

# 2015 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  
IGNITEFUNDING.COM



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)
\$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

### 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

### 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

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 | 2140 E. Pebble Road, Suite 160, Las Vegas NV, 89123 | P 702.739.9053 | 877.739.9094 | NV MBL#311 | 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**
1/13/2015	4169	Oakwood Homes of Utah, LLC	Refinance - Acquisition	Residential - Paper Lots	\$1,748,000.00	Appraisal Waiver	13	11.00%
1/2/2015	4170	Harmony Fiore, LLC	Refinance - Construction	Residential - Existing SFR	\$273,000.00	Appraisal Waiver	3	11.00%
1/14/2015	4172	Harmony Tremezzo, LLC	Refinance - Construction	Residential - Existing SFR	\$291,000.00	Appraisal Waiver	2	11.00%
1/23/2015	4174	Harmony Mesa Verde I, LLC	Refinance - Construction	Residential - Existing SFR	\$185,000.00	Appraisal Waiver	1	11.00%
1/16/2015	4175	Harmony Russell, LLC	Refinance - Construction	Residential - Existing SFR	\$258,000.00	Appraisal Waiver	6	11.00%
1/28/2015	4176	Court Hampton Holdings, LLC	Refinance - Construction	Residential - Existing SFR	\$167,000.00	Appraisal Waiver	2	11.00%
1/23/2015	4177	Harmony Delhi Estates, LLC	Refinance - Construction	Residential - Existing SFR	\$159,000.00	Appraisal Waiver	2	11.00%
2/2/2015	4179	Harmony19, LLC	Refinance - Development	Residential - Finished Lots	\$267,000.00	Appraisal Waiver	2	11.00%
1/29/2015	4180	Harmony19, LLC	Refinance - Development	Residential - Finished Lots	\$1,012,000.00	Appraisal Waiver	3	11.00%
1/29/2015	4181	Harmony19, LLC	Refinance - Development	Residential - Finished Lots	\$880,000.00	Appraisal Waiver	3	11.00%
2/3/2015	4182	Jack Fisher Construction of Southern Utah, LLC	Refinance - Construction	Residential - Existing SFR	\$253,000.00	Appraisal Waiver	1	10.00%
2/13/2015	4183	HWL Sienna Park, LLC	Refinance - Development	Residential - Partially Improved Lots	\$3,900,000.00	Appraisal Waiver	5	12.00%
2/20/2015	4184	Harmony19, LLC	Refinance - Development	Residential - Finished Lots	\$390,000.00	Appraisal Waiver	5	11.00%
2/25/2015	4185	Harmony19, LLC	Refinance - Development	Residential - Finished Lots	\$1,100,000.00	Appraisal Waiver	8	11.00%
2/27/2015	4186	Tailor Built Homes, LLC	Construction	Residential - SFR	\$277,000.00	Appraisal Waiver	12	10.00%
3/20/2015	4187	Bluemountain, Inc.	Construction	Residential - SFR	\$180,000.00	Appraisal Waiver	8	10.00%
3/20/2015	4188	Bluemountain, Inc.	Construction	Residential - SFR	\$180,000.00	Appraisal Waiver	11	10.00%
3/3/2015	4189	Court Hampton Holdings, LLC	Acquisition	Residential - Partially Improved Lots	\$1,750,000.00	Appraisal Waiver	6	11.00%
3/20/2015	4190	Jack Fisher Land of Southern Utah, LLC	Acquisition	Residential - Finished Lots	\$1,920,000.00	Appraisal Waiver	6	11.00%
4/3/2015	4191	Harmony19, LLC	Refinance - Development	Residential - Finished Lots	\$370,000.00	Appraisal Waiver	6	11.00%
3/20/2015	4192	HWL Yeager Farms, LLC	Acquisition	Residential - Finished Lots	\$220,000.00	Appraisal Waiver	4	11.00%
4/8/2015	4193	Harmony19, LLC	Refinance - Development	Residential - Finished Lots	\$1,400,000.00	Appraisal Waiver	12	11.00%
4/3/2015	4194	Harmony19, LLC	Refinance - Development	Residential - Finished Lots	\$812,500.00	Appraisal Waiver	12	11.00%
4/10/2015	4195	Bluemountain, Inc.	Construction	Residential - SFR	\$800,000.00	Appraisal Waiver	8	11.00%
5/5/2015	4196	Harmony Mesa Verde I, LLC	Development	Residential - Partially Improved Lots	\$318,000.00	Appraisal Waiver	7	11.00%
5/5/2015	4197	Harmony Mesa Verde I, LLC	Development	Residential - Partially Improved Lots	\$318,000.00	Appraisal Waiver	12	11.00%
5/5/2015	4198	Harmony Mesa Verde I, LLC	Development	Residential - Partially Improved Lots	\$318,000.00	Appraisal Waiver	12	11.00%
5/5/2015	4199	Harmony Mesa Verde I, LLC	Development	Residential - Partially Improved Lots	\$318,000.00	Appraisal Waiver	12	11.00%
5/8/2015	4200	Harmony Mesa Verde I, LLC	Development	Residential - Partially Improved Lots	\$318,000.00	Appraisal Waiver	12	11.00%
5/8/2015	4201	Harmony Russell, LLC	Refinance - Development	Residential - Finished Lots	\$1,230,000.00	Appraisal Waiver	12	11.00%
5/27/2015	4202	Tailor Built Homes, LLC	Construction	Residential - SFR	\$285,000.00	Appraisal Waiver	9	10.00%
5/1/2015	4203	JF Rice Creek Cove, LLC	Acquisition	Commercial - Unimproved Land	\$481,000.00	Appraisal Waiver	7	11.00%
5/21/2015	4204	Harmony Mesa Verde I, LLC	Refinance - Development	Residential - Partially Improved Lots	\$318,000.00	Appraisal Waiver	12	11.00%
6/2/2015	4206	Harmony Homes California, LLC	Refinance - Construction	Commercial - Existing Structure	\$712,000.00	Appraisal Waiver	4	10.00%
6/2/2015	4207	Harmony Homes California, LLC	Refinance - Construction	Commercial - Existing Structure	\$715,000.00	Appraisal Waiver	12	10.00%
6/2/2015	4208	Harmony Homes California, LLC	Refinance - Construction	Commercial - Existing Structure	\$751,000.00	Appraisal Waiver	12	10.00%
5/22/2015	4209	Mosaic Four, LLC	Acquisition	Residential - Unimproved Land	\$2,000,000.00	Appraisal Waiver	12	10.50%
7/14/2015	4210	Court Hampton Holdings, LLC	Refinance - Development	Residential - Partially Improved Lots	\$745,200.00	Appraisal Waiver	12	11.00%
6/24/2015	4211	HARMONY461, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$249,000.00	Appraisal Waiver	12	11.00%

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6/24/2015	4212	HARMONY461, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$249,000.00	Appraisal Waiver	12	11.00%
6/15/2015	4213	Harmony Mesa Verde I, LLC	Refinance - Development	Residential - Finished Lots	\$622,000.00	Appraisal Waiver	3	11.00%
6/30/2015	4214	HARMONY461, LLC	Refinance - Acquisition	Residential - Partially Improved Lots	\$830,000.00	Appraisal Waiver	6	11.00%
6/30/2015	4215	HARMONY461, LLC	Development	Residential - Partially Improved Lots	\$1,300,000.00	60.60%	12	10.75%
10/29/2015	4216	Court Hampton Holdings, LLC	Acquisition	Residential - Partially Improved Lots	\$2,100,000.00	88.38%	6	10.50%
7/14/2015	4217	Court Hampton Holdings, LLC	Development	Residential - Partially Improved Lots	\$745,200.00	Appraisal Waiver	12	10.50%
7/15/2015	4218	Court Hampton Holdings, LLC	Development	Residential - Partially Improved Lots	\$558,900.00	Appraisal Waiver	12	10.50%
7/14/2015	4219	Harmony Russell, LLC	Refinance - Construction	Residential - Existing SFR	\$271,000.00	Appraisal Waiver	5	10.75%
7/28/2015	4220	HARMONY461, LLC	Refinance - Development	Residential - Finished Lots	\$247,000.00	Appraisal Waiver	12	10.75%
9/9/2015	4221	Court Hampton Holdings, LLC	Acquisition	Residential - Partially Improved Lots	\$1,254,000.00	Appraisal Waiver	6	10.50%
8/24/2015	4222	ME 250, LLC	Acquisition	Residential - Paper Lots	\$1,235,000.00	Appraisal Waiver	24	9.00%
7/31/2015	4223	Elation Homes, LLC	Refinance - Acquisition	Residential - Finished Lots	\$800,000.00	Appraisal Waiver	12	11.00%
8/20/2015	4224	Haojia, LLC	Acquisition	Residential - Finished Lots	\$1,000,000.00	Appraisal Waiver	12	9.00%
8/19/2015	4225	HARMONY461, LLC	Refinance - Acquisition	Residential - Finished Lots	\$160,300.00	Appraisal Waiver	12	10.00%
8/19/2015	4226	HARMONY461, LLC	Refinance - Acquisition	Residential - Finished Lots	\$229,000.00	Appraisal Waiver	12	10.00%
9/10/2015	4227	Court Hampton Holdings, LLC	Refinance - Development	Residential - Partially Improved Lots	\$558,900.00	Appraisal Waiver	6	10.50%
9/10/2015	4228	Court Hampton Holdings, LLC	Refinance - Development	Residential - Partially Improved Lots	\$496,800.00	Appraisal Waiver	6	10.50%
9/10/2015	4229	Court Hampton Holdings, LLC	Refinance - Development	Residential - Partially Improved Lots	\$434,700.00	Appraisal Waiver	6	10.50%
9/14/2015	4230	Tailor Built Homes, LLC	Acquisition	Residential - Finished Lots	\$420,000.00	Appraisal Waiver	6	10.00%
10/2/2015	4231	Court Hampton Holdings, LLC	Acquisition	Residential - Partially Improved Lots	\$1,170,000.00	Appraisal Waiver	6	11.00%
10/29/2015	4232	HARMONY461, LLC	Refinance - Development	Residential - Finished Lots	\$2,000,000.00	60.60%	6	10.00%
12/8/2015	4233	HARMONY461, LLC	Refinance - Development	Residential - Finished Lots	\$1,700,000.00	60.60%	6	10.00%
10/30/2015	4234	Douglas D Franklin	Development	Residential - Partially Improved Lots	\$1,100,000.00	Appraisal Waiver	12	10.00%
10/29/2015	4235	LF Dimple Dell, LLC	Acquisition	Residential - Unimproved Land	\$2,500,000.00	Appraisal Waiver	6	10.00%
10/30/2015	4236	Truman Marketing, LLC	Refinance - Acquisition	Residential - Existing SFR	\$124,000.00	Appraisal Waiver	12	10.00%
11/13/2015	4237	Bluemountain, Inc.	Refinance - Acquisition	Residential - Existing SFR	\$162,000.00	Appraisal Waiver	12	10.00%
11/20/2015	4238	Bluemountain, Inc.	Refinance - Acquisition	Residential - Existing SFR	\$161,000.00	Appraisal Waiver	12	10.00%
11/13/2015	4239	Truman Marketing, LLC	Refinance - Acquisition	Residential - Existing SFR	\$140,000.00	Appraisal Waiver	12	10.00%
11/13/2015	4240	Truman Marketing, LLC	Refinance - Acquisition	Residential - Existing SFR	\$93,000.00	Appraisal Waiver	12	10.00%
11/13/2015	4241	Truman Marketing, LLC	Refinance - Acquisition	Residential - Existing SFR	\$97,000.00	Appraisal Waiver	12	10.00%
11/13/2015	4242	Truman Marketing, LLC	Refinance - Acquisition	Residential - Existing SFR	\$120,000.00	Appraisal Waiver	12	10.00%
11/10/2015	4243	Bluemountain, Inc.	Refinance - Acquisition	Residential - Existing SFR	\$103,000.00	Appraisal Waiver	12	10.00%
11/20/2015	4244	Bluemountain, Inc.	Refinance - Acquisition	Residential - Existing SFR	\$160,000.00	Appraisal Waiver	6	10.00%
11/20/2015	4245	Truman Marketing, LLC	Refinance - Acquisition	Residential - SFR	\$180,000.00	Appraisal Waiver	6	10.00%
12/4/2015	4246	KD Commerce, LLC	Acquisition	Residential - Partially Improved Lots	\$4,950,000.00	79.45%	12	11.00%
12/3/2015	4247	Truman Marketing, LLC	Refinance - Acquisition	Residential - Existing SFR	\$102,000.00	Appraisal Waiver	6	10.00%
12/3/2015	4248	Truman Marketing, LLC	Refinance - Acquisition	Residential - Existing SFR	\$129,000.00	Appraisal Waiver	6	10.00%
12/15/2015	4249	Court Hampton Holdings, LLC	Refinance - Construction	Residential - Existing SFR	\$302,000.00	74.93%	6	11.00%
12/15/2015	4250	Court Hampton Holdings, LLC	Refinance - Construction	Residential - Existing SFR	\$317,000.00	74.94%	6	11.00%
12/15/2015	4251	Court Hampton Holdings, LLC	Refinance - Construction	Residential - Existing SFR	\$242,000.00	74.92%	6	11.00%
12/15/2015	4252	LF The Cove LLC	Refinance - Development	Residential - Finished Lots	\$730,000.00	Appraisal Waiver	6	10.00%

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12/18/2015	4253	Truman Marketing, LLC	Refinance - Acquisition	Residential - Existing SFR	\$130,000.00	Appraisal Waiver	6	10.00%
12/23/2015	4254	Truman Marketing, LLC	Refinance - Acquisition	Residential - Existing SFR	\$198,000.00	Appraisal Waiver	6	10.00%
12/30/2015	4255	Lokal Plum Creek, LLC	Development	Residential - Paper Lots	\$1,800,000.00	Appraisal Waiver	12	10.00%

\*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 investor(s) is dependent upon the payoff before maturity or extension of the loan term.