

INVESTMENT OVERVIEW

LOAN NAME **KB Craig Valley, LLC** | [Kingsbarn Realty Capital](#)

LOAN NUMBER **Master #6798 Tranche #7056**

LOCATION



NV

Address: No address has been assigned; The subject property is directly east of 4410 W Craig Rd, North Las Vegas, NV 89032.

APN: 139-06-201-003

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: \$22,175,000

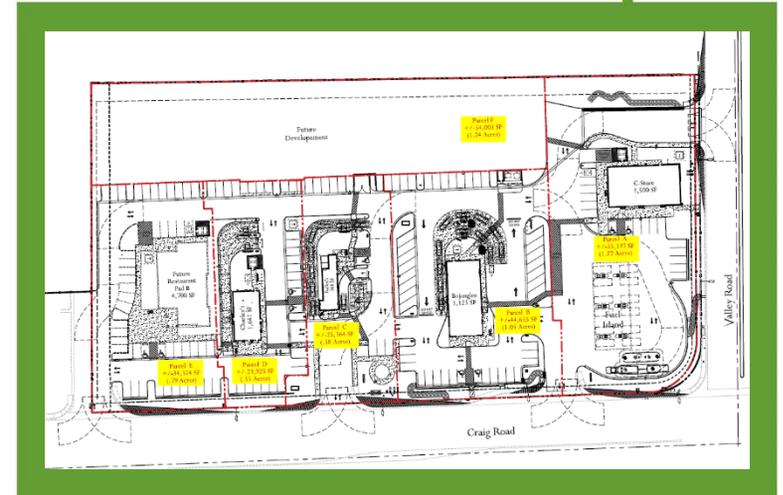
Term: Nine months with an optional nine-month extension at maturity. Final maturity date is 2/20/27.

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

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 \$31,679,000 on 6/7/25. 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: KB Craig Valley, LLC is a special purpose entity established specifically for this project by our borrower, Kingsbarn Realty Capital (Kingsbarn). Kingsbarn is a Las Vegas-based private equity firm specializing in commercial real estate development. The firm has over \$2.1 billion of assets under management across over 280 properties including but not limited to multifamily, student housing, industrial, retail, and hospitality across the nation. Kingsbarn has successfully obtained more than \$50,000,000 in financing from Ignite Funding since 2024.

Subject Property: First Trust Deed collateralized by 5.49 acres of commercially zoned land that will ultimately be home to over 14,000 sf of commercial space constructed across 5 buildings. The borrower acquired the land for this project about a year ago and has since worked with the city to obtain the necessary entitlements and permits allowing the project to break ground. The borrower began the horizontal development for the 5.49 acres upon the closing of this loan and has since substantially completed the necessary work, allowing for vertical construction to begin. Each building is anticipated to have a 9-month construction timeline. It should be noted that all 5 buildings have fully executed triple-net leases in place with their future tenants. All tenants plan to occupy their respective spaces shortly after receipt of their building's certificate of occupancy. The borrower plans to list the properties for sale as they near the completion of construction and expects for them to be sold within a few months of rent commencement.

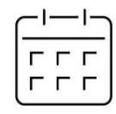


YIELD



10%¹

TERM



9/9

LOAN-TO-VALUE



70%²

TYPE



CON



COM

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, fees, and the initial project 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 120% of par value.

This loan is a multi-close tranche loan and therefore the loan will be funded in tranches. The first tranche closed on 8/22/2025 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
6799	8/22/2025	\$5,309,000	Closing/Development
6839	9/12/2025	\$759,000	Soft Costs
6874	9/30/2025	\$327,000	Prepays
6904	10/30/2025	\$126,000	Prepays
6931	11/25/2025	\$179,000	Prepays
6971	12/19/2025	\$733,000	Prepays/Development
7007	1/29/2026	\$1,425,000	Development
7056	2/27/2026	\$903,000	Construction
TBD	3/19/2026	\$2,700,000	Construction
TBD	4/16/2026	\$2,700,000	Construction
TBD	5/14/2026	\$2,500,000	Construction
TBD	6/18/2026	\$2,500,000	Construction
TBD	8/13/2026	\$2,014,000	Construction
		\$22,175,000	

Current Status: When this loan was first originated in August of 2025, the collateral consisted of 5.49 acres of commercial land with a maximum loan amount of \$22,175,000. As of 2/18/26, and once this tranche is funded, the borrower still has \$12,414,000 to be drawn upon, a current loan balance of \$9,761,000, which is collateralized by 5.49 acres of commercial land. The borrower may continue to make paydowns on the loan throughout the remaining duration of the loan, which will reduce the loan balance and may result in collateral releases as the balance decreases.



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