

IGNITE FUNDING

iAP

Investment Advisor Program



6750 Via Austi Pkwy., Suite 230,
Las Vegas, NV 89119

PHONE 702.739.9053 | 877.739.9094

FAX 702.739.7735

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IGNITE FUNDING



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Investment Advisor Program Company History

Ignite Funding is an alternative investment option that matches quality real estate Borrowers with Investors seeking capital preservation in collateralized turn-key real estate investments, while earning a 10% to 12% annualized return.

Founded in 1995, Ignite Funding has evolved with the changing real estate landscape. Our original business model began as a traditional home mortgage lender providing lending to home buyers. The demand for lending from homebuilders and developers reshaped our business in 2011. Since that time, Ignite Funding has funded more than \$230 million in loans with Investor capital.

As the landscape of bank financing changed for home buyers, it also changed for the homebuilders and developers. Ignite Funding is well respected throughout the Southwest as a reliable resource for lending. When banks are not lending, Ignite Funding is. We pride ourselves in working with a handful of Borrowers with proven track records. We follow a strict underwriting process when evaluating our loans before they are presented to our Investors on a matrix that includes, but is not limited to; location, market conditions, various valuation methodologies, Borrower track record and financial condition, and exit strategy. These projects can include the acquisition of land, development, construction of residential and commercial properties, and the refinancing of the before-mentioned.

As a non-depository credit institution, Ignite Funding does not choose where to invest investor's money, or how much they earn in interest on the money, they do. As a licensed mortgage broker, Ignite Funding provides investors with a way to diversify their investment portfolio in deeds of trust. A trust deed Investment is a promissory note secured by a deed of trust recorded on real property. The Borrower executes the promissory note payable to the Investor(s) with the intent to pay the Investor(s) a certain interest rate on the loaned money, plus repay the principal amount within a specified timeframe. Investors are recorded as beneficiaries to the property in the event the Borrower defaults on their loan obligation and loses its claim to the property through foreclosure. As a beneficiary to the property the investor is investing in a collateralized real estate investment, with a moderate risk factor. Experience Ignite Funding for Yourself.

Ignite Funding is licensed with the Nevada Department of Business and Industry Division of Mortgage Lending as a Mortgage Broker and the California Department of Oversight as a Finance Lender and Broker. Additionally, Ignite Funding is an Accredited Member of the Southern Nevada Better Business Bureau.

Future Outlook

As Ignite Funding continues to provide advantageous alternative investment opportunities we provide qualified investors the value of diversifying through real estate trust deeds. Launching an integrated proven platform Registered Investment Advisors, family offices and financial planners have an easy, transparent new product to offer their clients. Integrating first trust deeds into a diversified investment portfolio allows investors new investment options providing 10%-12% annualized returns and new funding options through self-directed IRAs. Advisors expand their scope while receiving customary compensation. Systematic processes and professional service allows investors the ability to quickly integrate trust deeds into their regular investment choices.

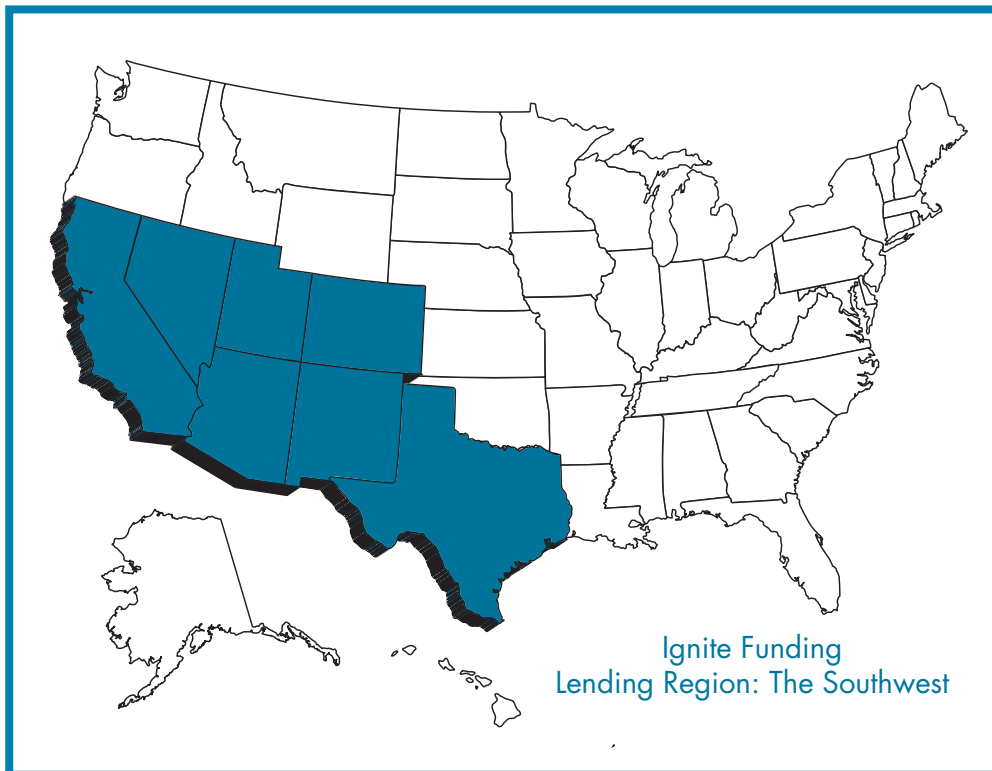
Ignite Funding has grown to where we are today through the ongoing commitment and respect from our clients who have referred colleagues, friends and family members to us. We commit to expanding our total funding capabilities through diligent underwriting, technological advances for efficiencies and the ability to generate attractive risk-adjusted returns for our investors. Ignite Funding has built our foundation on scalability and transparency allowing us to adjust size and function based on levels of supply and demand.



While the economy continues to strengthen allowing more clients greater capability for investments, we specifically see the Southwest Region growing in population and strength. With the Southwest Region being a part of the Sunbelt, the retirement demographic projects the population numbers to increase over the next years. Our borrowing region includes states with some of the lowest unemployment rates allowing for more employed customers to purchase homes from our commercial home builders.

Our borrowers fall into a unique niche created by being too big to use small, regional banks and too small to use national banks to assist with their short-term financing. Therefore we fill this void in the market place. Those borrowers that do receive funds from small, regional banks often receive restrictions or cap limits because of the institution's ratio restrictions. The financing at Ignite Funding is typically used as "transitional" financing. As an example, due to the higher rates, Borrowers use us to close land deals quickly and then pay us off using more traditional, cheaper financing.

We project that Trust Deeds will continue to be a good investment to diversify an investor's portfolio as long as real estate prices do not drastically decrease. Due to macroeconomic forces and local pricing drivers, we expect land prices to continue to go up for the next few years at minimum across the Southwest Region.



Investment Advisor Program Company Biographies



CARRIE COOK
PRESIDENT, IGNITE FUNDING
CEO, PREFERRED TRUST COMPANY
COO, IMANAGEMENT GROUP

Carrie holds three executive level roles consecutively as President of Ignite Funding, CEO of Preferred Trust Company and COO of iManagement Group Shared Services. As Chief Executive Officer of Preferred Trust Company since August 2014, Ms. Cook manages and oversees all function within the business to include; operations, compliance, accounting, sales, and client relations. Cook currently manages approximately \$200 million in client investment and cash holdings. As the President of Ignite Funding

since April 2011, Cook brings more than 10 years of experience specializing in commercial lending and is a licensed Mortgage Broker with the Nevada Mortgage Lending Division. At Ignite Funding, she oversees the matching of quality real estate borrowers with investor capital on collateralized trust deed investments. Cook currently manages a capital client database totaling more than \$70 million in real estate investments. In addition, Cook also serves as the Chief Operating Officer of iManagement Group since September 2013 specializing in managerial services of investment funds.

Prior to joining Ignite Funding, Cook served as Vice President of Marketing for CM Capital Services from 2005 to March 2011, where she was responsible for marketing, public relations, and sales activities. Prior to joining CM Capital Services, Cook spent five years as the Director of Community Relations and Political Action Committee Treasurer with Harrah's Entertainment Inc. Ms. Cook earned a Bachelor of Science Degree in Business Administration and Management with a concentration in Finance from the University of Phoenix.

PAT VASSAR
DIRECTOR OF UNDERWRITING & PORTFOLIO MANAGEMENT

At Ignite Funding, Pat is responsible for identifying quality borrowing entities and the analysis and underwriting of real estate assets before they are offered to investors. He oversees the day-to-day management of approximately \$70 million real estate portfolio as well as, when applicable, the process of disposing of real estate assets through foreclosure/deed in lieu for the best possible return to investors. In his current role he has originated over \$220 million in secured trust deed investments. Prior to his time at Ignite Funding, he served two years in the primary capacity for CM Capital Services in which he was responsible for the disposition of the portfolio originally valued in excess of \$400 million, and the origination of \$30 million in trust deed investments. Prior to relocating to Nevada, Pat spent 5 years as a primary financial analyst in Denver, Colorado. He holds a Bachelor of Science Degree in Business Administration majoring in Finance and earning dual minors in Economics and Real Estate from the University of Colorado. At University of Denver, he graduated with a Masters of Real Estate and Construction Management with honors.



LORI AGAR CONTROLLER

Lori oversees the execution of all financial statements, processes and reporting for iManagement Group which includes Ignite Funding, Preferred Trust and iiG Fund. Her responsibilities also include oversight of financial audits for compliance with GAAP standards and Mortgage Lending Division regulations. She additionally develops analytics for financial modeling. Under her close watch Ignite Funding has grown 30% year over year.

Prior to joining Ignite Funding in 2011, Lori worked in accounting for 6 years at CM Capital Services. At CM she increased her capacity from staff accountant, where she managed daily accounting functions to Senior Accountant, where she incorporated financial reporting and analysis into her responsibilities. Lori worked at Methodist Medical Center in Peoria, Illinois for 15 years as a staff accountant before relocating to Nevada. Her education provided her a Bachelors of Science from Bradley University, majoring in Accounting.



MISTY BETHANY CHIEF COMPLIANCE OFFICER & LOAN MANAGER

As Chief Compliance Officer and Loan Manager for Ignite Funding, Misty is responsible for the administration aspect of the loans from the time the proceeds are dispersed until the loan is paid off. This includes facilitating monthly payment statements, collections of payments, maintaining records of payments and balances, paying taxes and insurance, remitting funds to the note holder and following up on delinquencies. She additionally ensures we are compliant with all licenses, certifications and state oversight. Her role is essential in providing total transparency of our investments and processes for our investors.

Misty has over 12 years' experience in the financial services industry. Prior to working for Ignite Funding, she spent 6 years at CM Capital Services in a similar role and 3 years as the OSJ Manager for a private wealth firm. Before she relocated to Las Vegas, Nevada in 2003 Misty resided in Monterey, California where she worked for the city government. She earned her Bachelors of Arts in English Literature from University of California, Irvine.



ALISA MIRABAL DIRECTOR OF MARKETING

After spending 15 years in the gaming industry, Alisa joined Ignite Funding to further the marketing and public relations efforts of the company. Her wealth of experience provides her the ability to increase our awareness, communications and image as a staple in the alternative investment forum. Alisa actively connects with others in the industry to further the knowledge of diversified investments across the Southwest.





Investment Advisor Program

BOOST YOUR CLIENTS' PORTFOLIO WITH COLLATERALIZED REAL ESTATE INVESTMENTS

Ignite Funding has been connecting bankable borrowers with sophisticated investors to ignite returns since 1995. As a non-depository credit institution, we match quality real estate Borrowers with Investors seeking capital preservation in collateralized turn-key real estate investments across the Southwest. Ignite Funding does not choose where to invest an investor's money, or how much they earn in interest on their money, they do. As a licensed mortgage broker, Ignite Funding brings together Borrowers in need of reliable funding solutions and Investors who have capital to invest in a Deed of Trust.

WE ARE A SOLUTION TO INCREASE YOUR CLIENTS' RETURN ON THEIR PORTFOLIO.

HIGHLIGHTS

- Collateralized first trust deeds
- Interest paid monthly
- Annual yields from 10% to 12%
- \$10,000 minimum investment
- 9 month avg. loan duration
- Low default rate
- Loans ranging from \$500K - \$5MM
- Minimum \$8MM funded per month

BECOME AN INVESTOR

Our investors are our top priority and their interests drive all decisions at Ignite Funding. As a financial advisor, you can provide trust deed investments to your clients through our **Investment Advisor Program**. This proven program allows you to integrate turn-key investment options into your clients' portfolio providing them diversification and 10%-12% annualized returns through monthly income. At Ignite Funding, we work as a team to ensure you experience the same level of professionalism throughout the entire process. We do not believe in outsourcing.

WE CONDUCT:

- Loan underwriting and origination
- Capital fundraising
- Loan servicing
- Investor relations
- Tax reporting and statements
- Foreclosure process (if required)
- Property management and sale of property

SELECTING AN INVESTMENT

Our investors or a dedicated Money Manager make first hand choices when selecting their Trust Deed Investments. All investment opportunities are underwritten with a "loan to own" mentality keeping the Investor in mind throughout the entire process. Ignite Funding offers the following loan types:

- Financing or refinancing of non-primary residential or income-producing commercial structures
- Acquisition or refinancing of undeveloped land
- Development and construction of residential or commercial projects
- Acquisition of distressed assets from regional banks, the FDIC and other lenders

Investors have the opportunity to select loans backed by real property in the categories of land acquisition, development and construction for both residential and commercial properties. Ignite Funding generally lends within the following loan-to-value ratio ranges depending upon property type, location, and other relevant factors associated with the property: Land Acquisition | up to 65% of the acquisition value of the land, Development | Up to 70%, and Construction | Up to 75%.

WE HAVE THE RESOURCES TO SUPPLY THE DEMAND.

INVESTOR BENEFITS

- Diversification of portfolio
- Higher returns
- Choice of investment options
- Ability to invest with IRA
- Turnkey investments

ADVISOR BENEFITS

- Ease and convenience
- Quick funding
- Fees sent directly to you
- Your clients earn higher returns

EXAMPLE:

Integrate collateralized first trust deeds into a portfolio to see overall higher returns.

CURRENT SCENARIO

Investment Type	Allocation %	Avg. Return
Managed Investment Account	100%	5%
Portfolio Performance		5%

DIVERSIFICATION SCENARIO

Investment Type	Allocation %	Avg. Return
Managed Investment Account	75%	5%
Trust Deeds	25%	10%
Portfolio Performance		8%
Potential Growth		3%



Investment Advisor Program Steps

PROGRAM INTRODUCTION

Meet with an Investment Agent to review the Investment Advisor Program documentation. Conduct your own due diligence on Ignite Funding or request a link to our Due Diligence package.

IDENTIFY APPROPRIATE INVESTMENT ADVISOR PLATFORM (iAP)

Complete an Advisor Platform questionnaire to identify which platform aligns with your goals. The questionnaire identifies the investor goals, contact details and fees. It additionally outlines the types of investments Ignite provides that align with your client's goals i.e. type, location, time period etc. Conduct a follow-up discussion with your Investment Agent to review capabilities, processes and suitability standards.

ENGAGE IGNITE AND ACTIVATE AN INVESTMENT ADVISOR PROGRAM

Agent conducts meeting to determine account type (Cash, Qualified, or Business Entity). New account application is completed. For Individualized Investment Platforms execute a Limited Power of Attorney document. Activity statements are accessible through a customized customer online portal for you to view all of your client transactions and statements.

INVESTMENT PROCESS

All investment activities are transparent and available for view on our website. Fact sheets describing projects available for investments that align with details specified in the Advisor Platform questionnaire will be forwarded to the Money Manager or account contact for review. Through the Money Manager Platform the Money Manager will choose projects that fall within their client's Individualized Investment Platform. Through the Individualized Investment Platform, investors will choose the project that suits them directly. Ignite Funding is notified of project chosen and amount invested. Investor provides executed loan documentation via e-sign function and notarized Special Power of Attorney for the project.

Investment funds are sent to Ignite for funding.

INVESTMENT SERVICING

Loan is recorded, interest begins accruing. Interest payments are paid in arrears based on the monthly interest charged for the prior month's borrowing activity. The borrower's payments are due to Ignite Funding on the 1st of each month with a 10-day grace period. Payments are made through direct deposit into investors' bank accounts or directly back to the IRA that funded the investment. The advisor receives their fee consecutively in accordance with the LPOA details.

INVESTMENT PAYOFF

Advisors and investors will be notified when principal is paid off. The principle amounts will be deposited into the client's account for reinvesting on another investment, if desired.



Investment Advisor Program Platform Options

MONEY MANAGER PLATFORM

This platform allows RIAs and advisors with a dedicated Money Manager to establish a Business Account with Ignite Funding for an LLC integrating various investors into a single managed account. The Money Manager would be the sole contact and decision-maker on the Ignite Investment account, selecting ideal investments that align with the goals of the LLC. All investment funds, interest payments and principal payoffs will be managed by the dedicated advisor. The platform allows the Money Manager to oversee and directly control the investment types and returns for their clients. Any fees the RIA charges for this service are established directly with their clients and does not involve Ignite Funding.

INDIVIDUALIZED INVESTMENT PLATFORM – CASH ACCOUNTS

This platform allows RIAs and advisors to offer a lucrative investment to their clients in order to diversify their investment portfolios without dedicating resources to managing the process or investments. All investment decisions and activities are directed by your clients directly investing their cash in Trust Deeds. Ignite Funding executes pre-established procedures for any investor activities outlined in the Limited Power of Attorney document. You educate your clients about their options to increase returns without directly managing the flow of information and documents needed to execute the investment choices.

INDIVIDUALIZED INVESTMENT PLATFORM – IRA ACCOUNTS

This platform allows RIAs and advisors to offer a lucrative investment to their clients who wish to invest using their IRA funds. IRA funds, transferred from a qualified plan, can be used to invest in trust deeds when held by a Self-Directed custodian. All investment decisions and activities are directed by your clients investing their IRAs in Trust Deeds however the IRA custodian funds the investment. With an IRA investment, the IRA is the account holder and processes all transactions including funding, receives monthly interest payments and principle balances. Ignite Funding executes pre-established procedures for any investor activities outlined in the Limited Power of Attorney document. You educate your clients about their options to increase returns without directly managing the flow of information and documents needed to execute the investment choices. Additional documentation is required to ensure compliance with the Trust Company.

We recommend using **Preferred Trust Company** for fast, effective and timely access to IRA funds. PreferredTrustCompany.com

Investment Advisor Program Online Account

ACCESS AT: IGNITEFUNDING.COM

Ignite Funding's platform allows investors and/or their advisors direct online access to their funds, results and statement summaries for quick and reliable communication of transactions.

LOG IN

As an advisor, you will be given a log-in to view your clients' activity.

LOGIN

User name

Password

☐ Remember me?

Log in

[Forgot Password](#)

ACCESS

Once logged-in you have the ability to view your clients' accounts, along with additional information found in the Ignite Funding Newsletters and yearly Audited Financial Statement.

PLEASE CLICK ONE OF THE OPTIONS BELOW

- View Accounts
- Change Password
- View Newsletters
- Most Recent Audited Ignite Funding Financial Statement

RIA ACCOUNTS

- Disbursements

ACCOUNTS

Within the Accounts section, the advisor has the ability to view Transactions, Statements and Loan Fundings.

ACCOUNTS

ACCT#	ACCOUNT NAME	ACCOUNT TYPE	STATUS	
5001	Test Account 1	Individual Account	Active	Transactions Statements Loan Fundings
5002	Test Account 2	IRA	Active	Transactions Statements Loan Fundings
5003	Test Account 3	Trust Account	Active	Transactions Statements Loan Fundings
5004	Test Account 4	Corporation	Active	Transactions Statements Loan Fundings
5005	Test Account 5	Individual Account	Active	Transactions Statements Loan Fundings
5006	Test Account 6	ROTH IRA	Active	Transactions Statements Loan Fundings

Note: Clicking a column header above will sort the transactions by that column

AVAILABLE STATEMENTS

Use the drop down to select which monthly statement to view.

AVAILABLE STATEMENTS

Select One **Submit**

Note: Statements will open in a new browser window/tab using Adobe Acrobat. If you are prompted to open/save the statement, choose "open". You will then be able to save or print the statement from within the browser window.

Get ADOBE READER

[Get Adobe Reader](#)

SAMPLE STATEMENT

JANE DOE

1111 MAIN STREET

ANYTOWN, USA 12345

Account Number: 1111

Account Name: JANE DOE

Statement Date

3/01/2016 Thru 3/08/2016

ANNUAL

LIFE TO DATE NET INTEREST EARNED

Investment Summary

\$39,523.56

Loan Name #	Position	Maturity Date	Investor Interest Rate	Begin Date	YTD Interest Earned	Beginning Principal	Principal Paid Down	Current Principal Balance
3989, LLC #3989	1	02/25/2015	12.75%	08/26/2013	\$0.00	\$20,000.00	\$0.00	\$20,000.00
RMB Live Oak, LLC #4049	1	11/28/2015	11.00%	01/29/2014	\$576.00	\$19,200.00	\$0.00	\$19,200.00
Richard Redden Homes, LLC #4071	1	03/16/2015	11.00%	03/17/2014	\$0.00	\$25,000.00	\$0.00	\$0.00
RMB Citrus, LLC #4105	1	12/19/2015	10.25%	12/31/2014	\$0.00	\$0.00	\$0.00	\$0.00



Investment Advisor Program Online Account

TRANSACTIONS

The Transactions menu allows the advisor to view recent activity on the investor account.

RECENT TRANSACTIONS FOR ACCOUNT 5001					
LOAN #	BORROWER	INTEREST	CAPITAL	DATE	DISBURSEMENT
4223	Elation Homes, LLC	\$1,200.25	\$0.00	02/22/2016	ACH/Direct Depos
4201	Harmony Russell, LLC	\$1,200.25	\$0.00	02/22/2016	ACH/Direct Depos

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DISBURSEMENTS

The Disbursements report is a quick and easy way to get an overview of account disbursements.

DISBURSEMENTS REPORT

Start Date: 1/1/2015

End Date: 3/3/2016

Apply

Export to Excel

Drag a column header here to group by that column

Acct ID	Account Name	Loan ID	Borrower	Interest	Capital	Date	Type
5001	Test Account 1	4201	Harmony Russell, LLC	\$1,200.25	\$0.00	02/22/2016	ACH/Direct Deposit
5002	Test Account 2	4201	Harmony Russell, LLC	\$1,400.25	\$0.00	02/22/2016	Check(#N/A)
5003	Test Account 3	4201	Harmony Russell, LLC	\$98.56	\$0.00	01/05/2016	RIA
5004	Test Account 4	4201	Harmony Russell, LLC	\$1,604.25	\$0.00	01/10/2016	ACH/Direct Deposit
5005	Test Account 5	4201	Harmony Russell, LLC	\$2,523.25	\$0.00	12/22/2015	ACH/Direct Deposit
5006	Test Account 6	4201	Harmony Russell, LLC	\$64.69	\$0.00	02/22/2016	RIA
5001	Test Account 1	4223	Elation Homes, LLC	\$1,200.25	\$0.00	02/22/2016	ACH/Direct Deposit
5002	Test Account 2	4223	Elation Homes, LLC	\$1,400.25	\$0.00	02/22/2016	Check(#N/A)
5003	Test Account 3	4223	Elation Homes, LLC	\$98.56	\$0.00	01/05/2016	RIA
5004	Test Account 4	4223	Elation Homes, LLC	\$1,604.25	\$0.00	01/10/2016	ACH/Direct Deposit
5005	Test Account 5	4223	Elation Homes, LLC	\$2,523.25	\$0.00	12/22/2015	ACH/Direct Deposit
5006	Test Account 6	4223	Elation Homes, LLC	\$64.69	\$0.00	02/22/2016	RIA

The Disbursements report can be downloaded as an excel file. This allows the advisor the ability to sort by account number, account name, borrower, interest, etc. to find transactions quickly and easily.

DISBURSEMENT REPORT - January 1, 2016 to March 7, 2016							
Acct ID	Account Name	Loan ID	Borrower	Interest	Capital	Date	Type
5003	Betty Smith	4201	Harmony Russell, LLC	\$98.56	\$0.00	1/6/2020	RIA
5001	Betty Smith	4223	Elation Homes, LLC	\$98.56	\$0.00	1/6/2020	RIA
5001	Jane Doe	4201	Harmony Russell, LLC	\$1,200.25	\$0.00	2/23/2020	ACH/Direct Deposit
5001	Jane Doe	4223	Elation Homes, LLC	\$1,200.25	\$0.00	2/23/2020	ACH/Direct Deposit
5006	Jane Doe, IRA	4201	Harmony Russell, LLC	\$64.69	\$0.00	2/23/2020	RIA
5006	Jane Doe, IRA	4223	Elation Homes, LLC	\$64.69	\$0.00	2/23/2020	RIA
5002	John Smith, IRA	4201	Harmony Russell, LLC	\$1,400.25	\$0.00	2/23/2020	Check(#N/A)
5002	John Smith, IRA	4223	Elation Homes, LLC	\$1,400.25	\$0.00	2/23/2020	Check(#N/A)
5005	Jonathan Doe	4201	Harmony Russell, LLC	\$2,523.25	\$0.00	12/23/2019	ACH/Direct Deposit
5005	Jonathan Doe	4223	Elation Homes, LLC	\$2,523.25	\$0.00	12/23/2019	ACH/Direct Deposit
5004	Smith Family Trust	4201	Harmony Russell, LLC	\$1,604.25	\$0.00	1/11/2020	ACH/Direct Deposit
5004	Smith Family Trust	4223	Elation Homes, LLC	\$1,604.25	\$0.00	1/11/2020	ACH/Direct Deposit

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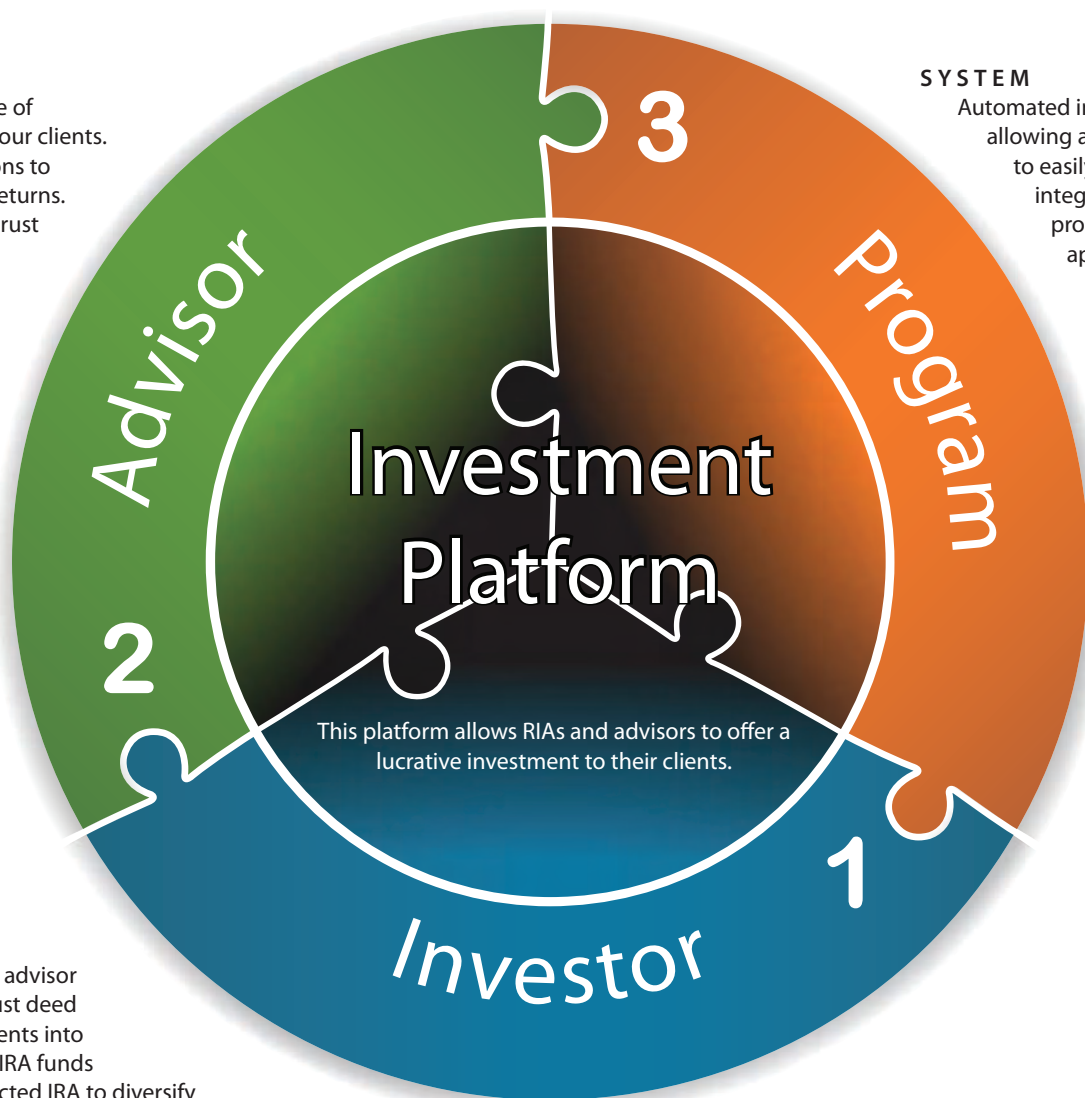
Ignite Funding's proprietary investment program was designed with a unique open-architecture platform that gives investors the flexibility and independence to choose where and how their investment capital is allocated while allowing you the ability to integrate advantageous alternative investment options into client portfolios. The platform allows investors and/or their advisors direct online access to their funds, results and statement summaries for quick and reliable communication of transactions. Through technological efficiencies such as the use of digital signatures and ACH fund transfers, your clients will receive interest payments and payoffs seamlessly while designated revenue-shares are distributed accordingly. The program also integrates the seamless use of self-directed IRA funds, opening additional channels of capital to invest into alternatives. With a single form processing, SD-IRA ownership of assets is now easily integrated into the platform.

ADVISOR

Open a new avenue of diversification for your clients. Provide them options to increase portfolio returns. Collateralized first trust deeds can increase portfolio average returns.

SYSTEM

Automated investment program allowing advisors a platform to easily and transparently integrate trust deeds. Funding processes executed per approved documentation.



INVESTOR

Utilize your trusted advisor to Integrate first trust deed real estate investments into your portfolio. Use IRA funds through a Self-Directed IRA to diversify your retirement wealth.

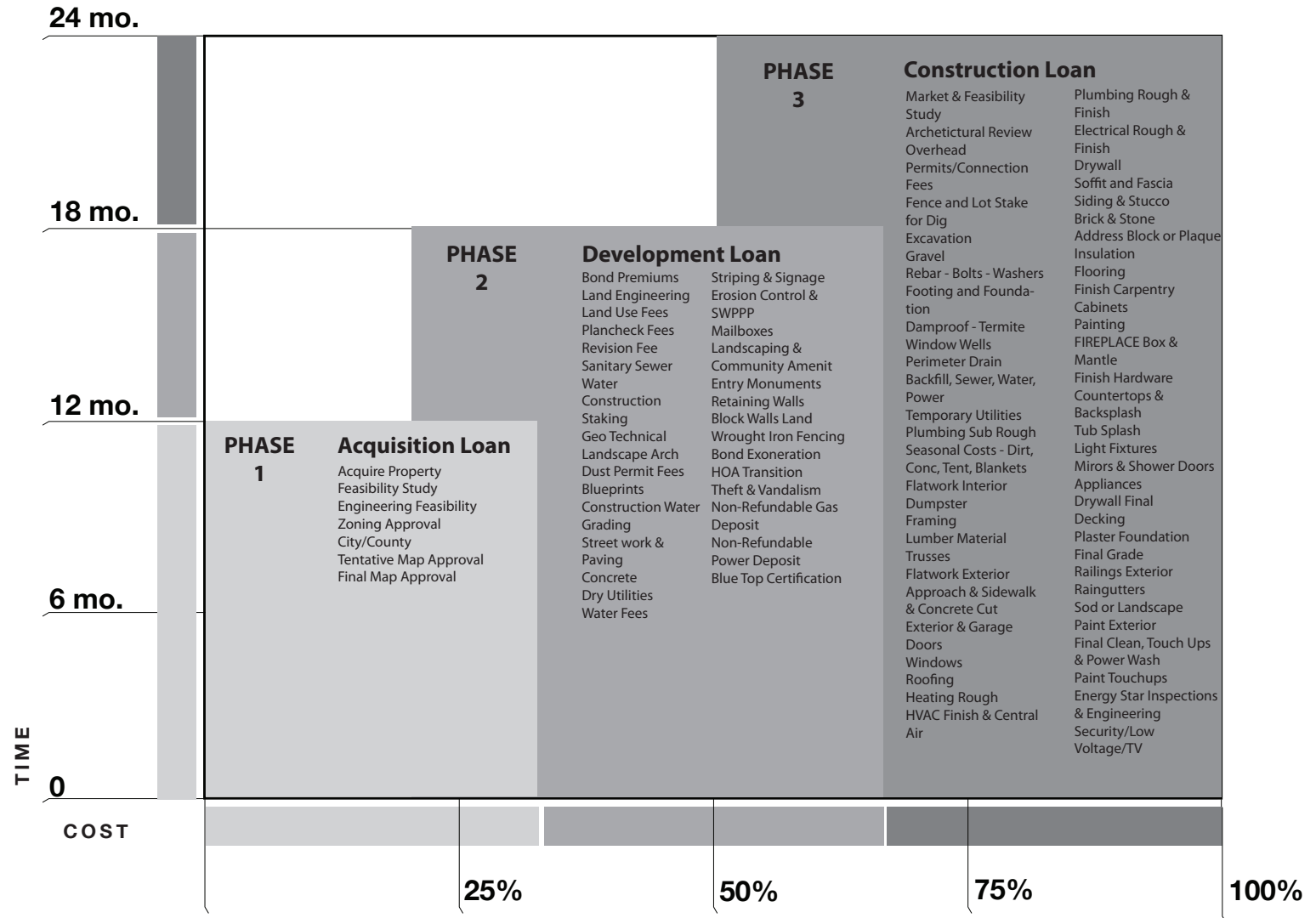
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iAP Investment Advisor Program Underwriting

From the acquisition of land to the construction of a home or commercial building, requires the diligence of our Borrowers and the oversight of the Underwriting Department at Ignite Funding to ensure the process is completed in a timely manner. When investing in real estate it is important to understand the specific steps taken to improve the value of an investment. Below is an overview of Phase 1 (Acquisition), Phase 2 (Development), and Phase 3 (Construction), which represents the type of loans and investments available through Ignite Funding.



Loan terms are generally between 6 to 12 months. Extensions may be offered subject to additional fees. Longer term loans are considered on the overall project viability and strength of the borrowing entity.



When determining what Trust Deed investment to invest in, the single most important aspect is the collateral that is backing the loan. The only security an investor has in the event of a default is the real estate itself. At Ignite Funding we require Borrowers to have a vested monetary interest in the collateral. One way to determine how much the borrower has invested in the collateral is by looking at the loan-to-value (LTV) ratio of the investment. Before Ignite Funding determines the final loan amount of an investment, we determine the value of the real estate. Value is the most subjective part of the equation. At Ignite Funding, valuation can be determined based on four different sources as determined by our regulators of the Mortgage Lending Division; the purchase price of the property, the assessed value, an actual appraisal of the property, or a Broker Opinion of Value (BOV). At Ignite Funding, we exercise a variety of value methodologies listed above along with extensive research conducted on the property, which includes, but is not limited to a property site visit before an investment is offered.

Another one of the things considered when reviewing a project for possible funding is the Uniform Standards of Professional Appraisal Practice or USPAP. Those standards are: legally permissible, physically possible, financially feasible and maximally productive. We ask questions such as, from a legal standpoint, can the borrower complete the project? Is it possible to build what the borrower has planned on that site? Does it make economic sense? Is the borrower going to make money?

Collateral

Legally Permissible

Physically Possible

Financially Feasible

Maximally Productive

Capacity

Credit

Once we've done our due diligence and determined the viability of a project only then would we present it to investors. We compile the information into a fact sheet, a brief overview, for the convenience of our investors.

TAKE CONTROL of Retirement Wealth with a SELF-DIRECTED IRA

Build wealth through individual CONTROL

Preferred Trust Company, LLC. provides the opportunity to self-direct an Individual Retirement Account (IRA) and invest in a variety of alternative assets, outside of the stock market. Self directing a retirement account provides a wider range of investment options. Greater selection means clients can potentially build wealth much more effectively than traditional retirement plans. Advisors can unlock the world of alternative investments for their clients.

Investment SERVICES

Our clients direct all of their investment choices and are therefore responsible for the performance of their account. Do not settle for the minimum return rates. As custodian, Preferred Trust facilitates the transactions ***YOU*** direct. Preferred Trust accounts include: **Traditional IRAs, Roth IRAs, Simplified Employee Pension (SEPs).**

Unparalleled Customer SATISFACTION

It is our unwavering commitment to be the preferred IRA custodian by offering clients the flexibility to select investments that complement their investment portfolio, providing timely funding of investments, and maintaining some of the lowest fees in the industry. Most importantly, customer satisfaction is our top priority.

Clients will experience the following differences when choosing Preferred Trust as their custodian:

- **Ease and convenience of establishing an account with electronic or paper forms**
- **24/7 web access to IRA holdings and transaction statements**
- **Flexibility to select investments to complement an investment portfolio**
- **Timely funding of investments**
- **Advisor integration**



PREFERRED TRUST COMPANY

BUILDING WEALTH THROUGH INDIVIDUALIZED CONTROL

Diversify

DIVERSIFY investments

With Preferred Trust, select to self direct an IRA into the following non-publically traded assets.

Real Estate Investment Trusts (REITS) – publicly or non-publically traded

Real Property

Private Debt Investments

Deeds of Trust/Mortgage Notes

Limited Partnerships

Limited Liability Companies

Private Placement

Precious Metals

Tax Liens

Land Banks

As a Self-Directed Custodian we hold Alternative Investments. An Alternative Investment is anything that is NOT a publically traded stock, bond or security.

Relationships

Advisory Professional RELATIONSHIPS

Merrill Lynch Wealth Management
400 S. Rampart Blvd., Suite 300
Las Vegas, NV 89145
702.341.2069

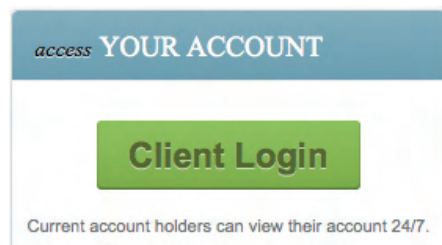
UBS Financial Services
2475 Village View Dr., Suite 150
Henderson, NV 89074
702.567.4164

TD Ameritrade
15520 Rockfield Blvd., Suite G
Irvine, CA 92618
949.900-0099

Wells Fargo Securities
100 West Washington St., 17th Floor
Phoenix, AZ 85003
602.378.6677

Direct ACCESS

Access



Our online client portal provides an immediate gateway see transaction details, processing status and retirement funds through digital statements. All account information can be accessed through a quick link on our website. Account activity automatically triggers responsive emails to very transactions and provide digital alternatives for executing documents.



PREFERRED TRUST COMPANY

BUILDING WEALTH THROUGH INDIVIDUALIZED CONTROL

2471 W. Horizon Ridge Parkway, Suite 100 Henderson, NV 89052



888.990.7892 | PREFERREDTRUSTCOMPANY.COM

PREFERRED TRUST COMPANY, LLC ("Preferred Trust") | 2471 W. Horizon Ridge Pkwy | Suite 100 | Henderson, NV 89052 | 702.990.7892 | www.preferredtrustcompany.com | Financial Institutions Division of Nevada License No. TR1002. Preferred Trust performs duties of a custodian and as such, does not sell investments or provide investment, tax, or legal advice. Preferred Trust is committed to safeguarding all non-public personal information provided to us by our customers. Preferred Trust collects, retains, and uses customer information where we reasonably believe that it will help administer our business or provide services to our customers. We collect and retain customer information only for specific business purposes and upon request will inform customers why we are collecting and retaining the information. We use information to protect and administer records, accounts, and funds; to comply with certain laws and regulations; to help us design or improve our services; and to understand the financial needs of our customers. Preferred Trust is an accredited member of the Better Business Bureau. *Consult your tax professional for specific information for your individual situation.

2015 LOAN PORTFOLIO PERFORMANCE RECORD

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FAX 702.739.7735
IGNITEFUNDING.COM

IGNITE FUNDING



Ignite Funding Investors have funded **\$281,758,500** in Land Acquisition, Development and Construction of Real Estate projects throughout the Southwest since 2011.

2015

27	Borrowers
\$60,090,500	Total amount funded
83	Loans funded
41%	Acquisition loans (see breakdown)
36%	Development loans (see breakdown)
23%	Construction loans (see breakdown)
10.53%	Average interest rate to investors*
71.80%	Average Loan to Value**
8	Average duration of loan term (months)
1	Investor approved forbearance agreements
\$66,594,064	Total amount of loans under servicing/management as of 12/31/15

\$5,952,073 Income Paid Out to Investors

Acquisition loans***

97%	Residential
3%	Commercial
15	Borrowers
\$27,164,300	Total amount funded
34	Loans funded
10.31%	Avg interest rate to investors*
83.92%	Avg Loan to Value**
9	Avg duration of loan term
0	Forbearance agreement with resolution and investor payoff
3	Currently in forbearance - pending disposition

Development loans

100%	Residential
0%	Commercial
10	Borrowers
\$26,308,205	Total amount funded
30	Loans funded
10.77%	Avg interest rate to investors*
60.60%	Avg Loan to Value**
9	Avg duration of loan term
0	Forbearance agreement with resolution and investor payoff
0	Currently in forbearance - pending disposition

Construction loans

84%	Residential
16%	Commercial
10	Borrowers
\$6,618,000	Total amount funded
19	Loans funded
10.57%	Avg interest rate to investors*
74.93%	Avg Loan to Value**
6	Avg duration of loan term
0	Forbearance agreement with resolution and investor payoff
0	Currently in forbearance - pending disposition

Information reflected above is for loans funded in 2015. * Average interest rate to investors is based upon the annualized interest rate of the loan. **Loan to Value is determined by an appraisal, Broker Price Opinion (BPO), or the valuation provided by the County Assessor's Office. Loans with an appraisal waiver are not included. ***An acquisition loan includes raw land and/or an existing structure. Money invested through a mortgage broker is not guaranteed to earn any interest or return and not insured. Before investing, investors must be provided applicable disclosure. Past performance does not guarantee future results or success. Ignite Funding requires a \$10,000 minimum investment. • Ignite Funding | 6750 Via Austi Pkwy., Suite 230 Las Vegas NV, 89119 | P 702.739.9053 | 877.739.9094 | Nevada Mortgage Broker License #311 | California Finance Lender #603J286 | AZ CMB-0932150 | AZ CMBBR-0121055.

ASSET MANAGEMENT PERFORMANCE RECORD

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Ignite Funding facilitates the role of Default Coordinator when a borrower defaults on a loan, and the property needs to be taken back through the foreclosure process. Upon completion of a foreclosure or execution of a Deed in Lieu of Foreclosure the investors become owners of the property while Ignite Funding becomes an Asset Manager for the property. In this role, Ignite coordinates ownership responsibilities on behalf of the investors and markets the asset for sale. Please see Ignite's Default Guidebook for more information.

REOs (Real Estate Owned)

2	Borrowers *
\$17,273,000	Total amount taken back
9 mos.	Average time between default and foreclosure
4	REO resolutions (property sold)
100%+	Average return of capital to investors on resolution**
7	REO under management/pending resolution
\$10,423,000	Total amount under management/pending disposition

\$7,113,393

Disposition of REO Assets Paid Out to Investors

Loans in Default; Foreclosure Pending

2	Borrowers
5	Properties
\$11,419,000	Total amount pending foreclosure

* Motion Properties, LLC (Gold Leaf Land Investments, LLC; Decisive Pursuit, LLC; Vegas Capital Holdings and Investments, LLC; Rebel Land, LLC; Quality Land Holdings, LLC; Network Land Holdings, LLC) and Richard Redden Homes, LLC **Refer to Asset Management Performance Chart for details. | Money invested through a mortgage broker is not guaranteed to earn any interest or return and not insured. Before investing, investors must be provided applicable disclosure. Past performance does not guarantee future results or success. Ignite Funding requires a \$10,000 minimum investment. • Ignite Funding | 6750 Via Austi Pkwy., Suite 230 Las Vegas NV, 89119 | P 702.739.9053 | 877.739.9094 | Nevada Mortgage Broker License #311 | California Finance Lender #603J286 | AZ CMB-0932150 | AZ CMBBR-0121055.

Last Updated: 2.16.16

2014 LOAN PORTFOLIO PERFORMANCE RECORD

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IGNITE FUNDING



Ignite Funding Investors have funded **\$221,668,000** in Land Acquisition, Development and Construction of Real Estate projects throughout the Southwest since 2011.

2014

46	Borrowers
\$79,117,500	Total amount funded
118	Loans funded
48%	Acquisition loans (see breakdown)
38%	Development loans (see breakdown)
14%	Construction loans (see breakdown)
10.94%	Average interest rate to investors*
60.48%	Average Loan to Value**
9	Average duration of loan term (months)
6	Forbearance agreement with resolution and Investor payoff***
4	Currently in forbearance - pending disposition***
\$67,543,606	Total amount of loans under servicing as of 12/31/14

\$6,508,364 Income Paid Out to Investors

Acquisition loans****

86%	Residential
14%	Commercial
31	Borrowers
\$38,008,500	Total amount funded
48	Loans funded
11.27%	Avg interest rate to investors*
55.02%	Avg Loan to Value**
9	Avg duration of loan term
3	Forbearance agreement with resolution and investor payoff
2	Currently in forbearance - pending disposition

Development loans

100%	Residential
0%	Commercial
11	Borrowers
\$30,091,000	Total amount funded
28	Loans funded
11.46%	Avg interest rate to investors*
63.57	Avg Loan to Value**
10	Avg duration of loan term
0	Forbearance agreement with resolution and investor payoff
0	Currently in forbearance - pending disposition

Construction loans

100%	Residential
0%	Commercial
11	Borrowers
\$11,018,000	Total amount funded
42	Loans funded
10.20%	Avg interest rate to investors*
65.43%	Avg Loan to Value**
8	Avg duration of loan term
3	Forbearance agreement with resolution and investor payoff
2	Currently in forbearance - pending disposition

All figures are as of 12-31-14. * Average interest rate to investors is based upon the annualized interest rate of the loan. **Loan to Value is determined by an appraisal, Broker Price Opinion (BPO), or the valuation provided by the County Assessor's Office. Loans with an appraisal waiver are not included. ***Loan currently in forbearance or with resolution may be from current or prior years. ****An acquisition loan includes raw land and/or an existing structure. Money invested through a mortgage broker is not guaranteed to earn any interest or return and not insured. Before investing, investors must be provided applicable disclosure. Past performance does not guarantee future results or success. Ignite Funding requires a \$10,000 minimum investment. • Ignite Funding | 6750 Via Austi Pkwy., Suite 230 Las Vegas NV, 89119 | P 702.739.9053 | 877.739.9094 | Nevada Mortgage Broker License #311 | 610 Newport Center Dr., Suite 1250 | Newport Beach, CA 92660 | California Finance Lender #603J286.

2013 LOAN PORTFOLIO PERFORMANCE RECORD

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2013

39	Borrowers
\$69,325,500	Total amount funded
202	Loans funded
42.9%	Acquisition loans (see breakdown)
19.2%	Development loans (see breakdown)
37.9%	Construction loans (see breakdown)
10.89%	Average interest rate to investors*
65.65%	Average Loan to Value**
7	Average duration of loan term (months)
5	Forbearance agreement with resolution and Investor payoff
0	Currently in forbearance - pending disposition
\$48,245,650	Total amount of loans under servicing as of 12/31/13

\$4,923,256 Income Paid Out to Investors

Acquisition loans***

Development loans

Construction loans

96%	Residential
4%	Commercial
31	Borrowers
\$29,757,500	Total amount funded
78	Loans funded
11.20%	Avg interest rate to investors*
65.82%	Avg Loan to Value**
9	Avg duration of loan term
2	Forbearance agreement with resolution and investor payoff
0	Currently in forbearance - pending disposition

100%	Residential
0%	Commercial
6	Borrowers
\$13,289,000	Total amount funded
16	Loans funded
11.38%	Avg interest rate to investors*
62.32%	Avg Loan to Value**
7	Avg duration of loan term
0	Forbearance agreement with resolution and investor payoff
0	Currently in forbearance - pending disposition

100%	Residential
0%	Commercial
10	Borrowers
\$26,279,000	Total amount funded
108	Loans funded
10.08%	Avg interest rate to investors*
63.43%	Avg Loan to Value**
6	Avg duration of loan term
3	Forbearance agreement with resolution and investor payoff
0	Currently in forbearance - pending disposition

All figures are as of 12-31-2013. * Average interest rate to investors is based upon the annualized interest rate of the loan. **Loan to Value is determined by an appraisal, Broker Price Opinion (BPO), or the valuation provided by the County Assessor's Office. Loans with an appraisal waiver are not included. ***An acquisition loan includes raw land and/or an existing structure. Money invested through a mortgage broker is not guaranteed to earn any interest or return and not insured. Before investing, investors must be provided applicable disclosure. Past performance does not guarantee future results or success. Ignite Funding requires a \$10,000 minimum investment. • Ignite Funding | 6750 Via Austi Pkwy., Suite 230 Las Vegas NV, 89119 | P 702.739.9053 | 877.739.9094 | Nevada Mortgage Broker License #311 | 610 Newport Center Dr., Suite 1250 | Newport Beach, CA 92660 | California Finance Lender #603J286 | Arizona Commercial Broker License CMB-0922050.

2012 LOAN PORTFOLIO PERFORMANCE RECORD

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2012

15	Borrowers
\$44,000,800	Total amount funded
155	Loans funded
23%	Acquisition loans (see breakdown)
15%	Development loans (see breakdown)
62%	Construction loans (see breakdown)
10.34%	Average interest rate to investors*
67.47%	Average Loan to Value**
7	Average duration of loan term (months)
3	Forbearance agreement with resolution and Investor payoff
0	Currently in forbearance - pending disposition
\$37,166,394	Total amount of loans under servicing as of 6/30/13

\$3,377,246 Income Paid Out to Investors

Acquisition loans***

Development loans

Construction loans

99%	Residential
1%	Commercial
13	Borrowers
\$10,035,300	Total amount funded
30	Loans funded
10.55%	Avg interest rate to investors*
67.57%	Avg Loan to Value**
8	Avg duration of loan term
0	Forbearance agreement with resolution and investor payoff
0	Currently in forbearance - pending disposition

100%	Residential
0%	Commercial
3	Borrowers
\$6,759,000	Total amount funded
9	Loans funded
10.78%	Avg interest rate to investors*
54.90%	Avg Loan to Value**
9	Avg duration of loan term
0	Forbearance agreement with resolution and investor payoff
0	Currently in forbearance - pending disposition

100%	Residential
0%	Commercial
4	Borrowers
\$27,206,500	Total amount funded
116	Loans funded
10.25%	Avg interest rate to investors*
69.63%	Avg Loan to Value**
7	Avg duration of loan term
3	Forbearance agreement with resolution and investor payoff
0	Currently in forbearance - pending disposition

All figures are as of 12-31-2012. * Average interest rate to investors is based upon the annualized interest rate of the loan. **Loan to Value is determined by an appraisal, Broker Price Opinion (BPO), or the valuation provided by the County Assessor's Office. Loans with an appraisal waiver are not included. *** An acquisition loan includes raw land and/or an existing structure. Money invested through a mortgage broker is not guaranteed to earn any interest or return and not insured. Before investing, investors must be provided applicable disclosure. Past performance does not guarantee future results or success. Ignite Funding requires a \$10,000 minimum investment. • Ignite Funding | 6750 Via Austi Pkwy., Suite 230 Las Vegas NV, 89119 | P 702.739.9053 | 877.739.9094 | Nevada Mortgage Broker License #311 | 610 Newport Center Dr., Suite 1250 | Newport Beach, CA 92660 | California Finance Lender #603J286 | Arizona Commercial Broker License CMB-0922050.

2011 LOAN PORTFOLIO PERFORMANCE RECORD

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2011

17	Borrowers
\$29,224,200	Total amount funded
158	Loans funded
74%	Acquisition loans (see breakdown)
0%	Development loans (see breakdown)
26%	Construction loans (see breakdown)
10.80%	Average interest rate to investors*
52.04%	Average Loan to Value**
13	Average duration of loan term (months)
1	Forbearance agreement with resolution and Investor payoff
0	Currently in forbearance - pending disposition
\$25,250,690	Total amount of loans under servicing as of 6/30/13

\$994,932 Income Paid Out to Investors

Acquisition loans***

Development loans

Construction loans

98%	Residential
2%	Commercial
13	Borrowers
\$21,585,200	Total amount funded
124	Loans funded
11.02%	Avg interest rate to investors*
51.65%	Avg Loan to Value**
15	Avg duration of loan term
1	Forbearance agreement with resolution and investor payoff
0	Currently in forbearance - pending disposition

0%	Residential
0%	Commercial
0	Borrowers
\$-	Total amount funded
0	Loans funded
0.00%	Avg interest rate to investors*
0.00%	Avg Loan to Value**
0	Avg duration of loan term
0	Forbearance agreement with resolution and investor payoff
0	Currently in forbearance - pending disposition

100%	Residential
0%	Commercial
5	Borrowers
\$7,639,000	Total amount funded
34	Loans funded
10.00%	Avg interest rate to investors*
65.24%	Avg Loan to Value**
8	Avg duration of loan term
0	Forbearance agreement with resolution and investor payoff
0	Currently in forbearance - pending disposition

All figures are as of 12-31-2011. * Average interest rate to investors is based upon the annualized interest rate of the loan. **Loan to Value is determined by an appraisal, Broker Price Opinion (BPO), or the valuation provided by the County Assessor's Office. Loans with an appraisal waiver are not included. *** An acquisition loan includes raw land and/or an existing structure. Money invested through a mortgage broker is not guaranteed to earn any interest or return and not insured. Before investing, investors must be provided applicable disclosure. Past performance does not guarantee future results or success. Ignite Funding requires a \$10,000 minimum investment. • Ignite Funding | 6750 Via Austi Pkwy., Suite 230 Las Vegas NV, 89119 | P 702.739.9053 | 877.739.9094 | Nevada Mortgage Broker License #311 | 610 Newport Center Dr., Suite 1250 | Newport Beach, CA 92660 | California Finance Lender #603J286 | Arizona Commercial Broker License CMB-0922050.

AllWest is a family owned and managed company that develops land and builds residential real estate in Nevada and Arizona. The founders of AllWest are Dave and Karen Allsop, together with their sons have developed over 1,100 homes sites, build 700 homes, and construct a 216-unit apartment complex. They strive to partner with the best designers, architects, and engineers to ensure quality homes are built.

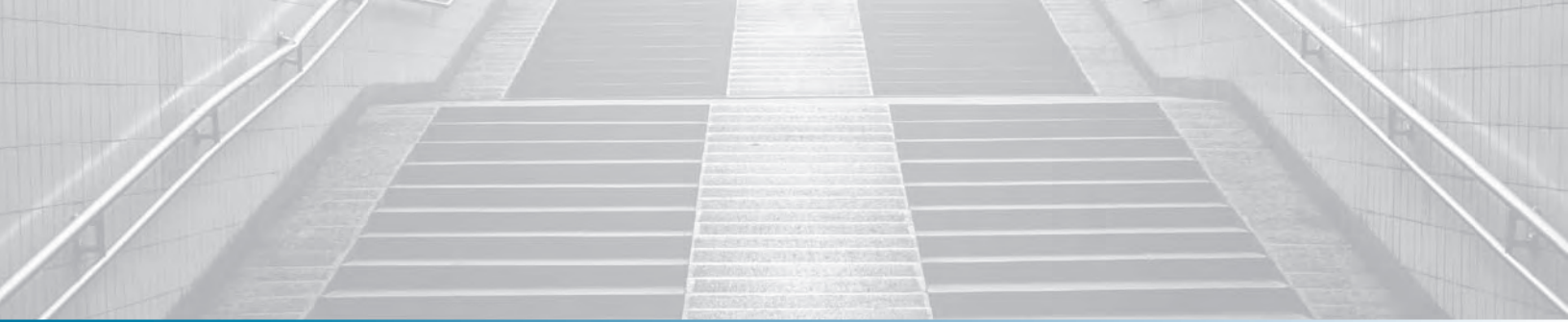


Harmony Homes, the 5th largest private homebuilder in Southern Nevada, was founded by principals with over two decades of builder/developer experience. The Harmony Homes group of companies is privately owned. Harmony Homes delivers several hundred new homes a year in the Las Vegas, Nevada market and has expanded its residential developments to Southern California. Harmony Homes was included in the 2012 BUILDER 100 recognizing the nation's best-selling home builders.

Lokal Homes is owned, managed, and operated by Coloradans with over 50 collective years of home building experience. Founded by David Lemnah and Ryan Lantz in 2012. Colorado is home for the entire team and provides them with a unique perspective on the market, product, and highest level of customer commitment. They are committed to providing the best new home experience throughout the Colorado Front Range. Over the first 3 years, Lokal Homes has doubled the number of homes built each year. They estimate closing 2015 with 85 homes built and already have another 95 homes presold for 2016 construction. Lokal Homes utilizes superior products from the most trusted manufacturers to construct their new homes. The combination of quality materials, trusted trade partners, thoughtful design, and top notch customer service provides for a superior home buying experience.



Blue Mountain, Inc. was established in 2007 by Kenneth Thomson, the principal behind the company. A local company based in the Wasatch Front, Blue Mountain specializes in real estate in Utah, with almost every property that they buy in Utah. Since 2007, the company has successfully acquired, rehabbed, and eventually sold over 400 residential homes in the Salt Lake City area. Blue Mountain has recently branched out into new home construction with their first sale in 2014. Because of their specialization, they know the Utah area well and how to better position their properties.



The Tailor Built team is comprised of a respected group of industry leaders with over 60 years of experience. They continuously strive to leave a positive, lasting impression to enrich people's lives and lifestyles through their product and process. By fostering creativity and a passion for homebuilding, Tailor Built builds a superior home tailored to their buyers' lifestyle. Tailor Built Homes' unique, design-focused approach to homebuilding and design sets itself apart from traditional homebuilders across the Wasatch Front.

Tailor Built Homes, LLC is the home building arm of Legacy Fields, a land contractor and developer in and around Salt Lake city, Utah. Since 2012, Legacy Fields Development has designed and improved approximately 193 home sites in 9 residential communities along the Wasatch Front valued in excess of \$7 million. Legacy Fields Development believes in working collaboratively with all involved/impacted in the design and development process in order to achieve the highest level of sustainable value, creativity and uniqueness in the market place.

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Insert Logo here

Insert Sample Header Here

Objective: *To diversify a portfolio outside the stock market and earn an attractive current return on a portfolio over a moderate to long-term horizon.*

John and Shirley Johnson would be considered upper-middle class residing in Texas supporting a growing family. They have seen value in investing with us for many years diversifying through stocks, bonds and mutual funds. Being less than 10 years from retirement they were concerned with the volatility of the market. Their advisor recommended that they look to allocate 1/3 of their portfolio to first trust deeds, a passive real estate investment option. By evaluating the underlying properties and considering a "worst case" default scenario, the Johnsons felt secure in the underwriting standards and history Ignite Funding provided them in their trust deed investments. By integrating real estate through trust deeds and reinvesting capital and interest earned, the Johnsons were able to garner attractive annualized returns and overcome drastic movements in the market affecting the rest of their portfolio. Their next phase is to use IRA funds to invest in real estate in order to have more control over their tax-deferred retirement funds.

MAY BE SUITABLE FOR:

- Investors with greater than 80% in the market
- Investors with greater than 1 year time horizon before money is likely to be invested elsewhere

HYPOTHETICAL ASSUMPTIONS:

- 2/3 of the portfolio invested in lower risk fixed income vehicles that averaged 4% to 5% returns over the last decade.
- 1/3 of the portfolio invested in first trust deeds with returns that averaged more than 9%.

PAST SCENARIO

Investment Type	Allocation %	Avg. Return
Managed Account	100%	5%
Portfolio Performance		5%

CURRENT SCENARIO

Investment Type	Allocation %	Avg. Return
Managed Account	75%	5%
Trust Deeds	25%	10%
Portfolio Performance		8%
Potential Growth		3%

How Diversified Are You?

Insert Logo here

IGNITE FUNDING

Founded in 1995 and rebranded in 2011, Ignite Funding strives to be the standard of excellence for Investor backed lending offering a 'turn-key' investment product through collateralized crowdfunding real estate. Strict underwriting processes in evaluating the loans provides ideal diversification, variety and reduced-risk investors seek. When banks are not lending, Ignite Funding is and Americans are benefiting from the real estate investment opportunities achieved through Deeds of Trust.

ADVANTAGES



Returns – Returns range from 9%-12% depending on the project scope. Investors receive monthly interest payments. Once meeting minimum suitability standards, Investors can choose the right investment for them. Start investing with \$10,000.



Diversification – Ignite Funding values diversification allowing Investors to choose projects that differ by loan type (acquisition, development, construction), length of investment period (6-24 month term options), area of investment (projects in 7 states) and through a variety of investing methods (cash, trusts, IRAs, LLC etc.).



All-inclusive Services – Customer loan services do not stop after you place money on an investment at Ignite Funding, after the investment has recorded, our Servicing Department stays in constant communication regarding the following: processing monthly interest payments, paydowns, and loan payoffs.



Accessibility – Investors have access to their current investments, monthly statements and new project details 24/7 online. Ignite Funding provides an abundance of resources online and a social media presence to keep you informed and up-to-date. Bookmark their website for the latest and greatest investments available. See ignitefunding.com for more details, historical performance and available projects.



Transparency – With each investment comes risk, Trust Deeds are no exception however Ignite Funding has established a successful record for managing default scenarios, when needed. Actively working on behalf of the Investors and communicating all steps along the way with the intent to return all investment capital. Effective processes, procedures and 100% transparency provides them an advantage over most.



Security – A Trust Deed Investment is a Promissory Note secured by a Deed of Trust recorded on real property. The borrowers execute a promissory note payable to you, the investor with the intent to pay a specific interest rate on the loaned money plus repayment of the principal amount within a specified timeframe. Investors are recorded as multi-beneficiaries to the property in the event of a default providing a moderate risk factor. In a default scenario you have first lien position ownership on the property and Ignite Funding manages the whole process.

Insert contact information or
call-to-action here



Borrower: Court Hampton Holdings, LLC

Property Address: 6765 Painted Morning Ave
Sunrise Manor, NV 89142 | APN 161-11-219-049

Loan Amount: \$242,000

BPO: \$323,000 by Colliers International on 11/24

LTV: 75%

Yield: 11.00% (Principal Balance < \$100,000);
11.25% (Principal Balance ≥ \$100,000)

Interest is paid monthly in arrears with payments due on the 1st of each month with a 10-day grace period.

Term: Six months with an optional six month extension at maturity.

Subject Property: First Trust Deed collateralized by a fully constructed single-family residential in Las Vegas, Nevada. The home is currently being utilized as a model home in the Talus Community. The home is single story model Talus 1801 approximately 1,801 square foot 3 bedroom home with den layout.

Borrower Use of Proceeds: Proceeds will be used towards the refinance of the property, including closing costs, fees and prepaid interest.

Guaranty: James Rhodes will execute a Limited Recourse Guaranty on the property.

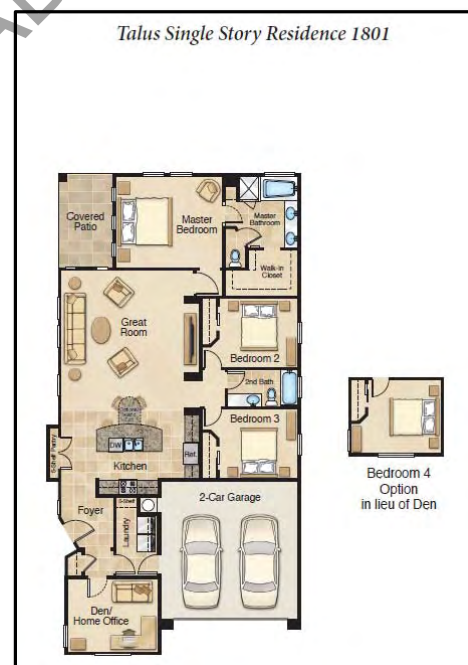
Exit Strategy: Loan will be repaid upon the sale or refinance of the subject property.

Borrower History:

Harmony461, LLC is a special purpose entity set up by Harmony Homes, LLC specifically for this project. Harmony Homes is a homebuilder based in Southern Nevada founded by principals with over two decades of builder/developer experience. Harmony Homes'

team has developed extensive community relationships, contacts, and considerable experience in land development and construction in Nevada with over 10 communities in active development in the Las Vegas area.

Funding Date: 12/11/2015.



Talus sits at the breathable, accessible edge of Vegas Valley. Located in walking distance from parks, Royal Links Golf Club, shopping and East Career & Technical Academy High School.

View community details at:

<http://www.harmonyhomes.com/floor-plan/10/>

LOKAL PLUM CREEK, LLC

Loan #4255 | Colorado

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Las Vegas, NV 89119
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Property Address: Lots 14 through 36, inclusive, Block 2, Plum Creek Fairway 14 Subdivision Filing No 2, County of Douglas, State of Colorado

Loan Amount: \$1,800,000

Yield: 10.25% (Principal Balance \geq \$100,000);
10.00% (Principal Balance $<$ \$100,000)

Interest is paid monthly in arrears with payments due on the 1st of each month with a 10-day grace period.

Term: 12 months with one optional 12 month extension at maturity.

Subject Property: First Trust Deed collateralized by 23 lots located in Phase 2 of the Diamond Head at Plum Creek Subdivision in Castle Rock, Colorado. The borrower will be refinancing the acquisition of phase 2 land for the project as well as using loan proceeds to develop the land into finished lots. The borrower recently (December 2015) completed their model home for the community and have 15 units in backlog (spec. and presold units in various stages of construction).

Borrower: Lokal Homes Plum Creek, LLC

Borrower Use of Proceeds: Proceeds will be used towards the refinance of the property, including closing costs, fees, and prepaid interest. Money will also be used to finalize the development of the lots which will be held by a third party voucher control company (Project Disbursement Group).

Funding Date: Funding 12/23/15. Funds and documents are due by 12/21/15.

Borrower Overview

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Las Vegas, NV 89119
PHONE 702.739.9053 | 877.739.9094
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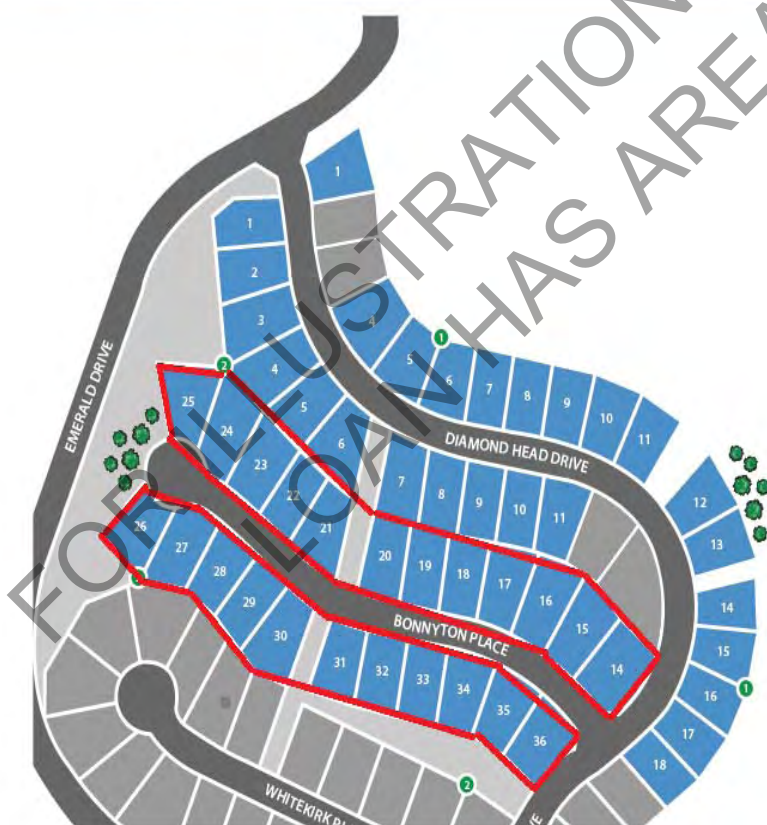
Exit Strategy: Loan will be repaid upon the sale or refinance of the lots. Investor's principal balance may decline over the life of the loan with principal pay-downs due to individual lot sales in the amount of \$93,750 which equate to about 120% of par value.

Guaranty: Ryan Lantz will execute a Limited Recourse Guaranty on the property.

Borrower History: Lokal Plum Creek, LLC is a special entity created by Lokal Homes. Lokal Homes is owned, managed, and operated by Coloradans with over 50 collective years of home building experience. Colorado is home for their entire team and provides them with a unique perspective on the market, product, and highest level of customer commitment. They are committed to providing the best new home experience throughout the Colorado front range. Over the first 3 years since inception, Lokal Homes has doubled the number of homes built each year. They estimate closing 2015 with 85 homes built and already have another 95 homes presold for 2016 construction.

DIAMOND HEAD AT PLUM CREEK

Site Map



Community & Amenities

6750 Via Austi Pkwy., Suite 230
Las Vegas, NV 89119
PHONE 702.739.9053 | 877.739.9094
FAX 702.739.7735
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Model Options



Reese 1,809 sq. ft \$389,990



Tenley 2,189 sq. ft \$405,990



Max 2,700 sq. ft \$419,990



Hayden 3,080 sq. ft \$439,990

Community:

Castle Rock is located in Central Colorado in desirable Douglas County. Castle Rock is residence to a population of 50,000 and located midway between Denver and Colorado Springs. Many of the residence work in the Denver Technological Center "The Denver Tech Center" which is 15 minute drive north of this project. The Tech Center recently expanded to be the home the Charles Schwab campus consisting of 3 five-story buildings and investor center projected to add \$1.5 billion of economic stimulus to the community at large. The latest expansion launched this year in Castle Rock was the nation's largest mall, The Promenade at Castle Rock. The project consist of four distinct districts of shopping, entertainment, dining, and outdoor amphitheater.

KD Carey, LLC

Loan #4256 | Nevada

6750 Via Austi Pkwy., Suite 230
Las Vegas, NV 89119
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Property Address: APN: 140-17-411-001 through 103 (which includes some common areas). Address of one lot is: 4321 Panther Cove Drive, Las Vegas, NV 89115

Loan Amount: \$4,055,000

Yield: 10.25% (Principal Balance \geq \$100,000);
10.00% (Principal Balance $<$ \$100,000)

Interest is paid monthly in arrears with payments due on the 1st of each month with a 10-day grace period.

Subject Property: First Trust Deed collateralized by 88 partially completed residential lots of approximately .05 acres each. Located on the Northeast corner of East Carey Avenue and North Lamb Boulevard in Northeast Las Vegas, NV, the community is an infill site near Sunrise Mountain. Currently the lots are about 60% complete and it is estimated to require an additional \$1,300,000 before the lots are ready for vertical construction. The development time would take approximately six months to fully complete and is anticipated to start within the first few month of the loan term. It is also anticipated that vertical construction will begin on the lots during the second quarter of 2016 and completely sell out in the spring of 2018.

Estimated Value: \$6,152,675.70 total value based on a Brokers Price Opinion (BPO) by Cushman & Wakefield dated 1/5/16.

Loan-to-Value: 66% based on the BOV detailed above.

Term: 12 months with one optional 12 month extension at maturity.

Interest Reserve: 9 months



As with all types of investments there are inherent risks when investing in Trust Deeds. Money invested through a mortgage broker is not guaranteed to earn any interest or return and is not insured. Before investing, investors will be provided applicable disclosures. Past performance does not guarantee future results or success. Ignite Funding requires a \$10,000 minimum investment. Ignite Funding recommends that investors meet minimum suitability standards to ensure that the investor's financial conditions and investment goals warrant the risk of the investment. Ignite Funding | 6750 Via Austi Pkwy., Suite 230 Las Vegas NV, 89119 | P 702.739.9053 | 877.739.9094 | Nevada Mortgage Broker License #311 | California Finance Lender #603J286

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Borrower: KD Carey, LLC

Borrower Use of Proceeds: Proceeds will be used towards the purchase of the property, including closing costs, fees, and prepaid interest. Money will also be used to finalize the development of the lots which will be held by a third party voucher control company (Project Disbursement Group).

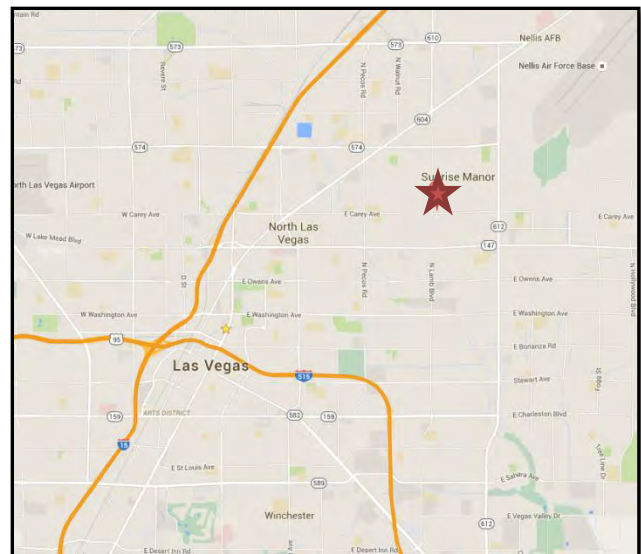
Exit Strategy: Loan will be repaid upon the sale or refinance of the property. Investor's principal balance may decline over the life of the loan with principal pay-downs due to individual lot sales once development is complete in the amount of \$48,500, which is about 105% of par value.

Borrower History: KD Carey, LLC is a special purpose entity set up by David Allsop of AllWest Homes, a home builder in Las Vegas, Nevada. AllWest Homes is a family owned and managed company that develops land and builds residential real estate. David has been a homebuilder for over 30 years and has built in Southern Nevada, Southern California, and Central Arizona. AllWest was founded to acquire and take over the operations of failing projects. Over the last eight years, AllWest has developed nearly 1,100 homes sites, built 700 homes, and constructed a 216-unit apartment complex.

Funding Date: Funding 1/28/16. Funds and documents are due by 1/26/16.

Community:

North Las Vegas is one of the fastest growing communities in the Southwest now boasting a population of 215,000. Situated in the middle of a great community, the property is located one block from Myrtle Tate Elementary School and 4 blocks from Ed Von Tobel Middle School. Close proximity to Nellis Air force Base.



Tailor Built Homes, LLC | LOAN #4257

Funding Date: 1/13/16

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PHONE 702.739.9053 | 877.739.9094
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Borrower: Tailor Built Homes, LLC.

Property APN: Lot 404 27-11-251-027 | Lot 407 27-11-251-023 | West Jordan, Utah 84081



Loan Amount: \$420,000

Yield: 10.00% (Principal Balance < \$100,000); 10.25% (Principal Balance ≥ \$100,000)

Interest is paid monthly in arrears with payments due on the 1st of each month with a 10-day grace period.

Term: Six months with an optional six month extension at maturity.

Subject Property: First Trust Deed collateralized by two fully developed residential lots (404, .41 acres & 407, .72 acres) situated just west of Interstate 15 in West Jordan, Utah (approximately 15 miles south of Salt Lake City, Utah). Loan proceeds will be used for the acquisition of the lots which average a half acre in size. The borrower has successfully built and sold out of the first phase of the community and has now begun purchasing the lots

from the second phase of the community. Within the first phase, the borrower built a home that was showcased in the 2015 parade of homes.

Borrower Use of Proceeds:

Proceeds will be used towards the acquisition of the property, including closing costs and fees, and three months of prepaid interest.

Guaranty: Maxwell Hunter, a Principal of Tailor Built Homes and Legacy Fields, will execute a Limited Recourse Guaranty on the property.

Exit Strategy: Loan will be repaid upon the sale or refinance of the subject property.



Borrower History: Tailor Built Homes, LLC is the home building arm of Legacy Fields, a land contractor and developer in and around Salt Lake City, Utah. The principals have over four decades of real estate experience and have been a borrower with Ignite since 2013. They have strategically placed themselves to be able to buy and develop land but still have a home building arm to create an end use for the product.

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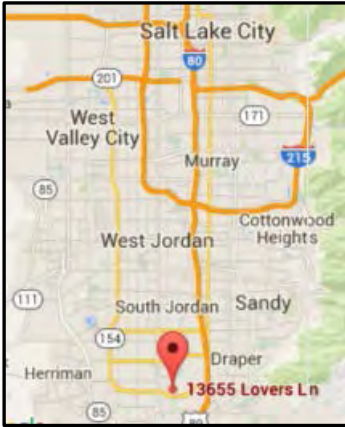
LF RIVERTON SPRINGS, LLC | LOAN #4258

Funding Date: 1/28/16

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FAX 702.739.7735
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Borrower: LF RIVERTON SPRINGS, LLC



APN: 33-02-152-005, 33-02-152-024, 33-02-176-018; 13701 South Lovers Lane, Riverton, Utah 84065

Loan Amount: \$695,000

Yield: 10.00% (Principal Balance < \$100,000); 10.25% (Principal Balance ≥ \$100,000)

Interest is paid monthly in arrears with payments due on the 1st of each month with a 10-day grace period.

Term: Six months with an optional six month extension at maturity.

Subject Property: First Trust Deed collateralized 11 acres of residential land situated just west of Interstate 15 in Riverton, Utah (approximately 24 miles south of Salt Lake City, Utah). The borrower acquired the site in 2013. During the past four years the borrower has been working with the city to get the site approved for 14 semi-custom lots. Development work on the 14 custom lots is estimated to cost \$900,000. This means the developer would have a finished lot cost of \$136,000 per lot. Finished lots in the adjacent community have been selling up to \$300,000 per lot. This leaves the borrower in a great position to build and ultimately sell homes on the site for below market rates and still make a healthy profit.

Borrower Use of Proceeds: Proceeds will be used towards the refinance of the property, including closing costs and fees, prepaid interest.

Guaranty: Maxwell Hunter, a Principal of Legacy Fields Land, LLC, will execute a Limited Recourse Guaranty on the property.

Exit Strategy: Loan will be repaid upon the sale or refinance of the property. Investor's principal balance may decline over the life of the loan with principal pay-downs due to individual lot sales once development is complete in the amount of \$52,250 per lot, which equates to roughly 105% of par value.

RIVERSPRINGS ESTATES

13655 S LOVERS LANE, RIVERTON, UT 84095



Borrower History: LF Riverton Springs, LLC is a special purpose entity set up by Legacy Fields, a developer in and around Salt Lake City Utah. The entity's principals also run a homebuilding company called Tailor Built Homes. The principals have many decades of real estate experience and have been a borrower with Ignite since 2013.

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