



Hello Ignite Funding Client,

We released a new loan in Texas today. 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.

[Prez Enterprises, Inc #5939-5950 | TEXAS:](#) First Trust Deed collateralized by 12 fully built residential homes in Wolfforth, TX (about 12 miles southwest of Lubbock, TX). Consistently ranked in the fastest growing markets in Texas, there is a need for new housing supply in this area. The borrower is purchasing these 12 completed units from Betenbough Homes as a bulk transaction since a different buyer fell through. The borrower is under contract to purchase the completed homes at a discounted price given the longstanding relationship between the borrower and builder. Our borrower will then lease up the properties and sell the rented properties to their investors as cash flowing assets. Each home sits on approximately .17 acres of land with units ranging from 2,446 to 2,700 square feet in size. The borrower and seller have a long track record of performance which is part of the reason our borrower can get these units at such a discount. This is the fourth such loan structure we have done with this borrower.

Master Loan Amount: \$3,991,000

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 this loan. If you have additional questions related to this loan or your account, feel free to reach out to us.



CLIENT SERVICES

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| NVMBL #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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