



WFP Opportunity Fund Announces a 4.23% Net Annualized Return for Full Year 2021

January 10, 2022, Newport Beach, California – The WFP Opportunity Fund, managed by Wilshire Finance Partners, generated an approximate net annualized non-compounded return of 4.23% for full year 2021. The net annualized compounded return for the fund since its inception on September 23, 2013 through December 31, 2021 was 12.78%.

The WFP Opportunity Fund (the “Fund”) seeks to provide higher risk-adjusted returns to its investors through debt and equity investments in real estate within the United States. Such investments will include, without limitation, direct and indirect equity investments, joint ventures, deeds of trust and mortgages, participating loans and other real estate related investments. The Fund is not correlated to the stock or bond markets and has little to no sensitivity to interest rates.

The return obtained by the Fund was on an unlevered basis and included interest earnings on the underlying pool of real estate secured loans in the Fund’s portfolio and a distribution from the Fund’s loan loss reserve. A portion of the Fund’s returns may be generated from time-to-time through gains on participating loans in the Fund’s portfolio. Unlike interest income, which is distributed to Fund investors quarterly, the accrued, unrealized anticipated gain on participating loans in the Fund’s portfolio are reflected in the Net Asset Value (NAV) of the Fund. When realized, the NAV goes ex-dividend (or is reduced) and cash is either distributed to or reinvested back into the Fund by investors based on their distribution election. The Fund did not hold any participating loans in its portfolio as of December 31, 2021.

Performance by the Numbers

As of December 31, 2021:

Net Annualized Non-Compounded Return:	4.23%
Quarterly Return (stand-alone basis):	4.27%
Net Annualized Compounded Return (since inception):	12.78%
Weighted Average Loan-to-Value:	63.95%
Weighted Average Maturity:	21 months
Average Loan Size:	\$1,127,767
Non-Performing Loans:	0
Real Estate Owned (REO):	0



Loan Servicing Update

At December 31, 2021, the Fund's portfolio consisted of loans in first and second lien positions (either as second mortgages or B Notes), against apartment and senior assisted living properties in Florida, Illinois, and Texas.

At yearend 2021, there was one (1) loan in the Fund's portfolio classified as substandard, which was upgraded to special mention after yearend. Classified loans are rated substandard, doubtful, or loss. Substandard loans have a high probability of payment default, or they have other well-defined weaknesses. A special mention loan (or loan on the "monitor" or "watch" list) has potential weaknesses that deserve management's close attention. If left uncorrected, these potential weaknesses may result in deterioration of the repayment prospects for the loan or the Fund's credit position at some future date.

The loan is secured by multiple residential rental properties in first lien position with a lower loan-to-value. It was classified as substandard because the borrower had missed two (2) mortgage payments and was delinquent on the property taxes. Prior to yearend, the borrower made one of the missed mortgage payments, and subsequent to yearend, the borrower made the other missed mortgage payment and paid all the property taxes to bring them current.

Wilshire continues to closely monitor and manage the loan portfolio and the following summary provides an overview of certain key servicing categories and actions occurring within the Fund's loan portfolio at yearend 2021:

Modification Agreements; Forbearance Agreements; Loans in Foreclosure

At December 31, 2021, the Fund did not hold any loans under modification agreements, under forbearance agreements or in foreclosure in its portfolio.

Real Estate Owned (REO)

At yearend 2021, the Fund did not have any real estate owned (or REO) in its portfolio.

Loan Loss Reserve

Historically, the Fund has not previously maintained a Loan Loss Reserve and in the third quarter the Fund distributed cash held in the Loan Loss Reserve to investors as a dividend. The Fund will continue to assess the market and whether reserves may be required on a move forward basis, which may include specific reserves against particular problem assets. That said, there can be no assurance that any future amount of the Loan Loss Reserves will be sufficient to cover any and all losses which the Fund may experience.

Strategic Adjustments



Based on the performance of the Fund's portfolio and taking into consideration the current operating environment, the following adjustments have been made:

- Loan Loss Reserves. Due to the performance of the loan portfolio and the Fund's exposure on real estate owned, the Fund distributed cash held in the Loan Loss Reserve to investors as a dividend in the third quarter of 2021.
- New Investments. The Fund is accepting new and follow-on investments from investors who desire to invest Non-ERISA funds. Investments in the Fund may only be made by accredited investors who are provided with the Fund's Private Placement Memorandum and invest in accordance with the Fund's subscription documents.

Wilshire will continue to assess and, as necessary, make additional strategic adjustments to mitigate risk, capture new opportunities and guide the Fund in the current operating environment.

Prior Communications

Wilshire recommends that investors consider the information contained in this release as well as information contained in prior communications. Prior communications may be found at: <https://wfpfunds.com/opportunity-fund/earnings-release-2/>

"In 2021 a large portion of our efforts was devoted to strategically reposition the Fund to increase its focus on lending and investments in the seniors housing and healthcare real estate sectors of the real estate market," said Don Pelgrim, CEO of Wilshire Finance Partners. "Historically, the highest returns the Fund received were the result of the investments made in those sectors. Due to among other things, the transitioning of those sectors themselves in 2021, repositioning the Fund to increase its lending and investments in those sectors has taken longer than expected. Because the Fund's returns were below our target, Wilshire elected to waive a portion of its management fee and distribute it as part of the dividend to the Fund's investors in the fourth quarter of 2021. Wilshire remains committed to the seniors housing and healthcare real estate sectors of the market because we believe there are a number of factors creating significant tailwinds that will result in attractive investment opportunities for the Fund now and in the future. Therefore, Wilshire will continue to be proactive to ensure that the Fund is properly positioned to take advantage of lending and investment opportunities in those sectors as they arise or are created."

The WFP Opportunity Fund is approved for both retirement and non-retirement accounts on the following alternative investment platforms:

- Charles Schwab; (SSID Number available through an Advisor)
- Fidelity Investments (National Financial Services or NFS); CUSIP Number 94699B948
- TD Ameritrade as WFP OPPORTUNITY FUND NSA; CUSIP Number 93099C100



The WFP Opportunity Fund is also open to investors, wealth managers and individual investment advisors directly through Wilshire Finance Partners.

For more information on Wilshire Finance Partners or the WFP Opportunity Fund please call (866) 575-5070 or visit www.WilshireFP.com.

About Wilshire Finance Partners and our investment alternatives.

Wilshire Finance Partners, Inc. (“Wilshire”) specializes in real estate finance and investments and is the manager of the WFP Income Fund, LLC (“WFP Income Fund”) and the WFP Opportunity Fund, LLC (“WFP Opportunity Fund” and collectively with the WFP Income Fund, the “Funds”). The WFP Income Fund invests in a diversified pool of residential, multifamily, and commercial real estate related short-term bridge loans secured by first trust deeds and mortgages. The WFP Opportunity Fund invests in a diversified pool of residential, multifamily, and commercial real estate related short-term bridge loans, participating loans, real estate joint ventures, and direct real estate investments. Wilshire commenced operations in January 2008 and launched the WFP Income Fund and the WFP Opportunity Fund in September 2013.

The WFP Income Fund is approved for both retirement and non-retirement accounts on the following alternative investment platforms:

- Charles Schwab; (SSID Number available through an Advisor)
- Fidelity Investments (National Financial Services or NFS); CUSIP Number 94699K534
- Pershing as WFP INCOME FUND LLC; CUSIP Number 929LP9220
- TD Ameritrade as WFP INCOME FUND LLC NSA; CUSIP Number 93099B102

The WFP Opportunity Fund is approved for both retirement and non-retirement accounts on the following alternative investment platform:

- Charles Schwab; (SSID Number available through an Advisor)
- Fidelity Investments (National Financial Services or NFS); CUSIP Number 94699B948
- TD Ameritrade as WFP OPPORTUNITY FUND NSA; CUSIP Number 93099C100

In addition, each of the WFP Income Fund and WFP Opportunity Fund are approved for self-directed retirement accounts and various other platforms without the need for the CUSIP number, including, Community National Bank, Equity Trust Company (Sterling Trust), Millennium Trust Company, Provident Trust Company, Strata Trust Company and Shareholder Services Group.



Each of the WFP Income Fund and WFP Opportunity Fund is open to investors, wealth managers and individual investment advisors under the above referenced platforms using standard subscription and transfer procedures.

Investors and advisors may also invest directly through Wilshire. Individual investors not using a third-party advisor may be required to meet additional requirements of the platform providers.

Safe Harbor Statement

This communication is not an offer to sell or the solicitation of offers to purchase the securities of either of the Funds, individual loan or trust deed investments, or otherwise (individually and collectively, the “Securities”). The purpose of this communication is to provide an overview of the respective Securities and their private placement. Persons interested in learning about the Securities and their private placement will be provided with the respective Private Placement Memorandum (inclusive of exhibits thereto and any supplements, the “Memorandum”), which provides a description of the Securities, the terms of their private placement, a discussion of risk factors, a copy of the limited liability company operating agreement for the fund (as applicable), a subscription agreement and other information related to the Securities.

This communication contains certain forward-looking statements regarding the Securities and the investment objectives and strategies of each of the Funds. The forward-looking statements are based on current expectations that involve numerous risks and uncertainties which are difficult or impossible to predict accurately and many of which are beyond the control of Wilshire, as the manager of the Funds. Although Wilshire believes that the assumptions underlying the forward-looking statements are reasonable, any of the assumptions could prove inaccurate and, therefore, there can be no assurance that the forward-looking statements will prove to be accurate. In light of the significant uncertainties inherent in the forward-looking statements, the inclusion of such information should not be regarded as a representation by Wilshire, any placement agent, or any other person, that the objectives and strategies of the respective Securities or the Funds will be achieved.

Investments in the Securities may only be made solely by accredited investors (which for natural persons, are investors who meet certain minimum annual income or net worth threshold), who are provided with the Memorandum and who complete, execute and deliver the subscription documents included therein. Each of the Securities is being offered in reliance on an exemption from the registration requirements of the Securities Act of 1933, as amended (the Securities Act) and are not required to comply with specific disclosure requirements that apply to registration under the Securities Act. The Securities Exchange Commission has not passed upon the merits of or given its approval to the Securities, the terms of the offering, or the accuracy or completeness of any offering materials. Each of the Securities is subject to legal restrictions on transfer and resale and investors should not assume they will be able to resell the Securities. Past performance is not indicative of future results. Investing in any of the Securities, including the Funds, involves substantial risk, including loss of investment, and is not suitable for all investors.

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