

# 2017 LOAN PORTFOLIO PERFORMANCE RECORD

6700 Via Austi Parkway, Suite 300  
Las Vegas, NV 89119  
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IGNITEFUNDING.COM



Ignite Funding Investors have funded **\$461,130,650** in Land Acquisition, Development and Construction of Real Estate projects throughout the Southwest since 2011.

## 2017

36	Borrowers
\$103,577,750	Total amount funded
110	Loans funded
46%	Acquisition loans (see breakdown)
26%	Development loans (see breakdown)
28%	Construction loans (see breakdown)
10.10%	Average interest rate to investors*
67.07%	Average Loan to Value**
8	Average duration of loan term (months)
\$110,664,925	Total amount of loans under servicing/management as of 12/31/17

**\$8,698,040** Income Paid Out to Investors

### Acquisition loans\*\*\*

90%	Residential
10%	Commercial
26	Borrowers
\$47,926,200	Total amount funded
45	Loans funded
10.13%	Avg interest rate to investors*
57.04%	Avg Loan to Value**
7	Avg duration of loan term

### Development loans

100%	Residential
0%	Commercial
8	Borrowers
\$27,180,450	Total amount funded
20	Loans funded
10.10%	Avg interest rate to investors*
73.16%	Avg Loan to Value**
8	Avg duration of loan term

### Construction loans

36%	Residential
64%	Commercial
9	Borrowers
\$28,471,100	Total amount funded
45	Loans funded
10.08%	Avg interest rate to investors*
75.20%	Avg Loan to Value**
8	Avg duration of loan term

Information reflected above is for loans funded in 2017. \* Average 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 | 6700 Via Austi Parkway, Suite 300, 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*	ANNUALIZED RETURN TO INVESTORS**
1/27/2017	4364	Court Hampton Holdings, LLC	Refinance - Development	Residential - Finished Lots	\$840,000.00	100.00%	12	10.00%
1/27/2017	4369	Tailor Built Homes, LLC	Construction	Residential - SFR	\$450,000.00	Appraisal Waiver	12	10.00%
1/27/2017	4370	Tailor Built Homes, LLC	Construction	Residential - SFR	\$450,000.00	Appraisal Waiver	12	10.00%
1/31/2017	4367	Elation Homes, LLC	Refinance - Acquisition	Residential - Finished Lots	\$1,400,000.00	61.27%	12	10.00%
1/31/2017	4368	Mosaic Seven, LLC	Acquisition	Residential - Unimproved Land	\$820,000.00	88.17%	6	10.25%
2/3/2017	4366	KD Carey Limited Liability CO	Construction	Residential - SFR	\$816,000.00	83.84%	6	10.50%
2/8/2017	4372	Bluemountain, Inc.	Refinance - Construction	Residential - Existing SFR	\$167,700.00	Appraisal Waiver	8	10.00%
2/8/2017	4373	Bluemountain, Inc.	Refinance - Construction	Residential - Existing SFR	\$166,600.00	Appraisal Waiver	12	10.00%
2/8/2017	4374	Truman Marketing, LLC	Refinance - Construction	Residential - Existing SFR	\$144,900.00	Appraisal Waiver	5	10.00%
2/8/2017	4375	Truman Marketing, LLC	Refinance - Construction	Residential - Existing SFR	\$124,200.00	Appraisal Waiver	12	10.00%
2/8/2017	4376	Bluemountain, Inc.	Refinance - Construction	Residential - Existing SFR	\$165,600.00	Appraisal Waiver	12	10.00%
2/8/2017	4377	Truman Marketing, LLC	Refinance - Construction	Residential - Existing SFR	\$186,300.00	Appraisal Waiver	5	10.00%
2/8/2017	4378	Truman Marketing, LLC	Refinance - Construction	Residential - Existing SFR	\$134,600.00	Appraisal Waiver	12	10.00%
2/8/2017	4379	Truman Marketing, LLC	Refinance - Construction	Residential - Existing SFR	\$204,900.00	Appraisal Waiver	12	10.00%
2/8/2017	4380	Truman Marketing, LLC	Refinance - Construction	Residential - Existing SFR	\$92,100.00	Appraisal Waiver	4	10.00%
2/8/2017	4381	Truman Marketing, LLC	Refinance - Construction	Residential - Existing SFR	\$163,500.00	Appraisal Waiver	12	10.00%
2/8/2017	4382	Truman Marketing, LLC	Refinance - Construction	Residential - Existing SFR	\$62,100.00	Appraisal Waiver	12	10.00%
2/8/2017	4383	Bluemountain, Inc.	Refinance - Construction	Residential - Existing SFR	\$123,200.00	Appraisal Waiver	3	10.00%
2/8/2017	4384	Truman Marketing, LLC	Refinance - Construction	Residential - Existing SFR	\$159,400.00	Appraisal Waiver	1	10.00%
2/17/2017	4365	Court Hampton Holdings, LLC	Refinance - Development	Residential - Partially Improved Lots	\$666,900.00	73.28%	12	10.00%
2/28/2017	4385	GGD Oakdale, LLC	Construction	Commercial - Existing Structure	\$3,700,000.00	Appraisal Waiver	4	11.00%
2/28/2017	4386	Tailor Built Homes, LLC	Construction	Residential - SFR	\$580,000.00	Appraisal Waiver	8	10.00%
2/28/2017	4387	LF The Cove LLC	Refinance - Development	Residential - Finished Lots	\$605,000.00	Appraisal Waiver	10	10.00%
2/28/2017	4389	Tailor Built Homes, LLC	Acquisition	Residential - Finished Lots	\$1,375,000.00	Appraisal Waiver	12	12.00%
3/30/2017	4391	Court Hampton Holdings, LLC	Development	Residential - Finished Lots	\$513,000.00	73.28%	12	10.00%
3/31/2017	4394	BDEC West, LLC	Acquisition	Residential - Unimproved Land	\$2,400,000.00	57.55%	8	10.00%
4/4/2017	4393	KD Carey Limited Liability CO	Construction	Residential - SFR	\$804,000.00	84.29%	6	10.50%
4/5/2017	4390	Lokal BR7 LLC	Acquisition	Residential - Partially Improved Lots	\$1,560,000.00	Appraisal Waiver	6	10.00%
4/20/2017	4395	Rhino Investments NM Hotel, LLC	Refinance - Construction	Commercial - Existing Structure	\$6,650,000.00	60.45%	13	10.50%
4/25/2017	4396	Haojia, LLC	Refinance - Acquisition	Residential - Finished Lots	\$600,000.00	44.44%	12	10.00%
4/25/2017	4397	Douglas Ansell	Refinance - Construction	Residential - Existing SFR	\$190,000.00	70.37%	12	10.00%
4/25/2017	4398	The Ventana Trust	Refinance - Construction	Residential - Existing SFR	\$130,000.00	57.77%	12	10.00%
4/26/2017	4392	Court Hampton Holdings, LLC	Development	Residential - Finished Lots	\$1,050,000.00	93.33%	12	10.00%
4/28/2017	4399	Tailor Built Homes, LLC	Construction	Residential - SFR	\$360,000.00	Appraisal Waiver	12	10.00%
4/28/2017	4400	Tailor Built Homes, LLC	Construction	Residential - SFR	\$540,000.00	Appraisal Waiver	12	10.00%
5/5/2017	4403	Blue Heron Obsidian LLC	Acquisition	Residential - Unimproved Land	\$2,000,000.00	57.14%	4	10.00%
5/9/2017	4402	KD Commerce, L.L.C.	Construction	Residential - SFR	\$437,000.00	79.06%	6	10.00%

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5/9/2017	4404	KD Commerce, L.L.C.	Construction	Residential - TWH	\$437,000.00	79.06%	6	10.00%
5/11/2017	4405	KD Commerce, L.L.C.	Construction	Residential - TWH	\$437,000.00	79.06%	6	10.00%
5/12/2017	4401	Lokal Registry Ridge Towns LLC	Development	Residential - Partially Improved Lots	\$5,800,000.00	Appraisal Waiver	12	10.00%
5/19/2017	4406	KD Commerce, L.L.C.	Construction	Residential - TWH	\$437,000.00	79.06%	6	10.00%
5/25/2017	4407	KD Commerce, L.L.C.	Construction	Residential - TWH	\$437,000.00	79.06%	6	10.00%
6/9/2017	4408	Mosaic Four, LLC	Refinance - Acquisition	Residential - Paper Lots	\$2,470,000.00	78.41%	12	10.00%
6/9/2017	4409	Lokal Plum Creek Towns LLC	Acquisition	Residential - Partially Improved Lots	\$3,100,000.00	Appraisal Waiver	12	10.00%
6/21/2017	4410	HARMONY461, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$262,000.00	17.58%	12	10.00%
6/21/2017	4411	HARMONY461, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$262,000.00	12.18%	6	10.00%
6/27/2017	4412	Court Hampton Holdings, LLC	Refinance - Development	Residential - Finished Lots	\$314,600.00	83.89%	12	10.00%
6/28/2017	4415	Shapeshift Investments	Acquisition	Residential - Existing SFR	\$350,000.00	Appraisal Waiver	12	10.00%
7/6/2017	4414	Lokal BR7 LLC	Acquisition	Residential - Partially Improved Lots	\$1,575,000.00	Appraisal Waiver	3	10.00%
7/7/2017	4419	Caldwell Investments	Acquisition	Residential - Existing SFR	\$950,000.00	Appraisal Waiver	9	12.00%
7/7/2017	4420	Tailor Built Homes, LLC	Construction	Residential - SFR	\$650,000.00	Appraisal Waiver	9	11.00%
7/10/2017	4416	Old Chicago Ventures LLC	Refinance - Acquisition	Residential - Unimproved Land	\$750,000.00	Appraisal Waiver	12	10.00%
7/11/2017	4418	LFMG 45TH LLC	Refinance - Development	Residential - Finished Lots	\$250,000.00	Appraisal Waiver	5	10.00%
7/11/2017	4421	Tailor Built Homes, LLC	Construction	Residential - SFR	\$575,000.00	Appraisal Waiver	9	10.00%
7/11/2017	4422	Tailor Built Homes, LLC	Construction	Residential - SFR	\$600,000.00	Appraisal Waiver	9	10.00%
7/11/2017	4423	Tailor Built Homes, LLC	Construction	Residential - SFR	\$625,000.00	Appraisal Waiver	9	10.00%
7/14/2017	4413	HARMONY461, LLC	Refinance - Development	Residential - Finished Lots	\$185,750.00	30.95%	6	10.00%
7/21/2017	4424	Mosaic Seven, LLC	Refinance - Acquisition	Residential - Unimproved Land	\$2,300,000.00	76.03%	7	10.25%
7/27/2017	4425	Bluemountain, Inc.	Construction	Residential - SFR	\$568,000.00	Appraisal Waiver	8	10.00%
8/2/2017	4430	Village Walk 2213, LLC	Refinance - Acquisition	Residential - Condos	\$173,000.00	67.84%	6	10.00%
8/2/2017	4431	Village Walk 3213, LLC	Refinance - Acquisition	Residential - Condos	\$167,000.00	68.16%	6	10.00%
8/10/2017	4432	Caldwell Investments	Acquisition	Residential - Existing SFR	\$1,250,000.00	Appraisal Waiver	6	10.00%
8/14/2017	4427	Court Hampton Holdings, LLC	Refinance - Development	Residential - Finished Lots	\$210,000.00	93.33%	5	10.00%
8/14/2017	4428	HARMONY461, LLC	Refinance - Development	Residential - Finished Lots	\$297,700.00	30.53%	5	10.00%
8/14/2017	4429	Harmony Homes Nevada, LLC	Acquisition	Residential - Partially Improved Lots	\$6,250,000.00	43.31%	12	10.00%
8/18/2017	4433	Lokal Hyland Village LLC	Acquisition	Residential - TWH	\$1,698,200.00	Appraisal Waiver	6	10.00%
8/18/2017	4434	Bluemountain, Inc.	Construction	Residential - SFR	\$726,000.00	Appraisal Waiver	8	10.00%
8/30/2017	4426	Cedarbridge Apartments, LLC	Refinance - Acquisition	Commercial - Unimproved Land	\$1,350,000.00	Appraisal Waiver	6	10.00%
8/30/2017	4435	Court Hampton Holdings, LLC	Acquisition	Residential - Paper Lots	\$2,491,000.00	66.25%	12	10.00%
9/5/2017	4437	Court Hampton Holdings, LLC	Refinance - Development	Residential - Finished Lots	\$248,400.00	82.80%	6	10.00%
9/14/2017	4436	Harmony Homes Nevada, LLC	Acquisition	Residential - Paper Lots	\$975,000.00	65.00%	6	10.00%
9/14/2017	4438	GGD Oakdale, LLC	Acquisition	Commercial - Existing Structure	\$3,350,000.00	Appraisal Waiver	6	10.25%
10/11/2017	4440	Lokal BR7 LLC	Refinance - Development	Residential - Finished Lots	\$858,000.00	Appraisal Waiver	6	12.00%
10/11/2017	4441	Lokal BR7 LLC	Refinance - Development	Residential - Partially Improved Lots	\$10,920,000.00	Appraisal Waiver	12	10.00%
10/13/2017	4439	HARMONY461, LLC	Refinance - Development	Residential - Finished Lots	\$350,000.00	66.66%	3	10.00%
10/18/2017	4444	Tailor Built Homes, LLC	Construction	Residential - SFR	\$640,000.00	Appraisal Waiver	6	10.00%
10/19/2017	4442	BlueMountain II LLC	Refinance - Acquisition	Residential - Existing SFR	\$177,000.00	Appraisal Waiver	6	10.00%

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10/19/2017	4443	BlueMountain II LLC	Refinance - Acquisition	Residential - Existing SFR	\$150,000.00	Appraisal Waiver	6	10.00%
10/25/2017	4445	Tailor Built Homes, LLC	Construction	Residential - SFR	\$425,000.00	Appraisal Waiver	6	10.00%
10/26/2017	4446	BM RE, LLC	Refinance - Acquisition	Residential - Existing SFR	\$315,000.00	Appraisal Waiver	6	10.00%
10/26/2017	4447	BM RE, LLC	Refinance - Acquisition	Residential - Existing SFR	\$178,000.00	Appraisal Waiver	6	10.00%
10/26/2017	4448	BlueM Utah, LLC	Refinance - Acquisition	Residential - Existing SFR	\$140,000.00	Appraisal Waiver	6	10.00%
10/26/2017	4449	BlueM Utah, LLC	Refinance - Acquisition	Residential - Existing SFR	\$166,000.00	Appraisal Waiver	6	10.00%
11/9/2017	4450	Court Hampton Holdings, LLC	Refinance - Development	Residential - Finished Lots	\$210,000.00	93.33%	1	10.00%
11/9/2017	4451	Court Hampton Holdings, LLC	Refinance - Development	Residential - Finished Lots	\$359,100.00	68.40%	6	10.00%
11/9/2017	4455	Tailor Built Homes, LLC	Construction	Residential - SFR	\$675,000.00	Appraisal Waiver	6	10.00%
11/9/2017	4456	Tailor Built Homes, LLC	Construction	Residential - SFR	\$700,000.00	Appraisal Waiver	6	10.00%
11/15/2017	4453	Bluemountain, Inc.	Refinance - Construction	Residential - SFR	\$284,000.00	Appraisal Waiver	8	10.00%
11/15/2017	4454	Bluemountain, Inc.	Refinance - Construction	Residential - SFR	\$363,000.00	Appraisal Waiver	8	10.00%
11/17/2017	4457	Tailor Built Homes, LLC	Refinance - Development	Residential - Finished Lots	\$163,000.00	Appraisal Waiver	1	10.00%
11/29/2017	4461	LF Fisher Lane LLC	Refinance - Development	Residential - Finished Lots	\$1,575,000.00	Appraisal Waiver	6	10.00%
12/6/2017	4452	HARMONY461, LLC	Development	Residential - Partially Improved Lots	\$1,764,000.00	61.25%	6	10.00%
12/7/2017	4462	Bluemountain, Inc.	Refinance - Acquisition	Residential - Existing SFR	\$290,000.00	Appraisal Waiver	6	10.00%
12/7/2017	4463	BM RE, LLC	Refinance - Acquisition	Residential - Existing SFR	\$178,000.00	Appraisal Waiver	6	10.00%
12/7/2017	4464	BM3 LLC	Refinance - Acquisition	Residential - Existing SFR	\$98,000.00	Appraisal Waiver	6	10.00%
12/8/2017	4466	Tailor Built Homes, LLC	Construction	Residential - SFR	\$700,000.00	Appraisal Waiver	6	10.00%
12/12/2017	4467	Caldwell Investments	Acquisition	Residential - Existing SFR	\$123,000.00	Appraisal Waiver	6	10.00%
12/12/2017	4468	Caldwell Investments	Acquisition	Residential - Existing SFR	\$145,000.00	Appraisal Waiver	6	10.00%
12/12/2017	4469	Caldwell Investments	Acquisition	Residential - Existing SFR	\$123,000.00	Appraisal Waiver	6	10.00%
12/12/2017	4470	Caldwell Investments	Acquisition	Residential - Existing SFR	\$260,000.00	Appraisal Waiver	6	10.00%
12/12/2017	4471	Caldwell Investments	Acquisition	Residential - Existing SFR	\$132,000.00	Appraisal Waiver	6	10.00%
12/12/2017	4472	Caldwell Investments	Acquisition	Residential - Existing SFR	\$462,000.00	Appraisal Waiver	6	10.00%
12/12/2017	4473	Caldwell Investments	Acquisition	Residential - Existing SFR	\$198,000.00	Appraisal Waiver	6	10.00%
12/12/2017	4474	Caldwell Investments	Acquisition	Residential - Existing SFR	\$313,000.00	Appraisal Waiver	6	10.00%
12/12/2017	4475	Caldwell Investments	Acquisition	Residential - Existing SFR	\$440,000.00	Appraisal Waiver	6	10.00%
12/20/2017	4484	Tailor Built Homes, LLC	Construction	Residential - TWH	\$900,000.00	Appraisal Waiver	6	10.00%
12/21/2017	4459	HARMONY461, LLC	Refinance - Acquisition	Residential - Paper Lots	\$260,000.00	63.35%	6	10.00%
12/21/2017	4486	Shadow Canyon Development LLC	Acquisition	Residential - Unimproved Land	\$3,900,000.00	45.88%	6	11.00%
12/27/2017	4476	Tailor Built Homes, LLC	Construction	Residential - SFR	\$640,000.00	Appraisal Waiver	6	10.00%
12/27/2017	4485	Tailor Built Homes, LLC	Construction	Residential - SFR	\$650,000.00	Appraisal Waiver	6	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.