

February 11, 2022

RE: TBH Series 4536, LLC | Property Sold

Dear Investor,

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

After taking the property back through foreclosure in 2019, we received an offer to purchase this property in a two-phase takedown that was anticipated to result in a 69% overall return of capital to investors. This offer was approved by the investor majority and a principal payment was disbursed to investors in June 2021 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 74% of principal. 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 do not hesitate to contact our Client Services Representatives.

Sincerely,

Ignite Funding