

RE: TBH Series 4466, LLC (f/k/a Tailor Built Homes, LLC Loan 4466)

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, no construction had been done by the borrower. As such, the investor majority voted to sell the home "as is" in the hopes of achieving the quickest possible resolution of this property.

Since our last property update in February the property has fallen out of contract. The property is currently being marketed for sale and is generating a lot of interest.

We will continue to keep you informed regarding the status 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**