

January 28, 2020

RE: TBH Series 4455, LLC

Dear Investor,

We are writing to provide an update on the above-referenced property. As you may recall from our previous communication on March 7, 2019, the investor majority approved selling the home “as is” with an estimated potential loss no greater than 35%. The home has been on the market since this time and Ignite Funding, as Asset Manager, has been reviewing purchase offers on behalf of the investors.

We are pleased to inform you that the home is under contract to be sold and the anticipated principal loss is now expected to be no greater than 15%. The sale of the property is expected to be complete by the end of March 2020, at which time a final payoff will be processed, and principal returned to investors.

We will continue to update you on the status of this sale and upon final disposition of the property. If you have any questions or concerns, please contact your Investment Representative.

Sincerely,

Ignite Funding