

2014 LOAN PORTFOLIO PERFORMANCE RECORD

2140 E Pebble Road, Suite 160
Las Vegas, NV 89123
PHONE 702.739.9053 | 877.739.9094
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IGNITEFUNDING.COM



Ignite Funding Investors have funded **\$200,846,000** in Land Acquisition, Development and Construction of Real Estate projects throughout the Southwest since 2011.

2014 Q1, Q2 & Q3

40	Borrowers
\$56,464,500	Total amount funded
102	Loans funded
52%	Acquisition loans (see breakdown)
31%	Development loans (see breakdown)
17%	Construction loans (see breakdown)
10.82%	Average interest rate to investors*
63.67%	Average Loan to Value**
8	Average duration of loan term (months)
3	Forbearance agreement with resolution and Investor payoff***
3	Currently in forbearance - pending disposition***
\$59,526,250	Total amount of loans under servicing as of 6/30/14

\$4,688,698 Income Paid Out to Investors

Acquisition loans****

82%	Residential
18%	Commercial
28	Borrowers
\$29,371,500	Total amount funded
43	Loans funded
11.13%	Avg interest rate to investors*
61.03%	Avg Loan to Value**
8	Avg duration of loan term
2	Forbearance agreement with resolution and investor payoff
1	Currently in forbearance - pending disposition

Development loans

100%	Residential
0%	Commercial
7	Borrowers
\$17,617,000	Total amount funded
23	Loans funded
11.21%	Avg interest rate to investors*
N/A	Avg Loan to Value**
11	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
9	Borrowers
\$9,476,000	Total amount funded
36	Loans funded
10.21%	Avg interest rate to investors*
65.43%	Avg Loan to Value**
7	Avg duration of loan term
1	Forbearance agreement with resolution and investor payoff
2	Currently in forbearance - pending disposition

All figures are as of 10-1-14. * 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. Average loan to value during Q1, Q2 and Q3 on development loans all had appraisal waivers. ***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 | 2140 E Pebble Road, Suite 160 Las Vegas NV, 89123 | P 702.739.9053 | 877.739.9094 | NV MBL #311 | CACFL #603J286 | AZ CMB-0932150 | AZ CMBBR-0121055.

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DATE FUNDED	LOAN ID	BORROWER	LOAN TYPE	LOAN SUB-TYPE	LOAN AMOUNT	LOAN TO VALUE	DURATION OF LOAN*	DEFAULTS/ RESOLUTIONS	ANNUALIZED RETURN TO INVESTORS**
1/31/14	4003	Harmony19, LLC	Development	Residential - Partially Improved Lots	\$2,898,000.00	Appraisal Waiver	12		11.00%
1/13/14	4039	Richard Redden Homes, LLC	Construction	Residential - SFR	\$234,000.00	65.00%	5		11.00%
1/13/14	4040	HWL Loneview LLC	Refinance - Acquisition	Residential - Finished Lots	\$880,000.00	Appraisal Waiver	12		11.00%
1/31/14	4041	Jack Fisher Construction of Southern Utah, LLC	Construction	Residential - TWH	\$210,000.00	Appraisal Waiver	12		10.00%
1/31/14	4042	Jack Fisher Construction of Southern Utah, LLC	Construction	Residential - TWH	\$244,000.00	Appraisal Waiver	9		10.00%
1/31/14	4043	Jack Fisher Construction of Southern Utah, LLC	Construction	Residential - TWH	\$240,000.00	Appraisal Waiver	12		10.00%
1/31/14	4044	Jack Fisher Construction of Southern Utah, LLC	Construction	Residential - TWH	\$236,000.00	Appraisal Waiver	12		10.00%
1/31/14	4045	Jack Fisher Construction of Southern Utah, LLC	Construction	Residential - TWH	\$206,000.00	Appraisal Waiver	12		10.00%
1/13/14	4046	HWD Manchester Fields LLC	Refinance - Acquisition	Residential - Unimproved Land	\$1,060,000.00	Appraisal Waiver	12		11.50%
1/29/14	4048	RMB Live Oak, LLC	Refinance - Acquisition	Residential - Finished Lots	\$175,000.00	Appraisal Waiver	10		11.00%
1/29/14	4049	RMB Live Oak, LLC	Refinance - Acquisition	Residential - Finished Lots	\$175,000.00	Appraisal Waiver	10		11.00%
1/29/14	4050	RMB Live Oak, LLC	Refinance - Acquisition	Residential - Finished Lots	\$175,000.00	Appraisal Waiver	10		11.00%
1/29/14	4051	RMB Live Oak, LLC	Refinance - Acquisition	Residential - Finished Lots	\$175,000.00	Appraisal Waiver	10		11.00%
1/23/14	4052	Richard Redden Homes, LLC	Construction	Residential - SFR	\$206,000.00	64.98%	7		11.00%
1/22/14	4054	Harmony19, LLC	Refinance - Development	Residential - Partially Improved Lots	\$1,346,000.00	Appraisal Waiver	12		13.00%
1/31/14	4055	HWD Spring Creek Cove, LLC	Acquisition	Residential - Unimproved Land	\$2,020,000.00	Appraisal Waiver	7		13.00%
2/14/14	4056	HWL Yeager Farms 2, LLC	Acquisition	Residential - Paper Lots	\$1,900,000.00	Appraisal Waiver	6		13.00%
2/14/14	4057	HWD Shores, LLC	Acquisition	Residential - Partially Improved Lots	\$2,000,000.00	Appraisal Waiver	10		13.00%
2/20/14	4058	Tailor Built Homes, LLC	Construction	Residential - SFR	\$214,000.00	Appraisal Waiver	8		10.00%
3/7/14	4059	Henry Walker Construction of Northern Utah, LLC	Refinance - Construction	Residential - Existing SFR	\$330,000.00	Appraisal Waiver	0		10.00%
3/14/14	4060	HWL Greenspire, LLC	Refinance - Acquisition	Residential - Finished Lots	\$252,000.00	Appraisal Waiver	12		10.00%
3/3/14	4061	LF Riverton Springs, LLC	Refinance - Acquisition	Commercial - Unimproved Land	\$615,000.00	Appraisal Waiver	9		11.00%
2/27/14	4062	Henry Walker Construction of Northern Utah, LLC	Refinance - Construction	Residential - Existing SFR	\$267,000.00	Appraisal Waiver	6		10.00%
3/14/14	4063	Eaglewood Village Construction, LLC	Refinance - Construction	Residential - Existing SFR	\$352,000.00	Appraisal Waiver	7		10.00%
3/14/14	4064	Jack Fisher Construction of Southern Utah, LLC	Refinance - Construction	Residential - Existing SFR	\$313,000.00	Appraisal Waiver	2		10.00%
3/14/14	4065	Jack Fisher Construction of Southern Utah, LLC	Refinance - Construction	Residential - Existing SFR	\$206,000.00	Appraisal Waiver	3		10.00%
4/23/14	4068	RMB Citrus, LLC	Construction	Residential - SFR	\$500,000.00	Appraisal Waiver	9		10.00%
5/20/14	4069	RMB Citrus, LLC	Construction	Residential - SFR	\$400,000.00	Appraisal Waiver	6		10.00%
3/25/14	4070	RMB Deal 1, LLC	Refinance - Acquisition	Residential - Finished Lots	\$518,000.00	Appraisal Waiver	12		10.00%
3/17/14	4071	Richard Redden Homes, LLC	Construction	Residential - SFR	\$310,000.00	65.26%	12		11.00%
4/4/14	4072	Richard Redden Homes, LLC	Construction	Residential - SFR	\$220,000.00	65.47%	12		11.00%

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3/31/14	4073	Jack Fisher Construction of Southern Utah, LLC	Refinance - Construction	Residential - Existing SFR	\$345,000.00	Appraisal Waiver	2		10.00%
3/25/14	4074	HWD Northport Village, LLC	Development	Residential - Partially Improved Lots	\$810,000.00	Appraisal Waiver	8		11.00%
3/27/14	4075	Jack Fisher Construction of Southern Utah, LLC	Refinance - Construction	Residential - Existing SFR	\$315,000.00	Appraisal Waiver	1		10.00%
4/18/14	4076	RMB Real Estate, LLC	Acquisition	Commercial - Unimproved Land	\$810,000.00	Appraisal Waiver	12		2.00%
4/4/14	4077	Jack Fisher Construction of Southern Utah, LLC	Construction	Residential - TWH	\$262,000.00	Appraisal Waiver	5		10.00%
4/4/14	4078	Jack Fisher Construction of Southern Utah, LLC	Construction	Residential - TWH	\$240,000.00	Appraisal Waiver	5		10.00%
4/11/14	4079	LF Echo Ridge, LLC	Refinance - Acquisition	Residential - Finished Lots	\$216,000.00	Appraisal Waiver	8		10.00%
4/16/14	4081	Jack Fisher Construction of Southern Utah, LLC	Construction	Residential - TWH	\$173,000.00	Appraisal Waiver	5		10.00%
4/16/14	4082	Jack Fisher Construction of Southern Utah, LLC	Construction	Residential - TWH	\$155,000.00	Appraisal Waiver	5		10.00%
4/16/14	4083	Jack Fisher Construction of Southern Utah, LLC	Construction	Residential - TWH	\$152,000.00	Appraisal Waiver	5		10.00%
4/16/14	4084	Jack Fisher Construction of Southern Utah, LLC	Construction	Residential - TWH	\$134,000.00	Appraisal Waiver	4		10.00%
4/16/14	4085	Jack Fisher Construction of Southern Utah, LLC	Construction	Residential - TWH	\$144,000.00	Appraisal Waiver	5		10.00%
4/11/14	4086	Harmony Fiore, LLC	Refinance - Acquisition	Residential - Finished Lots	\$258,000.00	Appraisal Waiver	12		11.00%
4/11/14	4087	HWL Whisper Ridge, LLC	Acquisition	Residential - Finished Lots	\$395,000.00	Appraisal Waiver	5		12.00%
4/29/14	4092	Harmony Russell, LLC	Development	Residential - Partially Improved Lots	\$1,400,000.00	Appraisal Waiver	12		11.50%
5/12/14	4093	Jack Fisher Construction of Colorado, LLC	Refinance - Construction	Residential - Existing SFR	\$225,000.00	Appraisal Waiver	6		10.00%
6/16/14	4094	Jack Fisher Construction of Colorado, LLC	Refinance - Construction	Residential - Existing SFR	\$223,000.00	Appraisal Waiver	6		10.00%
5/8/14	4095	Richard Redden Homes, LLC	Construction	Residential - SFR	\$206,000.00	65.39%	6		10.50%
4/25/14	4096	Richard Redden Homes, LLC	Acquisition	Residential - Finished Lots	\$148,000.00	Appraisal Waiver	2		11.00%
5/12/14	4097	Jack Fisher Construction of Colorado, LLC	Refinance - Construction	Residential - Existing SFR	\$242,000.00	Appraisal Waiver	6		10.00%
5/13/14	4098	Jack Fisher Construction of Colorado, LLC	Refinance - Construction	Residential - Existing SFR	\$253,000.00	Appraisal Waiver	6		10.00%
5/16/14	4100	Harmony Mesa Verde I, LLC	Refinance - Acquisition	Commercial - Unimproved Land	\$450,000.00	Appraisal Waiver	6		11.00%
6/2/14	4101	Network Land Holdings Vegas, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$550,000.00	Appraisal Waiver	12		12.00%
5/23/14	4102	HWL Cherry Lane, LLC	Acquisition	Residential - Unimproved Land	\$2,300,000.00	Appraisal Waiver	6		12.75%
6/19/14	4103	Jack Fisher Construction of Colorado, LLC	Refinance - Construction	Residential - Existing SFR	\$185,000.00	Appraisal Waiver	6		10.00%
6/20/14	4104	RMB Citrus, LLC	Refinance - Acquisition	Residential - Finished Lots	\$122,000.00	Appraisal Waiver	6		10.00%
6/20/14	4105	RMB Citrus, LLC	Refinance - Acquisition	Residential - Finished Lots	\$122,000.00	Appraisal Waiver	6		10.00%
6/20/14	4106	RMB Citrus, LLC	Refinance - Acquisition	Residential - Finished Lots	\$122,000.00	Appraisal Waiver	6		10.00%
6/23/14	4107	Harmony Mesa Verde I, LLC	Development	Residential - Paper Lots	\$1,700,000.00	Appraisal Waiver	6		11.00%
6/17/14	4108	HARMONY461, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$235,000.00	Appraisal Waiver	6		11.00%
6/17/14	4109	HARMONY461, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$235,000.00	Appraisal Waiver	6		11.00%
6/18/14	4110	HARMONY461, LLC	Refinance - Acquisition	Residential - Partially Improved Lots	\$675,000.00	Appraisal Waiver	6		11.00%

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6/25/14	4111	Harmony Homes Texas, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$1,160,000.00	Appraisal Waiver	6		11.00%
6/25/14	4112	Richard Redden Homes, LLC	Construction	Residential - SFR	\$309,000.00	66.45%	6		10.00%
9/8/14	4113	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
9/8/14	4114	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
9/8/14	4115	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
9/8/14	4116	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
9/8/14	4117	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
9/8/14	4118	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
9/8/14	4119	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
9/8/14	4120	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
9/8/14	4121	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
9/8/14	4122	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
9/8/14	4123	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
9/8/14	4124	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
9/8/14	4125	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
9/8/14	4126	Harmony Homes California, LLC	Development	Residential - Paper Lots	\$240,000.00	Appraisal Waiver	12		11.00%
6/27/14	4127	HWL Kachina Cliffs LLC	Development	Residential - Paper Lots	\$1,850,000.00	Appraisal Waiver	6		11.25%
7/7/14	4128	Kreste LLC	Construction	Residential - SFR	\$425,000.00	Appraisal Waiver	12		11.00%
7/14/14	4129	Vegas Capital Holdings & Investments, LLC	Acquisition	Commercial - Unimproved Land	\$2,500,000.00	86.44%	12		13.00%
7/7/14	4130	Ultimate Land, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$165,000.00	60.12%	2		11.75%
7/17/14	4131	Quality Land Investments Las Vegas, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$410,000.00	52.29%	12		11.25%
7/14/14	4132	Southwest Growth Management, LLC	Acquisition	Commercial - Unimproved Land	\$940,000.00	Appraisal Waiver	6		12.00%
7/23/14	4133	HARMONY461, LLC	Refinance - Acquisition	Residential - Finished Lots	\$234,000.00	Appraisal Waiver	6		11.00%
7/29/14	4134	Vegas Valley Land Enterprises, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$990,000.00	45.25%	12		11.25%
8/14/14	4135	Oakwood Homes of Utah, LLC	Refinance - Acquisition	Residential - Paper Lots	\$600,000.00	Appraisal Waiver	1		11.25%
8/8/14	4136	HWD Spring Creek Cove, LLC	Refinance - Acquisition	Residential - Paper Lots	\$2,100,000.00	Appraisal Waiver	6		13.00%
8/8/14	4137	HWL Yeager Farms 2, LLC	Acquisition	Residential - Finished Lots	\$220,000.00	Appraisal Waiver	6		13.25%
8/22/14	4138	HWL Yeager Farms 2, LLC	Development	Residential - Paper Lots	\$2,900,000.00	Appraisal Waiver	6		13.00%
8/15/14	4139	Harmony Mesa Verde I, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$360,000.00	Appraisal Waiver	6		11.00%
8/28/14	4140	HARMONY461, LLC	Refinance - Acquisition	Residential - Finished Lots	\$150,500.00	Appraisal Waiver	6		11.00%
8/28/14	4141	HARMONY461, LLC	Refinance - Acquisition	Residential - Finished Lots	\$215,000.00	Appraisal Waiver	6		11.00%
9/3/14	4142	HWL Greenspire, LLC	Refinance - Acquisition	Residential - Finished Lots	\$404,000.00	Appraisal Waiver	6		10.00%

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9/15/14	4143	Gold Leaf Land Investments, LLC	Refinance - Acquisition	Residential - Finished Lots	\$2,000,000.00	Appraisal Waiver	9		12.25%
9/22/14	4145	Harmony19, LLC	Refinance - Development	Residential - Finished Lots	\$820,000.00	Appraisal Waiver	6		11.00%
9/22/14	4146	Harmony19, LLC	Refinance - Development	Residential - Finished Lots	\$533,000.00	Appraisal Waiver	6		11.00%
9/12/14	4147	The Aquino Family Trust	Refinance - Acquisition	Residential - Unimproved Land	\$120,000.00	Appraisal Waiver	9		11.00%
9/26/14	4148	Bluemountain, Inc.	Construction	Residential - SFR	\$320,000.00	Appraisal Waiver	8		11.00%
9/26/14	4149	Bluemountain, Inc.	Construction	Residential - SFR	\$480,000.00	Appraisal Waiver	8		11.00%
9/15/14	4150	Gold Leaf Land Investments, LLC	Refinance - Acquisition	Residential - Partially Improved Lots	\$220,000.00	Appraisal Waiver	1		12.25%

*Some loans may pay off before the loan term which would decrease the duration of the loan, and others may have extensions available that could increase the duration of the loan

**Actual interest rate received by investors is dependent upon payoff before maturity or extension of the loan term