



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

5 Misconceptions of Trust Deed Investing:

1 Trust Deeds are for rich people to invest in. Historically first trust deeds were opportunities only available to 'accredited investors' or the wealthy. This still holds true in some states that regulate trust deeds as a security product with the SEC. Over 20 states now regulate trust deeds as a mortgage product under the Mortgage Lending Division effectively opening up the investment to anyone that meets minimal suitability requirements.

2 Only unworthy borrowers need hard money loans. Financial institutions restrict the size of loans, types of loans and quantity of loans they offer for acquisition, development and construction projects. This provides numerous limitations in the amount of money mid-sized home builders have access to. Our borrowers use our financing as they are too large for credit unions and too small for large banks. Additionally we can provide fast financing for quicker transactions and flexibility.

3 The investments cost too much to get started. Investing in first trust deeds with Ignite Funding does not cost you, the investor anything. We get paid by our borrowers allowing you to activate your entire investment value on each investment selected. Additionally, some self-directed IRA custodians that we work with do not charge investment fees for our type of investment. This provides minimal barriers to investing in real estate.

4 Everyone loses in real estate. Over the past 50 years, real estate has been a very viable investment vehicle however it has its risk as with any other type of investment. Real estate does not directly correlate to the stock market, providing it with added security when traditional markets waiver. Historically, real estate goes through a market correction of approximately 15%-20% every 7-10 years. By understanding these variables and diversifying your investments across acquisition, development, construction projects and real property; you reduce any impact that may occur over time.

5 My financial planner doesn't offer this so I can't do it. There are various types of financial planners, advisors and brokers that provide investment options. Many are not permitted to suggest investment in any type of product other than what their firm provides however many are. Ignite Funding actively works with Registered Independent Advisors, financial advisors and planners across the country to integrate trust deed investments into their client portfolios. As the traditional markets waiver, many advisors/brokers are educating themselves on alternative investment options and offering new types of diversification for their clients.

BY THE NUMBERS

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

AUG	Total amount Funded	\$2,624,300
BORROWERS	# of Loans	4
	# of Borrowers	3
	Avg. amount of loan	\$656,075
INVESTORS	# of Investors	122
	# Invested with IRA	101
	Avg. # of investors per loan	30
	Avg. amount of investment	\$21,510

IN THE SPOTLIGHT

Realty 411 in Los Angeles – Ignite Funding will be participating in The Los Angeles Real Estate Investor, Finance & Business Professional Expo. This event will be held at the Embassy Suites LAX North on Saturday, September 19th from 9:00 am to 6:00 pm. Come visit the Ignite Funding Booth and say hello. General Expo admission is free. [CLICK HERE](https://www.eventbrite.com) or go to <https://www.eventbrite.com> for tickets

Did you know In August Ignite Funding Investors funded **\$2,624,300** in loans, bringing our funding total for the year to **\$36,116,100**.

