

June 13, 2019

RE: Property Update TBH Series 4455, LLC

Dear Investor,

We are writing to provide an update on the above-referenced property. As you may recall, upon successfully transferring ownership of this property to investors through the foreclosure sale in January 2019, the investor majority (51% of the loan balance) voted to sell the property "as is", meaning the investor majority elected to sell the partially constructed home rather than incur additional expenses to complete construction of the home and sell a finished home. Ignite Funding determined that the cost to complete the remaining construction would provide a much higher value to the property and reduce the anticipated loss to investors upon the final sale of the home.

As always, our top priority is your investment. Therefore, Ignite Funding, as Asset Manager, provided the necessary capital to complete the construction of the home and will recoup the costs for providing the loan upon the final sale of the property. By completing the home, the final value of the property is expected to be substantially higher than it is valued at in its original condition and will allow for a greater return to investors than selling the property "as is". Construction of the home is nearly complete with the wood flooring currently being installed and the Certificate of Occupancy is expected by the end of June, at which time the home will be listed for sale.

Photos of the completed home can be viewed on the Tailor Built Homes portal at <https://ignitefunding.com/tailor-built-homes-investments-default-updates/>

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

We will continue to keep you informed regarding the status of this property, including the final sale of the property, through additional correspondence. It is important to note that the sale of this property does not interfere with the outstanding deficiency and fraud claim against the borrower. The legal claims will continue through the courts regardless of whether or not investors sell the property before final judgement. Upon the final sale of this property, Ignite Funding will continue to update investors on the status of the pending deficiency and fraud lawsuit on a regular basis.

Please contact your Investment Representative should you have any questions.

Sincerely,

Ignite Funding