FORM 4

Preferred

Stock

Check this box if no
longer subject to Section
16. Form 4 or Form 5
obligations may continue.
See Instruction 1(b).

UNITED STATES SECURITIES AND EXCHANGE COMMISSION Washington, D.C. 20549

OMB APPROVAL OMB Number: 3235-0287 Estimated average burden hours per response .. 0.5

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Response	s)													
1. Name and Address o Steamboat Capital		2. Issuer Name and T Wheeler Real Esta			·	. [WHLF	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) Director X 10% Owner							
31 OLD WAGON	(First) ROAD		3. Date of Earliest Transaction (Month/Day/Year) 11/18/2021						Officer (give title below)Other	(specify below)				
(Street) 4. If Amendment, Date Original Filed(Month/E) OLD GREENWICH,, CT 06870						th/Day/Year)			6. Individual or Joint/Group Filing(Check Applicable Line) Form filed by One Reporting Person _X_Form filed by More than One Reporting Person					
(City)	(State)	(Zip)	Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned											
1. Title of Security (Instr. 3)		2. Transaction Date (Month/Day/Year	2A. Deemed Execution Date, if any (Month/Day/Year)	(Instr. 8)		or Disposed of (D) (Instr. 3, 4 and 5) (A) or			Following Reported Transaction(s) (Instr. 3 and 4)	or Indirect (I)	Beneficial Ownership			
				Code	V	Amount	(D)	Price		(Instr. 4)				
											1			

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly. Persons who respond to the collection of information contained in this

SEC 1474 (9-02) form are not required to respond unless the form displays a currently

								valid OMB	control nu	mber.			•	•		
			Table II					d, Disposed tions, conver		icially Owned ties)						
Security or H (Instr. 3) Prio Den	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)		4. Transaction Code (Instr. 8)		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Underlying Securities (Instr. 3 and 4)		Derivative Security	9. Number of Derivative Securities Beneficially Owned Following Reported	10. Ownership Form of Derivative Security: Direct (D) or Indirect	11. Nature of Indirect Beneficial Ownership (Instr. 4)	
				Code	v	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		Transaction(s) (Instr. 4)		(I)	
Series B Convertible Preferred Stock	\$ 40	11/18/2021		S			536	<u>(1)</u>	<u>(1)</u>	Common Stock, \$0.01 par value	335	\$ 8.2519 (2)	36,329 (<u>3</u>)	I	See footnote (3) (14)	
Series B Convertible Preferred Stock	\$ 40	11/19/2021		S			589	<u>(1)</u>	<u>(1)</u>	Common Stock, \$0.01 par value	368	\$ 8.25	35,740 (4)	I	See footnote (4) (14)	
Series B Convertible Preferred Stock	\$ 40							<u>(1)</u>	Ш	Common Stock, \$0.01 par value	0		185,230 ⁽⁵⁾	I	See footnote (5) (14)	
Series B Convertible Preferred Stock	\$ 40							<u>(1)</u>	ш	Common Stock, \$0.01 par value	0		2,568 <u>(6)</u>	I	See footnote (6) (14)	
Series D Cumulative Convertible Preferred Stock	\$ 16.96	11/18/2021		S			819	(7)	(7)	Common Stock, \$0.01 par value	1,207	\$ 16.3001 <u>(8)</u>	89,647 ⁽⁹⁾	I	See footnote (9) (14)	
Series D Cumulative Convertible Preferred Stock	\$ 16.96	11/19/2021		s			901	<u>(7)</u>	<u>(7)</u>	Common Stock, \$0.01 par value	1,328	\$ 16.0511 <u>(10)</u>	88,746 <u>(11)</u>	I	See footnote (11) (14)	
Series D Cumulative Convertible Preferred Stock	\$ 16.96							(7)	(7)	Common Stock, \$0.01 par value	0		328,828 (12)	I	See footnote (12) (14)	
Series D Cumulative Convertible	\$ 16.96							(7)	(7)	Common Stock,	0		4,319 (13)	I	See footnote	

\$0.01 par

value

4,319 (13)

<u>(13) (14)</u>

Reporting Owners

	Relationships							
Reporting Owner Name / Address	Director	10% Owner	Officer	Other				
Steamboat Capital Partners, LLC 31 OLD WAGON ROAD OLD GREENWICH,, CT 06870		Х						
Kiai Parsa 31 OLD WAGON ROAD OLD GREENWICH, CT 06870		Х						

Signatures

Steamboat Capital Partners, LLC, /s/ Jeffrey M. Rose, COO/CFO	11/22/2021
Signature of Reporting Person	Date
Parsa Kiai by /s/Jeffrey M. Rose, as Attorney-in-fact	11/22/2021
**Signature of Reporting Person	Date

Explanation of Responses:

- * If the form is filed by more than one reporting person, see Instruction 4(b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- (1) Convertible at any time with no expiration date, but subject to mandatory conversion if the 20 trading day volume-weighted average closing price of the Common Stock, \$0.01 par value, exceeds \$58.
- (2) This is the average price. The prices at which shares were actually sold range from \$8.25 to \$8.26. The reporting persons hereby undertake to provide upon request to the SEC staff, the issuer or a security holder of the issuer full information regarding the number of shares and prices at which the transaction was effected.
- (3) The transaction was effected for certain accounts managed by Steamboat Capital Partners, LLC (IA), which after such transaction, own 36,329 shares of Series B Convertible Preferred Stock (Series B).
- (4) The transaction was effected for certain accounts managed by Steamboat Capital Partners, LLC (IA), which after such transaction, own 35,740 shares of Series B Convertible Preferred Stock (Series B).
- (5) Ownership of Steamboat Capital Partners Master Fund, LP (Master) which has delegated investment discretion to Steamboat Capital Partners, LLC (IA), and which continues to own 185,230 shares of Series B.
 (6) Ownership of Steamboat Capital Partners II, LP (II) which continues to own 2568 shares of Series B.
- (7) Convertible at any time, with no expiration date.
- (8) This is the average price. The prices at which shares were actually sold range from \$16.30 to \$16.31. The reporting persons hereby undertake to provide upon request to the SEC staff, the issuer or a security holder of the issuer full information regarding the number of shares and prices at which the transaction was effected.
- (9) The transaction was effected for certain accounts managed by Steamboat Capital Partners, LLC (IA), which after such transaction, own 89,647 shares of Series D Cumulative Convertible Preferred Stock (Series D).
- (10) This is the average price. The prices at which shares were actually sold range from \$16.05 to \$16.06. The reporting persons hereby undertake to provide upon request to the SEC staff, the issuer or a security holder of the issuer full information regarding the number of shares and prices at which the transaction was effected.
- (11) The transaction was effected for certain accounts managed by Steamboat Capital Partners, LLC (IA), which after such transaction, own 88,746 shares of Series D Cumulative Convertible Preferred Stock (Series D).
- (12) Ownership of Steamboat Capital Partners Master Fund, LP (Master) which has delegated investment discretion to Steamboat Capital Partners, LLC (IA), and which continues to own 328,828 shares of Series D Cumulative Convertible Preferred Stock (Series D).
- (13) Ownership of Steamboat Capital Partners II, LP (II) which continues to own 4319 shares of Series D Cumulative Convertible Preferred Stock (Series D).
- Steamboat Capital Partners GP, LLC (GP) is general partner of, and entitled to receive a performance allocation from, each of Master and II. IA is entitled to receive a performance fee from the managed (14) accounts referred to in footnotes 3,4, 9 and 11 (the "MA"). Parsa Kiai ("Kiai") is the Managing Member of GP and IA. Accordingly, Kiai may be deemed to have a pecuniary interest in the shares owned by the MA. Kiai and IA and Kiai may be deemed to have a pecuniary interest in the shares owned by the MA. Kiai and IA are filers of this report, filing jointly but not as a group and each disclaims beneficial

Remarks:

The ticker symbol referenced in item 2 is the symbol for the Common Stock. The symbols for the securities in which transactions actually occurred are WHLRD and WHLRP.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

ownership of securities reported hereon except to the extent of its or his pecuniary interest therein.

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