

# 2016 LOAN PORTFOLIO PERFORMANCE RECORD

2140 E Pebble Road, Suite 160  
Las Vegas, NV 89123  
PHONE 702.739.9053 | 877.739.9094  
FAX 702.739.7735  
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Ignite Funding Investors have funded **\$357,552,900** in Land Acquisition, Development and Construction of Real Estate projects throughout the Southwest since 2011.

## 2016

|              |   |
|--------------|---|
| 41           | Borrowers   |
| \$75,794,400 | Total amount funded   |
| 106          | Loans funded  |
| 53%          | Acquisition loans (see breakdown)                               |
| 31%          | Development loans (see breakdown)                               |
| 16%          | Construction loans (see breakdown)                              |
| 10.22%       | Average interest rate to investors*                             |
| 67.78%       | Average Loan to Value**   |
| 8            | Average duration of loan term (months)                          |
| 4            | Loans under servicing currently in forbearance***               |
| \$88,664,654 | Total amount of loans under servicing/management as of 12/31/16 |

**\$6,588,737** Income Paid Out to Investors

### Acquisition loans\*\*\*\*

|              |                                 |
|--------------|---------------------------------|
| 55%          | Residential                     |
| 45%          | Commercial                      |
| 32           | Borrowers                       |
| \$40,155,000 | Total amount funded             |
| 53           | Loans funded                    |
| 10.18%       | Avg interest rate to investors* |
| 59.05%       | Avg Loan to Value**             |
| 9            | Avg duration of loan term       |

### Development loans

|              |                                 |
|--------------|---------------------------------|
| 100%         | Residential                     |
| 0%           | Commercial                      |
| 8            | Borrowers                       |
| \$23,687,600 | Total amount funded             |
| 31           | Loans funded                    |
| 10.13%       | Avg interest rate to investors* |
| 71.12%       | Avg Loan to Value**             |
| 6            | Avg duration of loan term       |

### Construction loans

|              |                                 |
|--------------|---------------------------------|
| 100%         | Residential                     |
| 0%           | Commercial                      |
| 8            | Borrowers                       |
| \$11,951,800 | Total amount funded             |
| 22           | Loans funded                    |
| 10.45%       | Avg interest rate to investors* |
| 78.91%       | Avg Loan to Value**             |
| 8            | Avg duration of loan term       |

Information reflected above is for loans funded in 2016. \* 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. \*\*\* Loans currently in forbearance are from 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 CLOSED | LOAN ID | BORROWER                      | LOAN TYPE                | LOAN SUB-TYPE                         | LOAN AMOUNT    | LOAN TO VALUE    | DURATION OF LOAN* | ANNUALIZED RETURN TO INVESTORS** |
|-------------|---------|-------------------------------|--------------------------|---------------------------------------|----------------|------------------|-------------------|----------------------------------|
| 1/13/2016   | 4257    | Tailor Built Homes, LLC       | Acquisition              | Residential - Finished Lots           | \$420,000.00   | Appraisal Waiver | 12                | 10.00%                           |
| 1/29/2016   | 4258    | LF Riverton Springs, LLC      | Refinance - Acquisition  | Residential - Paper Lots              | \$695,000.00   | Appraisal Waiver | 12                | 10.00%                           |
| 2/8/2016    | 4256    | KD Carey, LLC                 | Acquisition              | Residential - Partially Improved Lots | \$4,055,000.00 | 65.90%           | 12                | 10.00%                           |
| 2/19/2016   | 4259    | Court Hampton Holdings, LLC   | Refinance - Development  | Residential - Partially Improved Lots | \$682,000.00   | 97.42%           | 10                | 10.00%                           |
| 2/26/2016   | 4260    | The Aquino Family Trust       | Refinance - Acquisition  | Residential - Unimproved Land         | \$180,000.00   | 45.00%           | 9                 | 10.00%                           |
| 2/29/2016   | 4261    | Truman Marketing, LLC         | Refinance - Acquisition  | Residential - Existing SFR            | \$89,000.00    | Appraisal Waiver | 12                | 10.00%                           |
| 2/29/2016   | 4262    | Truman Marketing, LLC         | Refinance - Acquisition  | Residential - Existing SFR            | \$158,000.00   | Appraisal Waiver | 12                | 10.00%                           |
| 2/29/2016   | 4263    | Truman Marketing, LLC         | Refinance - Acquisition  | Residential - Existing SFR            | \$60,000.00    | Appraisal Waiver | 12                | 10.00%                           |
| 2/29/2016   | 4264    | Bluemountain, Inc.            | Refinance - Acquisition  | Residential - Existing SFR            | \$67,000.00    | Appraisal Waiver | 10                | 10.00%                           |
| 2/29/2016   | 4265    | Truman Marketing, LLC         | Refinance - Acquisition  | Residential - Existing SFR            | \$138,000.00   | Appraisal Waiver | 2                 | 10.00%                           |
| 2/29/2016   | 4266    | Bluemountain, Inc.            | Refinance - Acquisition  | Residential - Existing SFR            | \$119,000.00   | Appraisal Waiver | 12                | 10.00%                           |
| 2/29/2016   | 4267    | Truman Marketing, LLC         | Refinance - Acquisition  | Residential - Existing SFR            | \$126,000.00   | Appraisal Waiver | 4                 | 10.00%                           |
| 2/29/2016   | 4268    | Truman Marketing, LLC         | Refinance - Acquisition  | Residential - Existing SFR            | \$154,000.00   | Appraisal Waiver | 12                | 10.00%                           |
| 3/23/2016   | 4280    | LF Dimple Dell, LLC           | Development              | Residential - Partially Improved Lots | \$5,200,000.00 | Appraisal Waiver | 7                 | 12.00%                           |
| 3/25/2016   | 4269    | Douglas Ansell                | Refinance - Acquisition  | Residential - Existing SFR            | \$200,000.00   | 71.68%           | 12                | 10.00%                           |
| 3/29/2016   | 4282    | HARMONY461, LLC               | Refinance - Construction | Residential - Existing SFR            | \$234,000.00   | 75.48%           | 2                 | 10.00%                           |
| 3/29/2016   | 4283    | HARMONY461, LLC               | Refinance - Construction | Residential - Existing SFR            | \$215,000.00   | 75.43%           | 3                 | 10.00%                           |
| 3/31/2016   | 4281    | HARMONY461, LLC               | Refinance - Construction | Residential - Existing SFR            | \$241,000.00   | 75.31%           | 3                 | 10.00%                           |
| 4/5/2016    | 4289    | Patrick Higgins               | Acquisition              | Commercial - Unimproved Land          | \$850,000.00   | 63.90%           | 12                | 10.50%                           |
| 4/8/2016    | 4270    | Harmony Homes California, LLC | Refinance - Development  | Residential - Finished Lots           | \$250,000.00   | Appraisal Waiver | 4                 | 10.00%                           |
| 4/8/2016    | 4271    | Harmony Homes California, LLC | Refinance - Development  | Residential - Finished Lots           | \$250,000.00   | Appraisal Waiver | 4                 | 10.00%                           |
| 4/8/2016    | 4272    | Harmony Homes California, LLC | Refinance - Development  | Residential - Finished Lots           | \$250,000.00   | Appraisal Waiver | 12                | 10.00%                           |
| 4/8/2016    | 4273    | Harmony Homes California, LLC | Refinance - Development  | Residential - Finished Lots           | \$250,000.00   | Appraisal Waiver | 8                 | 10.00%                           |
| 4/8/2016    | 4274    | Harmony Homes California, LLC | Refinance - Development  | Residential - Finished Lots           | \$250,000.00   | Appraisal Waiver | 12                | 10.00%                           |
| 4/8/2016    | 4275    | Harmony Homes California, LLC | Refinance - Development  | Residential - Finished Lots           | \$250,000.00   | Appraisal Waiver | 8                 | 10.00%                           |
| 4/8/2016    | 4276    | Harmony Homes California, LLC | Refinance - Development  | Residential - Finished Lots           | \$250,000.00   | Appraisal Waiver | 1                 | 10.00%                           |
| 4/8/2016    | 4277    | Harmony Homes California, LLC | Refinance - Development  | Residential - Finished Lots           | \$250,000.00   | Appraisal Waiver | 1                 | 10.00%                           |
| 4/8/2016    | 4278    | Harmony Homes California, LLC | Refinance - Development  | Residential - Finished Lots           | \$250,000.00   | Appraisal Waiver | 12                | 10.00%                           |
| 4/8/2016    | 4279    | Harmony Homes California, LLC | Refinance - Development  | Residential - Finished Lots           | \$250,000.00   | Appraisal Waiver | 1                 | 10.00%                           |
| 4/11/2016   | 4288    | Harmony19, LLC                | Refinance - Development  | Residential - Finished Lots           | \$64,500.00    | 58.63%           | 0                 | 10.00%                           |

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| 4/14/2016 | 4285 | Court Hampton Holdings, LLC | Refinance - Construction | Residential - Existing SFR            | \$235,000.00   | 79.66%           | 2  | 10.00% |
| 4/14/2016 | 4286 | Court Hampton Holdings, LLC | Refinance - Construction | Residential - Existing SFR            | \$202,000.00   | 80.80%           | 5  | 10.00% |
| 4/20/2016 | 4287 | Court Hampton Holdings, LLC | Refinance - Construction | Residential - Existing SFR            | \$954,800.00   | 97.42%           | 9  | 10.00% |
| 4/22/2016 | 4290 | Mosaic Seven, LLC           | Acquisition              | Commercial - Unimproved Land          | \$860,000.00   | 26.32%           | 12 | 10.50% |
| 4/22/2016 | 4291 | Mosaic Seven, LLC           | Acquisition              | Residential - Unimproved Land         | \$740,000.00   | 56.06%           | 12 | 5.00%  |
| 4/22/2016 | 4292 | Investor Equity Homes, LLC  | Refinance - Acquisition  | Residential - Partially Improved Lots | \$700,000.00   | 53.84%           | 12 | 10.00% |
| 5/11/2016 | 4295 | Harmony Russell, LLC        | Refinance - Development  | Residential - Finished Lots           | \$653,000.00   | 56.29%           | 12 | 10.00% |
| 5/13/2016 | 4296 | Harmony Mesa Verde I, LLC   | Refinance - Development  | Residential - Finished Lots           | \$216,000.00   | 44.62%           | 2  | 10.00% |
| 5/13/2016 | 4299 | Bizmasters Inc              | Refinance - Construction | Residential - Existing SFR            | \$278,000.00   | 69.51%           | 3  | 10.00% |
| 5/17/2016 | 4298 | LF Denver Street, LLC       | Refinance - Acquisition  | Commercial - Unimproved Land          | \$750,000.00   | Appraisal Waiver | 6  | 10.00% |
| 5/18/2016 | 4301 | Bizmasters Inc              | Acquisition              | Residential - Existing SFR            | \$575,000.00   | Appraisal Waiver | 12 | 11.00% |
| 5/19/2016 | 4300 | The Ventana Trust           | Refinance - Acquisition  | Residential - Existing SFR            | \$140,000.00   | 66.19%           | 12 | 10.00% |
| 5/23/2016 | 4297 | Harmony Mesa Verde I, LLC   | Refinance - Development  | Residential - Finished Lots           | \$331,000.00   | 45.59%           | 3  | 10.00% |
| 5/27/2016 | 4307 | Kingman Orchard 1139, LLC   | Refinance - Acquisition  | Commercial - Unimproved Land          | \$1,300,000.00 | 22.90%           | 12 | 11.00% |
| 6/3/2016  | 4302 | KD Commerce, LLC            | Construction             | Residential - TWH                     | \$437,000.00   | 79.06%           | 12 | 11.00% |
| 6/3/2016  | 4303 | KD Commerce, LLC            | Construction             | Residential - SFR                     | \$412,000.00   | 79.09%           | 12 | 11.00% |
| 6/3/2016  | 4304 | KD Commerce, LLC            | Construction             | Residential - SFR                     | \$437,000.00   | 79.06%           | 12 | 11.00% |
| 6/3/2016  | 4305 | KD Commerce, LLC            | Construction             | Residential - SFR                     | \$437,000.00   | 79.06%           | 12 | 11.00% |
| 6/3/2016  | 4306 | KD Commerce, LLC            | Construction             | Residential - SFR                     | \$412,000.00   | 79.09%           | 12 | 11.00% |
| 6/14/2016 | 4312 | Lokal Two Bridges, LLC      | Acquisition              | Residential - Finished Lots           | \$550,000.00   | Appraisal Waiver | 12 | 10.00% |
| 6/16/2016 | 4309 | HARMONY461, LLC             | Refinance - Acquisition  | Residential - Unimproved Land         | \$262,000.00   | 18.06%           | 12 | 10.00% |
| 6/17/2016 | 4311 | Court Hampton Holdings, LLC | Development              | Residential - Finished Lots           | \$886,600.00   | 97.42%           | 12 | 10.00% |
| 6/24/2016 | 4308 | HARMONY461, LLC             | Refinance - Acquisition  | Residential - Unimproved Land         | \$262,000.00   | 23.81%           | 12 | 10.00% |
| 6/24/2016 | 4310 | HARMONY461, LLC             | Refinance - Acquisition  | Residential - Finished Lots           | \$1,150,000.00 | 93.34%           | 4  | 10.00% |
| 6/30/2016 | 4313 | Old Chicago Ventures LLC    | Refinance - Acquisition  | Residential - Unimproved Land         | \$1,600,000.00 | 35.55%           | 12 | 11.25% |
| 6/30/2016 | 4316 | LFMG 45TH LLC               | Development              | Residential - TWH                     | \$935,000.00   | Appraisal Waiver | 6  | 12.00% |
| 7/5/2016  | 4318 | BlueM Holdings LLC          | Refinance - Acquisition  | Residential - Existing SFR            | \$123,000.00   | Appraisal Waiver | 6  | 10.00% |
| 7/7/2016  | 4317 | Bluemountain, Inc.          | Refinance - Acquisition  | Residential - Existing SFR            | \$80,000.00    | Appraisal Waiver | 6  | 10.00% |
| 7/7/2016  | 4319 | BlueMountain II LLC         | Refinance - Acquisition  | Residential - Existing SFR            | \$150,000.00   | Appraisal Waiver | 5  | 10.00% |
| 7/7/2016  | 4320 | BlueMountain II LLC         | Refinance - Acquisition  | Residential - Existing SFR            | \$150,000.00   | Appraisal Waiver | 6  | 10.00% |
| 7/7/2016  | 4321 | Truman Marketing, LLC       | Refinance - Acquisition  | Residential - Existing SFR            | \$120,000.00   | Appraisal Waiver | 6  | 10.00% |
| 7/7/2016  | 4322 | Bluemountain, Inc.          | Refinance - Acquisition  | Residential - Existing SFR            | \$190,000.00   | Appraisal Waiver | 0  | 10.00% |

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| 7/15/2016  | 4315 | HARMONY461, LLC               | Refinance - Acquisition  | Residential - Finished Lots           | \$260,000.00   | 42.20%           | 6  | 10.00% |
| 7/19/2016  | 4325 | Mosaic Seven, LLC             | Acquisition              | Residential - Unimproved Land         | \$420,000.00   | 80.00%           | 12 | 10.25% |
| 7/20/2016  | 4324 | Mosaic Seven, LLC             | Acquisition              | Residential - Unimproved Land         | \$640,000.00   | 71.11%           | 12 | 10.25% |
| 7/29/2016  | 4323 | Lompa Ranch East Hills LLC    | Acquisition              | Commercial - Unimproved Land          | \$3,350,000.00 | 67.00%           | 12 | 11.00% |
| 8/1/2016   | 4329 | Lokal Jackson Creek Towns LLC | Acquisition              | Residential - Paper Lots              | \$204,000.00   | 31.87%           | 6  | 10.00% |
| 8/8/2016   | 4326 | Harmony Homes California, LLC | Construction             | Residential - SFR                     | \$860,000.00   | Appraisal Waiver | 5  | 11.00% |
| 8/8/2016   | 4327 | Harmony Homes California, LLC | Construction             | Residential - SFR                     | \$890,000.00   | Appraisal Waiver | 6  | 11.00% |
| 8/11/2016  | 4333 | Brock E Metzka                | Acquisition              | Residential - Unimproved Land         | \$260,000.00   | 80.00%           | 6  | 10.00% |
| 8/12/2016  | 4328 | Court Hampton Holdings, LLC   | Development              | Residential - Partially Improved Lots | \$1,470,000.00 | 100.00%          | 6  | 10.00% |
| 8/12/2016  | 4330 | HARMONY461, LLC               | Refinance - Development  | Residential - Finished Lots           | \$160,300.00   | 40.89%           | 6  | 10.00% |
| 8/12/2016  | 4331 | HARMONY461, LLC               | Refinance - Development  | Residential - Finished Lots           | \$229,000.00   | 40.89%           | 6  | 10.00% |
| 8/12/2016  | 4332 | Tailor Built Homes, LLC       | Acquisition              | Residential - Finished Lots           | \$780,000.00   | 100.00%          | 6  | 13.00% |
| 8/22/2016  | 4336 | RMB1, LLC                     | Acquisition              | Commercial - Unimproved Land          | \$606,000.00   | 81.89%           | 6  | 10.00% |
| 8/24/2016  | 4334 | RMB1, LLC                     | Acquisition              | Residential - Unimproved Land         | \$665,000.00   | 73.88%           | 6  | 10.00% |
| 8/26/2016  | 4337 | RMB1, LLC                     | Acquisition              | Residential - Unimproved Land         | \$160,000.00   | 68.08%           | 6  | 10.00% |
| 8/29/2016  | 4335 | 5th East Partners, LLC        | Acquisition              | Commercial - Existing Structure       | \$925,000.00   | Appraisal Waiver | 6  | 13.00% |
| 8/31/2016  | 4338 | Yousef LLC                    | Refinance - Acquisition  | Commercial - Existing Structure       | \$1,650,000.00 | 78.19%           | 12 | 10.00% |
| 8/31/2016  | 4339 | RJR Investments LLC           | Acquisition              | Residential - Unimproved Land         | \$200,000.00   | 80.00%           | 6  | 10.00% |
| 9/9/2016   | 4340 | Court Hampton Holdings, LLC   | Refinance - Development  | Residential - Finished Lots           | \$372,600.00   | 88.71%           | 6  | 10.00% |
| 9/9/2016   | 4341 | Court Hampton Holdings, LLC   | Refinance - Development  | Residential - Finished Lots           | \$496,800.00   | 88.71%           | 3  | 10.00% |
| 9/21/2016  | 4342 | Bluemountain, Inc.            | Refinance - Construction | Residential - SFR                     | \$276,000.00   | Appraisal Waiver | 6  | 10.00% |
| 9/28/2016  | 4343 | The Bluffs, LLC               | Construction             | Residential - SFR                     | \$2,650,000.00 | 75.71%           | 12 | 10.75% |
| 9/29/2016  | 4345 | Tailor Built Homes, LLC       | Refinance - Construction | Residential - Existing SFR            | \$655,000.00   | Appraisal Waiver | 6  | 10.75% |
| 10/3/2016  | 4344 | GGD Oakdale, LLC              | Refinance - Acquisition  | Commercial - Existing Structure       | \$2,750,000.00 | 68.97%           | 14 | 10.75% |
| 10/21/2016 | 4346 | HARMONY461, LLC               | Refinance - Development  | Residential - Finished Lots           | \$1,800,000.00 | 89.28%           | 6  | 10.00% |
| 10/21/2016 | 4347 | Court Hampton Holdings, LLC   | Refinance - Development  | Residential - Partially Improved Lots | \$1,432,000.00 | 45.46%           | 6  | 10.00% |
| 10/21/2016 | 4348 | Court Hampton Holdings, LLC   | Development              | Residential - Partially Improved Lots | \$974,700.00   | 73.28%           | 6  | 10.00% |
| 10/21/2016 | 4349 | Court Hampton Holdings, LLC   | Development              | Residential - Partially Improved Lots | \$800,000.00   | 57.14%           | 6  | 10.00% |
| 11/8/2016  | 4351 | KD Commerce, LLC              | Construction             | Residential - SFR                     | \$437,000.00   | 79.06%           | 12 | 10.50% |
| 11/8/2016  | 4352 | KD Commerce, LLC              | Construction             | Residential - SFR                     | \$437,000.00   | 79.05%           | 12 | 10.50% |
| 11/8/2016  | 4353 | KD Commerce, LLC              | Construction             | Residential - SFR                     | \$437,000.00   | 79.06%           | 12 | 10.50% |
| 11/9/2016  | 4355 | Court Hampton Holdings, LLC   | Development              | Residential - Partially Improved Lots | \$1,260,000.00 | 100.00%          | 6  | 10.00% |



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| 11/17/2016 | 4354 | WSW Cat-Ramon LLC               | Refinance - Acquisition | Commercial - Unimproved Land          | \$750,000.00   | Appraisal Waiver | 9  | 11.50% |
| 11/18/2016 | 4350 | Rhino Investments NM Hotel, LLC | Acquisition             | Commercial - Existing Structure       | \$3,100,000.00 | 28.18%           | 18 | 10.50% |
| 11/18/2016 | 4357 | Tailor Built Homes, LLC         | Acquisition             | Residential - Partially Improved Lots | \$1,250,000.00 | Appraisal Waiver | 6  | 10.00% |
| 11/30/2016 | 4358 | Tailor Built Homes, LLC         | Construction            | Residential - SFR                     | \$560,000.00   | Appraisal Waiver | 6  | 10.00% |
| 12/7/2016  | 4359 | HARMONY461, LLC                 | Refinance - Development | Residential - Partially Improved Lots | \$1,700,000.00 | 60.60%           | 6  | 10.00% |
| 12/9/2016  | 4361 | Shapeshift Investments          | Acquisition             | Residential - SFR                     | \$587,000.00   | Appraisal Waiver | 6  | 10.00% |
| 12/15/2016 | 4362 | Lokal BR7 LLC                   | Acquisition             | Residential - Partially Improved Lots | \$3,250,000.00 | Appraisal Waiver | 12 | 10.00% |
| 12/22/2016 | 4360 | Pacella Family LLC              | Acquisition             | Commercial - Existing Structure       | \$1,075,000.00 | 53.61%           | 12 | 10.00% |
| 12/29/2016 | 4363 | HARMONY461, LLC                 | Acquisition             | Residential - Unimproved Land         | \$260,000.00   | 65.00%           | 6  | 10.00% |