

2020 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 **\$880,774,150** in Land Acquisition, Development and Construction of Real Estate projects primarily throughout the Southwest since 2011.

2020

27	Borrowers
\$177,089,400	Total amount funded
49	Loans funded
41%	Acquisition loans (see below)
28%	Development loans (see below)
31%	Construction loans (see below)
10.07%	Average annualized interest rate to investors*
66.09%	Average Loan to Value**
15	Average duration of loan term (months)
\$183,889,444	Total amount of loans under servicing/management as of 12/31/20

\$14,310,068 Income Paid Out to Investors

Acquisition loans***

Development loans

Construction loans

45%	Residential
55%	Commercial
15	Borrowers
\$73,244,000	Total amount funded
24	Loans funded
10.13%	Average annualized interest rate to investors*
67.31%	Avg Loan to Value**
16	Avg duration of loan term

58%	Residential
42%	Commercial
9	Borrowers
\$50,002,400	Total amount funded
14	Loans funded
10.00%	Average annualized interest rate to investors*
65.79%	Avg Loan to Value**
15	Avg duration of loan term

31%	Residential
69%	Commercial
7	Borrowers
\$53,843,000	Total amount funded
11	Loans funded
10.09%	Average annualized interest rate to investors*
65.17%	Avg Loan to Value**
13	Avg duration of loan term

Information reflected above is for loans funded in 2020. * 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**
1/16/2020	4632	Harmony Homes Nevada, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$1,508,000.00	59.13%	12	10.00%
1/15/2020	4633	Gold Rose Construction, LLC	Acquisition	Residential - Existing SFR	\$1,600,000.00	66.66%	6	10.00%
1/21/2020	4635	Phoenix Care Partners, LLC	Construction	Commercial - Existing Structure	\$6,800,000.00	45.63%	18	10.00%
1/24/2020	4636	Vita Watt Elliot, LLC	Acquisition	Commercial - Unimproved Land	\$3,800,000.00	73.64%	7	10.00%
2/13/2020	4637	HARMONY461, LLC	Refinance - Development	Residential - Finished Lots	\$1,274,000.00	57.64%	12	10.00%
2/20/2020	4638	Harmony Homes Nevada, LLC	Acquisition	Residential - Unimproved Land	\$7,400,000.00	64.91%	12	10.00%
2/14/2020	4641	Vita Watt Surprise, LLC	Acquisition	Commercial - Unimproved Land	\$3,000,000.00	62.50%	6	10.00%
2/5/2020	4642	4000 E Patrick Lane, LLC	Refinance - Development	Commercial - Unimproved Land	\$360,000.00	75.00%	6	10.00%
2/26/2020	4643	ME 52 Partners, LLC	Acquisition	Residential - Unimproved Land	\$1,750,000.00	64.81%	9	10.00%
3/19/2020	4644	Harmony Homes Nevada, LLC	Development	Residential - Finished Lots	\$2,225,000.00	59.33%	8	10.00%
3/20/2020	4645	Vegas Care Partners, LLC	Construction	Commercial - Unimproved Land	\$6,800,000.00	56.66%	17	10.00%
3/6/2020	4646	Mosaic Seven, LLC	Acquisition	Commercial - Unimproved Land	\$2,200,000.00	70.96%	18	10.00%
3/20/2020	4647	Rhino Holdings Nampa, LLC	Refinance - Construction	Commercial - Existing Structure	\$13,600,000.00	Appraisal Waiver	18	10.00%
4/17/2020	4648	FIG Laguna Farms, LLC	Refinance - Development	Residential - Partially Improved Lots	\$6,400,000.00	Appraisal Waiver	7	10.00%
4/20/2020	4649	Lokal Communities, LLC	Refinance - Construction	Residential - SFR	\$6,000,000.00	Appraisal Waiver	5	11.00%
4/30/2020	4650	Harmony Horizon Ridge, LLC	Refinance - Development	Residential - Partially Improved Lots	\$4,600,000.00	63.71%	12	10.00%
5/8/2020	4651	HARMONY461, LLC	Refinance - Development	Residential - Finished Lots	\$539,000.00	56.32%	12	10.00%
6/5/2020	4663	Harmony Horizon Ridge, LLC	Refinance - Development	Residential - Partially Improved Lots	\$3,100,000.00	65.26%	12	10.00%
5/22/2020	4714	Lokal Communities, LLC	Refinance - Construction	Residential - SFR	\$1,000,000.00	Appraisal Waiver	3	10.00%
7/6/2020	4715	Lokal Communities, LLC	Refinance - Construction	Residential - SFR	\$5,000,000.00	Appraisal Waiver	5	10.00%
6/19/2020	4736	The Herbert, LLC	Construction	Commercial - Unimproved Land	\$1,125,000.00	80.35%	5	10.00%
6/30/2020	4737	Harmony Homes Nevada, LLC	Refinance - Acquisition	Residential - Paper Lots	\$2,106,000.00	43.87%	12	10.00%
6/19/2020	4738	RJJR Investments, LLC	Acquisition	Commercial - Unimproved Land	\$2,095,000.00	66.58%	18	10.00%
7/17/2020	4739	Gold Rose Construction, LLC	Refinance - Development	Residential - Partially Improved Lots	\$3,600,000.00	65.69%	18	10.00%
7/15/2020	4745	Sequoia Homes, LLC	Acquisition	Residential - Unimproved Land	\$159,000.00	81.95%	6	10.00%
8/17/2020	4746	Grays Development Company, Inc.	Acquisition	Residential - Partially Improved Lots	\$3,124,000.00	Appraisal Waiver	18	10.00%
8/26/2020	4791	GGD Oakdale, LLC	Refinance - Development	Commercial - Existing Structure	\$6,100,000.00	Appraisal Waiver	27	10.00%
8/27/2020	4792	4000 E Patrick Lane, LLC	Refinance - Development	Commercial - Unimproved Land	\$2,240,000.00	61.70%	18	10.00%
8/28/2020	4793	Gold Rose Construction, LLC	Construction	Residential - Partially Improved Lots	\$2,384,000.00	79.46%	18	10.00%
8/28/2020	4795	Gold Rose Construction, LLC	Construction	Residential - Partially Improved Lots	\$2,384,000.00	79.46%	18	10.00%
9/25/2020	4796	Midway Heritage Development, LLC	Acquisition	Residential - Unimproved Land	\$11,900,000.00	55.07%	18	10.00%
9/25/2020	4797	GGD Oakdale, LLC	Acquisition	Commercial - Existing Structure	\$2,400,000.00	Appraisal Waiver	27	10.00%
9/30/2020	4798	GGD Oakdale, LLC	Acquisition	Commercial - Existing Structure	\$2,700,000.00	Appraisal Waiver	27	10.00%
10/8/2020	4799	Yuma Care, LLC	Acquisition	Commercial - Unimproved Land	\$1,050,000.00	Appraisal Waiver	27	10.00%
10/29/2020	4800	Village at St. Rose, LLC	Refinance - Development	Commercial - Unimproved Land	\$12,500,000.00	Appraisal Waiver	18	10.00%
10/29/2020	4801	North Pass, LLC	Acquisition	Commercial - Unimproved Land	\$2,250,000.00	66.17%	12	10.00%
10/29/2020	4802	Grays Development Company, Inc.	Acquisition	Residential - Partially Improved Lots	\$1,148,000.00	Appraisal Waiver	18	10.00%
12/15/2020	4812	Delta Quad Holdings, LLC	Construction	Commercial - Existing Structure	\$6,500,000.00	Appraisal Waiver	18	10.00%

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11/10/2020	4813	First Sloan Industrial Center, LLC	Acquisition	Commercial - Unimproved Land	\$2,600,000.00	83.87%	18	10.00%
11/24/2020	4814	The Herbert, LLC	Refinance - Construction	Commercial - Existing Structure	\$2,250,000.00	49.45%	18	10.00%
12/3/2020	4815	GGD Oakdale, LLC	Acquisition	Commercial - Existing Structure	\$2,450,000.00	Appraisal Waiver	18	10.00%
12/2/2020	4816	Lokal Registry Ridge Towns, LLC	Refinance - Development	Residential - Finished Lots	\$2,734,000.00	Appraisal Waiver	17	10.00%
12/15/2020	4817	GGD Oakdale, LLC	Acquisition	Commercial - Existing Structure	\$4,800,000.00	Appraisal Waiver	27	10.00%
12/17/2020	4818	Harmony Homes Nevada, LLC	Acquisition	Residential - Unimproved Land	\$2,444,000.00	64.95%	18	10.00%
12/8/2020	4823	GGD Oakdale, LLC	Acquisition	Commercial - Existing Structure	\$3,850,000.00	Appraisal Waiver	18	10.00%
12/17/2020	4824	Green Level West II, LLC	Acquisition	Commercial - Existing Structure	\$2,810,000.00	84.51%	18	11.00%
12/23/2020	4825	GGD Oakdale, LLC	Acquisition	Commercial - Existing Structure	\$4,100,000.00	Appraisal Waiver	18	12.00%
12/18/2020	4826	Harmony Homes Nevada, LLC	Refinance - Development	Residential - Partially Improved Lots	\$1,604,400.00	56.50%	18	10.00%
12/18/2020	4831	Harmony Homes Nevada, LLC	Refinance - Development	Residential - Finished Lots	\$2,726,000.00	96.72%	18	10.00%

* 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.