

INVESTMENT OVERVIEW

LOAN NAME **Harmony Homes Nevada, LLC** | [Harmony Homes](#)

LOAN NUMBER **Master #7352 Tranche #7353**

LOCATION



NV

Address: 5614 Egan Crest Dr, Las Vegas, NV 89149

APN: 126-25-812-001

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: \$3,600,000

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

Value: A Broker's Price Opinion performed by USA Realty (a Las Vegas based real estate brokerage group) valued the property at an as-completed value of \$5,500,000 on 9/23/26. 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: Harmony Homes Nevada, LLC is a special purpose entity set up by Harmony Homes, Inc specifically for its projects in Nevada. Harmony Homes is a homebuilding company based in Southern Nevada founded by principals with over three decades of experience. Harmony Homes' team has developed extensive community relationships, contacts, and experience through their work in Nevada which provides a competitive edge within the market. Since 2011, the borrower and affiliated entities have successfully obtained more than \$309,900,000 in financing with Ignite Funding.

Subject Property: First Trust Deed collateralized by one partially constructed 10,670 square foot luxury single-family residential home located in Las Vegas, NV. The borrower originally acquired this parcel with plans to construct a high-end luxury single-family residential home and have since completed about 50% of the home's construction. The remaining ~50% is anticipated to take through the end of this year, with the certificate of occupancy expected to be obtained in December of 2026. With a clear timeline in place and a material amount of equity in the deal to-date, Ignite was approached to finance the costs required to complete the home and take it to market. The home is set to be listed prior to completion with a close anticipated to occur sometime in early to mid-2027. Located near the intersection of West Ann and I-215 in an area which is predominantly custom/semi-custom homes, this property is well positioned to see a strong exit once construction is completed.



YIELD



10%¹

TERM



36mo

LOAN-TO-VALUE



65%²

TYPE



REFI

RES

IGNITE FUNDING
SHORT-TERM INVESTMENTS FOR LONG-TERM INVESTORS

6700 VIA AUSTI PARKWAY
SUITE 300
LAS VEGAS, NV 89119

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IGNITEFUNDING.COM



Click [here](#) or scan for additional info.



Borrower Use of Proceeds: Proceeds will be used towards the closing of the loan, including closing costs, fees, and construction costs. Future draws will be used to complete the construction of the home.

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 through a sale once the home is completed.

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
7353	10/7/2026	1,300,000	Closing/Construction
TBD	10/29/2026	500,000	Construction
TBD	11/19/2026	500,000	Construction
TBD	12/17/2026	500,000	Construction
TBD	1/28/2027	500,000	Construction
TBD	2/25/2027	300,000	Construction
		3,600,000	