

RE: TBH Series 4485, LLC (f/k/a Tailor Built Homes, LLC Loan 4485)

April 12, 2019

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, the borrower never began construction of the home, which has resulted in an impaired value of the property.

As of today, there is a lot of interest in the property but there are no purchase offers. Ignite Funding continues to work with the real estate broker to market the property for sale.

We will continue to keep you informed regarding the status of the property, including any purchase offers received, 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