

RE: TBH Series 4455, LLC (f/k/a Tailor Built Homes, LLC Loan 4455)

April 12, 2019

Dear Investor,

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

**BALLOT RESULTS to PROCEED WITH FRAUD LAWSUIT**

The investor majority voted to **approve** proceeding with a fraud claim and lawsuit against the borrower, Tailor Built Homes, LLC, on this loan. As discussed in the previous communication dated April 1, 2019, the costs to pursue the claim will be borne by investors and distributed pro-rata among the investors on all loans electing to proceed with the lawsuit. A total of 18 loans have elected to file suit against Tailor Built Homes for the alleged fraud and as such the costs for the case will be distributed pro-rata among all participating loans.

The lawsuit and deficiency claim has been filed with the courts in the state of Utah and notice is being made to the borrower and all guarantors for Tailor Built Homes. The borrower has 21 days to respond to the claim. We will continue to update you on the status of the lawsuit as it makes its way through the legal process.

**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, there was a lot of work needed to complete the construction of the home. As such, the investor majority voted to sell the home “as is” in the hopes of achieving the quickest possible resolution of this property, understanding that by selling “as is” there was anticipated to be a loss of principal of approximately 35%.

Ignite Funding has explored the feasibility of completing the necessary work on this home to bring it to a completed status and has determined that the value of the property will be substantially higher than it is in its current condition once the additional work is completed. As such, Ignite Funding, as Asset Manager, has provided the capital needed to complete the work and will recoup the expense and costs for providing the loan upon the final sale of the property. It is anticipated that the enhanced value achieved through the completion of the additional work will reduce the anticipated loss to investors. Construction is nearing completion, with countertops and flooring to be installed, and a final inspection of the electrical. Once completed the home will be listed for \$869,000.

We will continue to keep you informed regarding the status of the property, including the final sale of the property, 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**