

Earn 10% to 12% Annual Returns

At Ignite Funding, we make diversification in real estate investments easy. Trust Deed investments are collateralized by real property, and are paid in the form of a monthly fixed income.

With Ignite Funding, you can diversify your portfolio across different:

- Borrowers
- Regions
- Product/asset types
- And stages of development (land acquisition, horizontal & vertical construction)



Scan to download FREE
Whitepaper bundle.

**EXPERIENCE THE BENEFITS OF TRUST DEED INVESTING
WITH IGNITE FUNDING TODAY!**



IGNITE FUNDING

702.739.9053 | IgniteFunding.com



Text the word "Investments"
to 844-552-7022.

Money invested through a mortgage broker is not guaranteed to earn any interest or return and is not insured. 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.

10% TO 12%
ANNUALIZED RETURNS

**OVER
\$1 BILLION**
FUNDED

\$14.3 M
PAID TO INVESTORS
IN 2020

5 Misconceptions of Trust Deed Investing

Investing in real estate has always been an option that many people do not regard themselves as being a part of. When asked, "Do you invest in real estate?" most responses include some sort of comment regarding their inability, the risk, or the hard work. However, the vast majority of Americans own a home. This ownership in a personal home is an investment in real estate that over time appreciates in value. A Deed of Trust is the collateral note behind the real estate investment, and once you pay-off a mortgage company they release that note to you for free-and-clear ownership of your home. Investing directly in Deeds of Trust has been a viable option for 'hands-free' real estate investing that has gotten a bad rap over the years. The most common misconceptions of Trust Deed investing are the following:

Trust Deeds are for rich people to invest in.

Historically Trust Deeds were opportunities made only available to 'accredited investors or the wealthy. An individual accredited investor must carry a household net worth of over \$1 million (excluding the value of your primary residence) and/or have a net annual income of over \$200,000 each year with reasonable expectation that you will continue to attain that level of income. This still holds true in some states that regulate Trust Deeds as a security product with the SEC.

This regulation does not apply to all states. In fact, over 20 states regulate Deeds of Trust as a mortgage product under state laws, effectively opening up the investment to anyone that meets minimal suitability requirements. To be a "suitable" Ignite Funding investor, your net worth must be more than \$250,000 (excluding the value of your primary residence) or have a net annual income of more than \$70,000 each year with reasonable expectation that you will continue to attain that level of income. Ignite Funding works with real estate developers in states such as Nevada, Arizona, Utah, Idaho, Washington, Oregon, and Texas for this and many other reasons.

To continue reading the other four misconceptions, please scan the QR code.



If you are interested in becoming a Trust Deed investor or want to learn more, text the word "Investments" to 844.552.7022 or visit our website at www.ignitefunding.com.

Ignite Funding, LLC | 2140 E. Pebble Road, Suite 160, Las Vegas, NV 89123 | P 702.739.9053 | T 877.739.9094 | F 702.922.6700 | NVMBL #311 | AZ CMB-0932150 | Money invested through a mortgage broker is not guaranteed to earn any interest and is not insured. Prior to investing, investors must be provided applicable disclosure documents.