

RE: TBH Series 4421, LLC

January 13, 2020

Dear Investor,

We are writing to provide an update on the above-referenced property. As you may recall from our previous communications, Ignite Funding received a purchase offer for this property that was presented for investor ballot approval. The investor majority (51% of the loan balance) voted to accept the offer and sell the home for an estimated principal loss of 10%.

We are pleased to inform you that the property has sold and the return is higher than expected at approximately 94% of principal. You can expect to receive a final payoff check or direct deposit to your account within the next couple of business days.

In addition, to thank you for your patience as Ignite Funding worked to resolve this loan, on your behalf, we would like to offer you an additional 1% interest rate on any loan you reinvest with Ignite Funding in the next 30 days. Please contact your Investment Representative to discuss available investment options and to take advantage of this limited time interest incentive offer.

If you have any questions, please do not hesitate to contact us.

Sincerely,

**Ignite Funding**