



INDIVIDUALIZED INVESTING: *Putting You in Control of Your Future*

The next project is just around the bend.

Often we are asked why our borrowers use Ignite Funding for their funding needs.

Simply stated - speed and flexibility. With a growing investor base, we are capable of raising funds in a short amount of time to finance a variety of real estate projects. As a licensed mortgage broker we have more flexibility in our loan selection process than traditional banks. With the majority of loans being underwritten for 6 to 12 month terms, Borrowers are willing to pay higher rates of interest for short borrowing periods in order to obtain needed financing to acquire or develop real estate projects immediately.

In order for Borrowers to qualify for loans through us we maintain a very high level of due diligence. We evaluate the following to ensure we are working with effective, capable and knowledgeable builders for our investors:

CAPABLE

Borrowers looking to establish long-term relationships for their funding needs

RIGHT FIT

Groups fitting our niche funding range i.e. mid-sized companies that have exceeded the abilities of small regional banks but not large enough for national institutions

EXPERIENCED

Minimum 10 years in the commercial homebuilding industry

DIVERSIFIED

Borrowers seeking diversified projects based on location or scope that differ from our current Borrowers

The primary advantages our Borrowers find when getting funded through us are our experience and full-service model. We are a **lender** who thinks like a **developer** and is **proven** in the industry.

BY THE NUMBERS

Take a look at some of the numbers from the loan fundings in June

| | | |
|-----------|------------------------------|--------------------|
| JUN | Total amount Funded | \$5,428,000 |
| BORROWERS | # of Loans | 8 |
| | # of Borrowers | 3 |
| | Avg. amount of loan | \$678,500 |
| INVESTORS | # of Investors | 48 |
| | # Invested with IRA | 29 |
| | Avg. # of investors per loan | 6 |
| | Avg. amount of investment | \$113,083 |



IGNITE OUT AND ABOUT

Visit Ignite Funding at **The Money Show** – San Francisco, CA July 17 – 18. Carrie Cook will be a featured speaker at the event. www.sanfranciscomoneyshow.com/

Realty 411 Trade Show held in Los Angeles, CA September 19. www.realty411guide.com/events. Free to attend.

Did you know

In June Ignite Funding Investors funded **\$5,428,000** in loans , bringing our funding total for the year to **\$30,124,500**.