

September 4, 2020

RE: TBH Series 4466, LLC | Property Sold

Dear Investor,

We are writing to provide an update on the above-referenced property.

Since taking the property back through foreclosure last year the neighboring lots in this community, which were taken back from the same borrower (Tailor Built Homes) by another lender were sold at a drastically lower price, which in effect reset the value of all lots in this area.

In June 2019, an offer was received to purchase this property in a two-phase takedown that was anticipated to result in a 61% overall return of capital. This offer was approved by the investor majority and a principal payment was disbursed to investors in September 2019 when the first part of the sale closed.

We are pleased to inform you that the buyer has completed the final purchase of the property, and the return is higher than expected at approximately 63% of principal. You can expect to receive a final payoff check or direct deposit to your account within the next couple of business days.

Please note that the K-1 tax statement you received for 2019 reflected the anticipated loss as stated in the initial purchase offer; however, the K-1 statement you receive for 2020 will reflect a slight gain due to the higher than expected return.

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