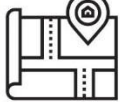


INVESTMENT OVERVIEW

LOAN NAME Stonehaven, LLC | [MTX Contractors](#)

LOAN NUMBER Master #6711 Tranche #6712

LOCATION



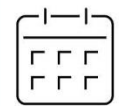
NV

YIELD



10%¹

TERM



9/9

LOAN-TO-VALUE



67%²

TYPE



CON

RES

Address: No address has been assigned yet; This site is just South of 5850 Mello Ave, Las Vegas, NV 89131.

APNs: 125-24-311-002 & -003

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

Master Loan Amount: \$5,200,000

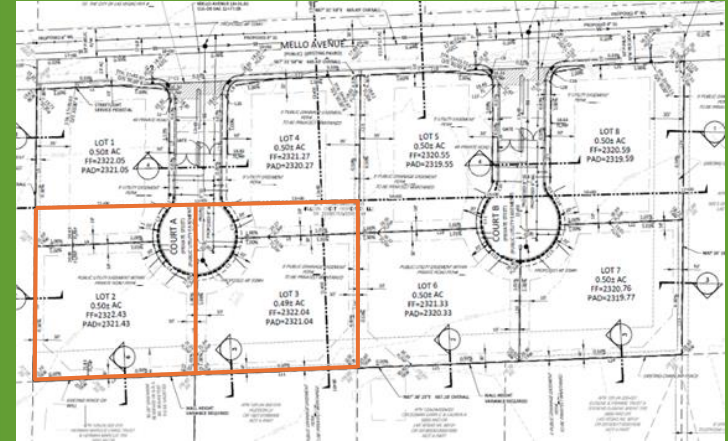
Term: Nine months with an optional nine-month extension at maturity. Final maturity date is 12/28/26 based on an anticipated funding date of 6/30/2025.

Guaranty: The principals of the borrowing entity will be signing full recourse, personal guarantees.

Value: A Broker's Price Opinion performed by Huntington and Ellis Real Estate Agency (a Las Vegas based real estate brokerage group) valued the project at an as-completed value of \$7,800,000 on 5/14/25. ²The stated LTV (loan-to-value) for this investment opportunity is the third-party opinion of value at the time of original loan funding. The LTV may fluctuate throughout the lifecycle of the loan as market conditions fluctuate. Ignite Funding does not require updates to the opinion of value during the loan cycle.

Borrower History: Stonehaven, LLC is a special purpose entity set up by a team of Las Vegas developers and builders with a combined 60+ years of experience in the industry. The Stonehaven partners have backgrounds in all stages of land development and construction within southern Nevada and are leveraging this experience to begin acquiring, developing, and constructing homes located in Las Vegas, NV.

Subject Property: First Trust Deed collateralized by two substantially finished residential lots in Las Vegas, NV. The borrower initially acquired these two lots as part of a 5-acre land purchase with the intention of subdividing the land and constructing two separate luxury communities. There will be four homes within each community, and each home will sit on a half-acre lot. Now, the borrower has successfully completed both the necessary work with the city to entitle and subdivide the lots along with the sitework required to have these lots ready for vertical construction. Two of the lots (Lots 1 and 4) within this community are under construction, with these two lots (Lots 2 and 3) representing the next two homes to be built. Each of these two homes will be 5,800 sf with an anticipated build cycle of about 7 months.



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LAS VEGAS, NV 89119

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877.739.9094

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Borrower Use of Proceeds: Proceeds will be used towards the closing of the loan, including closing costs, fees, and the initial construction costs. Future draws will be used for the construction for each of the homes.

Exit Strategy: The loan will be repaid upon the sale or refinance of the property. It is the current intent of the borrower to pay off the loan when each of the homes is built and sold individually. The investor's principal balance may decline over the life of the loan with principal pay-downs due to individual home sales in the amount of at least 115% of par value.

This loan is a multi-close tranche loan and therefore the loan will be funded in tranches. The first tranche is anticipated to close on 6/30/2025 with others to follow as indicated below. *Please refer to the [tranche FAQ](#) for additional information on tranche loans.

Loan #	Estimated Funding Date	Estimated Amount	Use of Proceeds
6712	6/30/2025	1,763,000	Closing/Construction
TBD	7/17/2025	430,000	Construction
TBD	8/14/2025	430,000	Construction
TBD	9/18/2025	430,000	Construction
TBD	10/16/2025	430,000	Construction
TBD	11/13/2025	430,000	Construction
TBD	12/11/2025	430,000	Construction
TBD	1/8/2026	430,000	Construction
TBD	2/12/2026	427,000	Construction
		5,200,000	



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