

2018 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 **\$582,311,250** in Land Acquisition, Development and Construction of Real Estate projects primarily throughout the Southwest since 2011.

2018

44	Borrowers
\$121,180,600	Total amount funded
92	Loans funded
58%	Acquisition loans (see below)
24%	Development loans (see below)
18%	Construction loans (see below)
10.21%	Average annualized interest rate to investors*
60.79%	Average Loan to Value**
8	Average duration of loan term (months)
\$132,371,496	Total amount of loans under servicing/management as of 12/31/18

\$10,449,912 Income Paid Out to Investors

Acquisition loans***

Development loans

Construction loans

44%	Residential
56%	Commercial
22	Borrowers
\$69,989,500	Total amount funded
44	Loans funded
10.40%	Average annualized interest rate to investors*
59.46%	Avg Loan to Value**
8	Avg duration of loan term

100%	Residential
0%	Commercial
8	Borrowers
\$29,491,100	Total amount funded
22	Loans funded
10.09%	Average annualized interest rate to investors*
64.40%	Avg Loan to Value**
9	Avg duration of loan term

99%	Residential
1%	Commercial
17	Borrowers
\$21,700,000	Total amount funded
26	Loans funded
10.00%	Average annualized interest rate to investors*
56.90%	Avg Loan to Value**
8	Avg duration of loan term

Information reflected above is for loans funded in 2018. * Average annualized 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.

2018 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



DATE CLOSED	LOAN ID	BORROWER	LOAN TYPE	LOAN SUB-TYPE	LOAN AMOUNT	LOAN TO VALUE	DURATION OF LOAN*	AVERAGE ANNUALIZED INTEREST RATE TO INVESTORS
1/25/2018	4487	Court Hampton Holdings, LLC	Refinance - Development	Residential - Finished Lots	\$420,000.00	93.33%	6	10.00%
1/5/2018	4488	Lake Las Vegas 24, LLC	Construction	Residential - TWH	\$780,000.00	57.14%	11	10.00%
1/31/2018	4490	RJJR Investments, LLC	Acquisition	Commercial - Unimproved Land	\$264,000.00	63.61%	10	10.00%
1/19/2018	4491	Tailor Built Homes, LLC	Construction	Residential - SFR	\$690,000.00	Appraisal Waiver	6	10.00%
1/30/2018	4492	Shapeshift Investments	Acquisition	Residential - Existing SFR	\$665,000.00	Appraisal Waiver	12	10.00%
2/16/2018	4493	Court Hampton Holdings, LLC	Refinance - Development	Residential - Finished Lots	\$102,600.00	68.40%	2	10.00%
2/20/2018	4494	Lokal Hyland Village, LLC	Acquisition	Residential - Finished Lots	\$1,600,000.00	Appraisal Waiver	12	10.00%
2/2/2018	4495	Bluemountain, Inc.	Construction	Residential - SFR	\$284,000.00	Appraisal Waiver	5	10.00%
2/23/2018	4496	Bluemountain, Inc.	Construction	Residential - SFR	\$363,000.00	Appraisal Waiver	16	10.00%
2/23/2018	4497	GGD Oakdale, LLC	Acquisition	Commercial - Existing Structure	\$3,500,000.00	Appraisal Waiver	14	10.00%
2/14/2018	4498	GGD Oakdale, LLC	Refinance - Acquisition	Commercial - Unimproved Land	\$850,000.00	Appraisal Waiver	8	10.00%
2/16/2018	4499	Tailor Built Homes, LLC	Construction	Residential - SFR	\$625,000.00	Appraisal Waiver	6	10.00%
2/16/2018	4500	Tailor Built Homes, LLC	Construction	Residential - SFR	\$550,000.00	Appraisal Waiver	6	10.00%
3/2/2018	4501	Brock E Metzka	Construction	Residential - Existing SFR	\$515,000.00	57.22%	12	10.00%
2/28/2018	4502	Caldwell Investments	Acquisition	Commercial - Existing Structure	\$1,335,000.00	Appraisal Waiver	9	11.00%
2/28/2018	4503	Caldwell Investments	Acquisition	Commercial - Existing Structure	\$705,000.00	Appraisal Waiver	9	12.00%
2/28/2018	4504	Caldwell Investments	Acquisition	Commercial - Existing Structure	\$503,000.00	Appraisal Waiver	7	12.00%
2/28/2018	4505	Caldwell Investments	Acquisition	Commercial - Existing Structure	\$968,000.00	Appraisal Waiver	7	12.00%
2/28/2018	4506	Caldwell Investments	Acquisition	Commercial - Existing Structure	\$2,840,000.00	Appraisal Waiver	9	11.00%
3/30/2018	4507	Court Hampton Holdings, LLC	Refinance - Development	Residential - Partially Improved Lots	\$1,963,000.00	63.83%	12	10.00%
4/3/2018	4509	The Bluffs, LLC	Refinance - Construction	Residential - Existing SFR	\$2,650,000.00	67.05%	8	10.00%
4/20/2018	4510	Court Hampton Holdings, LLC	Refinance - Development	Residential - Finished Lots	\$280,000.00	93.33%	2	10.00%
3/30/2018	4511	Touchstone Lone Mountain, LLC	Refinance - Development	Residential - Partially Improved Lots	\$1,200,000.00	60.60%	18	10.00%
4/9/2018	4512	GGD Oakdale, LLC	Acquisition	Commercial - Existing Structure	\$6,575,000.00	Appraisal Waiver	9	10.00%
3/30/2018	4513	Caldwell Investments	Acquisition	Commercial - Existing Structure	\$800,000.00	Appraisal Waiver	3	10.00%
3/30/2018	4514	Charles E. Coleman and Susan N. Coleman Revocable Living Trust	Acquisition	Residential - Existing SFR	\$275,000.00	83.33%	2	10.00%
4/27/2018	4515	Lake Las Vegas 24, LLC	Refinance - Construction	Residential - Existing SFR	\$780,000.00	63.41%	9	10.00%
4/27/2018	4516	LF Evans Square, LLC	Refinance - Development	Residential - Partially Improved Lots	\$1,460,000.00	Appraisal Waiver	9	10.00%
4/27/2018	4517	Mosaic Seven, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$964,000.00	66.48%	12	10.00%
4/24/2018	4518	Investor Equity Homes, LLC	Refinance - Acquisition	Residential - Partially Improved Lots	\$795,000.00	63.60%	5	10.00%
5/4/2018	4519	Nikki Holdings, LLC	Refinance - Acquisition	Residential - Existing SFR	\$200,000.00	64.10%	6	10.00%
5/4/2018	4520	Ventana Holdings, LLC	Refinance - Acquisition	Residential - Existing SFR	\$140,000.00	55.55%	6	10.00%
5/14/2018	4521	Cyan Circle Townhomes, LLC	Acquisition	Residential - Partially Improved Lots	\$710,000.00	Appraisal Waiver	5	10.00%
5/18/2018	4522	Lokal Brookhaven Condos, LLC	Acquisition	Residential - Partially Improved Lots	\$1,100,000.00	Appraisal Waiver	9	10.00%
5/4/2018	4523	Piola Construction LLC	Acquisition	Residential - Existing SFR	\$956,000.00	Appraisal Waiver	12	10.00%
5/11/2018	4524	Tailor Built Homes, LLC	Construction	Residential - SFR	\$775,000.00	Appraisal Waiver	6	10.00%
5/25/2018	4525	Harmony Homes Nevada, LLC	Development	Residential - Partially Improved Lots	\$1,362,000.00	69.84%	12	10.00%

2018 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



5/18/2018	4526	Lokal Registry Ridge Towns, LLC	Refinance - Development	Residential - Finished Lots	\$6,000,000.00	Appraisal Waiver	9	10.00%
5/11/2018	4527	HARMONY461, LLC	Refinance - Development	Residential - Partially Improved Lots	\$343,000.00	61.25%	12	10.00%
5/24/2018	4528	Caldwell Investments	Acquisition	Commercial - Existing Structure	\$1,950,000.00	Appraisal Waiver	6	10.00%
6/15/2018	4529	HARMONY461, LLC	Refinance - Acquisition	Residential - Partially Improved Lots	\$212,000.00	9.17%	12	10.00%
6/29/2018	4530	Lake Las Vegas 24, LLC	Construction	Residential - TWH	\$780,000.00	63.41%	9	10.00%
6/8/2018	4531	Lokal Plum Creek Towns, LLC	Refinance - Development	Residential - TWH	\$1,340,000.00	Appraisal Waiver	12	12.00%
6/8/2018	4532	Lokal Plum Creek Towns, LLC	Refinance - Development	Residential - Partially Improved Lots	\$1,705,000.00	Appraisal Waiver	9	10.00%
6/1/2018	4533	Tailor Built Homes, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$415,000.00	Appraisal Waiver	5	10.00%
6/29/2018	4534	Caldwell Investments	Acquisition	Commercial - Existing Structure	\$1,850,000.00	Appraisal Waiver	6	10.00%
6/20/2018	4535	Tailor Built Homes, LLC	Construction	Residential - SFR	\$525,000.00	Appraisal Waiver	6	10.00%
6/20/2018	4536	Tailor Built Homes, LLC	Construction	Residential - SFR	\$575,000.00	Appraisal Waiver	6	10.00%
6/14/2018	4537	Caldwell Investments	Refinance - Acquisition	Commercial - Existing Structure	\$1,800,000.00	Appraisal Waiver	6	10.00%
7/5/2018	4538	Harmony Homes Nevada, LLC	Acquisition	Residential - Paper Lots	\$2,106,000.00	65.00%	12	10.00%
7/27/2018	4539	Elation Homes Inc.	Refinance - Acquisition	Residential - Finished Lots	\$600,000.00	59.11%	9	10.00%
7/17/2018	4540	Epic Mountains Edge LLC	Acquisition	Residential - Unimproved Land	\$5,500,000.00	43.67%	5	10.50%
7/27/2018	4541	HARMONY461, LLC	Refinance - Development	Residential - Finished Lots	\$490,000.00	61.25%	12	10.00%
7/27/2018	4542	Harmony Homes Nevada, LLC	Refinance - Development	Residential - Partially Improved Lots	\$454,000.00	69.84%	12	10.00%
7/3/2018	4543	Piola Construction LLC	Acquisition	Residential - SFR	\$710,000.00	Appraisal Waiver	4	10.00%
8/17/2018	4544	Court Hampton Holdings, LLC	Refinance - Development	Residential - Partially Improved Lots	\$550,000.00	66.66%	6	10.00%
8/31/2018	4545	Court Hampton Holdings, LLC	Refinance - Development	Residential - Partially Improved Lots	\$650,000.00	66.66%	6	10.00%
8/31/2018	4546	Court Hampton Holdings, LLC	Refinance - Development	Residential - Partially Improved Lots	\$671,000.00	30.85%	6	10.00%
8/13/2018	4547	Harmony Homes Nevada, LLC	Refinance - Development	Residential - Partially Improved Lots	\$4,582,500.00	50.00%	9	10.00%
7/27/2018	4548	BlueM Holdings, LLC	Refinance - Construction	Residential - Existing SFR	\$170,000.00	Appraisal Waiver	12	10.00%
7/27/2018	4549	BlueM Utah, LLC	Refinance - Construction	Residential - Existing SFR	\$375,000.00	Appraisal Waiver	12	10.00%
8/3/2018	4550	Bluemountain I, LLC	Refinance - Construction	Commercial - Existing Structure	\$299,000.00	Appraisal Waiver	6	10.00%
8/17/2018	4551	Dragon Ridge Development, LLC	Construction	Residential - SFR	\$3,500,000.00	59.69%	9	10.00%
8/17/2018	4552	Caldwell Investments	Refinance - Acquisition	Commercial - Existing Structure	\$472,500.00	Appraisal Waiver	9	10.00%
8/17/2018	4553	Caldwell Investments	Refinance - Acquisition	Residential - Existing SFR	\$526,000.00	Appraisal Waiver	9	10.00%
9/5/2018	4554	Blue Heron Highlands Show Home, LLC	Construction	Residential - SFR	\$3,900,000.00	24.00%	9	10.00%
9/14/2018	4555	Harmony Homes Nevada, LLC	Refinance - Acquisition	Residential - Partially Improved Lots	\$471,000.00	17.67%	3	10.00%
9/21/2018	4556	Harmony Homes Nevada, LLC	Acquisition	Residential - Paper Lots	\$650,000.00	65.00%	6	10.00%
9/12/2018	4557	Lake Las Vegas 24, LLC	Construction	Residential - TWH	\$780,000.00	60.11%	9	10.00%
10/2/2018	4558	Lake Las Vegas 24, LLC	Construction	Residential - TWH	\$1,560,000.00	60.11%	9	10.00%
10/19/2018	4559	HARMONY461, LLC	Development	Residential - Partially Improved Lots	\$931,000.00	61.25%	6	10.00%
10/19/2018	4560	Cyan Circle Townhomes, LLC	Refinance - Development	Residential - Partially Improved Lots	\$1,500,000.00	Appraisal Waiver	9	10.00%
10/4/2018	4561	BlueM Holdings, LLC	Refinance - Construction	Residential - Existing SFR	\$149,000.00	Appraisal Waiver	1	10.00%
10/4/2018	4562	BlueM Holdings, LLC	Refinance - Construction	Residential - Existing SFR	\$125,000.00	Appraisal Waiver	6	10.00%
10/4/2018	4563	BlueM Holdings, LLC	Refinance - Construction	Residential - Existing SFR	\$220,000.00	Appraisal Waiver	6	10.00%
10/4/2018	4564	BM RE, LLC	Refinance - Construction	Residential - Existing SFR	\$150,000.00	Appraisal Waiver	6	10.00%
10/4/2018	4565	BM3, LLC	Refinance - Construction	Residential - Existing SFR	\$122,000.00	Appraisal Waiver	6	10.00%
10/4/2018	4566	BM RE, LLC	Refinance - Construction	Residential - Existing SFR	\$458,000.00	Appraisal Waiver	6	10.00%

2018 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



11/30/2018	4567	FIG Dublin Farms LLC	Acquisition	Residential - Paper Lots	\$4,600,000.00	Appraisal Waiver	9	10.00%
11/9/2018	4568	RJJR Investments, LLC	Refinance - Acquisition	Commercial - Unimproved Land	\$299,000.00	59.80%	9	10.00%
11/16/2018	4569	Lokal BR7, LLC	Refinance - Acquisition	Residential - Partially Improved Lots	\$4,380,000.00	Appraisal Waiver	9	10.00%
12/28/2018	4570	Lokal Victory Ridge LLC	Acquisition	Residential - Unimproved Land	\$2,460,000.00	Appraisal Waiver	9	11.00%
12/7/2018	4571	HARMONY461, LLC	Refinance - Development	Residential - Partially Improved Lots	\$686,000.00	57.64%	6	10.00%
12/21/2018	4572	Harmony Homes Nevada, LLC	Refinance - Development	Residential - Partially Improved Lots	\$1,861,000.00	64.84%	6	10.00%
12/7/2018	4573	HARMONY461, LLC	Refinance - Development	Residential - Finished Lots	\$940,000.00	55.29%	6	10.00%
12/10/2018	4574	Investor Equity Homes, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$765,000.00	68.00%	9	10.00%
12/27/2018	4575	Rhino Holdings Olympia, LLC	Acquisition	Commercial - Existing Structure	\$5,698,000.00	69.48%	9	10.00%
12/27/2018	4576	Rhino Holdings Olympia, LLC	Acquisition	Commercial - Existing Structure	\$1,180,000.00	71.08%	9	12.00%
12/27/2018	4577	Rhino Holdings Olympia, LLC	Acquisition	Commercial - Existing Structure	\$1,710,000.00	60.85%	9	12.00%
12/27/2018	4578	Rhino Holdings Olympia, LLC	Acquisition	Commercial - Existing Structure	\$1,450,000.00	70.73%	9	12.00%
12/27/2018	4579	Rhino Holdings Olympia, LLC	Acquisition	Commercial - Existing Structure	\$1,190,000.00	60.71%	9	12.00%
12/27/2018	4580	Rhino Holdings Olympia, LLC	Acquisition	Commercial - Existing Structure	\$3,250,000.00	72.22%	9	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.