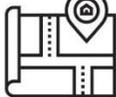


INVESTMENT OVERVIEW

LOAN NAME **Union Village, LLC | [Union Village](#)**

LOAN NUMBER **Master #6842 Tranches #6843-6847**

LOCATION



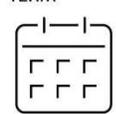
NV

YIELD



10%¹

TERM



9/9

LOAN-TO-VALUE



65%²

TYPE



**REFI
COM**

Address: 1220 Stufflebeam Ave, Henderson, NV 89011 is the address of the Mixed Use parcel shown on the right.

APNs: 161-34-710-029, 161-34-810-020, 161-34-810-043 to -047

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%.

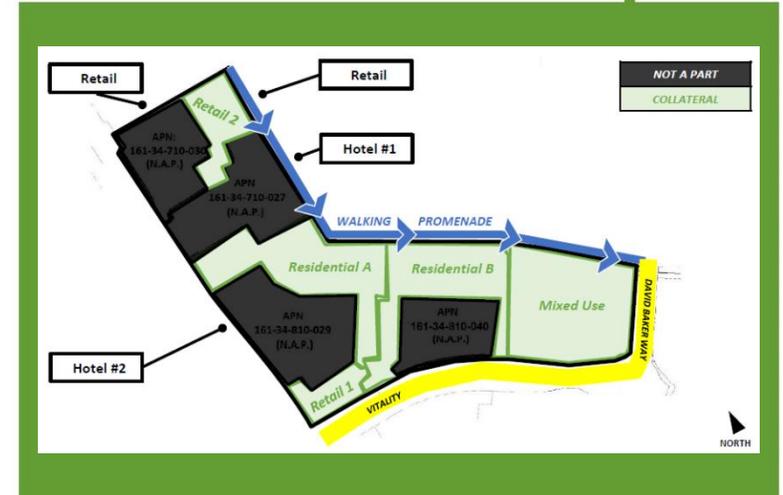
Master Loan Amount: \$6,850,000

Term: Nine months with an optional nine-month extension at maturity. **Final maturity date is 4/1/27 based on a funding date of 10/3/2025.**

Value: A Broker's Price Opinion performed by Mosaic Commercial Advisors (a Las Vegas-based real estate brokerage group) valued the project at an as-is value of \$10,600,000 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: Union Village, LLC is a special purpose entity established by Union Village which is run by Craig Johnson along with the other principals of the company. The borrower and his team have extensive experience in acquiring, developing, constructing, leasing, and selling properties with value-added potential in the Las Vegas area with Union Village being their flagship project.

Subject Property: First Trust Deed collateralized by seven parcels, totaling 7.3 acres, within the Union Village master planned mixed-use health village located in Henderson, NV. Located just off the interstate and only a 20 minute drive from the Las Vegas strip, Union Village is well positioned to support its large community of residents, visitors, and healthcare employees. The subject parcels of this loan represent a substantial portion of the remaining parcels to be developed within the 170-acre mixed-use Union Village community. The borrower began this project around 2010 and has since experienced outsized success within the community. Post-initiation, the borrower successfully delivered the 303-bed Henderson Hospital as the anchor for this project. In addition, the Union Village community has also seen the successful delivery of the Boulder Marketplace, Las Vegas Athletic Club, and multiple residential communities including The Well Apartments, Emerald Village, and the Promenade Condos. As the borrower works to sell through their remaining parcels held within the community, they have approached Ignite Funding to refinance their maturing debt on the subject parcels to provide the runway necessary to execute their business plan.



IGNITE FUNDING
SHORT-TERM INVESTMENTS FOR LONG-TERM INVESTORS

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Borrower Use of Proceeds: Proceeds will be used towards the closing of the loan, including closing costs and fees. Future draws will be used for the carry costs associated with the loan.

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 parcels are 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 119% of par value.

This loan is a multi-close tranche loan and therefore the loan will be funded in tranches. The first tranches closed on 10/3/2025 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
6843	10/3/2025	2,325,000	Closing/Refinance
6844	10/3/2025	2,050,000	Closing/Refinance
6845	10/3/2025	300,000	Closing/Refinance
6846	10/3/2025	750,000	Closing/Refinance
6847	10/3/2025	750,000	Closing/Refinance
TBD	4/2/2026	500,000	Carry Costs
TBD	4/2/2026	175,000	Carry Costs
		6,850,000	



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