

RE: TBH Series 4533, LLC (f/k/a Tailor Built Homes, LLC Loan 4533)

April 12, 2019

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

PROPERTY STATUS UPDATE

As we discussed in the February 26, 2019 communication, significant mold issues were discovered in the existing structure as a result of problems with the swamp cooler and the improper winterization of the home. The investor majority voted to sell the property “as is” in hopes of achieving the quickest possible resolution of the property.

As of today, there are no purchase offers on the property. As a result of there being no offers, Ignite Funding, on behalf of investors, is in the process of repairing the damage caused by the swamp cooler and refreshing the homes interior with new paint and carpet in order to market a move-in ready home. The home has been taken off the market while the repairs and renovation are underway and will be relisted upon completion for \$459,000.

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