

2011 - 2019 ASSET MANAGEMENT PERFORMANCE RECORD

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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.

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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 |
| TOTAL | | | \$ 16,537,600.00 | | | | |

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% |
| TOTALS | | | \$ 20,233,000.00 | | | | \$ 20,233,000.00 | |