hail from the United States¹

What many tourists don't know, however, is that 58% of children in Belize live in multi-dimensional poverty, meaning they lack access to "adequate nutrition, clean drinking water, proper sanitation, adequate housing, [and/or] education."²

In Belize, primary education is free and compulsory—but only up until the age of 14.³ For many students, further studies beyond that point are prohibitively expensive, and it's why only 57% of students continue on to secondary school.⁴ Meanwhile, children who aren't able to continue their education are vulnerable

to recruitment by violent gangs or forced to work low-paying jobs to support their families, ultimately perpetuating the cycle of poverty.

Decades of research has shown that education is the surest path out of poverty. A study from UNESCO found that the global poverty rate could be halved if all adults were able to finish secondary school.⁵

That's exactly why Pathlight Belize is committed to helping Belizean children finish secondary school. Since 2007, the organization has helped lift thousands of children out of poverty by providing them with a fully-sponsored education. For \$3,000 a year, a sponsorship covers a Belizean child's tuition, uniform, school supplies, books, transportation, leadership development, and tutoring, along with a daily hot lunch, over 400 hours of mentoring, and Christian character formation.⁶

In March 2024, we made a vision trip down to Belize to visit Pathlight, where we talked with students about their academic, social, and spiritual experiences and learned about the organization's mission. We also became a Pathlight monthly supporter and introduced the organization to Transforming Futures, one of our non-profit partners in Guatemala.



¹"Statistics". Belize Tourism Board. April 2025.

²"Social Protection." UNICEF. April 2025.

³"2023 Belize Child Labor Report." U.S. Department of Labor. April 2025.

⁴"The Effects of the COVID-19 Pandemic on Education Outcomes in Belize." Inter-American Development Bank. April 2023.

⁵"Reducing Global Poverty Through Universal Primary and Secondary Education." UNESCO. June 2017.

⁶"Why Belize?" Pathlight Belize. April 2025.

We introduced Pathlight's staff to John C. Maxwell's leadership development program based on his 2011 book, *The 5 Levels of Leadership*, covering the cost of both travel and the training itself for the staff. During DLP Capital's Impact and Legacy Event in November 2024, we introduced this incredible organization to DLP's community of investors, sponsors, and employees, expanding their reach. For Christmas, we threw a Christmas party for 3 different student centers in Belize, and everyone—including both students and staff—received a Christmas gift.

As part of our commitment to partnering people and systems, Executive Director Danny Sells, board President Nick Stonestreet, and DLP Capital's Chief Experience Officer Patrick O'Donnell introduced the Elite Execution System to Pathlight—the first-ever international implementation of Don Wenner's transformative system—helping them implement a Big, Hairy, Audacious Goal, a Compass, Rocks, L10

meetings, and more. With the help of these systems, Pathlight will be able to triple its impact and expand into two additional countries.

Pathlight's Christ-centered child sponsorship program strongly aligns with our focus on developing the next generation by educating, equipping, protecting, and investing in children. We will continue to partner with Pathlight and provide them with the tools, expertise, processes, systems, and funding they need to transform the lives of children in Belize, Latin America, and beyond.



Learn more about Pathlight, including how you can get involved.



PARTNER HIGHLIGHTS

Impact Around the World

The Power of Collaboration: Bringing Hope and Compassion to Families Living in Poverty



Starting a family is a blessing, but for some, that blessing isn't without hardships. Parents welcoming children in third-world countries have a unique set of struggles, which in turn become the struggles these children come to face. With so much stacked against them, how can young parents in third-world countries have hope for a better future for themselves and their children?

We believe that compassion is born from hope and that hope blossoms through compassion. That's one of the things that makes our partnerships with both Compassion International and Hope International such a natural fit.

Compassion International's mission is to release children from poverty in Jesus' name by connecting vulnerable children with churches in their communities that come to know, love, and protect them. These churches provide meals, medical care, protection, education, and spiritual assistance. In Compassion International's 70 years of service, they have helped more than 2.3 million children and created over 8,600 churches. The long-term, whole-life care they deliver is personal and tailored to fit each child's unique needs. They believe, and their experiences have shown them, that children become healthy, strong, confident, and empowered to journey out of poverty with the right resources at the right time—when compassion meets action.



Hope International's mission is to invest in families' dreams in the world's underserved communities as they proclaim and live the Gospel. By sharing the hope of Christ, Hope International provides biblically based training, savings services, and loans that restore dignity and help to break cycles of poverty. Serving developing countries for over 30 years, Hope International has invested over \$1.5 billion in the dreams of entrepreneurs, served 2.6 million families, and equipped over 9,600 local churches with Christ-centered financial saving groups that serve as a ministry for local churches to catalyze holistic community transformation by restoring broken relationships with God, self, others, and the rest of creation.

Since the beginning of the first collaboration between these two organizations six years ago, they have brought hope, compassion, and essential resources to vulnerable families and children to help them transition out of poverty.



In 2024, the DLP Positive Returns Foundation, deeply touched by the incredible work these two mission-aligned organizations had come together to achieve, provided major funding to extend their collaboration of in Guatemala—creating five Compassion Centers for families in great need. At these centers, Hope International provides microfinance support to over 400 families, enabling parents to start small businesses, build homes, continue education, access healthcare, and meet many other essential needs—things we often take for granted in our daily lives. At the same time—as Compassion International knows it takes a village to raise a child—these centers also provide community development for nearly 1,000 children, including feeding, clothing, education, and spiritual support.



Learn more about
Hope International and how
you can further their mission.



Learn more about Compassion
International and how you can
make an impact.

I believe the needs and vision of Compassion [International] and the needs and vision of Hope [International] are revolving in the same way. God is bringing our two organizations together as workers in his Vineyard, but in different parts of his Vineyards. And beginning to bring us together so that together we can have a more powerful and effective ministry as we both seek to serve and support the local church and equip her, the bride of Christ, for ministry

- Herbert Ehresman, Director of Strategic Alliance at Compassion International



PARTNER HIGHLIGHTS

Impact Around the World

Equipping Tomorrow's High-Capacity Leaders



Leaders aren't born—they're made.

At EQUIP and the Maxwell Leadership Foundation—both led by founder and renowned leadership expert John C. Maxwell—individuals, companies, communities, and countries are transformed through his human-centered, faith-based, and evidence-driven approach to developing and mobilizing servant leaders.

Since founding EQUIP in 1996 and the Maxwell Leadership Foundation in 2015, John C. Maxwell's leadership principles have helped transform 4.6 million adults and children in 7 countries across the world—including the United States, Guatemala, Paraguay, Costa Rica, and the Dominican Republic—ignite positive change in their communities.

Our collaboration with the Maxwell Leadership Foundation brought world-class leadership development directly to the DLP community. During a DLP Driven For Greatness event in June 2024, John C. Maxwell—a #1 New York Times bestselling author—invited DLP employees in St. Augustine and Allentown to a discussion based on his 2024 book, *High Road Leadership*.

In November 2024, during DLP Capital's Impact & Legacy Event, Maxwell followed up with an impactful leadership training and Q&A session for DLP employees, investors, and operators. Here, he discussed principles from his 2011 book, *The 5 Levels of Leadership*.

Our partnership with EQUIP also enabled us to sponsor a session of Maxwell's transformative Beyond Success program for DLP Capital. This initiative, which saw participation from over 170 DLP staff members, included a live online session with Maxwell himself.

Our commitment to leadership development extends globally alongside EQUIP and the Maxwell Leadership Foundation. In March 2024, we accompanied John C. Maxwell to Panama and Costa Rica where we provided financial support for their Country Transformation Process, an implementation of the Beyond Success program on the national level.

During a Transformation session with Panamanian business, education, government, and healthcare leaders, over 300 people accepted Christ. And in Costa Rica, John C. Maxwell presented an award to the former President of Congress, provided leadership training to over 3,000 business leaders, and secured a commitment from the Minister of Education to implement the Maxwell Leadership Foundation's iLead program across the country.



While in Costa Rica, we also visited an orphanage sponsored by the Maxwell Leadership Foundation, where we contributed funds towards the construction of two buildings that will house 744 orphans. Maxwell raised an additional \$150,000 for the orphanage in 30 seconds from trip attendees, promising that he would jump into the pool and swim a lap.

EQUIP and the Maxwell Leadership Foundation are committed to developing high-capacity leaders who want to make a Kingdom Impact—across the room, down the street, and around the world. We will continue to invest in John C. Maxwell's mission-aligned

and donor-fueled initiatives, which develop and empower changemakers to transform their spheres of influence and build Thriving Communities.



Learn more about EQUIP, including how you can get involved.



Learn more about the Maxwell Foundation, including how you can get involved.



What's Next?

A look ahead at PRF's plans for 2025 and beyond.

2024 was a busy and successful year for the DLP Positive Returns Foundation. With your help—and the hard work of our Signature Impact Partners across the room, down the street, and around the world—we made significant progress towards our three focus areas.

Looking ahead, we will continue to partner people, programming, systems, tools, and prayer to build thriving communities by forging deeper relationships with our non-profit partners.

Alpha-Omega Miracle Home

We'll continue to invest in Alpha-Omega Miracle Home—located right here in St. Augustine—backing their innovative, multi-layered approach to homelessness recovery and care. This year, we will provide Alpha-Omega the funding they need to launch a building campaign that will allow them to double their service capacity.



Learn more about the miracle work of Alpha-Omega, including how you can get involved. .

EQUIP and the Maxwell Leadership Foundation

John C. Maxwell's human-centered, Christ-driven approach to leadership has been instrumental in helping us grow our impact—and we want to multiply their impact, too. In 2025, our funding will allow EQUIP and the Maxwell Leadership Foundation to expand their leadership training programs to Guatemala, Panama, and Costa Rica. This new initiative will provide thousands of high-capacity leaders across all community sectors in Latin America—including business, government, education, faith, and medicine—the best-in-class, values-based training they need to transform their spheres of influence.



Learn more about EQUIP and the Maxwell Leadership Foundation

Transforming Futures

Transforming Futures vital and transformative work deeply impacts the lives of Guatemala's most vulnerable, giving children experiencing poverty and orphans who have faced abuse and abandonment the support, stability, and resources to thrive. This year, our financial support will allow Transforming Futures to double the number of orphaned teenagers they serve. They'll also be able to broaden their impact and serve older youth by leasing and opening a new facility that will provide housing support for graduates aged 18–21.



Learn more about Transforming Futures and how you can further their mission.

The Tim Tebow Foundation

The Tim Tebow Foundation's faith-based work helps combat human trafficking, aid orphans in need, support adoptions, and fund profound medical needs. We are backing a new initiative by the Tim Tebow Foundation called Rising Light Ridge (RLR). Located in the Poconos Mountains in Pennsylvania, this 3,000-acre recreational, learning, and ministry campus is designed to be fully-accessible and will provide programs to people of all backgrounds and abilities. Last year, our support enabled the Tim Tebow Foundation to complete the RLR chapel—the centerpiece of the campus. In 2025, our additional support will help them finish the construction of the entire campground and open RLR for service.



Learn more about the incredible work of the Tim Tebow Foundation, including how you can get involved.



Pathlight Belize

Education is the surest path out of poverty—and finishing high school is a blessing that all children deserve. Pathlight Belize’s transformative sponsorship model—that rolls education, mentorship, tutoring, and character development into an all-expenses-paid experience—allows impoverished children to thrive. In 2025, we will deepen our partnership with Pathlight Belize and provide the funding they need to expand their innovative model to a fourth regional location in Belize.



Learn more about
Pathlight Belize



Hope International and Compassion International

Hope International and Compassion International's collaborative efforts equip children and families with the tools and support they need to rise out of poverty. In 2025, our financial support will allow these two organizations to provide 4,000 new entrepreneurs in the Dominican Republic with the microfinancing loans they need to begin their small businesses.



Learn more about
Hope International and
Compassion International

Apartment Life and Wayforward

Apartment Life and WayForward are building Thriving Communities in its most distilled form. By reducing loneliness, connecting neighbors, and promoting spiritual engagement, this pair of organizations are transforming apartments, turning them from a place to live into a community that truly feels like home. In 2025, we will invest extensively into Apartment Life and WayForward, allowing them to bring on-site programming and community coordinators to every DLP-owned and operated multifamily community in the country. These coordinators will live in the DLP communities they serve and will work to spearhead efforts that connect residents to the components of a Thriving Community so that they can experience what it means to be Living Fully.



Learn more about
Apartment Life and WayForward



Other Initiatives

We are deploying a significant amount of capital in programs and events aimed at helping the DLP investor community develop their leadership skills, enhance their impact, cultivate their philanthropic values, and deepen their relationship with God through Jesus Christ.

Our Building An Extraordinary Family event—which will take place in Asheville in June 2025—is a prime example of these efforts. In addition to events, we will continue to invite our investor community on mission trips and service projects, all designed to minister to investors as they seek holistic growth and development through their relationship with us and DLP Capital.



Future Mission Trips

Guatemala

Supporting Transforming Futures

July 31–August 3, 2025

September 4–7, 2025

December 3–6, 2025

January 15/16–19, 2026 (*tentative*)

Dominican Republic

Supporting Transforming Futures

October 8–11, 2025

February 15–18, 2025

Belize

Supporting Pathlight Belize

September 7–11, 2025

Antigua

Add-on for the December 3-6 trip to Guatemala

November 30 – December 2, 2025

Reach out to Danny Sells at danny@dlppositivereturns.org for more information today.





DLP POSITIVE RETURNS
foundation

405 Golfway W Dr.
St. Augustine, FL 32095
www.dlppositivereturns.org

danny@dlppositivereturns.org