

December 15, 2022

RE: Foreclosure Proposal | Gold Rose Group, LLC – Master Loan 5381 (Tranches 5382-5389)

Dear Investor,

We are writing to provide an update on the above-referenced loan. As you may recall this loan is collateralized by 5.03 acres of residentially zoned land in the Northwest part of Las Vegas, Nevada.

The borrower failed to make the interest payment for the month of November, which was due on December 1, 2022, and is therefore considered to be in default on this loan. Ignite Funding has been in communication with the borrower but at this time there is no resolution on the delinquency. As such, Ignite Funding believes it is in the best interest of our investors to start the clock toward foreclosure by filing a Notice of Default on the property. During this time, the borrower will still be able to cure the delinquency and default by bringing the interest payments current or by paying off the loan; however, if the borrower is unable to bring the loan current during this time period, Ignite Funding, on behalf of the investors, would take ownership of the property and market the property for sale.

The alternative to foreclosure is to wait and see when and if the borrower will make an interest payment or pay off this loan, but without the pressure of foreclosure the borrower may not be compelled to resolve the delinquency which may result in a longer period in which investors would wait to achieve resolution.

YOUR IMMEDIATE BALLOT RESPONSE IS REQUIRED. Please return the attached ballot to Ignite Funding by Wednesday, December 21, 2022. Executed ballots may be returned by e-sign, fax to 702.739.7735, texted to 702.630.1313, or emailed to clientservices@ignitefunding.com.

We will continue to keep you informed regarding the status of the property, including ballot results, through additional correspondence.

Please contact your Client Services or Investment Representative should you have any questions.

Sincerely,

Ignite Funding

Re: Foreclosure Proposal | Gold Rose Group, LLC – Master Loan 5381 (Tranches 5382-5389)

Please return your ballot (e-signed, texted, faxed, or emailed) by December 21, 2022.

Executed ballots may be mailed to Ignite Funding, may be e-signed, may be faxed to 702.739.7735, may be texted to 702.630.1313 or may be emailed to clientservices@ignitefunding.com.

- I/we agree to proceed** with foreclosure of this property by filing a Notice of Default as described in the attached letter dated December 15, 2022.

- I/we wish to reject** the current foreclosure proposal on the above-referenced property as described in the attached letter dated November 14, 2022 and proceed with a Notice of Default on the property. I understand that not taking any action at this time will likely delay the time in which any resolution may be attained on this property, and a foreclosure action may ultimately still be necessary to achieve a resolution of this loan.

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