

INVESTMENT OVERVIEW

LOAN NAME **Las Vegas Arts District Project, LLC** | [Dapper Companies](#)

LOAN NUMBER **Master #6704 Tranche #7125**

LOCATION



NV

Address: 1001 S 1st Street, Las Vegas, NV 89101

APN: 139-34-401-011

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%.

YIELD



10%¹

Master Loan Amount: \$20,000,000

Term: Nine months with an optional nine-month extension at maturity. Final maturity date is 12/22/26 based on a funding date of 6/24/2025.

TERM



9/9

Value: A Broker's Price Opinion performed by Mosaic Commercial Advisors (a Las Vegas based real estate brokerage group) valued the property at a stabilized value of \$34,563,000 on 6/4/25. 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



58%²

Borrower History: Las Vegas Arts District Project, LLC is a special purpose entity set up for this project by Dapper Companies. Members of Dapper Companies have over 30 years of real estate acquisition and development experience in the Las Vegas Valley. Since 2020, the borrower has successfully obtained more than \$54,000,000 in financing with Ignite Funding. Additionally, the borrower is developing similar projects around Las Vegas and has a great understanding of what will be required to get the project completed.

TYPE



REFI

COM

Subject Property: First Trust Deed collateralized by 1.13 acres of commercial land and existing improvements in the "Arts District" of Las Vegas, NV. The borrower initially partnered with Ignite to acquire this property in late 2022 with the goal of renovating the 32,000 sf warehouse on the property into the flagship Evel Knievel experience and museum. This experience will be enhanced through the borrower's efforts to preserve the historical aesthetic of the building while also bringing in synergistic tenants to the project. Since acquiring the property, the borrower has worked with the city to establish a Tourism Improvement District (TID) that will bring substantial economic benefits to this project. In addition to the TID, the borrower has also materially increased NOI and overall value since initial projections. Renovation work began on the building around the end of 2024, and the borrower expects for all work to be done with tenants in place by Q2 or early Q3 of 2026. This loan will provide the funds necessary to complete the building's construction and Tenant Improvement (TI) work, allowing tenants to move-in and enabling the borrower to execute his exit strategy.



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 construction costs to complete 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 through a refinance once tenants are in place.

This loan is a multi-close tranche loan and therefore the loan will be funded in tranches. The first tranche closed on 6/24/2025 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
6705	6/24/2025	10,730,000	Closing/Construction
6813	8/26/2025	826,000	Construction
6870	10/6/2025	400,000	Construction
6884	10/10/2025	770,000	Construction
6923	11/18/2025	1,048,000	Construction
6960	12/16/2025	925,000	Construction
6990	1/13/2026	676,000	Construction
7029	2/5/2026	747,000	Construction
7089	3/19/2026	606,000	Construction
7125	4/16/2026	986,000	Construction
TBD	6/16/2026	2,286,000	Construction
		20,000,000	

Current Status: When this loan was first originated in June of 2025, the collateral consisted of a 32,000 square foot commercial building with a total maximum loan amount of \$20,000,000. As of 4/11/26, and once this tranche is funded, the borrower still has \$2,286,000 to be drawn upon, a current loan balance of \$17,714,000, and that is collateralized by a 32,000 square foot commercial building. 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.