

February 19, 2020

RE: TBH Series 4420, LLC Sold and Final Payoff Processed

Dear Investor,

We are writing to provide an update on the above-referenced property. The sale that was previously approved by investor majority ballot vote has closed, as anticipated.

The final return to investors is slightly higher than anticipated, after all hard costs and asset management fees incurred by Ignite Funding, were accounted for, resulting in a final principal return of 86%.

The final payoff of this loan has been processed and you can expect to receive a final payoff check or direct deposit to your account within the next couple of business days.

If you have any questions, please contact your Investment Representative.

Sincerely,

**Ignite Funding**