INVESTMENT OVERVIEW

LOAN NAME **Lokal Communities, LLC | Lokal Homes**

LOAN NUMBER **Master #7036 Tranche #7234**

LOCATION **CO**

YIELD **10%[1]**

TERM **9/9**

LOAN-TO-VALUE **77%[2]**

TYPE **CON RES**

Address: 1908, 1912, 1916, 1920, 2268, 2272, 2276, and 2280 Peridot Loop Heights, Colorado Springs, CO 80908

APNs: 62213-01-333 to -336 and -189 to -192

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

Master Loan Amount: $3,200,000

Term: Nine months with an optional nine-month extension at maturity. Final maturity date is 8/8/27 based on a funding date of 2/10/2026.

Value: A Broker's Price Opinion performed by Landmark Residential Brokerage (a Denver-based real estate brokerage group) valued the property at an as-completed value of $4,176,993 on 2/4/26. **[2]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: Lokal Communities, LLC is a special purpose entity created by the principals of Lokal Homes. Lokal Homes is owned, managed, and operated by Coloradans with over 50 collective years of home building experience. Colorado is home for their entire team and provides them with a unique perspective on the market, product, and highest level of customer commitment. Lokal Homes has doubled the number of homes built nearly each year since inception and are now ranked as a top builder in Colorado. Since 2015, Lokal Homes and their affiliated companies have borrowed over $289,000,000 from Ignite Funding.

Subject Property: First Trust Deed collateralized by eight finished residential lots in Colorado Springs, CO. These eight lots represent the next units to be constructed within the 204-unit community known as The Commons at Victory Ridge. These attached units will all stand at three stories tall and will average about 2,100 square feet per unit with the floor plan mix for this loan comprised of four Greyson units, two Nolan units, and two Willow units. They all have attached two car garages with up to four bedrooms. Prices in this community range from the high 400's to the mid 500's with the collateral for this loan expected to trade in this range. This loan will provide the funds necessary to fully construct all eight units. It is anticipated the build cycle for these units will average about 9 months each with the borrower planning to sell the units upon completion. Located within Colorado Springs in a strong urban location, this community is well positioned to take advantage of the nearby drivers including, but not limited to, the US Air-Force Academy, InterQuest Marketplace, and Ford Amphitheater.

IGNITE FUNDING
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 to complete the construction of the units.

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 once each of the units have been built and sold individually. The investor's principal balance may decline over the life of the loan with principal pay-downs due to individual unit sales.

This loan is a multi-close tranche loan and therefore the loan will be funded in tranches. The first tranches closed on 2/10/2026 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
7037	2/10/2026	430,000	Closing/Refinance
7038	2/10/2026	410,000	Closing/Refinance
7039	2/10/2026	185,000	Closing/Refinance
7182	6/12/2026	100,000	Construction
7220	7/7/2026	78,000	Construction
7234	**8/19/2026**	**263,000**	**Construction**
TBD	9/08/2026	300,000	Construction
TBD	9/24/2026	400,000	Construction
TBD	10/29/2026	400,000	Construction
TBD	11/19/2026	400,000	Construction
TBD	12/17/2026	234,000	Construction
		3,200,000	

Current Status: When this loan first originated in February of 2026, the collateral comprised eight residential lots with a maximum loan amount of $3,200,000. As of 8/10/26, and once this tranche is funded, the borrower still has $1,734,000 to be drawn upon, a current loan balance of $1,466,000, which is collateralized by eight residential lots. The borrower may elect to make paydowns on the loan throughout its remaining duration, which will reduce the loan balance and may result in collateral releases as the balance decreases.

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