

June 13, 2019

RE: Property Status Update | TBH Series 4456, 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. The home is under contract to be sold and is expected to close by the end of July 2019.

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 continue to visit the Tailor Built Homes portal at <https://ignitefunding.com/tailor-built-homes-investments-default-updates/> for all updates on this property.

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

Please contact your Investment Representative should you have any questions.

Sincerely,

**Ignite Funding**