

LOAN PORTFOLIO PERFORMANCE RECORD

2011 - Q1 2025

\$2,198,307,750

Total Amount Funded

10.27%

Average Annualized Interest Rate to Investors*

10.16 Months

Average Duration of Loans

\$1,572,466

Average Loan Amount

\$208,835,662

Income Paid Out to Investors

104 Borrowers

1,398 Loans funded

64.51% Average Loan to Value**

52% of Total Loans Funded were Acquisition Loans

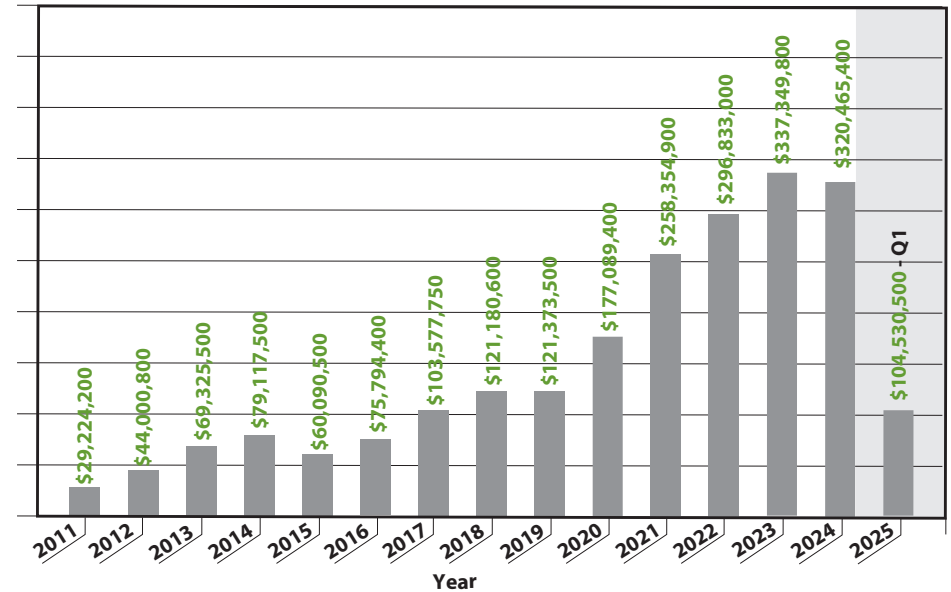
27% of Total Loans Funded were Development Loans

21% of Total Loans Funded were Construction Loans

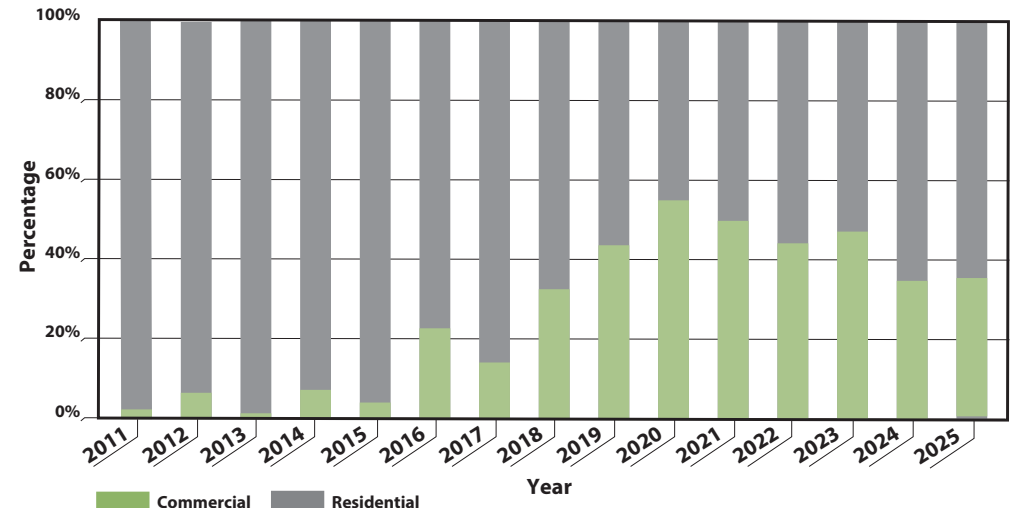
\$426,951,697

Loans Under Servicing as of Q1 2025

Total Loans Funded By Year



Commercial vs. Residential Fundings By Year



Acquisition Loans***

55% Residential

45% Commercial

84 Borrowers****

\$1,141,506,100 Total amount funded

663 Loans funded

10.36% Average annualized interest rate to investors*

60.85% Avg Loan to Value**

11.96 Avg duration of loan term (months)

\$119,114,356 Income Paid to Investors

Development Loans

83% Residential

17% Commercial

27 Borrowers****

\$591,938,450 Total amount funded

235 Loans funded

10.19% Average annualized interest rate to investors*

66.94% Avg Loan to Value**

9.61 Avg duration of loan term (months)

\$52,482,879 Income Paid to Investors

Construction Loans

64% Residential

36% Commercial

38 Borrowers****

\$464,863,200 Total amount funded

501 Loans funded

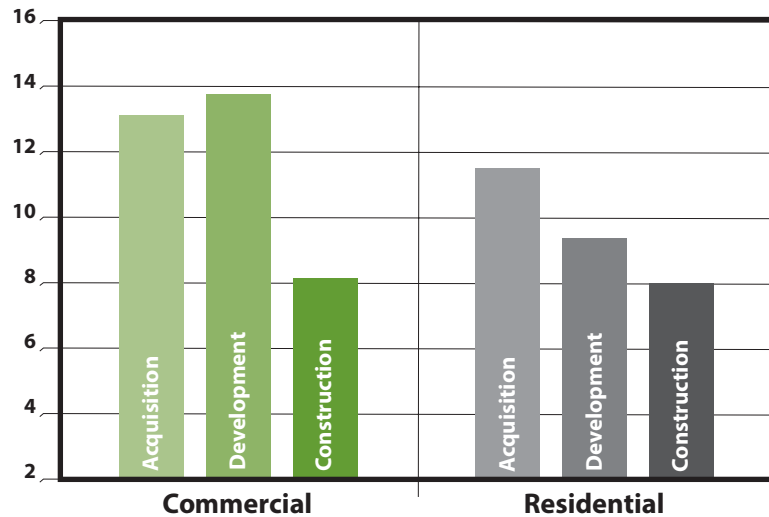
10.23% Average annualized interest rate to investors*

66.69% Avg Loan to Value**

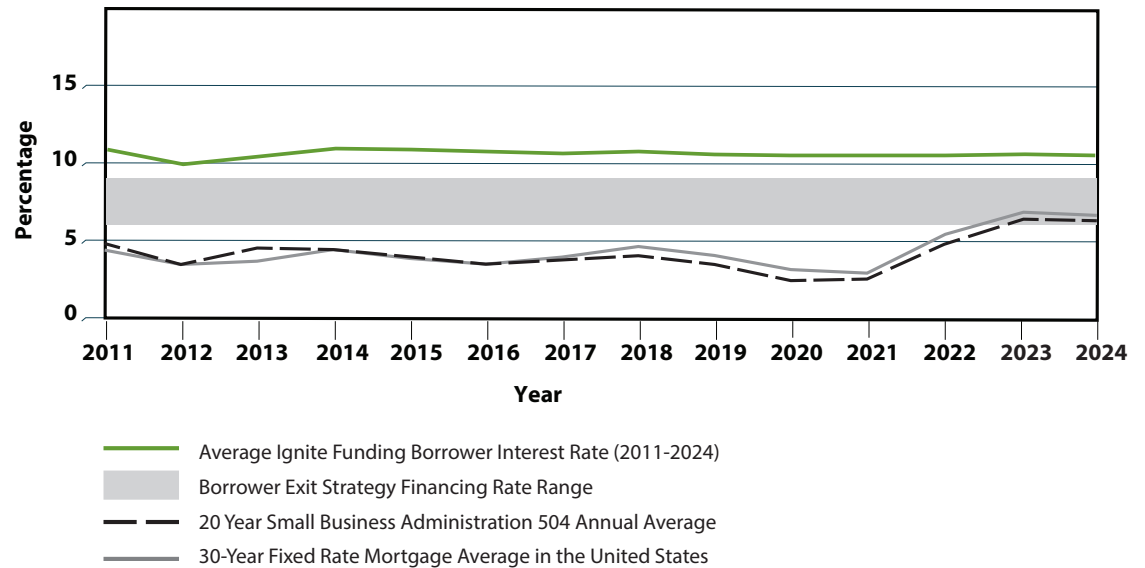
8.08 Avg duration of loan term (months)

\$37,238,427 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 Q1 of 2025. * 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.