

December 3, 2020

RE: TBH Series 4455, LLC | Property Sold

Dear Investor,

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

As you may recall from 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 and in and out of contract since that time.

We are pleased to inform you that the property has sold and the return to investors is much higher than originally expected at approximately 84% of principal. You should expect to receive your final payoff check or direct deposit to your account within the next couple of days.

If you have any questions, please do not hesitate to contact our Client Services Representatives or your Investment Representative.

Sincerely,

Ignite Funding