

2021 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 **\$1,139,129,050** in Land Acquisition, Development and Construction of Real Estate projects primarily throughout the Southwest since 2011.

2021

26	Borrowers
\$258,354,900	Total amount funded
75	Loans funded
15%	Acquisition loans (see below)
5%	Development loans (see below)
80%	Construction loans (see below)
10.09%	Average annualized interest rate to investors*
63.57%	Average Loan to Value**
13	Average duration of loan term (months)
\$262,463,544	Total amount of loans under servicing/management as of 12/31/21

\$20,804,087 Income Paid Out to Investors

Acquisition loans***

Development loans

Construction loans

52%	Residential
48%	Commercial
20	Borrowers
\$207,390,900	Total amount funded
54	Loans funded
10.10%	Average annualized interest rate to investors*
72.81%	Avg Loan to Value**
16	Avg duration of loan term

65%	Residential
35%	Commercial
7	Borrowers
\$37,293,000	Total amount funded
13	Loans funded
10.31%	Average annualized interest rate to investors*
57.22%	Avg Loan to Value**
14	Avg duration of loan term

29%	Residential
71%	Commercial
6	Borrowers
\$13,671,000	Total amount funded
8	Loans funded
10.00%	Average annualized interest rate to investors*
60.69%	Avg Loan to Value**
8	Avg duration of loan term

Information reflected above is for loans funded in 2021. * 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**
1/8/2021	4810	Sequoia Homes, LLC	Construction	Residential - SFR	\$720,000.00	58.06%	10	10.00%
1/15/2021	4890	Harmony Homes Nevada, LLC	Refinance - Development	Residential - Finished Lots	\$3,402,000.00	70.00%	18	10.00%
1/12/2021	4945	Ten15 Craig Tenaya, LLC	Construction	Commercial - Unimproved Land	\$1,325,000.00	57.36%	4	10.00%
1/29/2021	4946	Sparks Golden Holdings, LLC	Acquisition	Commercial - Unimproved Land	\$8,000,000.00	80.00%	10	10.00%
3/10/2021	4948	Harmony Horizon Ridge, LLC	Refinance - Development	Residential - Partially Improved Lots	\$1,736,000.00	62.00%	18	10.00%
3/5/2021	4977	Elation Homes Inc.	Refinance - Development	Residential - Finished Lots	\$750,000.00	44.11%	10	10.50%
3/26/2021	4978	Harmony Homes Nevada, LLC	Refinance - Development	Residential - Partially Improved Lots	\$2,679,000.00	58.54%	18	10.00%
5/25/2021	5036	Harmony Homes Nevada, LLC	Acquisition	Residential - Paper Lots	\$1,800,000.00	64.51%	18	10.00%
3/31/2021	5041	Brass Monkey, LLC	Acquisition	Commercial - Existing Structure	\$2,600,000.00	65.00%	18	10.00%
4/26/2021	5042	The PLACE on Raiders Way, LLC	Acquisition	Commercial - Unimproved Land	\$5,700,000.00	62.63%	7	10.00%
3/24/2021	5043	Huish Construction, LLC	Acquisition	Residential - Existing SFR	\$1,500,000.00	Appraisal Waiver	8	10.00%
4/15/2021	5050	Grays Development Company, Inc.	Acquisition	Residential - Partially Improved Lots	\$3,300,100.00	Appraisal Waiver	27	10.00%
3/31/2021	5057	Rhino Holdings Germantown, LLC	Acquisition	Commercial - Existing Structure	\$2,100,000.00	Appraisal Waiver	7	10.00%
7/23/2021	5058	Rhino Holdings Front, LLC	Acquisition	Commercial - Existing Structure	\$1,300,000.00	Appraisal Waiver	27	10.00%
4/30/2021	5059	The Pass at Black Rock LLC	Refinance - Acquisition	Commercial - Unimproved Land	\$3,000,000.00	85.71%	12	10.00%
5/14/2021	5060	Grays Development Company, Inc.	Acquisition	Residential - Partially Improved Lots	\$5,900,000.00	Appraisal Waiver	27	10.00%
4/12/2021	5066	Yuma Care, LLC	Construction	Commercial - Unimproved Land	\$4,800,000.00	Appraisal Waiver	9	10.00%
5/27/2021	5068	Rhino Holdings Powell Villa, LLC	Acquisition	Commercial - Existing Structure	\$7,900,000.00	Appraisal Waiver	8	11.00%
4/30/2021	5069	CHERCO LLC	Acquisition	Commercial - Unimproved Land	\$500,000.00	83.33%	18	10.00%
5/7/2021	5070	Harmony Homes Nevada, LLC	Refinance - Development	Residential - Partially Improved Lots	\$4,464,000.00	77.50%	1	10.00%
5/7/2021	5071	Mosaic Seven, LLC	Refinance - Development	Commercial - Unimproved Land	\$2,450,000.00	94.23%	18	10.00%
5/7/2021	5074	HARMONY461, LLC	Refinance - Development	Residential - Finished Lots	\$227,000.00	43.23%	18	10.50%
5/14/2021	5075	Ten15 Craig Tenaya, LLC	Refinance - Construction	Commercial - Existing Structure	\$2,650,000.00	68.83%	4	10.00%
5/24/2021	5076	Rhino Holdings Aurora, LLC	Acquisition	Commercial - Existing Structure	\$7,400,000.00	Appraisal Waiver	18	10.00%
5/11/2021	5077	Aurora Ocala, LLC	Acquisition	Commercial - Unimproved Land	\$2,600,000.00	Appraisal Waiver	18	10.50%
5/11/2021	5078	Thunder Mountain by Bakerson LLC	Acquisition	Commercial - Existing Structure	\$3,100,000.00	Appraisal Waiver	36	10.00%
5/11/2021	5079	Elegance Russell, LLC	Acquisition	Commercial - Unimproved Land	\$3,700,000.00	84.09%	18	10.00%
5/28/2021	5080	Gold Rose Construction, LLC	Construction	Residential - SFR	\$2,384,000.00	79.46%	18	10.00%
6/11/2021	5081	Harmony Horizon Ridge, LLC	Refinance - Development	Residential - Finished Lots	\$3,100,000.00	62.00%	6	10.00%
6/28/2021	5132	19North1, LLC	Acquisition	Residential - Partially Improved Lots	\$3,900,000.00	Appraisal Waiver	18	10.00%
6/15/2021	5133	Meisner Construction, LLC	Refinance - Construction	Residential - SFR	\$404,000.00	Appraisal Waiver	6	10.00%
6/18/2021	5134	Meisner Construction, LLC	Refinance - Construction	Residential - SFR	\$490,000.00	Appraisal Waiver	7	10.00%
6/24/2021	5135	Primo Holdings LLC	Acquisition	Commercial - Unimproved Land	\$7,000,000.00	68.29%	5	11.00%
6/29/2021	5137	Harmony Homes Nevada, LLC	Refinance - Development	Residential - Unimproved Land	\$1,100,000.00	18.41%	18	10.00%
7/23/2021	5138	Sargem Management, LLC	Refinance - Acquisition	Commercial - Unimproved Land	\$2,600,000.00	47.44%	1	10.00%
8/2/2021	5146	Four Midtown LPH-3, LLC	Acquisition	Residential - Condos	\$799,000.00	Appraisal Waiver	3	10.00%
7/15/2021	5147	Rhino Holdings Hermitage, LLC	Acquisition	Commercial - Existing Structure	\$2,600,000.00	Appraisal Waiver	27	10.00%
7/21/2021	5148	Rhino Holdings Manitowoc, LLC	Acquisition	Commercial - Existing Structure	\$3,200,000.00	Appraisal Waiver	27	10.00%

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7/16/2021	5149	Dragonstone, LLC	Refinance - Development	Residential - Finished Lots	\$1,350,000.00	42.18%	18	10.00%
7/21/2021	5150	Hurry It Up We Are Burning Daylight, LLC	Construction	Commercial - Unimproved Land	\$898,000.00	39.73%	6	10.00%
7/26/2021	5151	Dixie Highway Storage, LLC	Acquisition	Commercial - Unimproved Land	\$4,500,000.00	Appraisal Waiver	18	10.00%
8/27/2021	5152	GGD Oakdale, LLC	Refinance - Development	Commercial - Existing Structure	\$10,000,000.00	Appraisal Waiver	18	10.00%
8/3/2021	5153	Blue Heron Oasi, LLC	Acquisition	Residential - Paper Lots	\$6,960,000.00	69.01%	18	10.00%
8/12/2021	5178	FIG Jackson Crossing, LLC	Development	Residential - Unimproved Land	\$5,460,000.00	Appraisal Waiver	9	10.00%
8/10/2021	5192	Grays Development Company, Inc.	Acquisition	Residential - Paper Lots	\$4,350,000.00	Appraisal Waiver	9	10.00%
8/18/2021	5202	Grays Development Company, Inc.	Acquisition	Residential - Unimproved Land	\$8,352,000.00	Appraisal Waiver	9	10.00%
8/23/2021	5216	Sargem Management, LLC	Refinance - Acquisition	Commercial - Unimproved Land	\$2,600,000.00	47.44%	6	10.00%
9/7/2021	5219	Gold Rock, LLC	Acquisition	Residential - Unimproved Land	\$1,110,000.00	Appraisal Waiver	18	10.00%
9/15/2021	5220	Green Level West II, LLC	Refinance - Acquisition	Commercial - Existing Structure	\$2,810,000.00	Appraisal Waiver	18	10.00%
10/4/2021	5221	Rhino Holdings Silverdale Village, LLC	Acquisition	Commercial - Existing Structure	\$14,000,000.00	Appraisal Waiver	18	10.00%
9/23/2021	5222	Rhino Holdings Schaumburg, LLC	Acquisition	Commercial - Existing Structure	\$850,000.00	Appraisal Waiver	4	10.00%
10/7/2021	5223	Bel Canto Utah I, LLC	Acquisition	Commercial - Unimproved Land	\$3,408,000.00	Appraisal Waiver	18	10.00%
10/4/2021	5224	Mosaic Seven, LLC	Acquisition	Residential - Unimproved Land	\$2,842,000.00	87.44%	18	10.00%
10/13/2021	5228	Gilbert Care, LLC	Acquisition	Commercial - Unimproved Land	\$7,300,000.00	Appraisal Waiver	18	10.00%
10/28/2021	5229	Mosaic Seven, LLC	Acquisition	Residential - Unimproved Land	\$2,640,000.00	94.28%	18	10.00%
10/28/2021	5230	Mosaic Seven, LLC	Acquisition	Residential - Unimproved Land	\$1,320,000.00	94.28%	18	10.00%
11/8/2021	5231	Mosaic Seven, LLC	Acquisition	Residential - Unimproved Land	\$1,540,000.00	96.25%	18	10.00%
10/26/2021	5232	17th and Sheridan, LLC	Acquisition	Residential - Paper Lots	\$1,500,000.00	Appraisal Waiver	9	10.00%
11/12/2021	5236	FIG Timber Woods, LLC	Acquisition	Residential - Paper Lots	\$3,640,000.00	Appraisal Waiver	9	10.00%
11/16/2021	5244	Vanquish Capital, LLC	Acquisition	Residential - Paper Lots	\$5,600,000.00	Appraisal Waiver	9	10.00%
11/3/2021	5246	Eagle Physical Therapy, LLC	Acquisition	Residential - Existing SFR	\$400,000.00	Appraisal Waiver	2	10.00%
11/12/2021	5247	Thunder Mountain by Bakerson LLC	Development	Commercial - Existing Structure	\$575,000.00	Appraisal Waiver	18	13.00%
12/3/2021	5248	Blue Heron Stonewater, LLC	Acquisition	Residential - Unimproved Land	\$5,040,000.00	70.00%	18	10.00%
12/29/2021	5267	Mosaic Seven, LLC	Acquisition	Commercial - Unimproved Land	\$2,605,000.00	86.83%	18	10.00%
12/8/2021	5268	Harris53 Apartments, LLC	Acquisition	Residential - Partially Improved Lots	\$9,450,000.00	Appraisal Waiver	18	10.00%
11/30/2021	5269	Rhino Holdings Racine, LLC	Refinance - Acquisition	Commercial - Existing Structure	\$4,200,000.00	Appraisal Waiver	18	10.00%
12/8/2021	5270	Green Level West I Apartments, LLC	Acquisition	Residential - Unimproved Land	\$4,530,000.00	Appraisal Waiver	18	10.00%
12/6/2021	5271	Kyle Canyon Next and Last Frontier, LLC	Acquisition	Commercial - Unimproved Land	\$2,500,000.00	83.33%	18	10.00%
12/15/2021	5272	FIG Cooper Woods, LLC	Acquisition	Residential - Paper Lots	\$2,200,000.00	Appraisal Waiver	9	10.00%
12/15/2021	5273	Harmony Homes Nevada, LLC	Acquisition	Residential - Paper Lots	\$4,700,000.00	65.87%	18	10.00%
12/15/2021	5276	Harmony Homes Nevada, LLC	Acquisition	Residential - Paper Lots	\$2,130,000.00	64.84%	18	10.00%
12/22/2021	5283	Blue Heron Strata, LLC	Acquisition	Residential - Partially Improved Lots	\$5,700,000.00	56.93%	27	11.00%
12/29/2021	5304	Harmony Homes Nevada, LLC	Acquisition	Residential - Unimproved Land	\$2,016,000.00	65.03%	18	10.00%
12/29/2021	5309	Harmony Homes Nevada, LLC	Acquisition	Residential - Unimproved Land	\$3,250,800.00	65.01%	18	10.00%
12/29/2021	5318	Dragonhawk Holdings, LLC	Refinance - Acquisition	Residential - Finished Lots	\$2,848,000.00	59.83%	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.