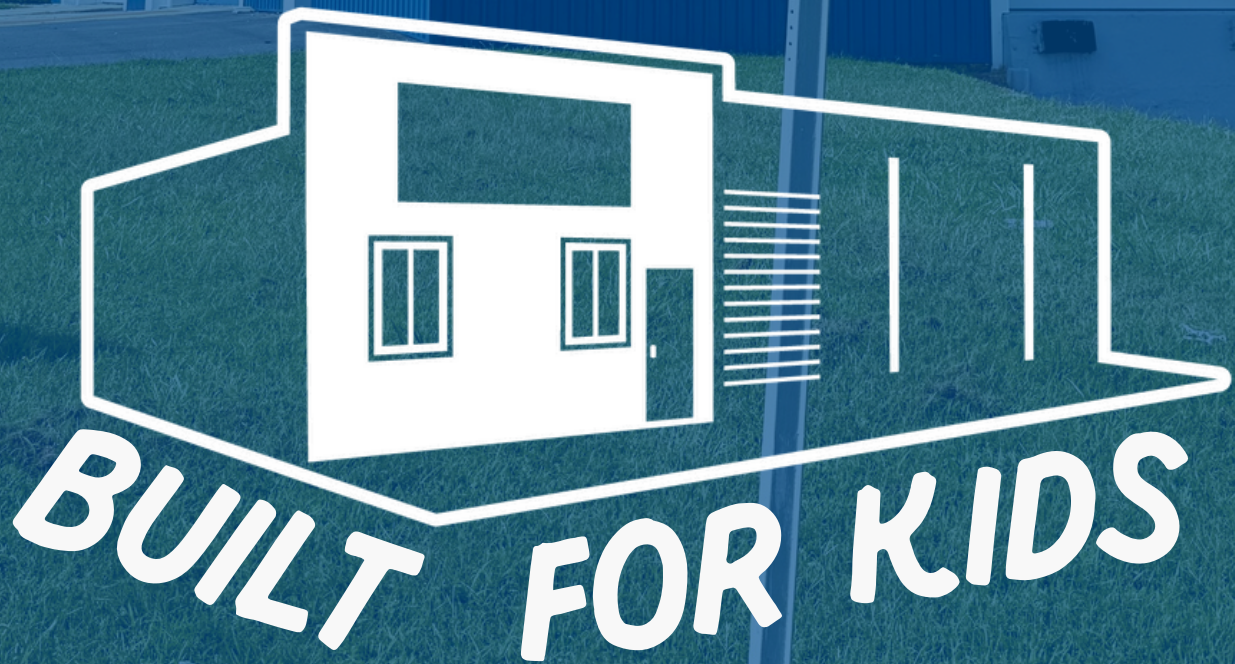


VIRGINIA AVE

LAKE ST



BUILT FOR KIDS

EXECUTIVE SUMMARY

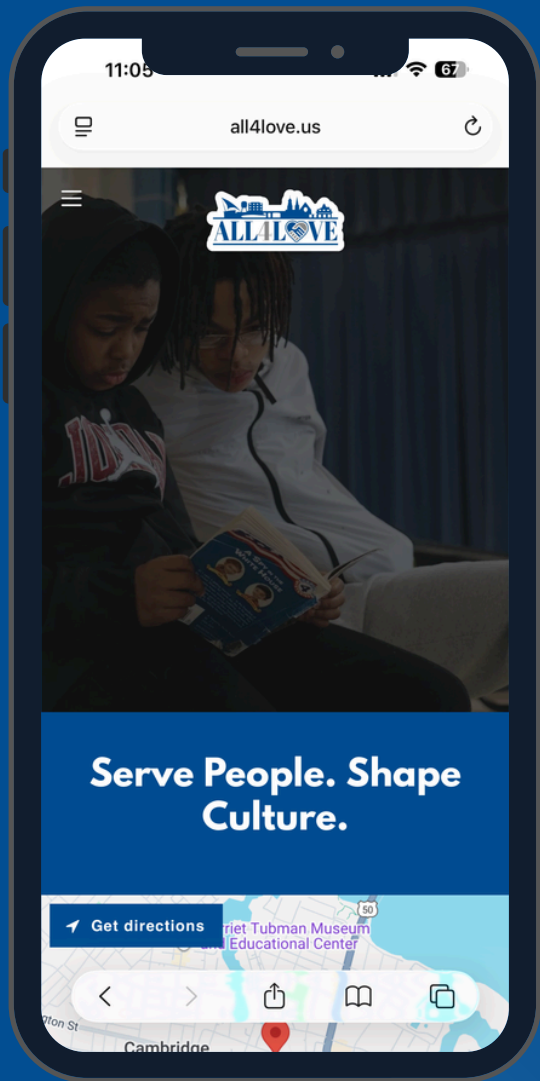
Founded in 2022, ALL4LOVE is a youth development organization head quartered in Cambridge, Maryland. What started as a small mentoring effort between two young leaders has grown into one of Dorchester County's most trusted youth-serving nonprofits — helping students build confidence, purpose, and hope for their future.

Through programs like the Next Gen Mentoring Program, Roses & Sunflowers Etiquette Program, and the UA Rise Flag Football League, ALL4LOVE provides consistent mentorship, life skills, and leadership development opportunities to adolescents across Dorchester County. Each program is built on relationships — offering young people a community that believes in them and challenges them to grow.

As ALL4LOVE's impact has expanded, so has its need for a permanent home — a place where youth can gather daily, mentors can lead programs, and families can connect in an environment designed for growth. In August 2025, the organization purchased The Warehouse, a 6,310-square-foot facility on the corner of Virginia Avenue and Lake Street in Cambridge, with a vision to transform it into a youth-centered community hub unlike anything the region has seen before. The Warehouse will serve as a home for mentorship, athletics, academic support, and community gatherings — a place built for kids and powered by the people who care about them.

The Built For Kids Capital Campaign is a transformational effort to retire the organization's debt, complete renovations, and fully equip The Warehouse for long-term impact. This campaign represents more than construction; it is an investment in the future of Dorchester County — ensuring that every young person has access to safe spaces, positive role models, and the opportunities they deserve.

When we build for kids, we build for everyone. The Warehouse will stand as a lasting symbol of unity, hope, and what's possible when a community comes together to believe in its next generation.



WE ARE.

Committed

Consistent

Collaborative

Authentic

Servers

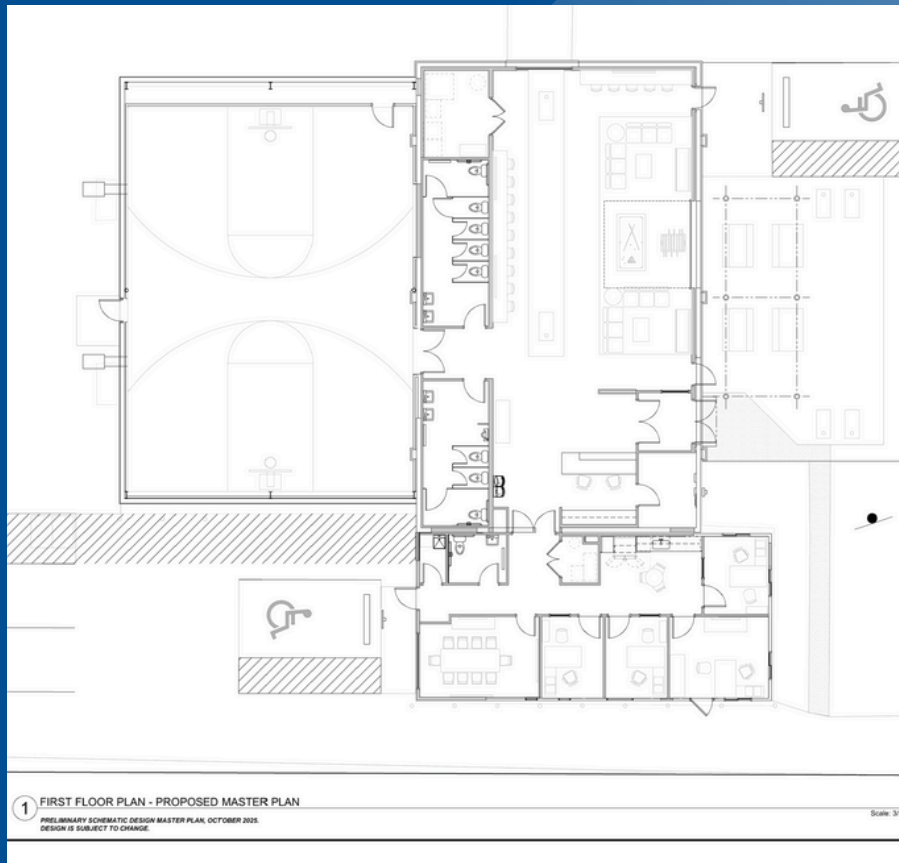
Shapers

MISSION

We are committed to empowering the next generation of students in Cambridge and Dorchester County through equitable and transformative mentorship, leadership, and athletic programming. By providing consistent and accessible opportunities for growth, we equip young people with the skills, relationships, and experiences needed to succeed in life.

VISION

We envision a thriving community where every young person has access to mentorship, athletics, and enrichment opportunities that shape them into confident, capable leaders. Through intentional relationships and purpose-driven programming, we strive to create an environment where young people are empowered to grow, achieve, and lead. The creation of The A4L Campus—a hub for youth development, athletics, and community engagement—will provide a permanent home for programs that foster connection, well-being, and long term impact.

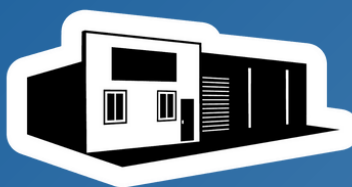


THE WAREHOUSE PROJECT

A Home Built for Kids. A Hub Built for the Community.

The Warehouse will be a place where young people discover their potential, families find community, and partnerships come to life. It will host programs that combine mentorship, athletics, education, and leadership — all under one roof (6,310 Sq. Ft. Total)

For ALL4LOVE, The Warehouse is more than a facility — it's a foundation. It represents consistency, visibility, and belonging for students who deserve a place designed with their growth in mind. **This will be a place where potential meets purpose — a home for growth, safety, and connection.**



INSIDE THE WAREHOUSE

Each space within The Warehouse has been intentionally designed to meet a specific need — creating a connected environment where mentorship, athletics, learning, and community can come to life. **The final master plan, designed by RAUCH, Inc.**, reflects a flexible, accessible, and sustainable facility built to grow with Dorchester County youth and families.

GYMNASIUM Approx. Size: 2,200 sq. ft.	Scope of Work: New drywall, painting, lighting, and installation of an exterior exit door. SnapCourt floor installed. Purpose & Impact: The centerpiece of The Warehouse — a safe, structured space for basketball, flag football, fitness, and community events. Teaches teamwork, discipline, and confidence.
WAREHOUSE COMMONS Approx. Size: 2,500 sq. ft.	Scope of Work: Construction of a multi-use recreation and lounge area featuring counter seating, tables, and open gathering zones. Includes new flooring, lighting, and AV integration. Also includes construction of two ADA-compliant restrooms with plumbing, fixtures, and finishes. Purpose & Impact: A dynamic, flexible space for mentoring, enrichment programs, after-school activities, and community rentals. Designed as the social heart of The Warehouse where relationships and growth come to life.
CONFERENCE ROOM Approx. Size: 400 sq. ft.	Scope of Work: Drywall, paint, flooring, and technology installation. Purpose & Impact: A small-group space for tutoring, life skills training, workforce development, and parent meetings.
OUTDOOR PATIO Approx. Size: 800 sq. ft.	Scope of Work: Concrete pour, new furniture, landscaping, and lighting. Purpose & Impact: A welcoming front entry and vibrant, community-facing gathering space and the future home of the Brick Campaign — welcoming every visitor to The Warehouse.
OFFICE SUITE & SECURITY VESTIBULE Approx. Size: 1,200 sq. ft.	Scope of Work: Redesign existing offices and install a secure check-in vestibule. Purpose & Impact: A professional workspace for ALL4LOVE staff, volunteers, and partners. Serves as the administrative and safety hub of the facility.

[illegible]

FINANCIAL PROJECTIONS

A Look at the Numbers



Bringing The Warehouse to life requires vision, discipline, and investment. The *Built For Kids* Capital Campaign represents a comprehensive plan to retire existing debt, complete all renovation phases, and fully outfit the facility for long-term sustainability.

Each step has been carefully designed to maximize community impact while ensuring responsible stewardship of resources. From the completion of the gymnasium to the construction of the corridor, flex space, offices, and outdoor gathering areas, every dollar raised will help transform this building into a safe, inspiring, and functional hub for youth and families.

This is more than construction, it's a permanent investment in the people of Dorchester County. **The \$2 million campaign goal ensures The Warehouse is not only built, but built to last.**

1

Phase 1 - COMPLETED

Purchase and activate The Warehouse property as the permanent home of ALL4LOVE.

2

Phase 2 - \$75,000

Complete the gym renovation with new drywall, paint, lighting, and ceiling treatment. Install exterior egress doors with concrete landings. SnapCourt flooring completed.

3

Phase 3 - \$400,000

Construct the Warehouse Commons — featuring counter seating, tables, flooring, lighting, AV integration, and ADA-compliant restrooms with all plumbing and fixtures.

4

Phase 4 - \$250,000

Redesign and complete the office suite, including a secure reception/check-in area, waiting space, private offices, staff lounge, and updated furnishings.

5

Phase 5 - \$125,000

Install the outdoor patio, pergola structure, lighting, landscaping, and community gathering furnishings.

6

Phase 6 - \$539,000

Debt retirement, site work, mechanical upgrades, furnishings, signage, and contingency for construction, design, and sustainability improvements.

Category	Description	Estimated Investment	% of Total
Debt Retirement, Site Work, & Sustainability	Pay off remaining mortgage balance, complete ADA site upgrades, mechanical improvements, signage, and install renewable energy systems to lower long-term costs.	\$539,000	27%
Construction & Renovation Work	Complete gymnasium, Warehouse Commons (Rec Area with restrooms), office suite, and outdoor patio. Includes materials, labor, and finish work.	\$997,000	50%
Professional Services, Furnishings, & Contingency	Design and engineering (RAUCH), contracting and project management, furnishings, technology, and contingency for cost adjustments.	\$464,000	23%

Total Campaign Goal: \$2,000,000



One day, the young people walking through these doors will tell the story of how this place was built — and how their community believed in them enough to make it happen.

THE CAMPAIGN PLAN & GIVING OPPORTUNITIES

The Built For Kids Capital Campaign is a \$2 million initiative designed to complete every phase of The Warehouse project and secure its long-term future as a hub for community life in Dorchester County.

This campaign combines three essential elements — **debt retirement, facility renovation, and sustainability investments** — to ensure that The Warehouse is not only built, but built to last.

The campaign will be completed in stages over 30 months, through 2028, combining leadership gifts, corporate and foundation partnerships, and broad community support. Together, these gifts will fund construction, equip spaces, and free ALL4LOVE from long-term debt — allowing every future dollar to serve the youth of our community directly.

BRICK CAMPAIGN

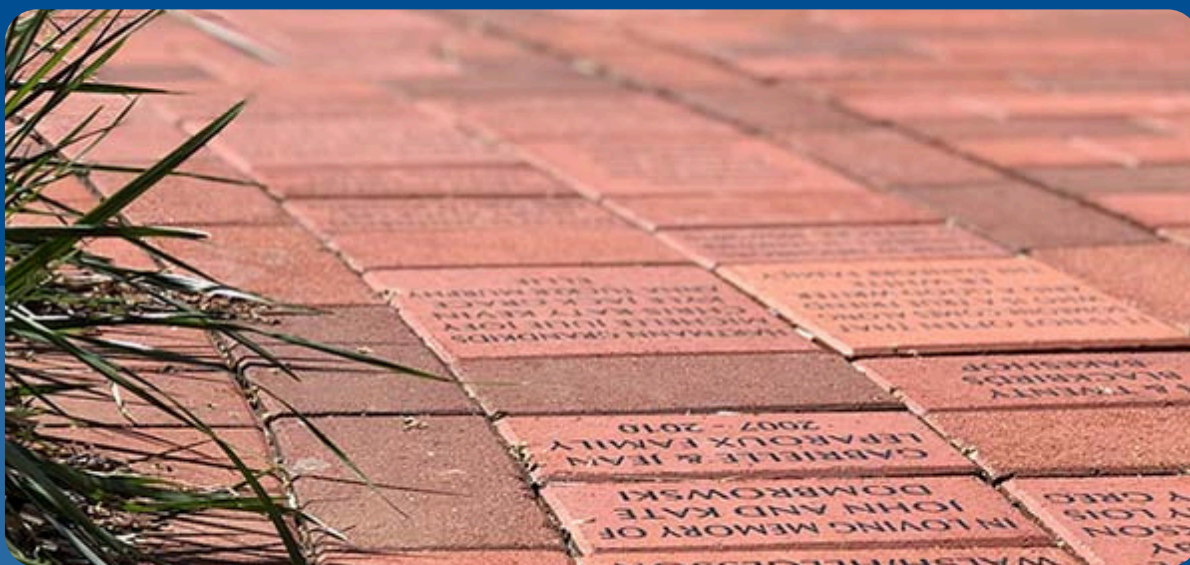
The Brick Campaign allows supporters to leave a permanent mark on the property through the purchase of personalized engraved bricks. Each brick will be installed along the entrance walkway and patio at The Warehouse, creating a visible testament to the people and families who helped make this vision possible.

COMMUNITY CIRCLE

All donors contributing \$1,000 or more to the Built For Kids Campaign will be recognized on a permanent Donor Wall displayed inside the main entrance of The Warehouse. The wall will honor the individuals, families, and organizations whose generosity helped build a place of belonging for Dorchester County's youth.

NAMING OPPORTUNITIES

For those wishing to make a transformative investment, a limited number of naming opportunities are available for major spaces within The Warehouse — including the Gymnasium, Flex Space, Conference Room, and Outdoor Patio. Each named area will feature a permanent recognition plaque and represent a lasting legacy of community commitment and care.



BRICK CAMPAIGN

Leave Your Mark on The Warehouse



\$250 per brick

4x8 inches

*Up to three lines of
engraving*

Your personalized 4x8 brick, engraved with up to three lines of text, can honor a loved one, celebrate a family, recognize a business, or commemorate a special memory. Bricks will be produced and engraved through BrickRUs, a national vendor specializing in fundraising pavers.

While bricks may not be installed immediately after purchase, all orders will be cataloged and added to the main entrance walkway in future installation rounds as construction progresses.

**EVERY BRICK TELLS A STORY — A
STORY OF SOMEONE WHO BELIEVED IN
OUR KIDS, BELIEVED IN THIS
COMMUNITY, AND BELIEVED THAT
TOGETHER WE COULD BUILD
SOMETHING EXTRAORDINARY.**



***Scan to order your brick
online, or place your order
by calling Lucas at
443-680-3149.***

all4love.us/warehouse

DONOR WALL

A Legacy of Generosity



Every person who supports the Built For Kids Campaign plays an essential role in bringing this vision to life. The Community Circle honors those who make a deeper investment — donors who believe in the long-term impact of The Warehouse and the young people it will serve.

All donors contributing \$1,000 or more will be permanently recognized on the Donor Wall inside the main entrance of The Warehouse. This wall will serve as a visible testament to the generosity and unity of our community — a daily reminder to every student who walks through the doors that they are surrounded by people who believe in them.

\$25,000+	Advocates	<i>Premium placement and individual recognition by tier on The Warehouse Donor Wall.</i>
\$5,000–\$24,999	Partners	<i>Individual name listing in the Donor Wall's main section.</i>
\$1,000–\$4,999	Community Circle	<i>Grouped recognition within the Community Circle section of the wall.</i>

TO GIVE ONLINE GO TO: [ALL4LOVE.US/WAREHOUSE](https://all4love.us/warehouse)

NAMING OPPORTUNITIES

For donors wishing to make a transformational investment in the future of Dorchester County, naming opportunities are available throughout The Warehouse. Each space represents a cornerstone of our mission — where mentorship, learning, and community connection will come to life every day.

By naming a space within The Warehouse, donors leave a visible and lasting legacy of generosity. **Recognition plaques will be placed prominently in each named area, and all naming donors will be acknowledged in campaign materials and dedication events.**

Naming opportunities are limited and may be customized through conversation with the campaign team.



\$200,000

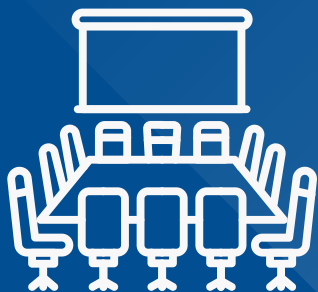
Warehouse Commons

A dynamic, multi-purpose area for mentoring, enrichment, leadership training, and large community events.



\$250,000 **Gymnasium**

The centerpiece of The Warehouse — a space for athletics, recreation, and gatherings that bring the community together.



\$100,000 **Conference Room**

A key space for leadership workshops, tutoring, workforce training, and community meetings.



\$100,000

Outdoor Patio

A welcoming outdoor gathering space that serves as the community's front porch — visible to all who visit.

The Warehouse has been designed not only to serve the community today, but to sustain its mission for decades to come. During the renovation phases, ALL4LOVE will focus on building strong operational foundations through community rentals, partnerships, and grant support — ensuring that The Warehouse remains active and financially stable even before all construction is complete.

As the facility becomes fully operational, ALL4LOVE will introduce community-based gym memberships to open The Warehouse to the public while generating recurring revenue to support youth programs. The organization is also pursuing renewable energy options to reduce long-term operating costs and make the campus environmentally sustainable for the future.

COLLABORATION

SUSTAINABILITY



STEWARDSHIP

ACCOUNTABILITY

In addition, ALL4LOVE will continue to expand its in-house programming, including before- and after-school care, mentoring initiatives, and summer athletic programs that directly serve local students and families. Each of these strategies will ensure that The Warehouse remains both financially strong and mission-driven — a space that continues to grow with the needs of the Dorchester County community.



KHAIL JOHNSON
*CO-FOUNDER &
PROGRAM DIRECTOR*



LUCAS THORPE
*CO-FOUNDER &
EXECUTIVE DIRECTOR*



CLINT FALDUTO
FINANCE MANAGER

THE WAREHOUSE IS BEING BUILT BY THE PEOPLE OF DORCHESTER COUNTY — FOR THE PEOPLE OF DORCHESTER COUNTY. IT'S A COMMUNITY PROJECT IN EVERY SENSE OF THE WORD.

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Khail Johnson
Vice President

Lucas Thorpe
Secretary

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Emily Brohawn
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Member

Dr. Laurie Barnes
Member

Cody Thomas
Member

Kierra Farrare
Member

WAYS TO GIVE

BY CHECK

Make checks payable to: ALL4LOVE, Inc.

Memo: *Built For Kids Campaign*

Mail to: ALL4LOVE, Inc.

100 Lake Street

Cambridge, MD 21613

ELECTRONIC FUNDS TRANSFER (EFT)

To arrange an EFT or direct deposit,
please contact: Lucas Thorpe

Email: lucase@all4love.us



JOIN THE MOVEMENT.

ALL4LOVE, Inc. is a registered 501(c)(3)

EIN: 88-3226788

*All contributions are tax-deductible to the
extent permitted by law.*



all4love.us/warehouse