

September 16, 2020

RE: TBH Series 4476, LLC

Dear Investor,

We are writing to provide an update on the above-referenced property. As you may recall the investor majority (51% of the loan balance) voted to accept a purchase offer that was estimated to yield a total principal return of 56% and was expected to close by the end of October 2020. We are pleased to let you know that the property was successfully sold, and the final payoff has been processed. You can expect to receive either a check or direct deposit to your account within the next couple of business days.

The net proceeds from the sale of the property results in a principal return to investors of approximately 60%, which is greater than the previously estimated 56% return presented to investors for ballot vote as discussed above.

If you have any questions, please do not hesitate to contact our Client Service Representatives.

Sincerely,

**Ignite Funding**