

# LOAN PORTFOLIO PERFORMANCE RECORD

## 2011 - Q4 2025

**\$2,501,656,250**

Total Amount Funded

**10.25%**

Average Annualized Interest Rate to Investors\*

**10.05 Months**

Average Duration of Loans

**\$1,730,053**

Average Loan Amount

**\$240,199,094**

Income Paid Out to Investors

**115** Borrowers

**1,446** Loans funded

**64.68%** Average Loan to Value\*\*

**49%** of Total Loans Funded were Acquisition Loans

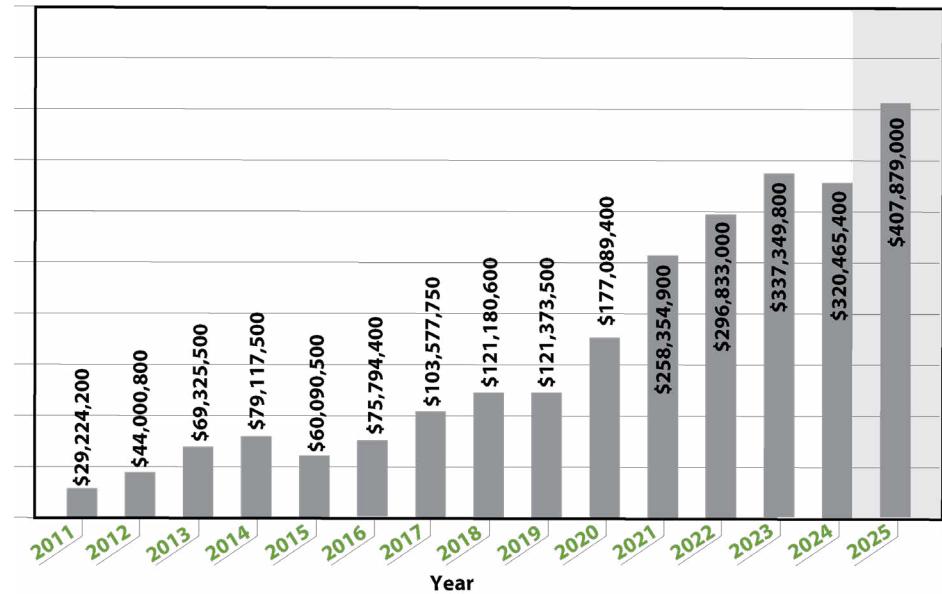
**27%** of Total Loans Funded were Development Loans

**24%** of Total Loans Funded were Construction Loans

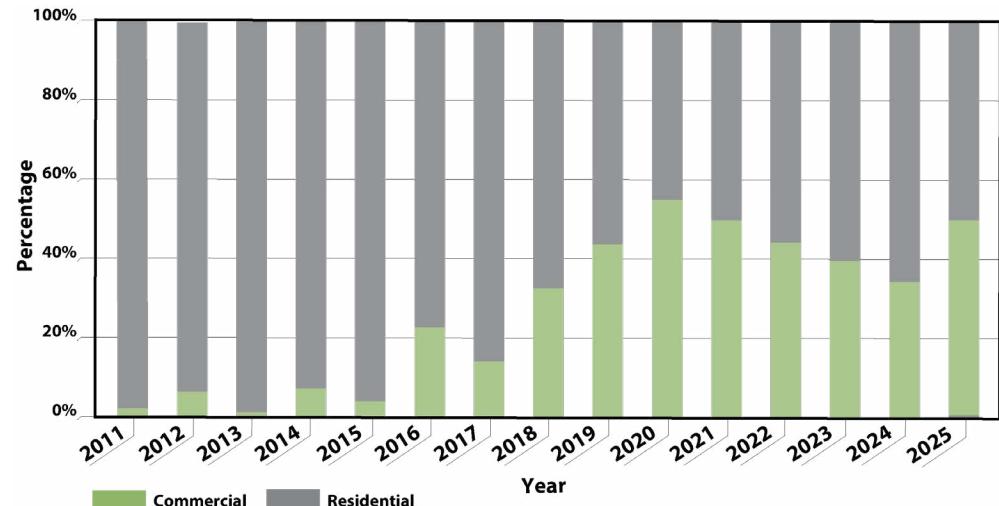
**\$514,134,813**

Loans Under Servicing as of Q4 2025

Total Loans Funded By Year



Commercial vs. Residential Fundings By Year



## Acquisition Loans\*\*\*

53%	Residential
47%	Commercial
92	Borrowers****
\$1,220,994,100	Total amount funded
675	Loans funded
10.36%	Average annualized interest rate to investors*
60.71%	Avg Loan to Value**
11.95	Avg duration of loan term (months)
\$133,090,119	Income Paid to Investors

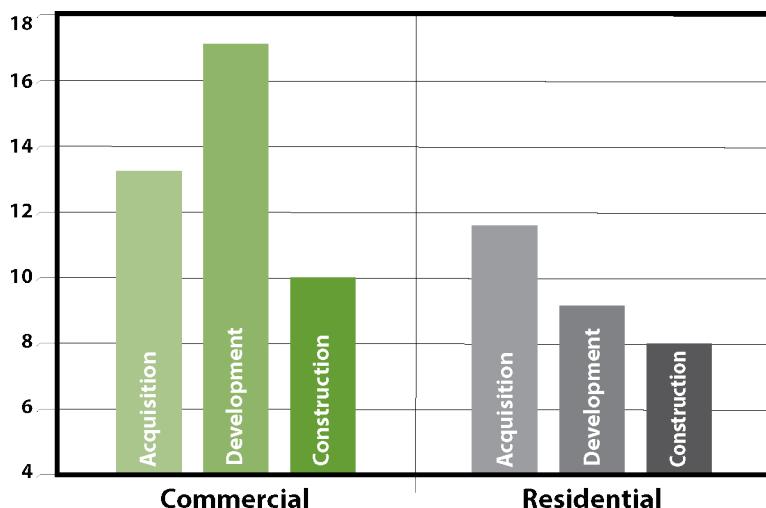
## Development Loans

80%	Residential
20%	Commercial
31	Borrowers****
\$666,625,450	Total amount funded
243	Loans funded
10.19%	Average annualized interest rate to investors*
66.75%	Avg Loan to Value**
9.55	Avg duration of loan term (months)
\$59,737,191	Income Paid to Investors

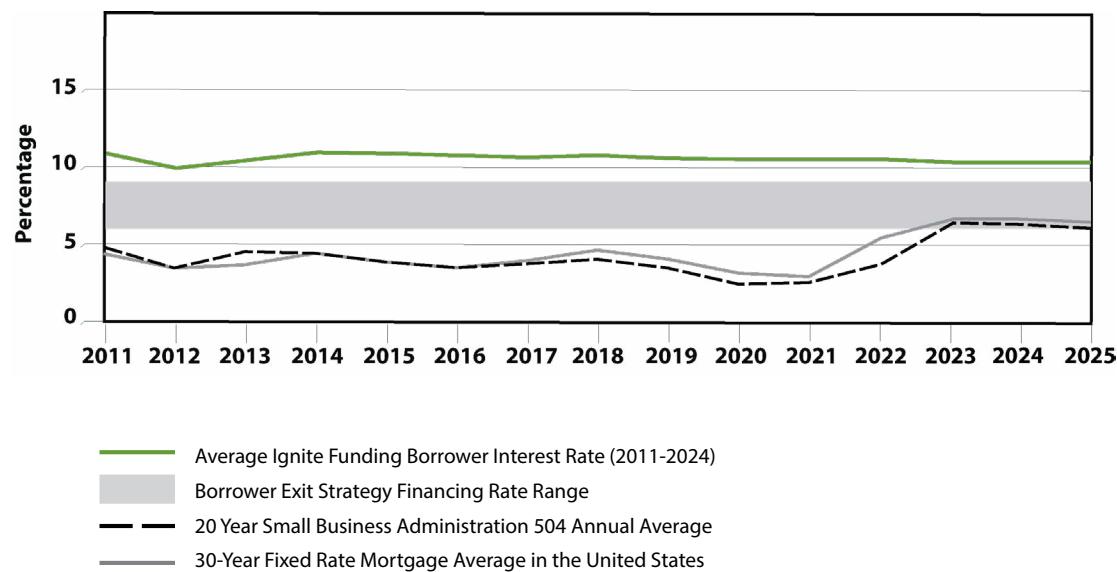
## Construction Loans

59%	Residential
41%	Commercial
42	Borrowers****
\$614,036,700	Total amount funded
529	Loans funded
10.19%	Average annualized interest rate to investors*
66.60%	Avg Loan to Value**
8.01	Avg duration of loan term (months)
\$47,371,783	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 Q4 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.