

# 2011 - 2019 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 foreclosure or a Deed in Lieu of Foreclosure. Upon completion of a foreclosure or execution of a Deed in Lieu of Foreclosure the investors transition from a Lender to an Owner of a Real Estate Owned (REO) asset. Likewise Ignite Funding's role changes from Loan Servicer to Asset Manager for the property. In this role, Ignite Funding coordinates ownership responsibilities on behalf of the investors and markets the asset for sale.

Our top priority is protecting our investors principal investment. We take great pride in the assets we underwrite and offer as investments. We also recognize the risk of the investment and the trust our investors place in us when a borrower goes into default.

Ignite Funding stands by its investors throughout the entire investment process and when a default occurs, we move quickly to protect the investment and our investors capital. Ignite Funding takes the following steps on behalf of investors:

- STEP ONE:** Ignite Funding may (at its discretion) pay the costs to take back a property, to be repaid upon the sale of the property.
- STEP TWO:** Internal and external property marketing.
- STEP THREE:** Negotiate property sale price and/or joint venture agreements.
- STEP FOUR:** Keep investors informed through property updates and proposal communications.
- STEP FIVE:** Ignite Funding may (at its discretion) pay the carrying costs on the property, to be repaid upon the sale of the property.

## REOs (Real Estate Owned) - Pending Resolution

\$587,196,250	Total loans funded
\$16,537,600	Total amount under management pending disposition
23	REO under management/pending resolution
3	Borrowers*

## REOs (Real Estate Owned) - Resolved

\$20,233,000	Total amount of REO Assets resolved and paid out to investors
11 mos.	Average time between foreclosure and resolution
12	REO resolutions (property sold)
\$471,559	Asset management fees waived by Ignite to return 100% of investor principle

Current Foreclosure Rate **3%**

Average Return to Investors **105.17%**

\* Jack Fisher Homes (HWD Spring Creek Cove, LLC), Tailor Built Homes, LLC, Douglas D. Franklin \*\*Refer to Asset Management Performance Chart for details. | 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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## REAL ESTATE OWNED (REO)

ASSET NAME	LOAN TYPE	LOAN SUB-TYPE	LOAN AMOUNT	LOAN-TO-VALUE	INVESTOR INTEREST RATE	FORECLOSURE DATE	RESOLUTION STATUS
4136, LLC	Acquisition	Residential - Paper Lots	\$ 2,100,000.00	Appraisal Waiver	13%	11/29/2016	Marketing for sale
4234 Franklin, LLC	Development	Residential- Partially Improved	\$ 742,600.00	Appraisal Waiver	10%	12/11/2018	Completing construction to be able to market for sale. Joint venture between majority members and builder.
TBH Series 4370, LLC	Construction	Residential-SFR	\$ 450,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4369, LLC	Construction	Residential-SFR	\$ 450,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4420, LLC	Construction	Residential-SFR	\$ 650,000.00	Appraisal Waiver	11%	1/11/2019	Marketing for sale
TBH Series 4421, LLC	Construction	Residential-SFR	\$ 575,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4423, LLC	Construction	Residential-SFR	\$ 625,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4444, LLC	Construction	Residential-SFR	\$ 640,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4445, LLC	Construction	Residential-SFR	\$ 425,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4455, LLC	Construction	Residential-SFR	\$ 675,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4456, LLC	Construction	Residential-SFR	\$ 700,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4466, LLC	Construction	Residential-SFR	\$ 700,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4476, LLC	Construction	Residential-SFR	\$ 640,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4484, LLC	Construction	Residential-TWH	\$ 900,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4485, LLC	Construction	Residential-SFR	\$ 650,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4491, LLC	Construction	Residential-SFR	\$ 690,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4499, LLC	Construction	Residential-SFR	\$ 625,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4500, LLC	Construction	Residential-SFR	\$ 550,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4516, LLC	Refinance- Development	Residential - Partially Improved Lots	\$ 1,460,000.00	Appraisal Waiver	10%	1/11/2019	Under contract to be sold
TBH Series 4524, LLC	Construction	Residential-SFR	\$ 775,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4533, LLC	Refinance- Acquisition	Residentially- Unimproved Land	\$ 415,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4535, LLC	Construction	Residential-SFR	\$ 525,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
TBH Series 4536, LLC	Construction	Residential-SFR	\$ 575,000.00	Appraisal Waiver	10%	1/11/2019	Marketing for sale
<b>TOTAL</b>			<b>\$ 16,537,600.00</b>				

## RESOLVED REO ASSETS

ASSET NAME	LOAN TYPE	LOAN SUB-TYPE	LOAN AMOUNT	LOAN-TO-VALUE	FORECLOSURE DATE	PAYOFF DATE	PRINCIPAL RETURNED TO INVESTORS	INTEREST RATE REALIZED	
4101, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$ 550,000.00	Appraisal Waiver	8/19/2015	12/29/2015	\$ 550,000.00	6.9%	
4112, LLC	Construction	Residential - SFR	\$ 309,000.00	66.45%	1/29/2016	3/8/2017	\$ 309,000.00	5.4%	
4129, LLC	Acquisition	Commercial - Unimproved Land	\$ 2,500,000.00	86.44%	8/19/2015	3/31/2017	\$ 2,500,000.00	8.3%	
4143, LLC	Refinance - Acquisition	Residential - Finished Lots	\$ 2,000,000.00	Appraisal Waiver	10/15/2015	12/8/2015	\$ 2,000,000.00	6.2%	
4151, LLC	Refinance - Acquisition	Residential - Partially Improved Lots	\$ 1,600,000.00	36%	10/15/2015	12/8/2015	\$ 1,600,000.00	5.9%	
4164, LLC	Development	Residential - Partially Improved Lots	\$ 2,700,000.00	64%	10/15/2015	2/12/2016	\$ 2,700,000.00	4.5%	
4071, LLC	Construction	Residential - SFR	\$ 310,000.00	65.26%	1/29/2016	6/8/2016	\$ 310,000.00	12.6%	
4131, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$ 410,000.00	52.29%	8/19/2015	9/22/2016	\$ 410,000.00	2.3%	
4161, LLC	Refinance - Acquisition	Residential - Finished Lots	\$ 3,510,000.00	Appraisal Waiver	1/7/2016	8/15/2017	\$ 3,510,000.00	0.1%	
4168, LLC	Development	Residential - Partially Improved Lots	\$ 2,184,000.00	Appraisal Waiver	1/7/2016	8/15/2017	\$ 2,184,000.00	1.2%	
3989, LLC	Acquisition	Commercial - Unimproved Land	\$ 1,200,000.00	51.02%	8/19/2015	9/15/2017	\$ 1,200,000.00	6.4%	
4167 Vistas 2, LLC	Development	Residential - Paper Lots	\$ 2,960,000.00	Appraisal Waiver	11/29/2016	9/7/2017	\$ 2,960,000.00	2.3%	
<b>TOTALS</b>			<b>\$ 20,233,000.00</b>					<b>\$ 20,233,000.00</b>	