

INVESTMENT OVERVIEW

LOAN NAME **KIDP 1, LLC** | [WTD Development & Construction](#)

LOAN NUMBER **Master #6749 Tranche #7063**

LOCATION



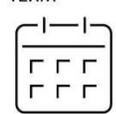
AZ

YIELD



11.5%

TERM



9/9

LOAN-TO-VALUE



46%¹

TYPE



ACQ



COM

Address: No address has been assigned yet. The subject property is located to the North of 3700 Prospector St, Kingman, AZ 86401

Interest is paid monthly in arrears with payments due on the 1st of each month with a 10-day grace period.

Master Loan Amount: \$25,000,000

Term: Nine months with an optional nine-month extension at maturity. Final maturity date is 1/9/27.

Guaranty: The principal of the borrowing entity will be signing a full recourse, personal guarantee.

Value: An Appraisal performed by Colliers International Valuation & Advisory Services (an International real estate brokerage group) valued the property at an as-is value of \$54,261,864 on 6/27/25. **The 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: KIDP 1, LLC is a special purpose entity established by our borrower, WTD Development & Construction, which is owned and managed by William Plise. The borrower operates a full-service, vertically integrated commercial real estate development and construction firm specializing in multiple asset classes including retail, industrial, mixed-use, and others. With over 35 years of experience in acquiring, planning, and developing projects with value-added potential throughout Nevada and Arizona, the borrower is well poised to leverage this expertise for their projects.

Subject Property: First Trust Deed collateralized by 525.7 acres of mixed-use land in Kingman, AZ. This land is part of a 939.72 acre land portfolio that our borrower purchased at a strong discount in early July 2025 through this loan. The borrower had been working with the current owners of the land to acquire this portfolio and after finalizing a purchase price approached Ignite seeking the remaining funds needed to acquire the portfolio. Located in Kingman, AZ this project rests to the North of the I-40/I-11 corridor and is south of historic Route 66. The I-11 corridor completes the Southwest Region triangle connecting Las Vegas, Phoenix, and Los Angeles. Additionally, the project is just South of the Kingman Airport and includes direct BNSF rail access serving the only Southern American railroad with over 90 trains per day, connecting Southern California to Chicago. This project, all within an opportunity zone, is at the center of a focused economic expansion plan in which the city of Kingman has committed over \$100M towards infrastructure improvements that will directly benefit this project. After closing on the project, the borrower has now moved onto his next steps which include paying off this loan. This payoff will likely occur through a combination of bulk land sales, a bond with the city, and an equity Private Placement Memorandum (PPM).



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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 project's soft costs.

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, or the land is refinanced. The investor's principal balance may decline over the life of the loan with principal pay-downs due to individual parcel sales at a minimum of 110% par value.

This loan is a multi-close tranche loan and therefore the loan will be funded in tranches. The first tranche closed on 7/11/2025 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
6750	7/11/2025	11,700,000	Closing/Acquisition
6768	7/22/2025	1,000,000	Closing/Acquisition
6801	9/23/2025	2,000,000	Soft Costs
6883	10/30/2025	7,000,000	Soft Costs
6935	12/5/2025	2,000,000	Soft Costs
7063	3/9/2026	1,300,000	Soft Costs
		25,000,000	

Current Status: When this loan was first originated in July of 2025, the collateral consisted of 525 acres of land with a total maximum loan amount of \$25,000,000. As of 2/26/26, and once this tranche is funded, the borrower has a current loan balance of \$25,000,000 with no remaining funds available, and that is collateralized by 525 acres of 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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