WP FUND I

PREMIER EQUITY AND DEBT INVESTMENT OPPORTUNITIES

Legal: Morris, Manning, & Martin, LLP
Tax: Aprio

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www.wepartnergroup.com

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ABOUT US

WePartner Group is an Atlanta-based, fully integrated real estate investment and management firm specializing in acquiring and managing value add commercial and residential assets. Since inception in 2014, WePartner has acquired and operated over $300M AUM.

WePartner was born with the entrepreneurial spirit, coupled with unrivaled passion for real estate, leading to the ever-growing and evolving multi-service real estate enterprise that exists today. Our goal is to achieve the best use of every asset we acquire and manage to provide the best value for our customers and high return for our investors.

WePartner makes commitments, not just investments. We target areas with strong prospects for long-term growth and strive to maintain attractive, safe and environmentally responsible properties.

Our philosophy is believing that every environment is more than just a place – it is where people build relationships, spend time with each other and create happy memories. We therefore strive to build communities and improve quality of life in all of our endeavors.

OUR COMMITMENT

PROFESSIONALISM

TRANSPARENCY

INTEGRITY

EXECUTIVE SUMMARY: LAUNCHING WP FUND I

As we commemorate our tenth anniversary, WePartner Group is proud to announce the launch of our first real estate fund, WP Fund I LLC, primarily focused on investing as either a Co-General Partner or a Limited Partner in real estate opportunities. Over the past decade, WePartner has accumulated a track record of accretive capital placement, and the establishment of this fund will allow our current and future investors to leverage WePartner's institutional expertise in finding quality sponsors and sourcing capital.

Since our inception in 2014, our Atlanta-based, fully integrated real estate investment and management firm has successfully acquired and operated assets totaling over $300 million. This milestone reflects a decade of successfully navigating the commercial real estate landscape, sponsoring over 50 individual projects.

WP Fund I will be a closed-end vehicle, capped at $10 million, and will offer two distinct investment options.

KEY INFORMATION

Fund Name: WP Fund I, LLC.

Targeted Fund Size: $10 Million

Strategy Type: Diversified Real Estate

Investor Qualification: Accredited Investor

Investment Minimum: $50,000

Expected Call Down: 6 Months

Targeted Fund Life: 5 Years

Targeted Fund-Level Return (Net): 15%+ IRR

Management Fee: Up to 2% Annual of Committed Capital

Acquisition Fee: 2% One-Time Per Investment

Two Offerings:

1. Debt
2. Equity

This information is provided for general informational purposes only. An investment in WP Fund I, LLC. involves risks. Prospective investors should read the executive summary concerning this offering, including the risk factors and tax considerations included therein.

INVESTMENT PARAMETERS

01. Direct Investment With Trusted Real Estate Sponsors

02. Up to $2 Million per Investment

03. Targeted Investments Yielding Annual Return 15%+

04. Diversified Across Asset Classes

05. Primary Focus on the Southeast Region

INVESTMENT PIPELINE

IDENTIFIED ASSET ALLOCATION*:

- Lake Burton: $2M (Senior Debt)
- Roswell Flex: $1M (LP Position)
- The Hub Flex: $1M (LP Position)
- TN Cabin Homes: $1M (Mezz Debt)
- Single-Family Flips: $1.2M (GP)
- More Deals in Progress

INVESTMENT GOALS & FUNDING REQUIREMENTS:

- Debt Investment Goal: $5M
- Equity Investment Goal: $5M
- Funding Requirements: $50K

TARGETED FUND SIZE: $10M

* No assurances can be made that WP Fund, LLC. will be able to acquire any or all of the identified assets. This information is provided for general informational purposes only. An investment in WP Fund I, LLC. involves risks. Prospective investors should read the executive summary concerning this offering, including the risk factors and tax considerations included therein.

THE OFFERINGS

1. DEBT INVESTMENT:

- 8% annualized return with an 18-month investor commitment
- Interest to be paid monthly or monthly compounding available
- Additional one-time 2% return on initial principal if maintained in the fund until return of capital
- Investors will receive 1099 INT tax forms
- Attractive option to conservative and IRA investors

2. EQUITY INVESTMENT:

- 6% preferred return plus an 80% investor upside split*
- Targeted 5-year fund period
- Investors will receive K-1 forms for taxation purposes and will be entitled to all potential tax benefits
- Subordinate to debt investment

These exclusive investments are available only to Accredited Investors (506 C). The WePartner team has already identified several opportunities for this fund and anticipates that the initial fund closing will take place by September 1, 2024.

*See Return Forecast

FORECAST RETURN

	CAPITAL INVESTMENTS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5*
DEBT (MONTHLY DISTRIBUTIONS)	$5M	8%	8%	8%	8%	8%
DEBT (MONTHLY ACCRUED & COMPOUNDING)		8.3%	8.99%	9.73%	10.54%	11.42%
EQUITY INVESTMENT PROJECTIONS	$5M	0%	0%	20%	25%	30%

*Additional 2% not reflected in year 5

Forecast returns are net of fees

Returns are not guaranteed and will depend on, among other things, the timing and amount of our revenues, expenses, and other variables, including general economic and market conditions, such as interest rates, inflation rates, economic uncertainty, availability of credit, financial market volatility, changes in laws and international political circumstances. This information is provided for general informational purposes only. An investment in WP Fund I, LLC. involves risks. Prospective investors should read the executive summary concerning this offering, including the risk factors and tax considerations included therein.

DEBT PAYMENT EXAMPLES

MONTHLY DISTRIBUTION OPTION

PRINCIPAL INVESTMENT: $100,000

YEAR	INTEREST $	INTEREST RATE %
YEAR 1	$8,000	8.00%
YEAR 2	$8,000	8.00%
YEAR 3	$8,000	8.00%
YEAR 4	$8,000	8.00%
YEAR 5	$8,000	8.00%
ONE-TIME 2% INTEREST OF INITIAL PRINCIPAL AMOUNT OF INVESTMENT	$2,000	
TOTAL P&I	$142,000	8.40%

COMPOUNDING OPTION

PRINCIPAL INVESTMENT: $100,000

YEAR	INTEREST $	INTEREST RATE %
YEAR 1	$8,300	8.30%
YEAR 2	$8,989	8.99%
YEAR 3	$9,735	9.73%
YEAR 4	$10,543	10.54%
YEAR 5	$11,418	11.42%
ONE-TIME 2% INTEREST OF INITIAL PRINCIPAL AMOUNT OF INVESTMENT	$2,000	
TOTAL P&I	$150,985	10.20%

EQUITY PAYMENT EXAMPLES

WePartner

LIMITED PARTNER EQUITY

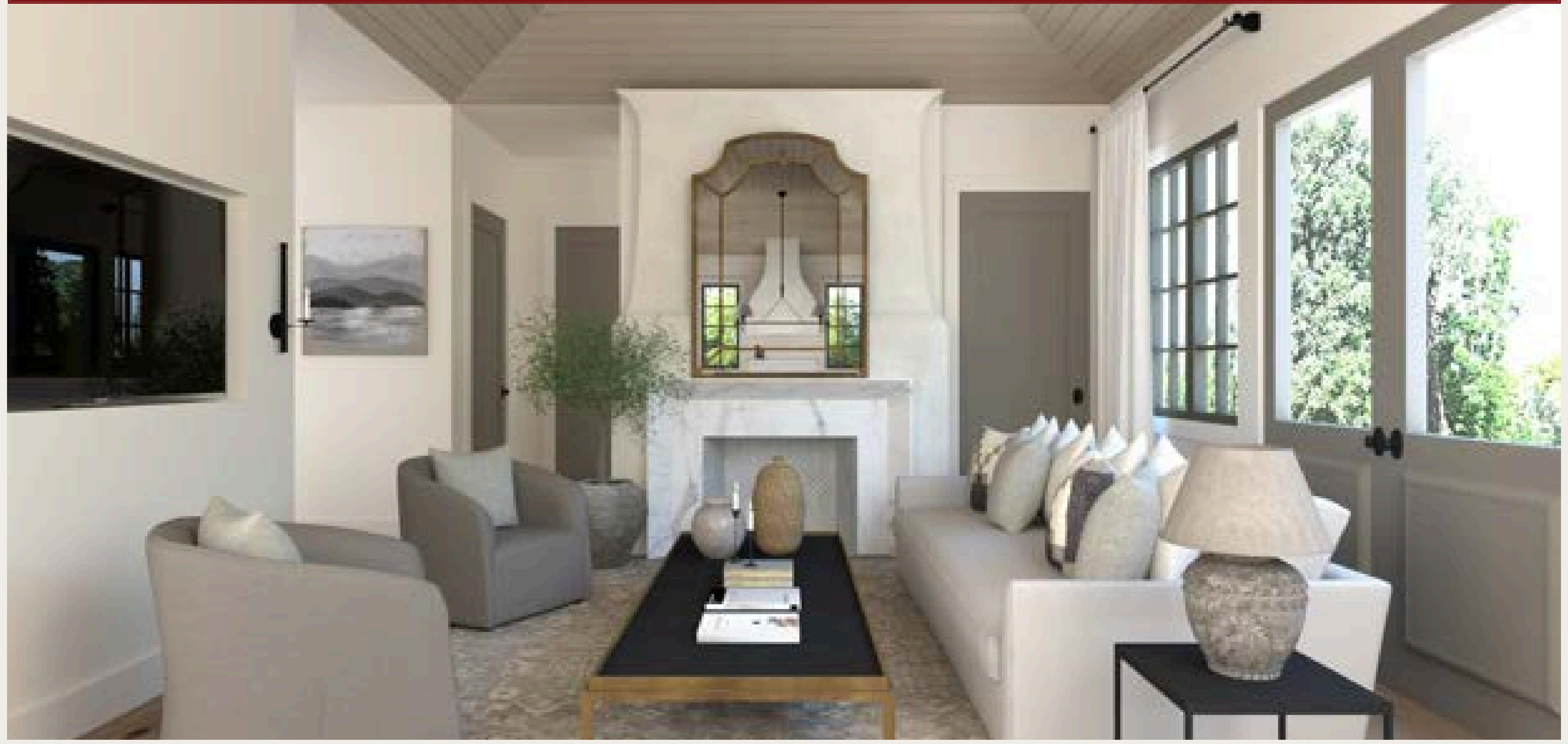
PRINCIPAL INVESTMENT: $100,000

YEAR	PREFERRED RETURN (6%)	SPLIT (80%)	TOTAL
YEAR 1	$0	$0	$0
YEAR 2	$0	$0	$0
YEAR 3	$6,000	$20,000	$26,000
YEAR 4	$6,000	$25,000	$31,000
YEAR 5	$6,000	$25,000	$31,000
TOTAL RETURNS	$18,000	$70,000	$188,000

WePartner

PIPELINE OVERVIEW

LAKE BURTON LUXURY NEW CONSTRUCTION



- Upscale, mixed-use lakeside community at Lake Burton, one of very few fee simple properties
- World-renowned architect and design team
- Extravagant amenities surrounded by 60 miles of shoreline, hiking trails, and waterfalls
- Capital Structure: Senior debt investment with less than 50% LTV
- Projected 15%+ IRR
- Existing relationship with developer
- Phase I: 12 out of 17 lots sold, 5 homes built

ROSWELL FLEX: SIGNIFICANT VALUE-ADD OPPORTUNITY IN DESIRABLE ASSET CLASS

- Multi-tenant flex industrial buildings currently 76% occupied
- In-demand small-bay industrial flex asset in Greater Atlanta
- Seller has been reluctant to invest in the asset in order to backfill vacancy
- Strategic location for small-bay industrial
- Current rents are 20% below market
- One of the six buildings will be positioned for a near-term sale
- Capital Structure: LP Equity Investment with a Preferred Return
- Projected 15%+ IRR

THE HUB: FLEX CONVERSION WITH SIGNIFICANT UPSIDE

- Conversion from single-story office to high-demand shallow-bay flex with 18' clear height
- Asset was 94% occupied prior to the exit of 3 major tenants; buildings are now 23% occupied
- Purchase price is under $64/SF with projected rents in excess of $15/SF
- Located in a high-demand submarket with inflexible zoning restrictions for any new similar development and significant city investment in the adjacent land
- Capital Structure: LP Equity Investment
- Projected 18%+ IRR

NEW CONSTRUCTION CABINS NEARBY GREAT SMOKY MOUNTAINS

- Popular destination for second home ownership
- Developer with a proven track record of similar successful communities
- Existing relationship with developer
- Anticipated 12-18 month investment period
- Capital Structure: 50% profit-sharing with a sponsor on each cabin
- Projected 15%+ IRR

RESIDENTIAL HOME FLIPS

- Significant value-add opportunity
- Ideal for first-time home buyer
- Desirable rental market
- 100% leased
- Wholesale purchase price with individual appraisals
- In-house operating team executing business plan
- 18-36 month project
- WePartner is the GP
- Projected 18%+ IRR

INVESTMENT PROCESS

WePartner

1 INDICATION OF INTEREST

Scan Barcode to Register

Fill Out Contact Info & Interested Amount

Receive Confirmation Email

2 SUBSCRIPTION

Review Executive Summary & Subscription Documents

Investor Questionnaire & W-9

Accreditation Verification

Execute Subscription Package

3 FUNDING

Wire Transfer

ACH

Physical Checks

4 INVESTOR ONBOARDING

Receive Executed Agreement & Confirmation or Required Capital Contribution of Loan Amount (3 Business Days After Funding)

Activate Investor Portal

5 DISTRIBUTIONS & TAX FORMS

Receive Distributions by the 15th of Succeeding Month (if Applicable)

Quarterly Updates

K-1 Form or 1099 INT

INVESTOR INTEREST FORM

WePartner

Please Scan the QR Code For Registration!

Please provide the basic information below to start the investment process.

Name *

Email address *

Phone number *

Country *

How much are you investing? *

$

Are you a new WePartner investor? *

--select--

Are you investing using IRA Accounts? *

--select--

Are you interested in investing in debt, equity, or both? *

--select--

How did you hear about us? *

- ☐ 1. Referral from a friend or advisor
- ☐ 2. Online Search
- ☐ 3. Social media
- ☐ 4. Event or conference

CRITERIA FOR INVESTOR ACCREDITATION

FINANCIAL CRITERIA

1. Net worth over $1 million, excluding primary residence (individually or with spouse or partner) OR
2. Income over $200,000 (individually) or $300,000 (with spouse or partner) in each of the prior two years, and reasonably expects the same for the current year.

PROFESSIONAL CRITERIA

1. Investment professionals in good standing holding the general securities representative license (Series 7), the investment adviser representative license (Series 65), or the private securities offerings representative license (Series 82)
2. Directors, executive officers, or general partners (GP) of the company selling the securities (or of a GP of that company)
3. Any "family client" of a "family office" that qualifies as an accredited investor
4. For investments in a private fund, "knowledgeable employees" of the fund

ACCREDITED INVESTOR VERIFICATION PROCESS

WePartner

OPTION 1: Letter From Your CPA

OPTION 2: Letter From Your Attorney

OPTION 3 (BELOW): Third Party Verification

Please Scan the QR Code For Registration!

1 - WP Fund I Interest Form	Scan the QR Code to Register Your Interest
2 - Create an Account	Receive a Link to WePartner's InvestReady Landing Page
3 - Submit Documents	Upload Documentation and Submit For Review
4 - Document Review	Up to 1-2 Business Days For Verification
5 - Verification Complete	Receive Confirmation From InvestReady When You Are Successfully Verified

SAMPLE ACCREDITED INVESTOR VERIFICATION: LETTER FROM CPA

To Whom It May Concern,

I am a certified public accountant (CPA) in good standing under the laws of the jurisdictions in which I am licensed to practice. I have reviewed information provided by or on behalf of the Investor, including certifications regarding certain information and supporting documentation. I have taken "reasonable steps" as outlined by the Securities and Exchange Commission and confirm that the Investor Name has been verified as an "accredited investor" as defined in Rule 501 of Regulation D under the Securities Act of 1933. Should you have any questions, please do not hesitate to contact me.

Sincerely,
[CPA's Name]
[CPA's License Number]
[CPA Firm Name]
[CPA contact information]

CONTACT US

WePartner

We invite you to capitalize on this remarkable opportunity to invest in our fund and share in our continued growth. Our experienced investment partners and capital-raise professionals are here to assist you with any questions:

Email: Invest@WePartnerGroup.com

Jeremy Becker | Managing Director of Business Development
Direct Line: 770.628.8598

Mark Burns | Advisor, Business Strategy
Direct Line: 470.521.3838

Rose Jarboe | CEO, WePartner Group
Direct Line: 770.701.9405

Contact us today to learn more and invest in your future with WP Fund I. The next decade promises even more remarkable achievements for WePartner, and we are honored to invite you to be a part of our shared success through this fund.

Please Scan the QR Code For Registration!

DISCLAIMER

Certain statements made in this presentation, including those that express a belief, expectation, or intention, as well as those that are not statements of historical fact, are forward-looking statements within the meaning of the federal securities laws and as such are based upon WePartner Group's current beliefs as to the fund's future growth, results of operations, performance, prospects, and opportunities. Forward-looking statements are generally identifiable by the use of forward-looking terminology such as "anticipate," "assume," "believe," "budget," "contemplate," "continue," "could," "estimate," "expect," "intend," "may," "plan," "potential," "project," "seek," "should," "target," "will" or other similar words or expressions. Such forward-looking statements are subject to various risks and uncertainties. Accordingly, there are or will be important factors that could cause actual outcomes or results to differ materially from those indicated in these statements. These factors include but are not limited to those described under the section entitled "Risk Factors" in the executive summary relating to your potential investment in the fund, as such factors may be further updated from time to time. The information provided herein is as of the date of this presentation. WePartner Group undertakes no obligation to update such information.

The assets identified for investment in this presentation and described in the "Pipeline Overview" section represent the assets, or examples of the types of assets, WP Fund I, LLC. intends to acquire. No assurances can be given that WP Fund I, LLC. will be able to acquire these specific or similar assets on attractive terms or at all or that the targeted returns from such assets will materialize. WePartner Group, as the Manager of WP Fund I, LLC., has broad discretion to identify substitute or alternative investments for WP Fund I, LLC.

Before you invest in WP Fund I, LLC., you should read the executive summary concerning the offering, including the risk factors and tax considerations included therein, and the operating agreement for WP Fund I, LLC. for more complete information about the fund and the offering.