

# INVESTMENT OVERVIEW

LOAN NAME **Stonehaven, LLC** | [Stonehaven](#)

LOAN NUMBER **Master #7162 Tranche #7163**

LOCATION




**NV**

YIELD



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

TERM




**9/9**

LOAN-TO-VALUE



**76%<sup>2</sup>**

TYPE



**REFI**



**RES**

**Address:** No address has been assigned yet; This site is just South of 5810 Mello Ave, Las Vegas, NV 89131.

**APNs:** 125-24-311-006 and 125-24-311-007

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: \$5,800,000**

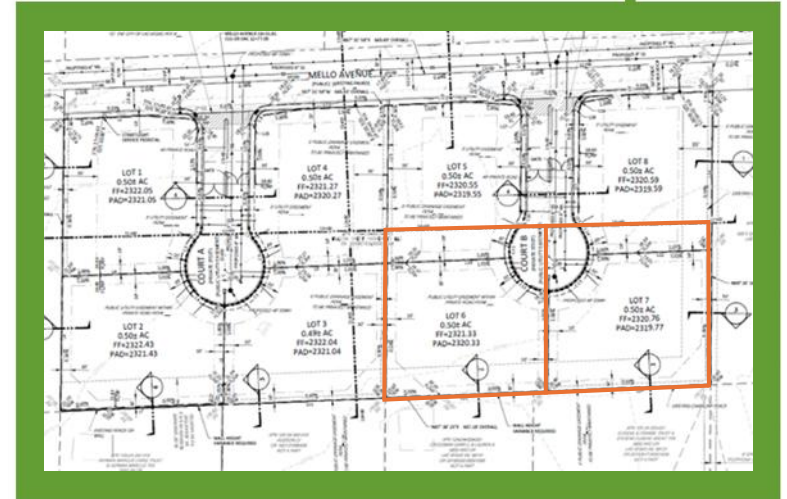
**Term:** Nine months with an optional nine-month extension at maturity. Final maturity date is 11/20/27 based on an anticipated funding date of 5/22/2026.

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

**Value:** A Broker's Price Opinion performed by IS Luxury (a Las Vegas-based real estate brokerage group) valued the property at an as-completed value of \$7,600,000 on 5/19/26. <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:** Stonehaven, LLC is a special purpose entity set up by a team of Las Vegas developers and builders with a combined 60+ years of experience in the industry. The Stonehaven partners have backgrounds in all stages of land development and construction within southern Nevada and are leveraging this experience to begin acquiring, developing, and constructing homes located in Las Vegas, NV.

**Subject Property:** First Trust Deed collateralized by two finished residential lots in Las Vegas, NV. The borrower initially acquired these two lots as part of a 5-acre land purchase with the intention of subdividing the land and constructing two separate luxury communities. There will be four homes within each community, and each home will sit on a half-acre lot. The borrower has since successfully completed the necessary work with the city to entitle and subdivide the lots, completed the horizontal development for all eight lots, and has completed construction for the first four-home community. Now, the borrower is looking to begin construction on the second community with this loan's collateral, lots 6 & 7, representing the next two homes to be built. These two homes will average 5,600 sf with a 5-bed/7-bath mix and a high-end finish which meets the needs of typical homebuyers in the area. The anticipated build cycle for each home is about 9 months, and the borrower expects to have one, if not both, homes pre-sold prior to the completion of construction.



**IGNITE FUNDING**  
SHORT-TERM INVESTMENTS FOR LONG-TERM INVESTORS

6700 VIA AUSTI PARKWAY  
SUITE 300  
LAS VEGAS, NV 89119

PHONE 702.739.9053  
877.739.9094

FAX 702.739.7735

IGNITEFUNDING.COM



Click [here](#) or scan for 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 for the construction of the two homes.

**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 as each of the homes 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 home sales.

This loan is a multi-close tranche loan and therefore the loan will be funded in tranches. The first tranche is anticipated to close on 5/22/2026 with others to follow as indicated below. \*Please refer to the [tranche FAQ](#) for additional information on tranche loans.



6700 VIA AUSTI PARKWAY  
SUITE 300  
LAS VEGAS, NV 89119

PHONE 702.739.9053  
877.739.9094

FAX 702.739.7735

IGNITEFUNDING.COM

Loan #	Estimated Funding Date	Estimated Amount	Use of Proceeds
7163	5/22/2026	1,835,000	Closing/Refinance
TBD	6/18/2026	490,000	Construction
TBD	7/16/2026	500,000	Construction
TBD	8/20/2026	525,000	Construction
TBD	9/17/2026	525,000	Construction
TBD	10/15/2026	500,000	Construction
TBD	11/19/2026	475,000	Construction
TBD	12/17/2026	475,000	Construction
TBD	1/22/2027	475,000	Construction
		5,800,000	