

INVESTMENT OVERVIEW

LOAN NAME **Hacienda Caliente MF, LLC** | [IndiCap](#)

LOAN NUMBER **Master #7350 Tranche #7351**

LOCATION



NV

Address: 1592 E Hacienda Ave, Las Vegas, NV 89119

APN: 162-26-210-012

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

Master Loan Amount: \$1,375,000

Term: Nine months with three optional nine-month extensions at maturity. Final maturity date is 10/3/29 based on a funding date of 10/7/2026.

Value: A Broker's Price Opinion performed by Colliers (a nationwide real estate brokerage group) valued the property at an as-completed value of \$2,300,000 on 9/17/26. ²The 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: Hacienda Caliente MF, LLC is a special purpose entity established by IndiCap which is run by Mike Chernine. The borrower has extensive experience in ground up joint venture, development management, and built-to-suit industrial projects, some of which Ignite Funding has been a part of. Since 2020, Ignite Funding has successfully lent over \$18,900,000 to the borrower.

Subject Property: First Trust Deed collateralized by 2.07 acres of residential land in Las Vegas, NV which is located less than 3 miles away from the world-famous Las Vegas strip. The borrower originally acquired this property at a strong basis with plans to entitle and sell the land to a third-party national homebuilder. Now, they are looking to execute this plan and have approached Ignite to provide financing necessary to complete this project's pre-development work, taking it through to a final map. The borrower has already received multiple letters of intent (LOIs) from national home builders and plans to have this property under contract shortly after this loan is funded. It is anticipated this process will take the borrower through Q2 of 2027, at which point they will pay off this loan through a sale of the project. Located adjacent to the Las Vegas Strip in a dense residential area, this project is well positioned to take advantage of the area's housing needs.



YIELD



10%¹

TERM



36mo

LOAN-TO-VALUE



60%²

TYPE



REFI

RES

IGNITE FUNDING
SHORT-TERM INVESTMENTS FOR LONG-TERM INVESTORS

6700 VIA AUSTI PARKWAY
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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 and fees. Future draws will be used for the project's pre-development 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 off this loan through a sale to a national homebuilder once the project's final map has been recorded.

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 10/7/2026 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
7351	10/7/2026	1,100,000	Closing/Refinance
TBD	11/12/2026	100,000	Soft Costs
TBD	12/17/2026	100,000	Soft Costs
TBD	1/21/2027	75,000	Soft Costs
		1,375,000	