IGNITE FUNDING

SHORT-TERM INVESTMENTS FOR LONG-TERM INVESTORS

LOAN PORTFOLIO PERFORMANCE RECORD

2011 - Q2 2026

$2,631,163,650
Total Amount Funded

10.24%
Average Annualized Interest Rate to Investors*

10 Months
Average Duration of Loans

$1,791,126
Average Loan Amount

$264,095,858
Income Paid Out to Investors

117 Borrowers

1,469 Loans funded

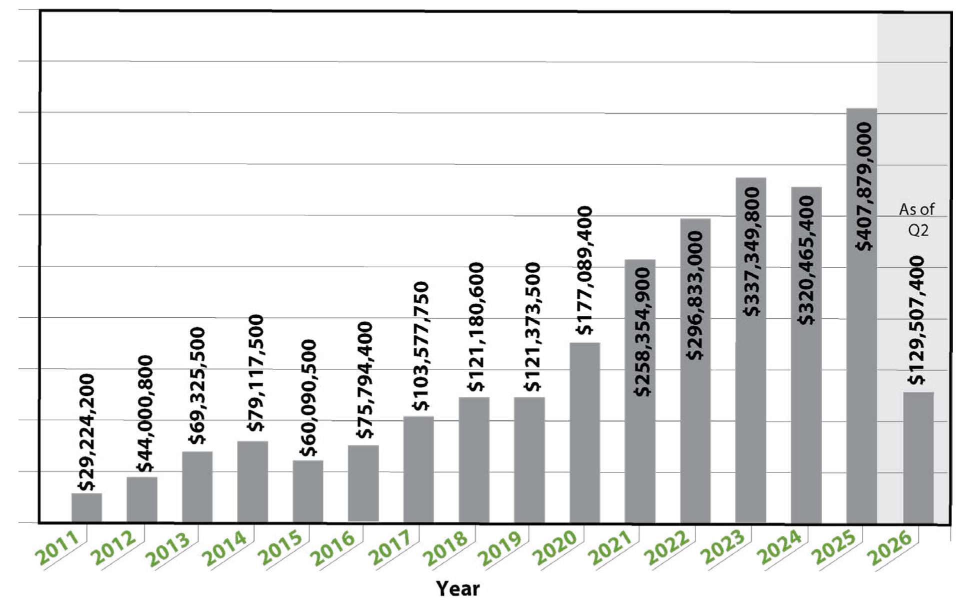
65% Average Loan to Value**

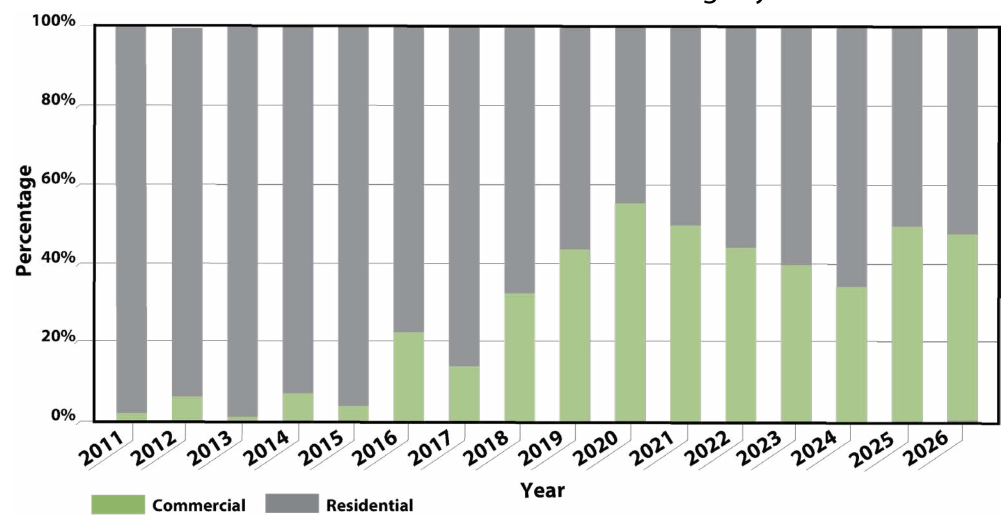
47% of Total Loans Funded were Acquisition Loans

26% of Total Loans Funded were Development Loans

27% of Total Loans Funded were Construction Loans

$560,672,861
Loans Under Servicing as of Q2 2026





Acquisition Loans***

52%	Residential
48%	Commercial
95	Borrowers****
$1,247,044,100	Total amount funded
681	Loans funded
10.36%	Average annualized interest rate to investors*
60.9%	Avg Loan to Value**
12	Avg duration of loan term (months)
$139,869,504	Income Paid to Investors

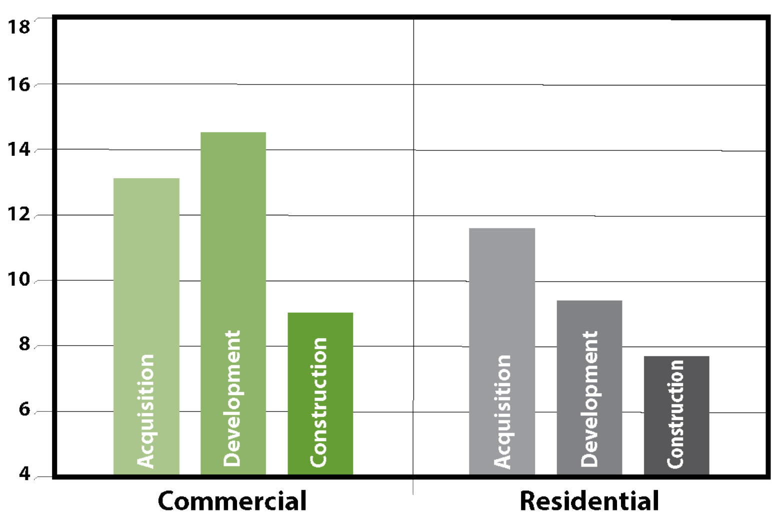
Development Loans

80%	Residential
20%	Commercial
31	Borrowers****
$678,690,450	Total amount funded
244	Loans funded
10.18%	Average annualized interest rate to investors*
66.6%	Avg Loan to Value**
10	Avg duration of loan term (months)
$65,544,919	Income Paid to Investors

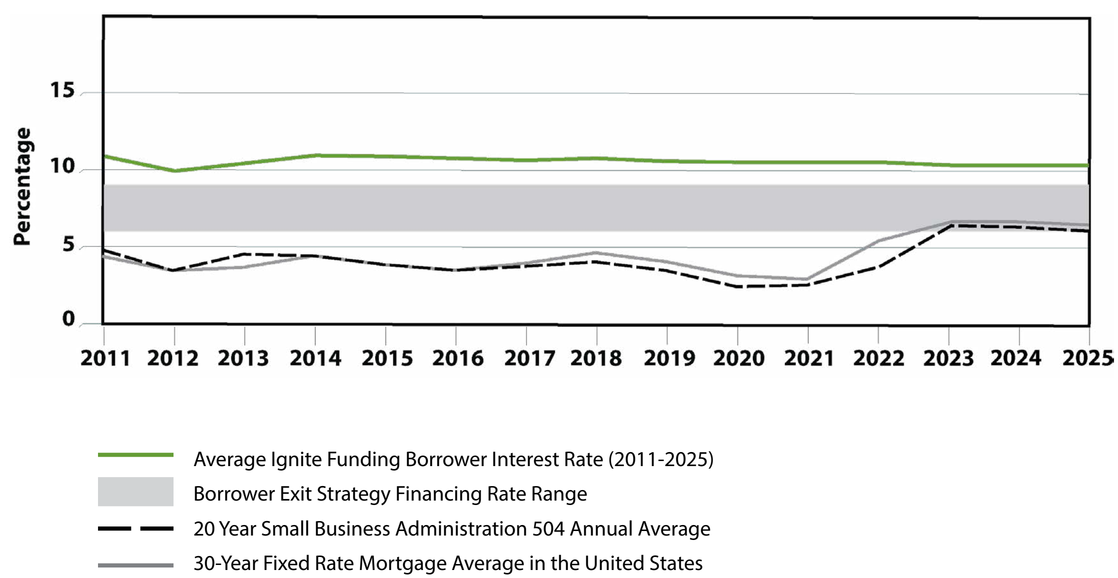
Construction Loans

61%	Residential
39%	Commercial
42	Borrowers****
$705,429,100	Total amount funded
545	Loans funded
10.16%	Average annualized interest rate to investors*
67.1%	Avg Loan to Value**
8	Avg duration of loan term (months)
$58,681,435	Income Paid to Investors

Average Duration of Loans By Loan Type



Residential and Commercial Borrowing Rates



Information reflected above is for loans funded in 2011 through Q2 of 2026. * Average annualized interest rate to investors is based upon the annualized interest rate of the loan. Actual interest rate received by investor(s) is dependent upon the payoff before maturity or extension of the loan term. Some loans may pay off before the loan terms which would decrease the duration of the loan, and others may have extensions available that could increase the duration of the loan. **Loan to Value is determined by an appraisal, Broker Price Opinion (BPO), or the valuation provided by the County Assessor's Office. Loans with an appraisal waiver are not included. ***An acquisition loan includes raw land and/or an existing structure. ****Number of borrowers calculated unique by point of contact per segment. Money invested through a mortgage broker is not guaranteed to earn any interest or return and not insured. Before investing, investors must be provided applicable disclosure. Past performance does not guarantee future results or success. Ignite Funding requires a $10,000 minimum investment. • Ignite Funding | 6700 Via Austi Parkway, Suite 300, Las Vegas NV, 89110 | P 702.739.9053 | 877.739.9094 | NV MBL#311 | AZ CMB-0932150.