

RE: TBH Series 4421, LLC (f/k/a Tailor Built Homes, LLC Loan 4421)

April 12, 2019

Dear Investor,

We are writing to provide an update on the above referenced loan.

BALLOT RESULTS to PROCEED WITH FRAUD LAWSUIT- REJECTED

The investor majority voted to **reject** proceeding with a fraud claim and lawsuit against the borrower, Tailor Built Homes, LLC, on this loan. Ignite Funding, on behalf of investors, will proceed with a deficiency claim against the borrower on this loan, but there will be no allegations or claim of fraud filed against the borrower for this loan.

PROPERTY STATUS UPDATE

In addition to the results of the recent ballot, we are writing to provide an update on the status of this property. As we discussed in the February 26, 2019 communication, the home still needed some additional work to be completed to achieve a Certificate of Occupancy. Ignite Funding, on behalf of investors, provided the necessary capital to complete the remaining construction items in order to add value to the property and ultimately be able to provide the possibility of a 100% return of principal to investors.

As of today, the home is complete, and the home is expected to close escrow by the end of this month for the previously received purchase offer of \$760,000.

We will continue to keep you informed regarding the status of the property, including the final sale of the home, through additional correspondence.

Additionally, all updates are posted on the Tailor Built Homes portal at:

<https://ignitefunding.com/tailor-built-homes-investments-default-updates/>

The password to enter the page is: **Tailor**

Please contact your Investment Representative should you have any questions.

Sincerely,

Ignite Funding