


INVESTMENT OVERVIEW

LOAN NAME **Gilbert Care, LLC** | [Edward Homes](#)

LOAN NUMBER **Master #6755 Tranche #7105**

LOCATION



AZ

Address: The current address has not yet been assigned but it is directly south of the Cooper Springs East Mental Health Facility located at 3755 S Rome St, Gilbert, AZ 85297.

APN: 304-53-563A

YIELD




10%¹

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: \$41,500,000

TERM



9/9/9

Term: Nine months with two optional nine-month extensions at maturity. Final maturity date is 11/5/27 based on a funding date of 8/8/2025.

Value: A Broker's Price Opinion performed by Cushman & Wakefield (a nationwide real estate brokerage group) valued the property at a completed value of \$55,758,192 on 6/20/25. 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.


LOAN-TO-VALUE



74%²

Borrower History: Gilbert Care, LLC is a special purpose entity set up by Brock Metzka, the owner of Edward Homes, Inc specifically for this project. Edward Homes is a homebuilding company based in Southern Nevada founded by Brock Metzka, originally as a contractor but has since been building ground up construction since 2011. They have also been involved with assisted living facilities across the southwest U.S and have completed over \$126,000,000 in project costs with Ignite Funding since 2016.

TYPE



CON
COM

Subject Property: The collateral for this loan is an approximately 14.46-acre site that has been entitled to allow for the construction of medical office condos. The borrower intends to build 10 grey-shell medical office buildings on this land that will total 114,140 sf with the site plan shown below on the next page. The horizontal building permits were received in June with sitework starting shortly after. Horizontal development of the full 14.46 acres is completed, and vertical construction of the units has started. The borrower anticipates building this project in phases, with phase 1 including the first 4 units. Subsequent units will begin construction in the following months after phase 1 construction begins. The project sits less than 400 yards from the entrance to the 197 bed Mercy Gilbert Medical Center which opened in 2006. The borrower believes higher values will be generated after construction is nearing completion and as such will begin to source buyers closer to the completion of construction for Phase One.



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additional info.



Borrower Use of Proceeds: Proceeds will be used towards the closing and refinance of the loan, including closing costs, fees, and the initial construction costs. Future draws will be used to complete the 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 units 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 unit sales at amounts exceeding 100% 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 8/8/2025 with others to follow as indicated below. *Please refer to the [tranche FAQ](#) for additional information on tranche loans.

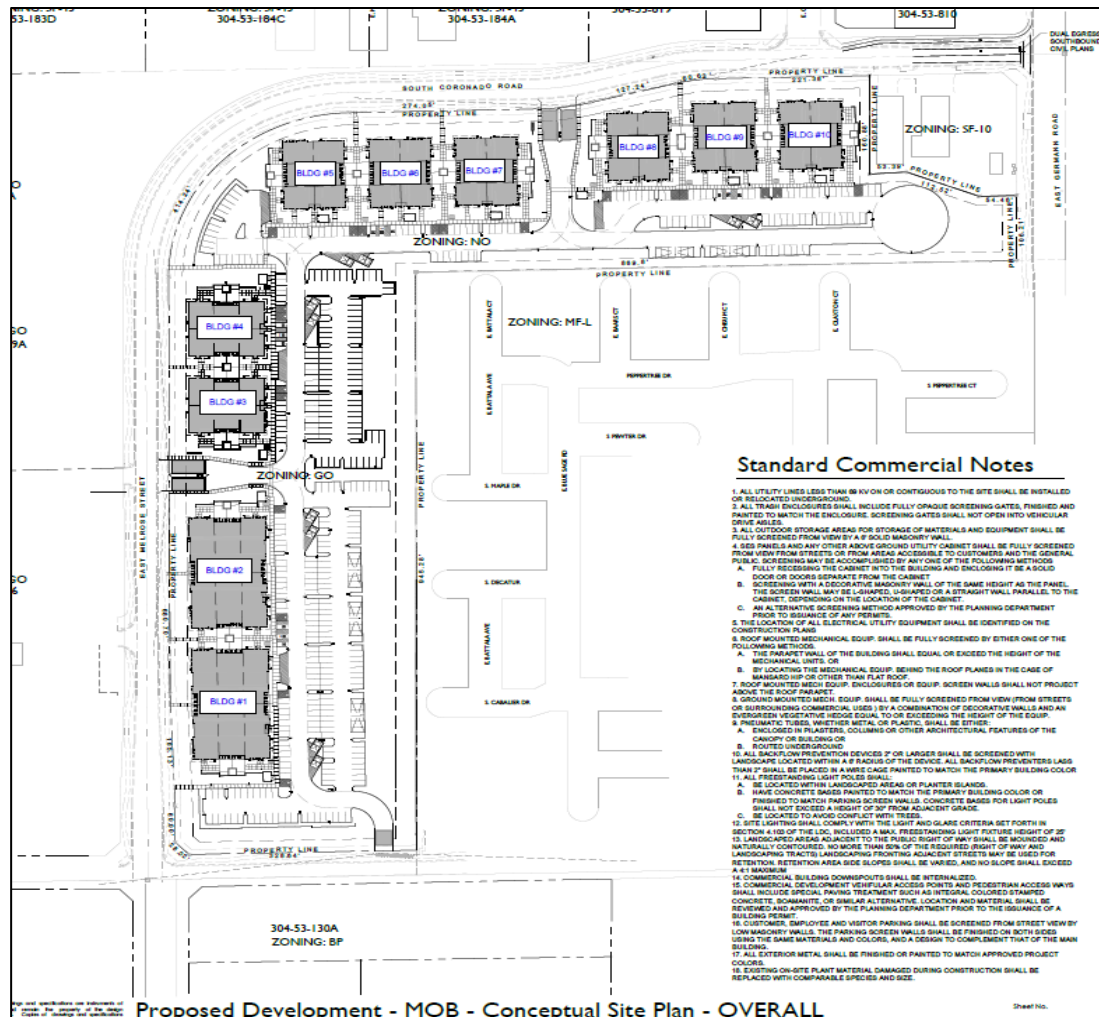


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Loan #	Estimated Funding Date	Estimated Amount	Use of Proceeds
6756	8/8/2025	3,350,000	Closing/Development
6757	8/8/2025	3,350,000	Closing/Development
6758	8/8/2025	3,350,000	Closing/Development
6759	8/8/2025	3,350,000	Closing/Development
6760	8/8/2025	3,350,000	Closing/Development
6891	10/17/2025	455,000	Development/Prepays
6941	12/3/2025	793,000	Development/Prepays
6987	1/20/2026	1,732,000	Development
7013	1/27/2026	225,000	Soft Costs
7061	2/27/2026	823,000	Development
7105	4/10/2026	2,424,000	Construction
TBD	5/21/2026	1,100,000	Construction
TBD	6/18/2026	1,300,000	Construction
TBD	7/23/2026	1,300,000	Construction
TBD	8/20/2026	1,400,000	Construction
TBD	9/24/2026	1,400,000	Construction
TBD	10/22/2026	1,600,000	Construction
TBD	11/19/2026	1,600,000	Construction
TBD	12/17/2026	1,700,000	Construction
TBD	1/21/2027	1,800,000	Construction
TBD	2/11/2027	1,800,000	Construction
TBD	3/11/2027	1,800,000	Construction
TBD	4/22/2027	1,498,000	Construction
		41,500,000	

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Current Status: When this loan was first originated in August of 2025, the collateral consisted of a 14.46-acre site with a total maximum loan amount of \$41,500,000. As of 4/9/26, and once this tranche is funded, the borrower still has \$18,298,000 to be drawn upon, a current loan balance of \$23,202,000, and that is collateralized by a 14.46-acre site. The borrower may elect to make paydowns on the loan throughout its remaining duration, which will reduce the loan balance and may result in collateral releases as the balance decreases.