

RE: TBH Series 4444, 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, upon foreclosure of this property we estimated that the “as is” value of the property could result in a loss of as much as 46% of principal. The investor majority (51% of the loan balance) elected to sell “as is” and accept the loss.

We are pleased to inform you that the property has sold. The final payoff has been processed on your investment and the anticipated return is higher than expected. The final sale price of the home was higher than previously estimated and because Ignite Funding’s top priority is your principal investment, we have elected to reduce our Asset Management fee from 6% to 1%, waiving \$32,000 in fees. This is the fee that that company would typically earn to manage the asset and market the property for sale through final disposition. What this means for you, the investor, is that you are receiving approximately 75% of your principal investment back from this sale, and your estimated loss was reduced from 46% (as previously communicated) to 25%. 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