INVESTMENT OVERVIEW

LOAN NAME **The Kingman Development Fund, LLC | WTD Development & Construction**

LOAN NUMBER **Master #7199 Tranche #7200**

LOCATION **AZ**

YIELD **11.5%**

TERM **9/9**

LOAN-TO-VALUE **15%[1]**

TYPE **REFI** **COM**

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

APNs: 322-03-002A, -003, -005, -012, -013, 322-04-001, 322-15-001A, -002 to -007

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

Master Loan Amount: $60,000,000

Term: Nine months with an optional nine-month extension at maturity. Final maturity date is 1/8/28 based on an anticipated funding date of 7/10/2026.

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 $402,000,000 on 3/25/26. **[1]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: The Kingman Development Fund, 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 their expertise for this project.

Subject Property: First Trust Deed collateralized by 551.8 acres of mixed-use land in Kingman, AZ. This land is part of a 1,230 acre land portfolio that our borrower purchased at a strong discount in July of 2025. Since acquiring the subject property, the borrower has worked with the necessary governmental officials to solidify the infrastructure needs of the project while also negotiating with end users to progress towards an exit, likely in the form of a sale. Notably, this project has confirmed the ability to connect with local high-pressure gas lines which present a minimum capacity of 1-2 gigawatts. 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 Angelas. 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 $200M towards infrastructure improvements that will directly enhance the site's utility and marketability to end buyers/users.

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SHORT-TERM INVESTMENTS FOR LONG-TERM INVESTORS

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Borrower Use of Proceeds: Proceeds will be used towards the closing and refinance of the loan, including closing costs and fees. Future draws will be used for the project's development and 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 down the loan as each of the parcels are sold or 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 is anticipated to close on 7/10/2026 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
7200	**7/10/2026**	**34,500,000**	**Closing/Refinance**
TBD	8/6/2026	3,000,000	Development/Soft Costs
TBD	9/17/2026	3,000,000	Development/Soft Costs
TBD	10/29/2026	3,000,000	Development/Soft Costs
TBD	12/29/2026	3,000,000	Development/Soft Costs
TBD	2/11/2027	3,000,000	Development/Soft Costs
TBD	3/25/2027	3,000,000	Development/Soft Costs
TBD	5/13/2027	3,000,000	Development/Soft Costs
TBD	6/24/2027	3,000,000	Development/Soft Costs
TBD	8/19/2027	1,500,000	Development/Soft Costs
		60,000,000	

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