

# INVESTMENT OVERVIEW

LOAN NAME **KB Val Vista & Melrose, LLC** | [Kingsbarn Realty Capital](#)

LOAN NUMBER **Master #6818 Tranche #7139**

LOCATION




**AZ**

YIELD



**10%<sup>1</sup>**

TERM




**9/9**

LOAN-TO-VALUE



**68%<sup>2</sup>**

TYPE



**CON**  
**COM**

**Address:** The property is directly North of 3785 S Val Vista Dr, Gilbert, AZ 85297

**APN:** 304-53-566B

Interest is paid monthly in arrears with payments due on the 1st of each month with a 10-day grace period. <sup>1</sup>For investments equal to or greater than \$100,000 investors will earn 10.5%.

**Master Loan Amount: \$5,000,000**

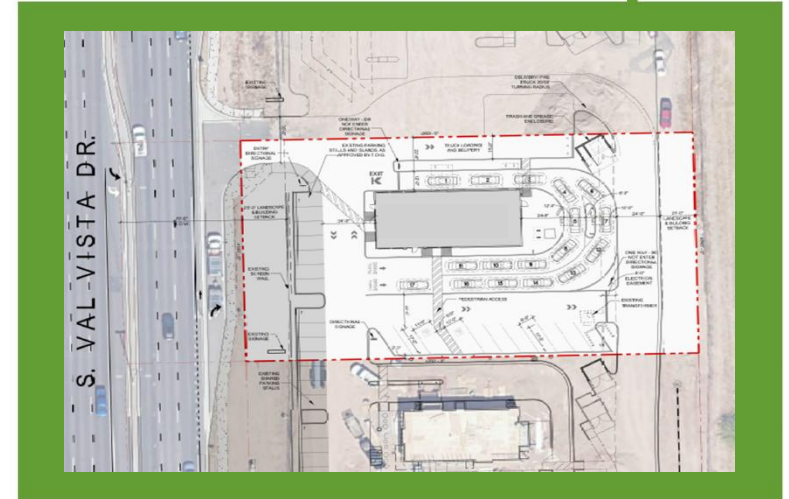
**Term:** Nine months with an optional nine-month extension at maturity. Final maturity date is 3/7/27.

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

**Value:** A Broker's Price Opinion performed by SRS Real Estate Partners (a nationwide real estate brokerage group) valued the property at an as-stabilized value of \$7,303,000 on 8/25/25. <sup>2</sup>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:** KB Val Vista & Melrose, LLC is a special purpose entity established specifically for this project by our borrower, Kingsbarn Realty Capital. Kingsbarn Realty Capital is a Las Vegas-based private equity firm specializing in commercial real estate development. The firm has over \$2.1 billion in assets under management and over 280 properties including but not limited to multifamily, student housing, industrial, retail, and hospitality across the nation. Kingsbarn has successfully obtained more than \$52,900,000 in financing with Ignite Funding since 2024.

**Subject Property:** First Trust Deed collateralized by one .86 acre parcel of fully entitled land in Gilbert, AZ. The borrower, Kingsbarn, has an exclusive franchise agreement with the future tenant for this site, a national QSR retailer, to build over 40 locations across Arizona and Nevada within the next five years. Kingsbarn originally contacted Ignite seeking financing to acquire this site with a refinance planned once the project was ready for construction. Now, the project's construction permits are ready and were paid for following the initial funding of this loan with work beginning shortly thereafter. It is anticipated that this project's construction will be completed by late Q2 or early Q3, 2026. Once construction is complete and a certificate of occupancy is received, the future tenant will move in, and the borrower will be able to move forwards with their exit strategy. It should be noted that this will be the first location for this QSR retailer within the state of Arizona. Located just off the AZ-202 freeway and directly across the street from over 500 residential units, this location is well positioned to take advantage of both high traffic counts and a nearby built-in customer base.



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**Borrower Use of Proceeds:** Proceeds will be used towards the closing and refinance of the loan, including closing costs, fees, and the initial soft costs. Future draws will be used for 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 through a sale once the project has been completed and rent commences.

This loan is a multi-close tranche loan and therefore the loan will be funded in tranches. The first tranche closed on 9/9/2025 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
6819	9/9/2025	1,725,000	Closing/Soft Costs
6860	9/18/2025	149,000	Soft Costs
6898	10/27/2025	154,000	Soft Costs
6943	12/8/2025	270,000	Development
7006	1/29/2026	374,000	Construction
7055	2/26/2026	290,000	Construction
7099	3/30/2026	791,000	Construction
<b>7139</b>	<b>4/28/2026</b>	<b>617,000</b>	<b>Construction</b>
TBD	6/1/2026	630,000	Construction
		5,000,000	

**Current Status:** When this loan was first originated in September of 2025, the collateral consisted of a .86 acre commercial pad with a total maximum loan amount of \$5,000,000. As of 4/16/26, and once this tranche is funded, the borrower still has \$630,000 to be drawn upon, a current loan balance of \$4,370,000, and that is collateralized by a .86 acre commercial pad. 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.