

2019 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 **\$703,684,750** in Land Acquisition, Development and Construction of Real Estate projects primarily throughout the Southwest since 2011.

2019

25	Borrowers
\$121,373,500	Total amount funded
45	Loans funded
59%	Acquisition loans (see below)
27%	Development loans (see below)
14%	Construction loans (see below)
10.14%	Average annualized interest rate to investors*
59.42%	Average Loan to Value**
12	Average duration of loan term (months)
\$132,813,070	Total amount of loans under servicing/management as of 12/31/19

\$10,878,195 Income Paid Out to Investors

Acquisition loans***

32%	Residential
68%	Commercial
13	Borrowers
\$71,628,000	Total amount funded
20	Loans funded
10.15%	Average annualized interest rate to investors*
59.04%	Avg Loan to Value**
13	Avg duration of loan term

Development loans

100%	Residential
0%	Commercial
9	Borrowers
\$33,072,500	Total amount funded
15	Loans funded
10.10%	Average annualized interest rate to investors*
59.40%	Avg Loan to Value**
11	Avg duration of loan term

Construction loans

66%	Residential
34%	Commercial
9	Borrowers
\$16,673,000	Total amount funded
10	Loans funded
10.20%	Average annualized interest rate to investors*
60.44%	Avg Loan to Value**
11	Avg duration of loan term

Information reflected above is for loans funded in 2019. * 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.

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DATE CLOSED	LOAN ID	BORROWER	LOAN TYPE	LOAN SUB-TYPE	LOAN AMOUNT	LOAN TO VALUE	DURATION OF LOAN*	AVERAGE ANNUALIZED INTEREST RATE TO INVESTORS**
1/18/2019	4581	Harmony Homes Nevada, LLC	Acquisition	Residential - Unimproved Land	\$1,508,000.00	65.00%	12	10.00%
1/11/2019	4582	6020 5th Ave, LLC	Refinance - Construction	Residential - Existing SFR	\$347,000.00	63.43%	11	10.00%
1/18/2019	4583	Blue Heron Obsidian, LLC	Refinance - Construction	Residential - SFR	\$3,030,000.00	59.41%	18	10.00%
2/22/2019	4588	Court Hampton Holdings, LLC	Refinance - Development	Residential - Partially Improved Lots	\$450,000.00	64.51%	10	10.00%
2/15/2019	4589	HARMONY461, LLC	Refinance - Development	Residential - Partially Improved Lots	\$686,000.00	57.64%	12	10.00%
2/13/2019	4590	Blue Heron Obsidian, LLC	Refinance - Construction	Residential - SFR	\$1,980,000.00	58.32%	2	10.00%
2/21/2019	4591	Lokal Hyland Village, LLC	Refinance - Construction	Residential - Partially Improved Lots	\$1,820,000.00	Appraisal Waiver	18	11.00%
2/21/2019	4592	Lokal Hyland Village, LLC	Refinance - Development	Residential - Finished Lots	\$840,000.00	Appraisal Waiver	18	10.00%
3/28/2019	4593	Court Hampton Holdings, LLC	Refinance - Development	Residential - Partially Improved Lots	\$705,500.00	56.89%	3	10.00%
3/15/2019	4594	Bullhead Care, LLC	Refinance - Construction	Commercial - Existing Structure	\$5,600,000.00	Appraisal Waiver	18	10.00%
3/28/2019	4595	FIG Starwood Farms, LLC	Acquisition	Residential - Paper Lots	\$2,600,000.00	Appraisal Waiver	4	10.00%
3/7/2019	4596	Lokal BR7, LLC	Refinance - Construction	Residential - Existing SFR	\$470,000.00	Appraisal Waiver	2	10.00%
4/3/2019	4597	Lokal Homes, LLC	Refinance - Construction	Residential - Existing SFR	\$400,000.00	Appraisal Waiver	1	10.00%
4/26/2019	4598	Mosaic Seven, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$1,150,000.00	66.66%	12	10.00%
5/3/2019	4599	Rhino Holdings Nampa, LLC	Acquisition	Commercial - Existing Structure	\$11,000,000.00	Appraisal Waiver	9	10.00%
5/8/2019	4600	HARMONY461, LLC	Refinance - Development	Residential - Finished Lots	\$343,000.00	57.64%	5	10.00%
5/24/2019	4601	Harmony Homes Nevada, LLC	Refinance - Development	Residential - Finished Lots	\$1,171,000.00	64.34%	6	10.00%
4/26/2019	4602	Lokal Shadow Canyon Condos, LLC	Refinance - Acquisition	Residential - Partially Improved Lots	\$2,544,000.00	Appraisal Waiver	18	10.00%
4/26/2019	4603	Lokal Shadow Canyon Condos, LLC	Refinance - Construction	Residential - Condos	\$976,000.00	Appraisal Waiver	7	11.00%
5/28/2019	4605	Mosaic Seven, LLC	Acquisition	Commercial - Unimproved Land	\$900,000.00	73.46%	8	11.00%
5/20/2019	4606	Mosaic Seven, LLC	Refinance - Acquisition	Commercial - Unimproved Land	\$1,250,000.00	55.55%	18	10.00%
6/4/2019	4607	FIG Village at Parkside, LLC	Acquisition	Residential - Paper Lots	\$2,700,000.00	Appraisal Waiver	4	10.00%
7/3/2019	4608	Harmony Homes Nevada, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$2,106,000.00	46.80%	12	10.00%
7/19/2019	4609	FIG Starwood Farms, LLC	Refinance - Development	Residential - Partially Improved Lots	\$5,200,000.00	Appraisal Waiver	6	10.00%
8/26/2019	4610	Burke Street Holdings, LLC	Refinance - Construction	Residential - Existing SFR	\$450,000.00	Appraisal Waiver	18	10.00%
7/31/2019	4611	GGD Oakdale, LLC	Acquisition	Commercial - Existing Structure	\$14,700,000.00	Appraisal Waiver	18	10.00%
7/26/2019	4612	Cullum Homes Inc.	Acquisition	Residential - Paper Lots	\$1,700,000.00	Appraisal Waiver	18	10.00%
8/9/2019	4613	Dragonstone, LLC	Acquisition	Residential - Finished Lots	\$1,286,000.00	41.48%	12	10.00%
8/9/2019	4614	Dragonstone, LLC	Acquisition	Residential - Finished Lots	\$664,000.00	51.07%	12	10.00%
8/30/2019	4615	Court Hampton Holdings, LLC	Refinance - Development	Residential - Finished Lots	\$1,200,000.00	64.51%	12	10.00%
8/20/2019	4616	Whitaker Farm Development, LLC	Development	Residential - Unimproved Land	\$12,500,000.00	50.20%	15	11.00%
9/9/2019	4617	FIG Laguna Farms, LLC	Acquisition	Residential - Paper Lots	\$3,400,000.00	Appraisal Waiver	9	10.00%
9/20/2019	4618	Harmony Homes Nevada, LLC	Refinance - Acquisition	Residential - Paper Lots	\$650,000.00	50.38%	12	10.00%
10/4/2019	4619	FIG Village at Parkside, LLC	Refinance - Development	Residential - Partially Improved Lots	\$4,800,000.00	Appraisal Waiver	15	10.00%
10/18/2019	4620	HARMONY461, LLC	Refinance - Development	Residential - Finished Lots	\$416,000.00	54.37%	3	10.00%
10/28/2019	4621	Big Red Holdings, LLC	Development	Residential - Paper Lots	\$1,773,000.00	Appraisal Waiver	18	10.00%
11/25/2019	4622	GGD Oakdale, LLC	Acquisition	Commercial - Existing Structure	\$8,000,000.00	57.14%	17	10.00%
10/23/2019	4623	Lokal BR7, LLC	Refinance - Development	Residential - Finished Lots	\$400,000.00	Appraisal Waiver	18	10.00%
10/23/2019	4624	Lokal BR7, LLC	Refinance - Development	Residential - Finished Lots	\$918,000.00	Appraisal Waiver	18	10.50%

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12/19/2019	4625	Harmony Homes Nevada, LLC	Acquisition	Residential - Paper Lots	\$2,800,000.00	Appraisal Waiver	12	10.00%
11/19/2019	4626	Phoenix Tucson Retail Partners One, LLC	Acquisition	Commercial - Existing Structure	\$4,700,000.00	Appraisal Waiver	18	10.00%
11/20/2019	4627	Lake Las Vegas 24, LLC	Refinance - Construction	Residential - TWH	\$1,600,000.00	60.60%	18	10.00%
12/20/2019	4628	Harmony Homes Nevada, LLC	Refinance - Development	Residential - Finished Lots	\$1,670,000.00	64.47%	12	10.00%
12/20/2019	4631	Dixon SPE, LLC	Acquisition	Commercial - Existing Structure	\$5,400,000.00	Appraisal Waiver	18	11.00%
12/31/2019	4634	Back In The Saddle, LLC	Acquisition	Commercial - Unimproved Land	\$2,570,000.00	82.90%	18	11.00%

* Some loans may pay off before the loan terms 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.