

# 2016 LOAN PORTFOLIO PERFORMANCE RECORD

2140 E. Pebble Road, Suite 160  
Las Vegas, NV 89123  
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IGNITEFUNDING.COM



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)
\$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. \*\*\*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**
1/13/2016	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%
4/12/2016	4284	Court Hampton Holdings, LLC	Refinance - Construction	Residential - Existing SFR	\$255,000.00	79.68%	1	10.00%
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%

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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%
7/15/2016	4314	Court Hampton Holdings, LLC	Refinance - Development	Residential - Finished Lots	\$652,000.00	93.14%	6	10.00%
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%

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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%
11/9/2016	4356	Court Hampton Holdings, LLC	Development	Residential - Partially Improved Lots	\$872,100.00	73.28%	6	10.00%
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%

\*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.