

LOAN PORTFOLIO PERFORMANCE RECORD

2011 - Q3 2025

\$2,414,219,950

Total Amount Funded

10.26%

Average Annualized Interest Rate to Investors*

10.13 Months

Average Duration of Loans

\$1,684,731

Average Loan Amount

\$229,500,948

Income Paid Out to Investors

110 Borrowers

1,433 Loans funded

64.71% Average Loan to Value**

50% of Total Loans Funded were Acquisition Loans

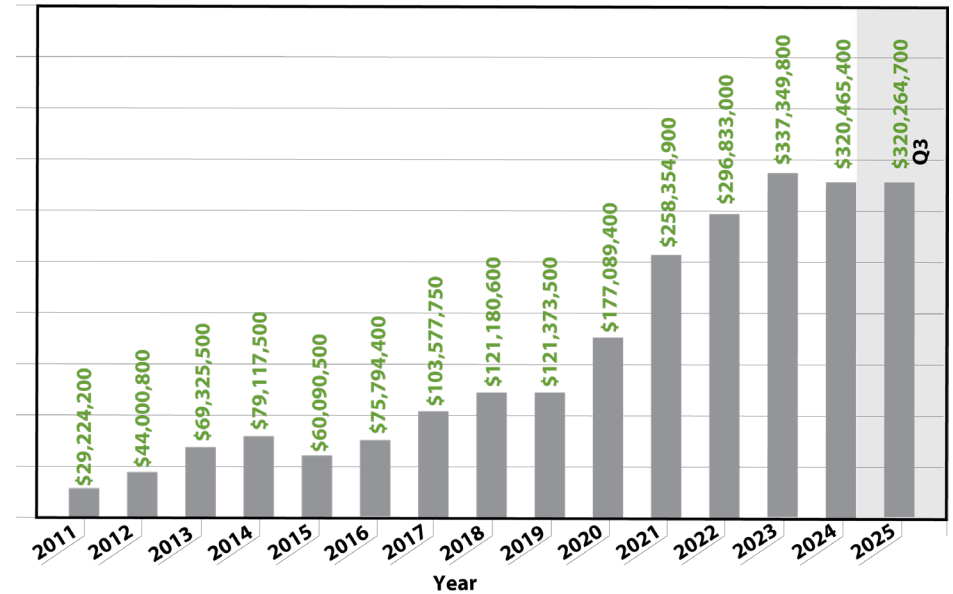
26% of Total Loans Funded were Development Loans

24% of Total Loans Funded were Construction Loans

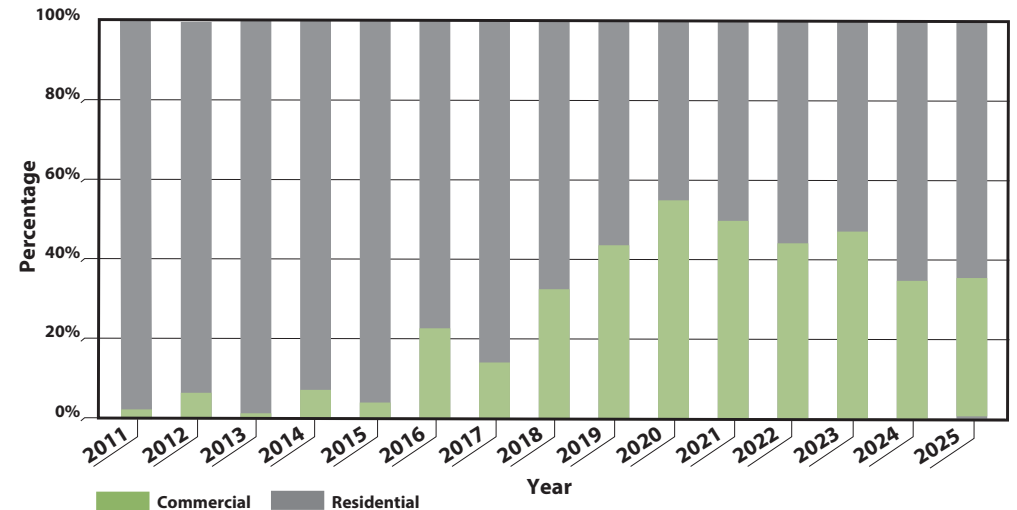
\$480,510,928

Loans Under Servicing as of Q3 2025

Total Loans Funded By Year



Commercial vs. Residential Fundings By Year



Acquisition Loans***

53%	Residential
47%	Commercial
90	Borrowers****
\$1,204,314,100	Total amount funded
673	Loans funded
10.36%	Average annualized interest rate to investors*
60.81%	Avg Loan to Value**
11.95	Avg duration of loan term (months)
\$128,568,608	Income Paid to Investors

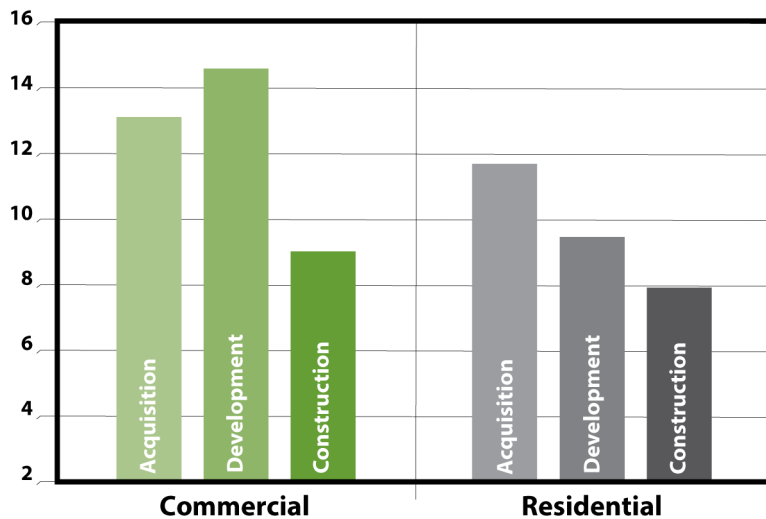
Development Loans

84%	Residential
16%	Commercial
28	Borrowers****
\$631,882,450	Total amount funded
240	Loans funded
10.18%	Average annualized interest rate to investors*
67.09%	Avg Loan to Value**
9.59	Avg duration of loan term (months)
\$57,307,996	Income Paid to Investors

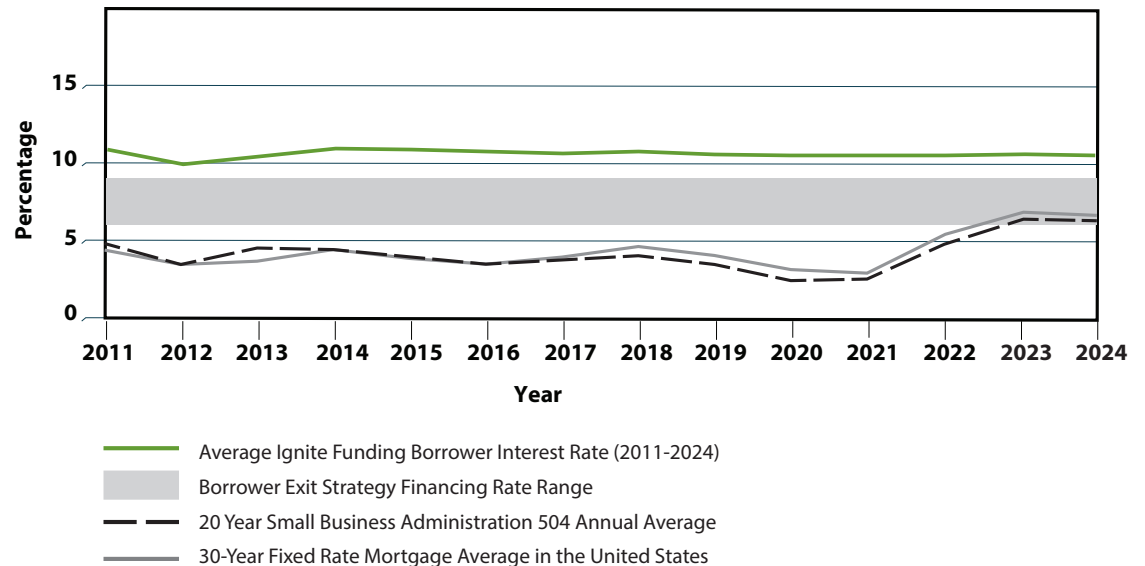
Construction Loans

60%	Residential
40%	Commercial
40	Borrowers****
\$578,023,400	Total amount funded
521	Loans funded
10.20%	Average annualized interest rate to investors*
66.56%	Avg Loan to Value**
8.09	Avg duration of loan term (months)
\$43,624,344	Income Paid to Investors

Average Duration of Loans By Loan Type



Residential and Commercial Borrowing Rates



Information reflected above is for loans funded in 2011 through Q3 of 2025. * Average annualized interest rate to investors is based upon the annualized interest rate of the loan. Actual interest rate received by investor(s) is dependent upon the payoff before maturity or extension of the loan term. Some loans may pay off before the loan terms which would decrease the duration of the loan, and others may have extensions available that could increase the duration of the loan. **Loan to Value is determined by an appraisal, Broker Price Opinion (BPO), or the valuation provided by the County Assessor's Office. Loans with an appraisal waiver are not included. ***An acquisition loan includes raw land and/or an existing structure. ****Number of borrowers calculated unique by point of contact per segment. Money invested through a mortgage broker is not guaranteed to earn any interest or return and not insured. Before investing, investors must be provided applicable disclosure. Past performance does not guarantee future results or success. Ignite Funding requires a \$10,000 minimum investment. • Ignite Funding | 6700 Via Austi Parkway, Suite 300, Las Vegas NV, 89110 | P 702.739.9053 | 877.739.9094 | NV MBL#311 | AZ CMB-0932150.