

August 13, 2020

RE: TBH Series 4535, LLC

Dear Investor,

We are writing to provide an update on the above-referenced property. As you may recall from our previous communications, Ignite Funding, as Asset Manager, took ownership of this property on behalf of investors at the foreclosure sale in January 2019. Since that time, the property has been listed on the market for sale. There have been a couple of offers, but each time the buyer backed out and the property fell out of contract.

Upon taking ownership of the property at the foreclosure sale in January 2019, we estimated the value of the property to be \$200,000 based on market conditions at that time; however, there have been no viable or successful offers on the property since that time. We have received an offer from a buyer to purchase this property through a two-phase takedown that would provide a total purchase price of \$269,000. The buyer proposes a two-phase buyout of this property in which he would pay half of the purchase price upfront to investors, with an anticipated close in September 2020. The remaining amount due through the offer would be secured through a second lien position on the property, second only to the construction financed by the bank to complete the construction of the home.

The buyer is Huish Construction, headquartered in Riverton, Utah. Bret Wright is the owner and General Contractor for Huish Construction and has more than 17 years of experience building custom homes throughout Utah. The buyer intends to purchase the lots and has secured construction financing through a bank to build the home of this lot. The buyer has purchased other properties under the same offer structure from Ignite Funding investors and has successfully completed the construction of the home and closed on the purchase of the properties. He expects to be able to complete the construction of the home and sell the property within 9 months which would allow investors to receive the remaining purchase price at that time; however, there is no guarantee that the buyer will be able to complete construction of the home or sell the home within that period of time. If the borrower is unable to complete construction, sell the home within the anticipated timeframe, he has an optional extension allowing an additional 6 months to complete the purchase at a 1% fee, which would increase the final purchase price to investors if the extension was used.

You may recall that in September 2019 you received a partial return of principal on this loan that was disbursed from the remaining construction control funds held for this property. This purchase offer is in addition to that initial return of principal, bringing the total estimated return of principal to 70%.

The alternative to accepting the current offer is to continue to hold the property in anticipation of a higher offer in the future. There is no guarantee that a better offer will be received and there will be ongoing carrying costs and asset management fees until the final disposition of the property, which could erode any additional amount offered.

YOUR IMMEDIATE BALLOT RESPONSE IS REQUIRED. Please return the attached ballot to Ignite Funding at your earliest convenience and no later than 5:00 p.m., Friday, August 21, 2020.

Executed ballots may be e-signed, faxed to 702.739.7735, emailed to investors@ignitefunding.com, or may be mailed to:

Ignite Funding, LLC
2140 E Pebble Rd, Ste 160
Las Vegas, NV 89123

We will continue to keep you informed regarding the status of the property, including ballot results, through additional correspondence. Additionally, all updates are posted on the Tailor Built Homes portal at:

<https://ignitefunding.com/tailor-built-homes-investments-default-updates/>

The password to enter the site is: Tailor

Please contact our Customer Service Representative or your Investment Agent should you have any questions.

Sincerely,

Ignite Funding

August 13, 2020

Re: TBH Series 4535, LLC

Please return your ballot (postmarked, faxed, or emailed) by Friday, August 21, 2020.

Executed ballots may be mailed to Ignite Funding, may be E-Signed, faxed to 702.739.7735, or may be emailed to investors@ignitefunding.com.

I/we elect to accept the current purchase offer on this property through a two-phase takedown for a total purchase price of \$269,000, as described in the communication dated August 13, 2020.

I/we elect to reject the current purchase offer on this property as described in the communication dated August 13, 2020 and instead to continue holding the property, marketing the property for sale, in anticipation of a higher offer in the future.

By my/our signature(s) below I/we do hereby acknowledge my/our understanding of this proposal and my/our decision of acceptance or refusal as marked above. I/we do further agree and acknowledge that Ignite Funding, LLC hereby provides no guarantees regarding the performance and outcome of the proposed action.

Investor Acknowledgement:		
_____	_____	_____
Print Name	Signature	Date

Investor Acknowledgement:		
_____	_____	_____
Print Name	Signature	Date

Thank you,

Ignite Funding