



Hello Ignite Funding Client,

We released a new loan in Colorado today. This loan has the lowest loan to value of any loan we have released this year, 20%! All the details for the project are listed below with the fact sheet hyperlinked.

Executed documentation and funds are due upon loan placement. The Loan Processing Department will send daily reminders until all documentation and funds have been received. If within 5 days of loan placement, Ignite Funding does not receive all documentation and funds your position on the loan is subject to cancellation.

**[Future Legends, LLC #5952 | COLORADO](#)**: First Trust Deed collateralized by roughly 100 acres of land which will eventually be developed into a youth sports facility, surrounding a professional baseball stadium. The overall complex will combine all elements needed for a successful youth sports faculty including restaurants, fields, hotels, retail, dormitories, and other amenities. The site is located about two miles east of downtown Windsor (60 miles north of Denver, CO). After purchasing the Orem Owlz minor league baseball team in 2004, the borrower envisioned developing a youth sports complex integrated into a minor league baseball facility. This vision is being manifested into the Future Legends Complex which will consist of 12 soccer fields, 10 baseball diamonds, a 64-team dorm, with retail shops and hotels surrounding the complex. This loan will encumber everything owned by the borrower in the area excluding the stadium, dorms, future hotel parcels, and the retail area which already has bank financing in place or in process.

**Loan Amount:** \$14,000,000

**Yield:** 11% interest is paid monthly in arrears with payments due on the 1st of each month with a 10-day grace period.

Give me a call or respond to this email with how much you would like to invest on this loan or if you have any questions feel free to reach out to me.



## GREG YANG

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