



WP FUND II

PREMIER EQUITY AND DEBT
INVESTMENT OPPORTUNITIES

Legal: Faber Mabe, LLC
Tax: Aprio



October 15th, 2025
www.wepartnergroup.com

TABLE OF CONTENTS

03. WEPARTNER AT A GLANCE

04. EXECUTIVE SUMMARY

05. FUND OVERVIEW

06. INVESTMENT PARAMETERS

07. ASSET ALLOCATION

08. INVESTMENT OFFERINGS

09. PAYMENT EXAMPLE

10. PIPELINE OVERVIEW

13. INVESTMENT PROCESS

14. REGISTRATION

15. ACCREDITATION INFORMATION

18. CONTACT US

WEPARTNER AT A GLANCE



- **\$300M+ Assets Under Management** across commercial and residential properties
- **Fully integrated firm** handling acquisitions, management, and leasing in-house
- **Proven track record** of repositioning value-add assets for strong returns
- **Investor alignment** – WePartner invests alongside its partners
- **Core values** of professionalism, transparency, and integrity guiding every deal



OUR COMMITMENT



PROFESSIONALISM



TRANSPARENCY



INTEGRITY

EXECUTIVE SUMMARY: LAUNCHING WP FUND II

As WePartner Group marks more than a decade of real estate investment success, we are pleased to announce the launch of WP Fund II, following the full deployment and strong performance of WP Fund I.

- **Proven Results** – Fund I invested across a diversified portfolio in the Southern U.S., consistently exceeding initial performance projections.
- **Disciplined Strategy** – WP Fund II is a closed-end fund designed to provide investors with diversified access to carefully selected real estate opportunities.
- **Aligned Interests** – WePartner invests alongside our partners, ensuring commitment, transparency, and shared success.

We invite both current and prospective investors to join us in WP Fund II as we build on our proven track record and continue creating lasting value for now and the future.



FUND OVERVIEW



Fund Strategy: Diversified Real Estate

Targeted Annual Return: 15%+ IRR

Targeted Fund Size: \$10 Million

Offerings / Distribution Frequency:

1. Debt: Monthly

Targeted Fund Life: 5 Years

2. Equity: Monthly (as available)

Investor Qualification: Accredited Investor

Acquisition Fee: 2% One-Time Per Investment

Investment Minimum: \$50,000

Asset Management Fee: Up to 1.5% of Committed Capital

Reporting Frequency: Quarterly

IRA Investment Options: Available

Promote: 20% / 80%

INVESTMENT PARAMETERS



- 01.** Direct Real Estate Investments
- 02.** Targeted Investments Yielding Annual Return 15%+
- 03.** Up to \$2 Million Investment per Asset
- 04.** Diversified Across Multiple Asset Classes
- 05.** Investments in Engaged Sponsors and WePartner Projects

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

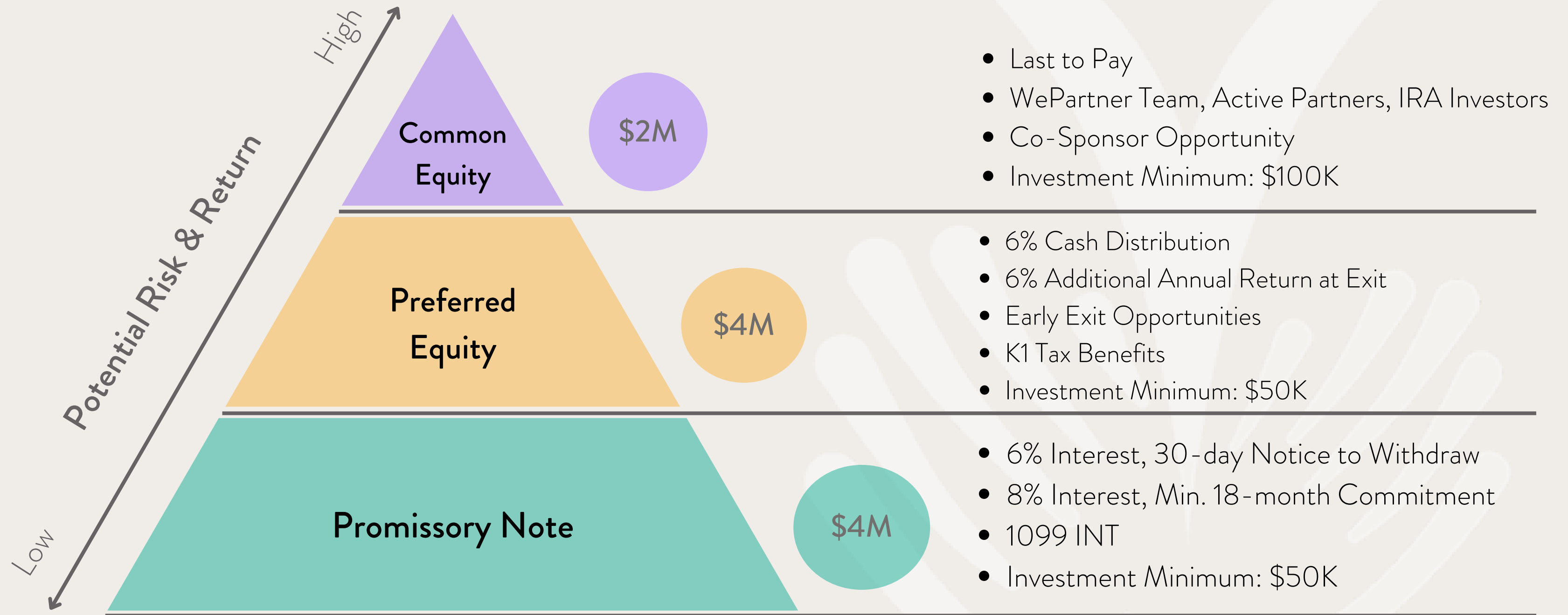
Value-Add and Core-Plus Assets

Equity and Debt Positions

- Retail
- Flex
- Industrial
- Residential
- Opportunistic Niche Assets

* No assurances can be made that WP Fund II, 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 II, LLC. involves risks. Prospective investors should read the executive summary concerning this offering, including the risk factors and tax considerations included therein.

INVESTMENT OFFERINGS



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CASH FLOW PROJECTION EXAMPLE - \$100K INVESTMENT

YEAR	DEBT(6%)	DEBT(8%)	TOTAL PREFERRED 12% (6%+6%)	COMMON RETURN (20%+)
YEAR 1	\$6,000	\$8,000	\$6,000	\$0
YEAR 2	\$6,000	\$8,000	\$6,000	\$0
YEAR 3	\$6,000	\$8,000	\$6,000	\$0
YEAR 4	\$6,000	\$8,000	\$6,000	\$0
YEAR 5	\$6,000	\$8,000	\$6,000	\$100,000
TOTAL RETURN	\$30,000	\$40,000	\$60,000	\$100,000
RETURN OF CAPITAL	\$100,000	\$100,000	\$100,000	\$100,000

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FUND INVESTMENTS PIPELINE

DEKALB FLEX: CASH FLOWING ASSET WITH PREMIER LOCATION



- Multi-tenant flex industrial buildings currently 88% occupied
- Immediate cash flow day one with opportunity to add value through lease-up of remaining vacancy and capital improvements
- Strategic location for small-bay industrial with access to two major highways in Metro Atlanta
- Investment Position: LP Equity
- Projected 15%+ IRR
- Closed and Funded: 09.10.2025

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DAYTONA FLEX: VALUE-ADD IN GROWING SUBMARKET

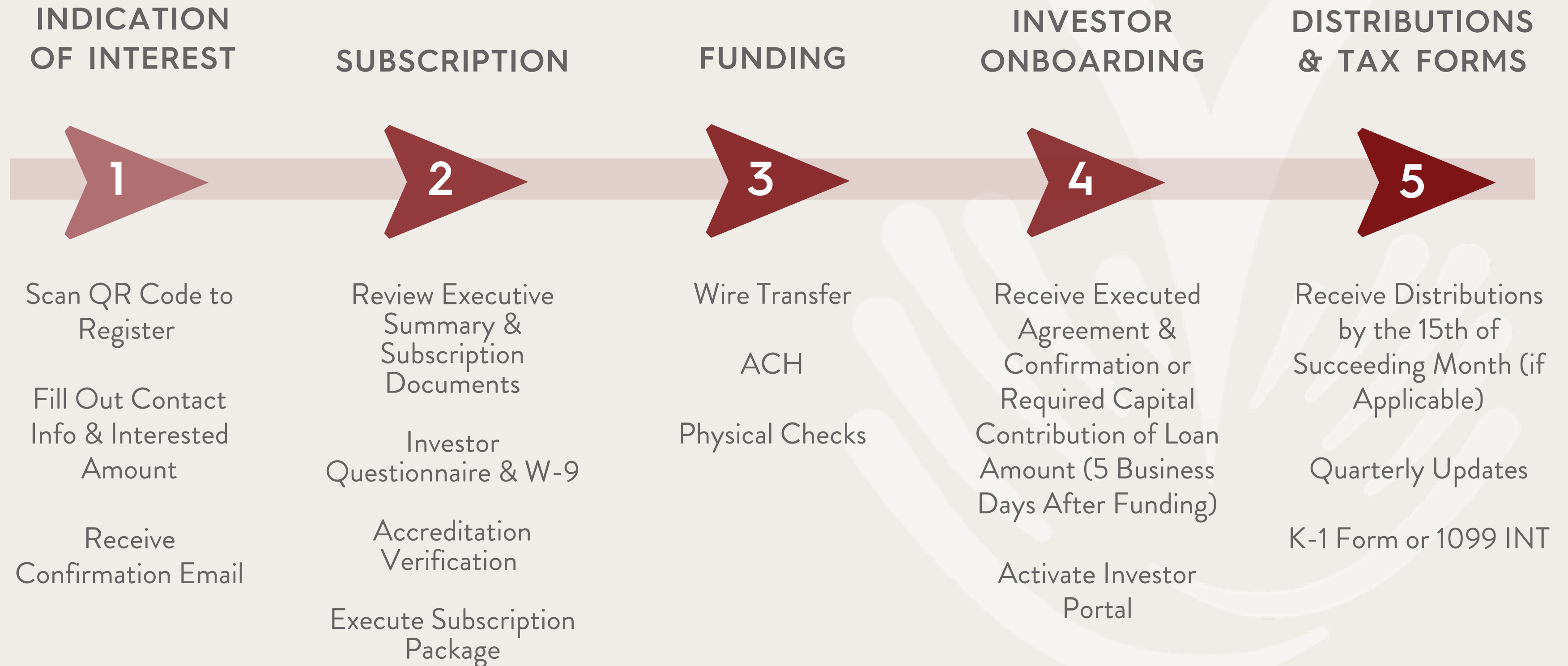


- Multi-tenant flex industrial buildings currently 92% occupied
- Immediate cash flow day one with opportunity to add value through restructuring leases at market rents with standardized tenant improvements
- Current rents 10%+ below market
- Investment Position: LP Equity
- Projected 15%+ IRR
- Scheduled Closing: 10.10.2025

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INVESTMENT PROCESS



INVESTOR INTEREST FORM

Please Scan the QR
Code For
Registration!



Welcome to WP Fund II Project!

Please provide the basic information below to start the investment process

Name *	Email address *
<input type="text"/>	<input type="text"/>
Phone number *	Country *
<input type="text"/>	<input type="text"/>
How much are you planning to invest?	
<input type="text"/>	
Are you a new WePartner Investor?	
<input type="text"/>	
Are you investing using IRA Accounts?	
<input type="text"/>	
Are you interested in investing in debt, equity, or both?	
<input type="checkbox"/> Preferred Equity	<input type="checkbox"/> 6% Flex Promissory Note
<input type="checkbox"/> 8% Fixed Promissory Note	
How did you hear about us?	
<input type="checkbox"/> 1. Event or Conference	<input type="checkbox"/> 2. Online Search
<input type="checkbox"/> 3. Social Media	
<input type="checkbox"/> 4. Referral from Friend or Advisor	
Who may we thank for referring you?	
<input type="text"/>	
Tell us your birthday — a surprise awaits on your special day!	
<input type="text"/>	
Please describe additional details.	
<input type="text"/>	

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

OPTION 1: Letter From CPA (next page)

OPTION 2: Letter From Attorney

OPTION 3: Third Party Verification

**Please Scan the
QR Code
For Registration!**



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



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

Mark Burns | Advisor, Business Strategy
Email: markb@wepartnergroup.com

Matt Garcia | Managing Director, Business Development
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Rose Jarboe | CEO, WePartner Group
Email: rose@wepartnergroup.com

Kevin Walsh | Managing Director, Acquisition
Email: kevinw@wepartnergroup.com

Contact us today to learn more and invest in your future with WP Fund II. 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 II, LLC. intends to acquire. No assurances can be given that WP Fund II, 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 II, LLC., has broad discretion to identify substitute or alternative investments for WP Fund II, LLC.

Before you invest in WP Fund II, 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 II, LLC. for more complete information about the fund and the offering.