

# 2011-2017 ASSET MANAGEMENT PERFORMANCE RECORD

2140 E Pebble Road, Suite 160  
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IGNITEFUNDING.COM



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)

3	Borrowers *
\$22,642,000	Total amount taken back
9 mos.	Average time between default and foreclosure
8	REO resolutions (property sold)
100%+	Average return of capital to investors on resolution**
7	REO under management/pending resolution***
\$13,585,553.52	Total amount under management/pending disposition

**\$9,417,086**  
Disposition of REO Assets  
Paid Out to Investors

\* 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), Jack Fisher Homes (HWD Spring Creek Cove, LLC and Vistas 2, LLC) and Richard Redden Homes, LLC \*\*Refer to Asset Management Performance Chart for details. \*\*\*4161, LLC & 4168, LLC (Ultimate Land) | 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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## REAL ESTATE OWNED (REO)

ASSET NAME	LOAN TYPE	LOAN SUB-TYPE	LOAN AMOUNT	LOAN-TO-VALUE	INVESTOR INTEREST RATE	FORECLOSURE DATE	RESOLUTION STATUS
3989, LLC	Acquisition	Commercial - Unimproved Land	\$ 1,200,000.00	51.02%	12.75%	8/19/2015	Marketing for sale
4112, LLC	Construction	Residential - SFR	\$ 309,000.00	66.45%	10%	1/29/2016	Under contract to sale
4129, LLC *	Acquisition	Commercial - Unimproved Land	\$ 1,322,553.52	86.44%	13%	8/19/2015	Under contract to sale
4161, LLC	Refinance - Acquisition	Residential - Finished Lots	\$ 3,510,000.00	Appraisal Waiver	12%	1/7/2016	Under contract to sale
4168, LLC	Development	Residential - Partially Improved Lots	\$ 2,184,000.00	Appraisal Waiver	14%	1/7/2016	Under contract to sale
4136, LLC	Acquisition	Residential - Paper Lots	\$ 2,100,000.00	Appraisal Waiver	13%	11/29/2016	Completing entitlements to be able to market for sale
4167 Vistas 2, LLC	Development	Residential - Paper Lots	\$ 2,960,000.00	Appraisal Waiver	12.25%	11/29/2016	Marketing for sale
<b>TOTAL</b>			<b>\$ 13,585,553.52</b>				

## RESOLVED REO ASSETS

ASSET NAME	LOAN TYPE	LOAN SUB-TYPE	LOAN AMOUNT	LOAN-TO-VALUE	INVESTOR INTEREST RATE	FORECLOSURE DATE	PAYOFF DATE	PRINCIPAL RETURNED TO INVESTORS	CAPITAL GAIN PAID TO INVESTORS AT PAYOFF
4101, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$ 550,000.00	Appraisal Waiver	12%	8/19/2015	12/29/2015	\$ 550,000.00	\$ 16,500.00
4129, LLC *	Acquisition	Commercial - Unimproved Land	\$ 1,177,446.48	86.44%	13%	8/19/2015	12/9/2016	\$ 1,177,446.48	\$ -
4143, LLC	Refinance - Acquisition	Residential - Finished Lots	\$ 2,000,000.00	Appraisal Waiver	12.25%	10/15/2015	12/8/2015	\$ 2,000,000.00	\$ 86,230.74
4151, LLC	Refinance - Acquisition	Residential - Partially Improved Lots	\$ 1,600,000.00	36%	12.50%	10/15/2015	12/8/2015	\$ 1,600,000.00	\$ 70,000.07
4164, LLC	Development	Residential - Partially Improved Lots	\$ 2,700,000.00	64%	13%	10/15/2015	2/12/2016	\$ 2,700,000.00	\$ 90,662.49
4071, LLC	Construction	Residential - SFR	\$ 310,000.00	65.26%	11%	1/29/2016	6/8/2016	\$ 310,000.00	\$ 48,492.89
4131, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$ 410,000.00	52.29%	11.25%	8/19/2015	9/22/2016	\$ 410,000.00	\$ -
ROE Homes, LLC	Construction	Residential - SFR	\$ 309,000.00	Appraisal Waiver	10%	N/A	5/25/2016	\$ 309,000.00	\$ 48,753.30
<b>TOTALS</b>								<b>\$ 9,056,446.48</b>	<b>\$ 360,639.49</b>

\* Original Loan Amount \$2,500,000.00 . \$1,177,446.48 resolved 12.9.16