



# WILSHIRE

## FINANCE PARTNERS

REAL ESTATE FINANCE & INVESTMENTS

### **WFP Opportunity Fund Announces a 13.29% Net Annualized Return through 3rd Quarter 2016**

**October 4, 2016, Los Angeles, California** - The WFP Opportunity Fund, managed by Wilshire Finance Partners, generated a 13.29% net annualized non-compounded return through the third quarter of 2016. Further, the fund delivered a 13.78% net annualized non-compounded year-to-date return through the same period. The annualized non-compounded return for the third quarter on a stand-alone basis was 15.62%.

The WFP Opportunity Fund seeks to provide attractive 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.

At quarter end, the fund's portfolio primarily consisted of first trust deeds and mortgages, B Notes and second trust deeds with combined loan-to-values below 69%. Among the first mortgages held by the fund is an investment in a participating loan on a senior assisted living facility in Florida. The facility is part of a group acquired by an operator serving low-to-middle income seniors and those with health benefits provided through the United States Veteran's Administration or various healthcare agencies in the State of Florida.

"The fund continued to experience an increase in the third quarter of 2016 primarily through interest earnings on the loans in its portfolio and the accrued, unrealized gain on a participating loan investment in a senior assisted living facility in Florida," said Don Pelgrim, CEO of Wilshire Finance Partners. "The B Notes and second trust deeds in the fund have lower combined leverage and continue to perform well. As a result, the fund will continue to seek investment opportunities with similar potential for higher returns."

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

To view the Wilshire 2014 Year End Earnings Webinar, please visit: **[www.wilshirefp.com/earnings-webcast-2014](http://www.wilshirefp.com/earnings-webcast-2014)**

### **About Wilshire Finance Partners and the WFP Opportunity Fund**

Wilshire Finance Partners, Inc. (Wilshire) specializes in real estate finance and investments and is the manager of the WFP Income Fund, LLC (Income Fund) and the WFP Opportunity Fund, LLC (Opportunity Fund and collectively with the Income Fund, the Funds). The 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 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 Income Fund and Opportunity Fund in September 2013. Each of the Funds is managed by Wilshire, which maintains two sales and operations offices in California.

## 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 or otherwise. The purpose of this communication is to provide an overview of the respective Funds and its private placement. Persons interested in learning about either of the Funds and their private placement will be provided with the respective Fund's Private Placement Memorandum, dated September 2013 (inclusive of exhibits thereto and any supplements, the Memorandum), which provides a description of the respective Fund, the terms of its private placement, a discussion of risk factors, a copy of such Fund's limited liability company operating agreement, a subscription agreement and other information related to the respective Funds.

This communication contains certain forward-looking statements regarding each of the Funds' investment objectives and strategies. 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 Funds will be achieved.

An investment in either of the Funds may 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 Funds securities are 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. The securities are 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 the Funds involves substantial risk, including loss of investment, and is not suitable for all investors.

### **Wilshire Finance Partners, Inc.**

Donald H. Pelgrim, Jr.  
(866) 575-5070  
dpelgrim@wilshirefp.com