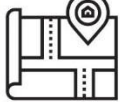


INVESTMENT OVERVIEW

LOAN NAME **Losee-Trop, LLC** | [Intercapital Asset Management](#)

LOAN NUMBER **Master #6865 Tranches #6866 & 6867**

LOCATION



NV

YIELD



10%¹

TERM



9/9

LOAN-TO-VALUE



76%²

TYPE



CON

COM

Address: No address has been assigned; The property is directly South of 2505 Carlotta Garden Ave, North Las Vegas, NV 89081

APN: 124-25-214-142

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: \$8,150,000

Term: Nine months with an optional nine-month extension at maturity. Final maturity date is 4/15/27 based on an anticipated funding date of 10/17/2025.

Value: A Broker's Price Opinion performed by Mosaic Commercial Advisors (a Las Vegas-based real estate brokerage group) valued the property at an as-stabilized value of \$10,658,000 on 8/25/25. 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: Losee-Trop, LLC is a special purpose entity established for this project by Intercapital Asset Management, which is run by Stanley Wasserkrug. The borrower has 35+ years of experience within commercial real estate development, having developed over 4,500,000 square feet of ground up retail developments throughout the Southwestern states. With a focus on Las Vegas and the Phoenix Valley, the borrower is looking to continue their firm's success in these markets through their work with Ignite Funding.

Subject Property: First Trust Deed collateralized by one 2.25 acre commercially zoned parcel in North Las Vegas, NV which is less than 10 miles from the heart of downtown Las Vegas, NV. The borrower recently came across the opportunity to purchase this parcel at a strong price and approached Ignite seeking financing to acquire the land and construct a 3-building commercial project on it. In anticipation of closing the borrower has worked with the city to obtain the necessary approvals with plans to begin work on-site shortly after the closing of this loan. This project will ultimately have 3 buildings constructed upon it totaling 11,500 sf with one building already fully preleased. This building, totaling just under 2,600 sf, will be home to a national car wash tenant with over 250 locations nationwide. Another building will be home to a QSR retailer, with the largest and final building set to be 6,500 sf. This 6,500 sf building is anticipated to contain four tenants. The borrower is currently working through leases with potential tenants, and they plan to have all leases finalized before construction is complete. This project's construction is expected to continue through Q3 2026 with the borrower planning sell the buildings once completed and stabilized.



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6700 VIA AUSTI PARKWAY
SUITE 300
LAS VEGAS, NV 89119

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877.739.9094

FAX 702.739.7735

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Click [here](#) or scan for additional info.



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

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 buildings are built and sold individually. The investor's principal balance may decline over the life of the loan with principal pay-downs due to individual parcel sales in the amount of at least 110% of par value.

This loan is a multi-close tranche loan and therefore the loan will be funded in tranches. The first tranches are anticipated to close on 10/17/2025 with others to follow as indicated below. *Please refer to the [tranche FAQ](#) for additional information on tranche loans.



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Loan #	Estimated Funding Date	Estimated Amount	Use of Proceeds
6866	10/17/2025	2,900,000	Closing/Acquisition
6867	10/17/2025	925,000	Closing/Acquisition
TBD	11/6/2025	400,000	Development
TBD	12/4/2025	400,000	Development
TBD	1/8/2026	400,000	Development
TBD	2/5/2026	650,000	Construction
TBD	3/5/2026	650,000	Construction
TBD	4/9/2026	500,000	Construction
TBD	5/7/2026	400,000	Construction
TBD	6/4/2026	300,000	Construction
TBD	7/9/2026	200,000	Construction
TBD	8/6/2026	200,000	Construction
TBD	9/3/2026	125,000	Construction
TBD	10/8/2026	100,000	Construction
		8,150,000	