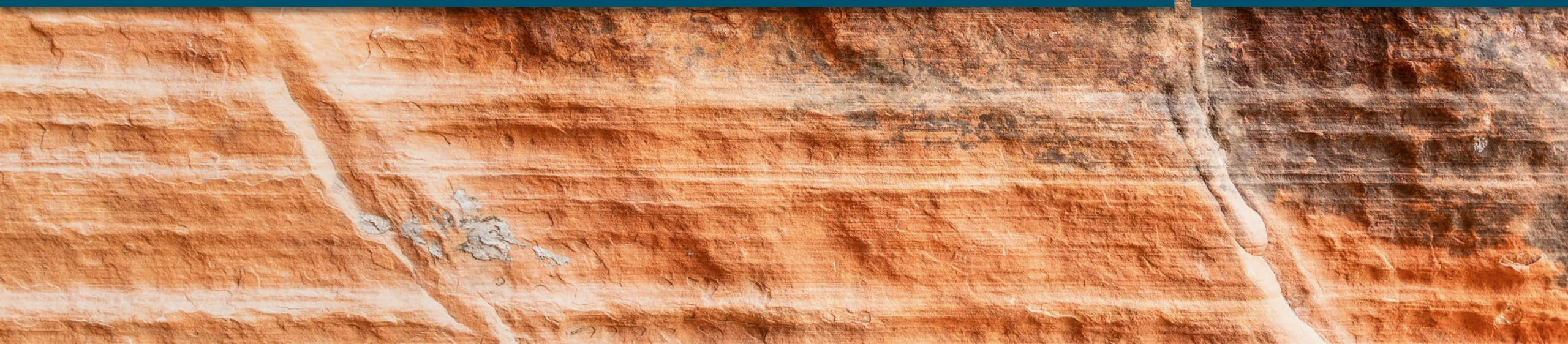




TRUST DEEDS

The Investment You Missed Out On In 2022



WHO ARE WE?





IGNITE FUNDING OVERVIEW

- Regulated/Licensed Mortgage Broker
- Offering Trust Deed Investments since 2011
- Annualized Returns - 10% to 12%
- Short-term Investment
- Transparency with minimal loss
- Full Internal Operations



A



Z

WHAT IS IT?



WHAT IS A TRUST DEED INVESTMENT?

A Trust Deed Investment is when a lender (you) lends money to a borrower (homebuilder/developer) that is secured by real estate.



RESIDENTIAL or
COMMERCIAL

Acquisition
Development
Construction

WHAT MAKES IGNITE FUNDING DIFFERENT?



WHAT MAKES IGNITE FUNDING DIFFERENT?

- Low Barrier to Entry - Minimum Investment \$10,000
- Geographic/Borrower Diversification - Mitigated Risk
- Less Volatility - Collateralized Investment
- Consistent Monthly Income - Passive Income
- Deal Flow - Consistency





WHEN IS A GOOD TIME TO INVEST IN
REAL ESTATE?



Yesterday...



SERVICING **\$356**

MM AS OF 4.3.23



FUNDED **\$1.4**

BILLION SINCE 2011



LOANS OVER **1,900**

SINCE 2011

JANUARY

\$13

MM FUNDED

16

LOANS

FEBRUARY

\$11.8

MM FUNDED

15

LOANS

MARCH

\$29.6

MM FUNDED

38

LOANS

WHY YOU SHOULD INVEST IN TRUST DEEDS

Trust Deeds provide:

- Higher yields (10% - 12%)
- Collateralized investment
- Short term (9 mo./9 mo. ext)
- Monthly interest payments
- Truly passive
- You are in control to pick the investment





BORROWER OVERVIEW

Established residential homebuilder and/or commercial developer

Proven capability with over 10 years experience in respective field of real estate

Established banking relationships for lending and/or credit facility

Utilizing Ignite Funding as a long-term lending resource



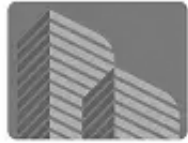
BEL CANTO
— ASSET GROWTH FUND LLC —



BLUE HERON



**BRASS CAP
DEVELOPMENT**



DAPPER
COMPANIES

**EDWARD
HOMES**



FIG



**HARMONY
HOMES**



Colorado. Inspired. Luxury.



RHINOINVESTMENTS



RISK & REWARD

- Default
- Experienced in resolving defaults

GET STARTED



THERE IS MORE THAN ONE WAY TO INVEST

SD-IRA

Self-Directed IRAs, SEP IRAs

Custodial

Pension Plan, Profit Sharing Plan,
or 401(k) Plan, UTMA/UGMA

Cash

Individual, Joint, Trusts

Business

Corporations, General Partnership,
LLC, LP

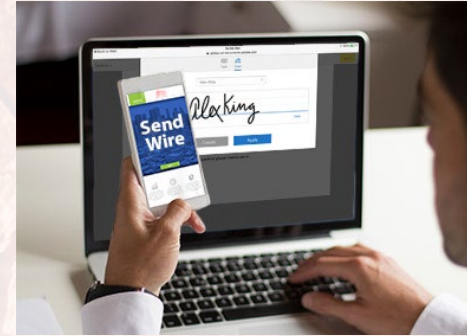
STEP ONE
OPEN AN ACCOUNT



STEP TWO
SELECT AN
INVESTMENT



STEP THREE
COMPLETE LOAN
DOCS AND SEND FUNDS



STEP FOUR
LOAN IS
FUNDED



STEP SEVEN
LOAN IS REPAID



STEP SIX
COLLECT INTEREST



STEP FIVE
POST CLOSING DOCS



Text “Income” to
844-552-7022 to sign up
for text messaging

IGNITE FUNDING





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