



Hello Ignite Funding Client,

We have another new set of loans for you to review. The three listed below are available and ready for you to invest in. 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.

**[Hillwood Homes at Midway 18, LLC #5974 | UTAH:](#)** First Trust Deed collateralized by a 0.96 acre finished lot in Heber City, UT. All of the grading work for the site has been completed and is ready for the foundation to be poured. Construction permits have already been submitted for on the 5,099 square foot home. 2,564 square feet are above grade, and the remaining is part of the large walkout basement. Situated on a hillside, the back of the property overlooks the picturesque Heber Valley.

**Master Loan Amount:** \$1,320,000

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

**[FIG UT 1, LLC #5982 | UTAH:](#)** The collateral for this loan consists of nearly 19 acres of residentially zoned land in Santaquin, UT (approximately 22 miles south of downtown Provo, UT). Since acquiring the site in late 2021, the borrower has worked with the city to get approval for a 165-unit townhome complex.

**Master Loan Amount:** \$13,600,000

**Yield:** 10% interest is paid monthly in arrears with payments due on the 1st of each month with a 10-day grace period. **\*For investments equal to or greater than \$100,000 investors will earn 10.5%.**

**[Rue Grimaldi, LLC #5984 | NEVADA:](#)** The collateral for this loan is a 0.32 acre finished lot in Henderson, NV which is about 20 miles southeast of downtown Las Vegas, NV in the Lake Las Vegas master planned community. Since acquiring the lot for \$310,000 in September of 2022, the borrower successfully worked with the city and HOA to get approval for a 3,254 square foot home. This modernly designed home will feature four bedrooms and three bathrooms with a three-car attached garage. Included in the budgets is an extensive pool and landscaping package to give the buyer what should be a "turnkey" type of purchase.

**Loan Amount:** \$750,000

**Yield:** 10% interest is paid monthly in arrears with payments due on the 1st of each month with a 10-day grace period. **\*For investments equal to or greater than \$100,000 investors will earn 10.5%.**

Give us a call or respond to this email with how much you would like to invest on these loans. If you have additional questions related your account/s, feel free to reach out to us.

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## CLIENT SERVICES

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| NMBL #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.

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