

New Home Co Inc.  
Form 10-Q  
May 08, 2014

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549  
FORM 10-Q

(Mark One)

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended March 31, 2014 or

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from \_\_\_\_\_ to \_\_\_\_\_  
Commission File Number 001-36283

The New Home Company Inc.  
(Exact Name of Registrant as Specified in Its Charter)

Delaware  
(State or other Jurisdiction of  
Incorporation or Organization)  
85 Enterprise, Suite 450  
Aliso Viejo, California 92656  
(Address of principal executive offices) (Zip Code)  
Registrant's telephone number, including area code (949) 382-7800

27-0560089  
(I.R.S. Employer  
Identification No.)

Indicate by check mark whether the registrant: (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days. Yes  No

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§ 232.405 of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files). Yes  No

Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company. See the definitions of "large accelerated filer," "accelerated filer" and "smaller reporting company" in Rule 12b-2 of the Exchange Act.

Large accelerated filer  Non-accelerated filer (Do not check if smaller reporting company)  Smaller reporting company  Accelerated filer

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Act). Yes  No

Registrant's shares of common stock outstanding as of May 7, 2014: 16,448,750

THE NEW HOME COMPANY INC.  
 FORM 10-Q  
 INDEX

|   | Page<br>Number |
|---|----------------|
| PART I Financial Information  |                |
| Item 1 <u>Financial Statements</u>  |                |
| <u>Condensed Consolidated Balance Sheets as of March 31, 2014 (Unaudited) and December 31, 2013</u>                 | 3              |
| <u>Unaudited Condensed Consolidated Statements of Income for the Three Months Ended March 31, 2014 and 2013</u>     | 4              |
| <u>Unaudited Condensed Consolidated Statement of Equity for the Three Months Ended March 31, 2014</u>               | 5              |
| <u>Unaudited Condensed Consolidated Statements of Cash Flows for the Three Months Ended March 31, 2014 and 2013</u> | 6              |
| <u>Notes to Unaudited Condensed Consolidated Financial Statements</u>   | 7              |
| Item 2 <u>Management’s Discussion and Analysis of Financial Condition and Results of Operations</u>                 | 23             |
| Item 3 <u>Quantitative and Qualitative Disclosures About Market Risk</u>  | 37             |
| Item 4 <u>Controls and Procedures</u>   | 37             |
| Part II Other Information   |                |
| Item 1 <u>Legal Proceedings</u>   | 38             |
| Item 2 <u>Risk Factors</u>  | 38             |
| Item 3 <u>Unregistered Sales of Equity Securities and Use of Proceeds</u>   | 38             |
| Item 4 <u>Defaults on Senior Securities</u>   | 38             |
| Item 5 <u>Mine Safety Disclosures</u>   | 38             |
| Item 6 <u>Exhibits</u>  | 39             |
| <u>Signatures</u>   | 40             |

## PART I – FINANCIAL INFORMATION

## Item 1. Financial Statements

THE NEW HOME COMPANY INC.  
CONDENSED CONSOLIDATED BALANCE SHEETS

|  | March 31,<br>2014<br>(unaudited) | December 31,<br>2013 |
|--|----------------------------------|----------------------|
| Assets   |                                  |                      |
| Cash and cash equivalents  | \$69,236,560                     | \$9,541,361          |
| Restricted cash  | 725,341                          | 130,215              |
| Contracts and accounts receivable  | 12,677,655                       | 7,178,241            |
| Due from affiliates  | 788,219                          | 558,421              |
| Real estate inventories  | 75,496,842                       | 45,350,479           |
| Investment in unconsolidated joint ventures  | 34,121,749                       | 32,269,546           |
| Property and equipment, net of accumulated depreciation  | 635,538                          | 481,506              |
| Other assets   | 2,814,363                        | 3,439,527            |
| Total assets   | \$196,496,267                    | \$98,949,296         |
| Liabilities and equity   |                                  |                      |
| Accounts payable   | \$15,952,831                     | \$8,687,702          |
| Accrued expenses and other liabilities   | 2,654,397                        | 6,851,162            |
| Notes payable  | 34,301,117                       | 17,883,338           |
| Total liabilities  | 52,908,345                       | 33,422,202           |
| Commitments and contingencies (Note 10)  | —                                | —                    |
| Equity:  |                                  |                      |
| Stockholders' equity:  |                                  |                      |
| Preferred stock, \$0.01 par value, 50,000,000 shares authorized, no shares outstanding                                       | —                                | —                    |
| Common stock, \$0.01 par value, 500,000,000 shares authorized, 16,448,750 shares issued and outstanding as of March 31, 2014 | 164,488                          | —                    |
| Additional paid-in capital   | 141,023,338                      | —                    |
| Retained earnings  | 1,229,221                        | —                    |
| Total The New Home Company Inc. stockholders' equity   | 142,417,047                      | —                    |
| Members' equity  | —                                | 64,355,719           |
| Noncontrolling interest in subsidiary  | 1,170,875                        | 1,171,375            |
| Total equity   | 143,587,922                      | 65,527,094           |
| Total liabilities and equity   | \$196,496,267                    | \$98,949,296         |

See accompanying notes to the unaudited condensed consolidated financial statements.

THE NEW HOME COMPANY INC.  
 UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF INCOME

|   | Three months ended March 31, |             |
|---|------------------------------|-------------|
|   | 2014                         | 2013        |
| Revenues:   |                              |             |
| Home sales  | \$5,051,320                  | \$4,666,531 |
| Fee building, including management fees from unconsolidated joint ventures of \$1,684,574 and \$965,462, respectively | 20,512,086                   | 13,472,550  |
|   | 25,563,406                   | 18,139,081  |
| Expenses:   |                              |             |
| Cost of homes sales   | 3,982,138                    | 3,729,627   |
| Cost of fee building  | 19,451,467                   | 12,938,813  |
| Abandoned project costs   | 86,104                       | 159,587     |
| Selling and marketing   | 398,188                      | 277,020     |
| General and administrative  | 2,278,309                    | 1,081,854   |
|   | 26,196,206                   | 18,186,901  |
| Equity in net income of unconsolidated joint ventures   | 773,220                      | 271,856     |
| Guaranty fee income   | 18,927                       | 28,391      |
| Other expense, net  | (656                         | ) —         |
| Income before taxes   | 158,691                      | 252,427     |
| Benefit of (provision for) taxes  | 1,412,020                    | (64,745     |
| Net income  | 1,570,711                    | 187,682     |
| Net loss attributable to noncontrolling interests   | 500                          | —           |
| Net income attributable to The New Home Company Inc.  | \$1,571,211                  | \$187,682   |
| Earnings per share attributable to The New Home Company Inc. (Note 2):  |                              |             |
| Basic   | \$0.11                       | \$0.03      |
| Diluted   | \$0.11                       | \$0.03      |
| Weighted average number of shares (Note 2):   |                              |             |
| Basic   | 13,931,389                   | 5,913,592   |
| Diluted   | 13,944,323                   | 5,913,592   |

See accompanying notes to the unaudited condensed consolidated financial statements.

## THE NEW HOME COMPANY INC.

## UNAUDITED CONDENSED CONSOLIDATED STATEMENT OF EQUITY

|   | Stockholders' Equity |           |               |             |               |               |                |               |
|---|----------------------|-----------|---------------|-------------|---------------|---------------|----------------|---------------|
|   | Number of            | Common    | Additional    | Retained    | Total         | Members'      | Noncontrolling | Total Equity  |
|   | Common               | Stock     | Paid-in       | Earnings    | Stockholders' | Equity        | Interest in    |               |
|   | Shares               |           | Capital       |             | Equity        |               | Subsidiary     |               |
| Balance at                                      |                      |           |               |             |               |               |                |               |
| December 31, 2013                               | —                    | \$—       | \$—           | \$—         | \$—           | \$64,355,719  | \$1,171,375    | \$65,527,094  |
| Net income (loss)                               | —                    | —         | —             | 1,229,221   | 1,229,221     | 341,990       | (500 )         | 1,570,711     |
| Equity-based compensation expense               | —                    | —         | 361,709       | —           | 361,709       | 316,667       | —              | 678,376       |
| Conversion of members' equity into common stock | 8,636,250            | 86,363    | 64,928,013    | —           | 65,014,376    | (65,014,376 ) | —              | —             |
| Issuance of common stock, net of issuance costs | 8,984,375            | 89,844    | 87,710,178    | —           | 87,800,022    | —             | —              | 87,800,022    |
| Repurchase of common stock                      | (1,171,875 )         | (11,719 ) | (11,976,562 ) | —           | (11,988,281 ) | —             | —              | (11,988,281 ) |
| Balance at                                      |                      |           |               |             |               |               |                |               |
| March 31, 2014                                  | 16,448,750           | \$164,488 | \$141,023,338 | \$1,229,221 | \$142,417,047 | \$—           | \$1,170,875    | \$143,587,922 |

See accompanying notes to the unaudited condensed consolidated financial statements.

## THE NEW HOME COMPANY INC.

## UNAUDITED CONDENSED CONSOLIDATED STATEMENTS OF CASH FLOWS

|  | Three months ended March 31, |                |
|--|------------------------------|----------------|
|  | 2014                         | 2013           |
| Operating activities:  |                              |                |
| Net income   | \$1,570,711                  | \$187,682      |
| Adjustments to reconcile net income to net cash used in operating activities:        |                              |                |
| Deferred taxes   | (1,442,533)                  | ) —            |
| Amortization of equity based compensation  | 678,376                      | 118,750        |
| Distributions of earnings from unconsolidated joint ventures                         | 1,074,526                    | 333,406        |
| Equity in net income of unconsolidated joint ventures                                | (773,220)                    | ) (271,856)    |
| Depreciation   | 62,068                       | 40,985         |
| Abandoned project costs  | 86,104                       | 159,587        |
| Net changes in operating assets and liabilities:                                     |                              |                |
| Restricted cash  | (595,126)                    | ) 26,058       |
| Contracts and accounts receivable  | (5,499,414)                  | ) 1,252,024    |
| Due from affiliates  | (229,798)                    | ) 51,160       |
| Real estate inventories  | (13,232,467)                 | ) (634,559)    |
| Other assets   | 2,067,697                    | (750,648)      |
| Accounts payable   | 7,265,130                    | (1,725,027)    |
| Accrued expenses and other liabilities   | (4,196,765)                  | ) (416,786)    |
| Net cash used in operating activities  | (13,164,711)                 | ) (1,629,224)  |
| Investing activities:  |                              |                |
| Purchases of property and equipment  | (216,100)                    | ) (146,798)    |
| Contributions to unconsolidated joint ventures                                       | (2,756,173)                  | ) (15,958,558) |
| Distributions of equity from unconsolidated joint ventures                           | 602,664                      | 4,722,902      |
| Net cash used in investing activities  | (2,369,609)                  | ) (11,382,454) |
| Financing activities:  |                              |                |
| Net proceeds from issuance of common stock   | 87,800,022                   | —              |
| Repurchase of common stock   | (11,988,281)                 | ) —            |
| Cash contributions from members  | —                            | 11,600,000     |
| Borrowings from notes payable  | 2,750,692                    | 3,567,626      |
| Repayments of notes payable  | (3,332,914)                  | ) (3,050,231)  |
| Net cash provided by financing activities  | 75,229,519                   | 12,117,395     |
| Net increase (decrease) in cash and cash equivalents                                 | 59,695,199                   | (894,283)      |
| Cash and cash equivalents – beginning of period                                      | 9,541,361                    | 6,007,928      |
| Cash and cash equivalents – end of period  | \$69,236,560                 | \$5,113,645    |
| Supplemental disclosures of cash flow information                                    |                              |                |
| Interest paid, net of amounts capitalized  | \$—                          | \$—            |
| Taxes paid   | \$250,000                    | \$100,000      |
| Supplemental disclosures of non-cash transactions                                    |                              |                |
| Purchase of real estate with note payable to land seller                             | \$17,000,000                 | \$—            |
| See accompanying notes to the unaudited condensed consolidated financial statements. |                              |                |

THE NEW HOME COMPANY INC.  
NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

1. Organization and Summary of Significant Accounting Policies

Organization

The New Home Company Inc. (the “Company”), a Delaware Corporation, and its subsidiaries are primarily engaged in all aspects of residential real estate development, including acquiring land and designing, constructing and selling homes located in California.

Initial Public Offering

The Company completed its initial public offering (“IPO”) on January 30, 2014. In preparation for the IPO, the Company reorganized from a Delaware limited liability company (“LLC”) into a Delaware corporation, issuing 8,636,250 shares of common stock to the former members of the LLC in the Company's formation transactions, and changed its name to The New Home Company Inc. As a result of the IPO, the Company issued and sold 8,984,375 shares of common stock (including 1,171,875 shares sold pursuant to the underwriter's exercise of their option to purchase additional shares from the Company) at the public offering price of \$11.00 per share. In accordance with the terms of the IPO, with net proceeds received from the underwriters exercise of their option to purchase additional shares, the Company repurchased 1,171,875 shares of its common stock issued to a member of the LLC in connection with the Company's formation transactions. The Company received proceeds of \$75.8 million, net of the underwriting discount, offering expenses and the repurchase of shares. Upon the close of the IPO and as of March 31, 2014, the Company had 16,448,750 common shares outstanding.

Basis of Presentation

The unaudited condensed consolidated financial statements include the accounts of the Company and its wholly owned subsidiaries. All significant intercompany accounts have been eliminated upon consolidation.

The accompanying unaudited condensed financial statements have been prepared in accordance with U.S. generally accepted accounting principles (“GAAP”) for interim financial information and with the instructions to Form 10-Q and Article 10 of Regulation S-X and should be read in conjunction with the consolidated financial statements and notes thereto included in our Annual Report on Form 10-K for the fiscal year ended December 31, 2013. The accompanying unaudited condensed financial statements include all adjustments (consisting of normal recurring entries) necessary for the fair presentation of our results for the interim period presented. Results for the interim period are not necessarily indicative of the results to be expected for the full year.

Unless the context otherwise requires, the terms “we”, “us”, “our” and “the Company” refer to the Company.

Reclassifications

Certain reclassifications have been made to prior year amounts to conform to the current year presentation. The Company reclassified abandoned project costs of \$0.2 million from net change in real estate inventories to abandoned project costs on the condensed consolidated statements of cash flows for the three months ended March 31, 2013.

Use of Estimates

The preparation of the Company's consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the accompanying consolidated financial

statements and notes. Accordingly, actual results could differ materially from these estimates.

#### Segment Reporting

Accounting Standards Codification ("ASC") 280, "Segment Reporting" ("ASC 280") established standards for the manner in which public enterprises report information about operating segments. In accordance with ASC 280, we have determined that our homebuilding division and our fee building division are our operating segments. Corporate is a non-operating segment.

#### Cash and Cash Equivalents and Concentration of Credit Risk

We define cash and cash equivalents as cash on hand, demand deposits with financial institutions, and short term liquid investments with an initial maturity date of less than three months. The Company's cash balances exceed federally insurable limits. The Company monitors the cash balances in its operating accounts and adjusts the cash balances as appropriate; however, these cash balances could be impacted if the underlying financial institutions fail or are subject to other adverse



THE NEW HOME COMPANY INC.  
NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

conditions in the financial markets. To date, the Company has not experienced a loss or lack of access to cash in its operating accounts.

#### Restricted Cash

Restricted cash of \$0.7 million and \$0.1 million as of March 31, 2014 and December 31, 2013, respectively, is held in accounts as collateral for a letter of credit and payments of subcontractor costs incurred in connection with various fee building projects.

#### Real Estate Inventories and Cost of Sales

We capitalize pre-acquisition, land, development and other allocated costs, including interest, during development and home construction. Pre-acquisition costs, including non-refundable land deposits, are expensed to abandoned project costs when we determine continuation of the respective project is not probable. During the three months ended March 31, 2014 and 2013, the Company reduced its real estate inventory balance by \$0.1 million and \$0.2 million respectively, for projects no longer being pursued. The associated expense is reflected as abandoned project costs in the accompanying consolidated statements of income.

Land, development and other common costs are typically allocated to real estate inventories using a methodology that approximates the relative-sales-value method. Home construction costs per production phase are recorded using the specific identification method. Cost of sales for homes closed includes the allocation of construction costs of each home and all applicable land acquisition, land development and related common costs (both incurred and estimated to be incurred) based upon the relative-sales-value of the home within each project. Changes to estimated total development costs subsequent to initial home closings in a project are generally allocated on a relative-sales-value method to remaining homes in the project. Inventory is stated at cost, unless the carrying amount is determined not to be recoverable, in which case inventory is written down to fair value. We review our real estate assets at each project on a periodic basis or whenever indicators of impairment exist. Real estate assets include projects actively selling and projects under development or held for future development. Indicators of impairment include, but are not limited to, significant decreases in local housing market values and selling prices of comparable homes, significant decreases in gross margins and sales absorption rates, costs in excess of budget, and actual or projected cash flow losses.

If there are indicators of impairment, we perform a detailed budget and cash flow review of our real estate assets to determine whether the estimated remaining undiscounted future cash flows of the project are more or less than the asset's carrying value. If the undiscounted cash flows are more than the asset's carrying value, no impairment adjustment is required. However, if the undiscounted cash flows are less than the asset's carrying value, the asset is deemed impaired and is written down to fair value.

When estimating undiscounted cash flows of a project, we make various assumptions, including: (i) expected sales prices and sales incentives to be offered, including the number of homes available, pricing and incentives being offered by us or other builders in other projects, and future sales price adjustments based on market and economic trends; (ii) expected sales pace and cancellation rates based on local housing market conditions, competition and historical trends; (iii) costs expended to date and expected to be incurred including, but not limited to, land and land development costs, home construction costs, interest costs, indirect construction and overhead costs, and selling and marketing costs; (iv) alternative product offerings that may be offered that could have an impact on sales pace, sales price and/or building costs; and (v) alternative uses for the property.

Many assumptions are interdependent and a change in one may require a corresponding change to other assumptions. For example, increasing or decreasing sales absorption rates has a direct impact on the estimated per unit sales price of a home, the level of time sensitive costs (such as indirect construction, overhead and carrying costs), and selling and marketing costs (such as model maintenance costs and advertising costs). Depending on the underlying objective of the project, assumptions could have a significant impact on the projected cash flow analysis. For example, if our objective is to preserve operating margins, our cash flow analysis will be different than if the objective is to increase sales. These objectives may vary significantly from project to project and over time. If assets are considered impaired, impairment is determined by the amount the asset's carrying value exceeds its fair value. Fair value is determined based on estimated future cash flows discounted for inherent risks associated with real estate assets. These discounted cash flows are impacted by expected risk based on estimated land development; construction and delivery timelines; market risk of price erosion; uncertainty of development or construction cost increases; and other risks specific to the asset or market conditions where the asset is located when assessment is made. These factors are specific to each project and may vary among projects. For the three months ended March 31, 2014 and 2013, no impairment adjustments relating to homebuilding real estate inventories were recorded.

THE NEW HOME COMPANY INC.  
NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### Capitalization of Interest

We follow the practice of capitalizing interest to inventories owned during the period of development and to investments in unconsolidated joint ventures in accordance with ASC 835, "Interest" ("ASC 835"). Homebuilding interest capitalized as a component of cost of real estate inventories is included in cost of home sales as related homes or lots are sold. Interest capitalized to investment in unconsolidated joint ventures is included as a reduction of income from or increase in loss from unconsolidated joint ventures when the related homes or lots are sold to third parties. To the extent our debt exceeds our qualified assets as defined in ASC 835, we expense a portion of the interest incurred by us. Qualified assets represent projects that are actively selling or under development as well as investments in unconsolidated joint ventures accounted for under the equity method until such equity investees begin their principal operations.

### Revenue Recognition

#### Home Sales and Profit Recognition

In accordance with ASC 360, "Property, Plant, and Equipment", revenues from home sales and other real estate sales are recorded and a profit is recognized when the respective homes are closed. Home sales and other real estate sales are closed when all conditions of escrow are met, including delivery of the home or other real estate asset, title passage, appropriate consideration is received and collection of associated receivables, if any, is reasonably assured. Sales incentives are a reduction of revenues when the respective home is closed. When it is determined that the earnings process is not complete, the sale and the related profit are deferred for recognition in future periods. The profit we record is based on the calculation of cost of sales, which is dependent on our allocation of costs, as described in more detail above in the section entitled "Real Estate Inventories and Cost of Sales."

### Fee Building

The Company enters into fee building agreements to provide services whereby it will build homes on behalf of independent third-party property owners. The independent third-party property owner funds all project costs incurred by the Company to build and sell the homes. The Company primarily enters into cost plus fee contracts where it charges independent third-party property owners for all direct and indirect costs plus a negotiated management fee. For these types of contracts, the Company recognizes revenue based on the actual total costs it has expended plus the applicable management fee. The management fee is typically a fixed fee based on a percentage of the cost or home sales revenue of the project depending on the terms of the agreement with the independent third-party property owner. In accordance with ASC 605, "Revenue Recognition" ("ASC 605"), revenues from fee building services are recognized over a cost-to-cost approach in applying the percentage-of-completion method. Under this approach, revenue is earned in proportion to total costs incurred, divided by total costs expected to be incurred. The total estimated cost plus the management fee represents the total contract value. The Company recognizes revenue based on the actual labor and other direct costs incurred, plus the portion of the management fee it has earned to date. In the course of providing its services, the Company routinely subcontracts for services and incurs other direct costs on behalf of its clients. These costs are passed through to clients and, in accordance with industry practice and GAAP, are included in the Company's revenue and cost of revenue. Under certain agreements, the Company is eligible to receive additional incentive compensation as certain financial thresholds defined in the agreement are achieved. The Company recognizes revenue for any incentive compensation when such financial thresholds are probable of being met and such compensation is deemed to be collectible, generally at the date the amount is communicated to us by the independent

third-party property owner.

The Company also enters into fee building and management contracts with third parties and its unconsolidated joint ventures where it provides construction supervision services, as well as sales and marketing services, and does not bear financial risks for any services provided. In accordance with ASC 605, revenues from these services are recognized over a proportional performance method or completed performance method. Under this approach, revenue is earned as services are provided in proportion to total services expected to be provided to the client or on a straight line basis if the pattern of performance cannot be determined while costs are recognized as incurred. Revenue recognition for any portion of the fees earned from these services that are contingent upon a financial threshold or specific event is deferred until the threshold is achieved or the event occurs.

As of and for the three months ended March 31, 2014, two customers comprised 92% of our fee building revenue and 97% of the related receivables. For the three months ended March 31, 2013, one customer comprised 89% of our fee building revenue.

THE NEW HOME COMPANY INC.  
NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

### Variable Interest Entities

The Company accounts for variable interest entities in accordance with ASC 810, "Consolidation" ("ASC 810"). Under ASC 810, a variable interest entity ("VIE") is created when: (a) the equity investment at risk in the entity is not sufficient to permit the entity to finance its activities without additional subordinated financial support provided by other parties, including the equity holders; (b) the entity's equity holders as a group either (i) lack the direct or indirect ability to make decisions about the entity, (ii) are not obligated to absorb expected losses of the entity or (iii) do not have the right to receive expected residual returns of the entity; or (c) the entity's equity holders have voting rights that are not proportionate to their economic interests, and the activities of the entity involve or are conducted on behalf of the equity holder with disproportionately few voting rights. If an entity is deemed to be a VIE pursuant to ASC 810, the enterprise that has both (i) the power to direct the activities of a VIE that most significantly impact the entity's economic performance and (ii) the obligation to absorb the expected losses of the entity or right to receive benefits from the entity that could be potentially significant to the VIE is considered the primary beneficiary and must consolidate the VIE.

Under ASC 810, a non-refundable deposit paid to an entity may be deemed to be a variable interest that will absorb some or all of the entity's expected losses if they occur. Our land purchase and lot option deposits generally represent our maximum exposure to the land seller if we elect not to purchase the optioned property. In some instances, we may also expend funds for due diligence, development and construction activities with respect to optioned land prior to takedown. Such costs are classified as real estate inventories, which we would have to write off should we not exercise the option. Therefore, whenever we enter into a land option or purchase contract with an entity and make a non-refundable deposit, a VIE may have been created.

As of March 31, 2014 and December 31, 2013, the Company was not required to consolidate any VIEs. In accordance with ASC 810, we perform ongoing reassessments of whether we are the primary beneficiary of a VIE.

### Noncontrolling Interest

During 2013, the Company entered into a joint venture agreement with a third-party property owner. In accordance with ASC 810, the Company analyzed this arrangement and determined that it was not a variable interest entity; however, the Company determined it was required to consolidate the joint venture as it is the managing member with the powers to direct the major decisions of the entity. As of March 31, 2014 and December 31, 2013, the third-party investor had made contributions of \$1.2 million.

### Investments in Unconsolidated Joint Ventures

We first analyze our homebuilding and land development joint ventures to determine if they are variable interest entities under the provisions of ASC 810 (as discussed above) when determining whether the entity should be consolidated. If we conclude that our homebuilding and land development joint ventures are not variable interest entities, then, in accordance with the provisions of ASC 810, limited partnerships or similar entities must be further evaluated under the presumption that the general partner, or the managing member in the case of a limited liability company, is deemed to have a controlling interest and therefore must consolidate the entity unless the limited partners or non-managing members have: (1) the ability, either by a single limited partner or through a simple majority vote, to dissolve or liquidate the entity, or kick-out the managing member/general partner without cause, or (2) substantive participatory rights that are exercised in the ordinary course of business. Under the provisions of ASC 810, we may be

required to consolidate certain investments in which we hold a general partner or managing member interest.

As of March 31, 2014 and December 31, 2013, the Company concluded that some of its joint ventures were variable interest entities. The Company concluded that it was not the primary beneficiary of the variable interest entities and accounted for these entities under the equity method of accounting.

Our current equity investment balance and future capital contributions required represent the maximum exposure for our unconsolidated joint ventures. Under the joint venture operating agreements, future capital contributions are determined based on the operating budgets and needs of the joint venture, which will likely vary throughout the life of each joint venture based on the circumstances unique to the project. In addition to required contributions, the Company selectively provides guaranties for debt held by certain of its unconsolidated joint ventures. Such guaranties facilitated the financing of our joint ventures' development projects and arose in the ordinary course of business. As of March 31, 2014 and December 31, 2013, our unconsolidated joint ventures had outstanding debt secured by financial guaranties of \$57.9 million and \$39.1 million, respectively, of which 12.0% and 11.5%, respectively, was guaranteed by the Company. The guaranties will remain in place through the repayment of the notes, which mature at various dates through 2017. Payments under the guaranties are triggered by events of default, as defined in the various credit facilities. As of March 31, 2014, there were no events of default that would

THE NEW HOME COMPANY INC.  
NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

require payments under the guarantees.

Investments in our unconsolidated joint ventures are accounted for under the equity method of accounting. Under the equity method, we recognize our proportionate share of earnings and losses generated by the joint venture upon the delivery of lots or homes to third parties. Our proportionate share of intra-entity profits and losses are eliminated until the related asset has been sold by the unconsolidated joint venture to third parties. Our ownership interests in our unconsolidated joint ventures vary, but are generally less than or equal to 50%.

We review real estate inventory held by our unconsolidated joint ventures for impairment, consistent with our real estate inventories. We also review our investments in unconsolidated joint ventures for evidence of other-than-temporary declines in value. To the extent we deem any portion of our investment in unconsolidated joint ventures as not recoverable, we impair our investment accordingly. For the three months ended March 31, 2014 and 2013, no impairments related to investment in unconsolidated joint ventures were recorded.

#### Selling and Marketing Expense

Selling and marketing costs incurred to sell real estate projects are capitalized if they are reasonably expected to be recovered from the sale of the project or from incidental operations, and are incurred for tangible assets that are used directly through the selling period to aid in the sale of the project or services that have been performed to obtain regulatory approval of sales. All other selling and marketing costs are expensed in the period incurred.

#### Warranty Reserves

We offer warranties on our homes that generally cover various defects in workmanship or materials, or to cover structural construction defects for one-year periods. Estimated future direct warranty costs are accrued and charged to cost of sales in the period when the related homebuilding revenues are recognized. Amounts are accrued based upon the Company's historical rates. Due to the Company's limited history related to homebuilding sales, the Company also considers the historical experience of its peers in determining the amount of its warranty reserve. In addition, the Company receives warranty payments from its clients for certain of its fee building projects where it has the contractual risk of construction. These payments are recorded as warranty reserve accruals. Indirect warranty overhead salaries and related costs are charged to the reserve in the period incurred. We assess the adequacy of our warranty accrual on a quarterly basis and adjust the amounts recorded if necessary. Our warranty accrual is included in accrued expenses and other liabilities in the accompanying consolidated balance sheets.

#### Contracts and Accounts Receivable

Contracts and accounts receivable primarily represent the fees earned but not collected and reimbursable project costs incurred in connection with fee building agreements. The Company periodically evaluates the collectability of its contracts receivable, and, if it is determined that a receivable might not be fully collectible, an allowance is recorded for the amount deemed uncollectible. This allowance for doubtful accounts is estimated based on management's evaluation of the contracts involved and the financial condition of its clients. Factors considered in evaluations include, but are not limited to:

- client type;
- historical contract performance;

historical collection and delinquency trends;  
client credit worthiness; and  
general economic conditions.

As of March 31, 2014 and December 31, 2013, no allowance was recorded related to contracts and accounts receivable.

#### Property and Equipment

Property and equipment are recorded at cost and depreciated using the straight-line method over their estimated useful lives ranging from three to seven years. Leasehold improvements are stated at cost and are amortized using the straight-line method over the shorter of either their estimated useful lives or the probable term of the lease.

#### Income Taxes

Income taxes are accounted for in accordance with ASC 740, "Income Taxes" ("ASC 740"). As a result of the



THE NEW HOME COMPANY INC.

NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

conversion from an LLC to a taxable entity in connection with the Company's IPO, the Company recognized a cumulative net deferred tax asset of \$1.4 million during the three months ended March 31, 2014 related to the difference between the financial statement basis and tax basis of the assets and liabilities as of January 30, 2014. Subsequent to the conversion, the consolidated provision for, or benefit from, income taxes is calculated using the asset and liability method, under which deferred tax assets and liabilities are recorded based on the difference between the financial statement and tax basis of assets and liabilities using enacted tax rates in effect for the year in which the differences are expected to reverse.

Deferred tax assets are evaluated on a quarterly basis to determine if adjustments to the valuation allowance are required. In accordance with ASC 740, we assess whether a valuation allowance should be established based on the consideration of all available evidence using a "more likely than not" standard with respect to whether deferred tax assets will be realized. The ultimate realization of deferred tax assets depends primarily on the generation of future taxable income during the periods in which the differences become deductible. The value of our deferred tax assets will depend on applicable income tax rates. Judgment is required in determining the future tax consequences of events that have been recognized in our consolidated financial statements and/or tax returns. Differences between anticipated and actual outcomes of these future tax consequences could have a material impact on our consolidated financial statements.

ASC 740 defines the methodology for recognizing the benefits of uncertain tax return positions as well as guidance regarding the measurement of the resulting tax benefits. These provisions require an enterprise to recognize the financial statement effects of a tax position when it is more likely than not (defined as a likelihood of more than 50%), based on the technical merits, that the position will be sustained upon examination. In addition, these provisions provide guidance on derecognition, classification, interest and penalties, accounting in interim periods, disclosure, and transition. The evaluation of whether a tax position meets the more-likely-than-not recognition threshold requires a substantial degree of judgment by management based on the individual facts and circumstances. Actual results could differ from estimates.

#### Stock-Based Compensation

We account for share-based awards in accordance with ASC 718, "Compensation – Stock Compensation" ("ASC 718"). ASC 718 requires that the cost resulting from all share-based payment transactions be recognized in the financial statements. ASC 718 requires all entities to apply a fair-value-based measurement method in accounting for share-based payment transactions with employees except for equity instruments held by employee share ownership plans.

#### Recently Issued Accounting Standards

The Company qualifies as an "emerging growth company" pursuant to the provisions of the Jumpstart Our Business Startups Act of 2012, or the JOBS Act, enacted on April 5, 2012. Section 102 of the JOBS Act provides that an "emerging growth company" can take advantage of the extended transition period provided in Section 7(a)(2)(B) of the Securities Act of 1933, as amended, for complying with new or revised accounting standards. As previously disclosed, the Company has chosen, irrevocably, to "opt out" of such extended transition period, and as a result, will comply with new or revised accounting standards on the relevant dates on which adoption of such standards is required for non-emerging growth companies.

In February 2013, the Financial Accounting Standards Board ("FASB") issued Accounting Standards Update ("ASU") 2013-02, "Reporting of Amounts Reclassified Out of Accumulated Other Comprehensive Income" ("ASU 2013-02"),

which adds additional disclosure requirements for items reclassified out of accumulated other comprehensive income (loss). ASU 2013-02 was effective for the Company beginning January 1, 2014. The adoption of ASU 2013-02 did not have a material effect on the Company's consolidated financial statements or disclosures.

In April 2013, the FASB issued ASU 2013-04, "Liabilities" ("ASU 2013-04"), which provides guidance for the recognition, measurement, and disclosure of obligations resulting from joint and several liability arrangements for which the total amount of the obligation is fixed at the reporting date. ASU 2013-04 was effective for the Company beginning January 1, 2014. The adoption of ASU 2013-04 did not have a material effect on the Company's consolidated financial statements or disclosures.

## 2. Earnings Per Share

Basic and diluted earnings per share for the quarter ended March 31, 2014 and 2013 give effect to the conversion of the Company's members' equity into common stock on January 30, 2014 as though the conversion had occurred as of the beginning of the reporting period or the original date of issuance, if later. The number of shares converted was based on the actual IPO price of \$11.00 per share.

THE NEW HOME COMPANY INC.  
NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

The following table sets forth the components used in the computation of basic and diluted earnings per share:

|   | Three months ended March 31, |           |
|---|------------------------------|-----------|
|   | 2014                         | 2013      |
| Numerator:  |                              |           |
| Net income attributable to The New Home Company Inc.                  | \$1,571,211                  | \$187,682 |
| Denominator:  |                              |           |
| Basic weighted-average shares outstanding                             | 13,931,389                   | 5,913,592 |
| Effect of dilutive shares:  |                              |           |
| Unvested restricted stock units                                       | 12,934                       | —         |
| Diluted weighted-average shares outstanding                           | 13,944,323                   | 5,913,592 |
| Basic earnings per share attributable to The New Home Company Inc.    | \$0.11                       | \$0.03    |
| Diluted earnings per share attributable to The New Home Company Inc.  | \$0.11                       | \$0.03    |
| Antidilutive stock options not included in diluted earnings per share | 872,683                      | —         |

### 3. Contracts and Accounts Receivable

Contracts and accounts receivable consist of the following:

|   | March 31,<br>2014 | December 31,<br>2013 |
|---|-------------------|----------------------|
| Contracts receivable:                     |                   |                      |
| Costs incurred on fee building projects   | \$19,451,467      | \$42,317,737         |
| Estimated earnings                        | 1,060,619         | 5,247,768            |
|   | 20,512,086        | 47,565,505           |
| Less: amounts collected during the period | (8,130,947 )      | (40,945,938 )        |
|   | \$12,381,139      | \$6,619,567          |
| Contracts receivable:                     |                   |                      |
| Billed                                    | 642,891           | 230,642              |
| Unbilled                                  | 11,738,248        | 6,388,925            |
|   | 12,381,139        | 6,619,567            |
| Other receivables:                        |                   |                      |
| Escrow receivables                        | 256,356           | 436,862              |
| Other receivables                         | 40,160            | 121,812              |
|   | \$12,677,655      | \$7,178,241          |

Billed contracts receivable represent amounts billed to clients that have yet to be collected. Unbilled contracts receivable represents the contract revenue recognized but not yet billable pursuant to contract terms or administratively not invoiced. All unbilled receivables as of March 31, 2014 and December 31, 2013 are expected to be billed and collected within twelve months. Accounts payable at March 31, 2014 and December 31, 2013 includes \$11.5 million and \$6.1 million, respectively, related to costs incurred under the Company's fee building contracts.



THE NEW HOME COMPANY INC.  
NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

4. Real Estate Inventories and Capitalized Interest

Real estate inventories are summarized as follows:

|                                       | March 31,<br>2014 | December 31,<br>2013 |
|---------------------------------------|-------------------|----------------------|
| Deposits and pre-acquisition costs    | \$8,993,042       | \$4,912,563          |
| Land held and land under development  | 51,562,019        | 29,063,591           |
| Homes completed or under construction | 13,601,179        | 10,221,069           |
| Model homes                           | 1,340,602         | 1,153,256            |
|                                       | \$75,496,842      | \$45,350,479         |

All of our deposits and pre-acquisition costs are non-refundable, except for \$150,000 and \$50,000 as of March 31, 2014 and December 31, 2013 respectively.

Model homes, homes completed, and homes under construction include all costs associated with home construction, including land, development, indirects, permits, materials and labor. Land held and land under development includes costs incurred during site development such as land, development, indirects, and permits.

Interest is capitalized on inventory during development and other qualifying activities. Interest capitalized as cost of inventory is included in cost of sales as related homes are closed. For the three months ended March 31, 2014 and 2013 interest incurred, capitalized and expensed was as follows:

|  | Three months ended March 31, |            |
|--|------------------------------|------------|
|  | 2014                         | 2013       |
| Interest incurred  | \$240,517                    | \$273,999  |
| Interest capitalized   | (240,517                     | ) (273,999 |
| Interest expense   | \$—                          | \$—        |
| Capitalized interest in beginning inventory                                      | \$1,003,390                  | \$493,486  |
| Interest capitalized as a cost of inventory                                      | 240,517                      | 273,999    |
| Inventory previously capitalized as cost of inventory, included in cost of sales | (5,100                       | ) (73,427  |
| Capitalized interest in ending inventory   | \$1,238,807                  | \$694,058  |

5. Unconsolidated Joint Ventures

As of March 31, 2014 and December 31, 2013, the Company had ownership interests in eleven unconsolidated joint ventures with ownership percentages ranging from 5% to 35%. The combined balance sheets for our unconsolidated joint ventures accounted for under the equity method are as follows:

THE NEW HOME COMPANY INC.  
NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

|  | March 31,<br>2014 | December 31,<br>2013 |
|--|-------------------|----------------------|
| Cash and cash equivalents                | \$12,760,142      | \$15,292,035         |
| Restricted cash                          | 11,513,673        | 4,357,945            |
| Real estate inventories                  | 288,533,399       | 266,316,859          |
| Other assets                             | 1,556,782         | 1,723,429            |
| Total assets                             | \$314,363,996     | \$287,690,268        |
| Accounts payable and accrued liabilities | \$15,680,611      | \$15,064,068         |
| Notes payable                            | 83,914,870        | 68,594,343           |
| Total liabilities                        | 99,595,481        | 83,658,411           |
| The Company's equity                     | 34,121,749        | 32,269,546           |
| Other partners' equity                   | 180,646,766       | 171,762,311          |
| Total equity                             | 214,768,515       | 204,031,857          |
| Total liabilities and equity             | \$314,363,996     | \$287,690,268        |

The condensed combined statements of income for our unconsolidated joint ventures accounted for under the equity method are as follows:

|   | Three months ended March 31, |              |
|---|------------------------------|--------------|
|   | 2014                         | 2013         |
| Revenues  | \$21,499,838                 | \$30,764,001 |
| Cost of sales   | 15,819,153                   | 22,537,742   |
| Gross profit  | 5,680,685                    | 8,226,259    |
| Operating expenses  | 3,492,768                    | 2,065,265    |
| Net income of unconsolidated joint ventures   | \$2,187,917                  | \$6,160,994  |
| Income from unconsolidated joint ventures reflected in the accompanying consolidated statements of income | \$773,220                    | \$271,856    |

The Company has entered into agreements with its unconsolidated joint ventures to provide management services related to the underlying projects (collectively referred to as the "Management Agreements"). Pursuant to the Management Agreements, the Company receives a management fee based on each project's revenues from its unconsolidated joint ventures. For the three months ended March 31, 2014 and 2013, the Company earned \$1.7 million and \$1.0 million, respectively, in management fees, which have been recorded as fee building revenues in the accompanying consolidated statements of income.

#### 6. Other Assets

Other assets consist of the following:

|                       | March 31,<br>2014 | December 31,<br>2013 |
|-----------------------|-------------------|----------------------|
| Deferred tax asset    | \$1,442,533       | \$—                  |
| Prepaid insurance     | 584,748           | 2,012                |
| Prepaid director fees | 300,000           | —                    |
| Prepaid income taxes  | 129,685           | —                    |
| Prepaid rent          | 93,112            | 101,809              |
| Other                 | 264,285           | 85,706               |

|                        |             |             |
|------------------------|-------------|-------------|
| Prepaid offering costs | —           | 3,250,000   |
|                        | \$2,814,363 | \$3,439,527 |

THE NEW HOME COMPANY INC.  
NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

As a result of the conversion from an LLC to a taxable entity in connection with the Company's IPO, the Company recognized a cumulative net deferred tax asset of \$1.4 million during the three months ended March 31, 2014 related to the difference between the financial statement basis and tax basis of the assets and liabilities as of January 30, 2014 (See Note 13).

7. Accrued Expenses and Other Liabilities

Accrued expenses and other liabilities consist of the following:

|  | March 31,<br>2014 | December 31,<br>2013 |
|--|-------------------|----------------------|
| Warranty reserve                                 | \$1,100,465       | \$1,074,298          |
| Employee benefits                                | 674,439           | 659,978              |
| Accrued payroll                                  | 494,824           | 1,007,591            |
| Accrued interest                                 | 79,594            | 86,496               |
| Completion reserve                               | 36,172            | 471,870              |
| Incentive compensation                           | —                 | 1,770,230            |
| Accrued professional fees                        | 120,000           | 1,403,183            |
| Income taxes payable                             | —                 | 120,315              |
| Deferred fees from unconsolidated joint ventures | —                 | 111,583              |
| Other accrued expenses                           | 148,903           | 145,618              |
|  | \$2,654,397       | \$6,851,162          |

During 2013, the Company elected to institute a fully discretionary employee incentive compensation plan to various non-executive employees. The accrual at December 31, 2013 was \$1.8 million. As of March 31, 2014, there is no accrual for incentive compensation.

Completion reserves relate to liabilities for completed subcontractor work on closed homes for which invoices have not been remitted as of the balance sheet date.

Changes in our warranty accrual are detailed in the table set forth below:

|  | Three months ended March 31,<br>2014 | 2013      |
|--|--------------------------------------|-----------|
| Beginning warranty liability for homebuilding projects | \$810,088                            | \$464,449 |
| Warranty provision for homebuilding projects           | 50,807                               | 47,109    |
| Warranty payments for homebuilding projects            | (22,684                              | ) (4,297  |
| Ending warranty liability for homebuilding projects    | 838,211                              | 507,261   |
| Beginning warranty liability for fee building projects | 264,210                              | 295,391   |
| Warranty efforts for fee building projects             | (1,956                               | ) (8,970  |
| Ending warranty liability for fee building projects    | 262,254                              | 286,421   |
| Total ending warranty liability                        | \$1,100,465                          | \$793,682 |



THE NEW HOME COMPANY INC.  
 NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

8. Notes Payable

Notes payable consisted of the following:

|                                 | March 31,<br>2014 | December 31,<br>2013 |
|---------------------------------|-------------------|----------------------|
| Revolving credit facility       | \$7,801,117       | \$8,215,720          |
| Notes payable with land sellers | 26,500,000        | 9,500,000            |
| Construction loans              | —                 | 167,618              |
|                                 | \$34,301,117      | \$17,883,338         |

On September 26, 2013, the Company entered into a revolving credit facility with a bank to borrow up to \$30.0 million on Eligible Properties, as defined within the agreement. Interest is payable monthly and any outstanding principal is due upon maturity, which is September 26, 2015. The Company may repay advances at any time without premium or penalty. Interest is charged at a rate of 1-month LIBOR plus a margin ranging from 3.25% to 4.25% depending on the Company's leverage ratio as calculated at the end of each fiscal quarter. As of March 31, 2014, the interest rate was 3.4% and availability under the facility was \$22.2 million. In connection with the agreement, the Company is required to maintain certain financial covenants, including (i) a minimum unencumbered liquid assets covenant; (ii) a minimum EBITDA to interest ratio (determined as of the end of each fiscal quarter on a rolling four-quarter basis); (iii) a minimum tangible net worth covenant; (iv) a maximum liabilities to tangible net worth ratio; and (v) a maximum land assets to tangible net worth ratio. As of March 31, 2014, the Company was in compliance with all financial covenants.

In March 2014, the Company acquired real estate with a purchase price of \$21.5 million. Concurrent with this transaction it entered into a \$17.0 million note with the land seller, secured by real estate, which bears interest at 1.0% per annum. The note matures on June 30, 2014. Interest and principal are payable at maturity. In 2012, the Company entered into a \$9.5 million note with a land seller, secured by real estate, which bears interest at 7.0% per annum. The note matures on February 15, 2015 and requires certain mandatory pay downs totaling \$1.0 million based on the occurrence of certain project-related events. Interest is payable monthly and the remaining principal is due at maturity. As of December 31, 2013, the Company had one secured construction loan related to model homes. This loan was repaid and the remaining commitment was closed during the three months ended March 31, 2014.

9. Fair Value Disclosures

ASC 820, "Fair Value Measurements and Disclosures," defines fair value as the price that would be received for selling an asset or paid to transfer a liability in an orderly transaction between market participants at measurement date and requires assets and liabilities carried at fair value to be classified and disclosed in the following three categories:

- Level 1 – Quoted prices for identical instruments in active markets
- Level 2 – Quoted prices for similar instruments in active markets; quoted prices for identical or similar instruments in markets that are inactive; and model-derived valuations in which all significant inputs and significant value drivers are observable in active markets at measurement date
- Level 3 – Valuations derived from techniques where one or more significant inputs or significant value drivers are unobservable in active markets at measurement date

Fair Value of Financial Instruments

The accompanying consolidated balance sheets include the following financial instruments: cash and cash equivalents, restricted cash, contracts and accounts receivable, due from affiliates, accounts payable, accrued expenses and other liabilities, and notes payable.

The Company considers the carrying value of cash and cash equivalents, restricted cash, contracts and accounts receivable, accounts payable, and accrued expenses and other liabilities to approximate the fair value of these financial

instruments based on the short duration between origination of the instruments and their expected realization. The fair value of amounts due from affiliates is not determinable due to the related party nature of such amounts.

## THE NEW HOME COMPANY INC.

## NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

The following table presents book values and estimated fair values of financial instruments:

|                                 | Hierarchy | March 31, 2014 |              | December 31, 2013 |              |
|---------------------------------|-----------|----------------|--------------|-------------------|--------------|
|                                 |           | Cost           | Fair Value   | Cost              | Fair Value   |
| Revolving credit facility       | Level 3   | \$7,801,117    | \$7,801,117  | \$8,215,720       | \$8,215,720  |
| Notes payable with land sellers | Level 3   | 26,500,000     | 26,500,000   | 9,500,000         | 9,500,000    |
| Construction loans              | Level 3   | —              | —            | 167,618           | 167,618      |
|                                 |           | \$34,301,117   | \$34,301,117 | \$17,883,338      | \$17,883,338 |

#### Non-Recurring Fair Value Adjustments

Nonfinancial assets and liabilities include items such as inventory and long lived assets that are measured at cost when acquired and adjusted for impairment to fair value, if deemed necessary. During the three months ended March 31, 2014 and 2013, the Company did not record any fair value adjustments to those nonfinancial assets and liabilities remeasured at fair value on a nonrecurring basis.

#### 10. Commitments and Contingencies

Lawsuits, claims and proceedings have been or may be instituted or asserted against us in the normal course of business, including actions brought on behalf of various classes of claimants. We are also subject to local, state and federal laws and regulations related to land development activities, house construction standards, sales practices, employment practices and environmental protection. As a result, we are subject to periodic examinations or inquiry by agencies administering these laws and regulations.

We record a reserve for potential legal claims and regulatory matters when they are probable of occurring and a potential loss is reasonably estimable. We accrue for these matters based on facts and circumstances specific to each matter and revise these estimates when necessary.

In view of the inherent difficulty of predicting outcomes of legal claims and related contingencies, we generally cannot predict their ultimate resolution, related timing or eventual loss. If our evaluations indicate loss contingencies that could be material are not probable, but are reasonably possible, we will disclose their nature with an estimate of possible range of losses or a statement that such loss is not reasonably estimable. At March 31, 2014 and December 31, 2013, the Company did not have any accruals for asserted or unasserted matters.

As an owner and developer of real estate, the Company is subject to various environmental laws of federal, state and local governments. The Company is not aware of any environmental liability that could have a material adverse effect on its financial condition or results of operations. However, changes in applicable environmental laws and regulations, the uses and conditions of real estate in the vicinity of the Company's real estate and other environmental conditions of which the Company is unaware with respect to the real estate could result in future environmental liabilities.

We obtain surety bonds in the normal course of business to ensure completion of certain infrastructure improvements of our projects. At March 31, 2014 and December 31, 2013, the Company had outstanding surety bonds totaling \$4.1 million and \$2.7 million, respectively. The beneficiaries of the bonds are various municipalities and other organizations. In the unlikely event that any such surety bond issued by a third party is called because the required improvements are not completed, the Company could be obligated to reimburse the issuer of the bond.

#### 11. Related Party Transactions

During the three months ended March 31, 2014 and 2013, the Company incurred construction-related costs on behalf of its unconsolidated joint ventures totaling \$2.0 million and \$0.9 million, respectively. As of March 31, 2014 and December 31, 2013, \$0.7 million and \$0.3 million, respectively, are included in due from affiliates in the accompanying consolidated balance sheets.

The Company has entered into agreements with its unconsolidated joint ventures to provide management services related to the underlying projects. Pursuant to the Management Agreements, the Company receives a management fee

based on each project's revenues. During the three months ended March 31, 2014 and 2013, the Company earned \$1.7 million and \$1.0 million, respectively, in management fees, which have been recorded as fee building revenue in the accompanying consolidated statements of income. As of March 31, 2014 and December 31, 2013, \$0.1 million and \$0.2 million, respectively, related to management fees are included in due from affiliates in the accompanying consolidated balance sheets.

THE NEW HOME COMPANY INC.  
NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

The Company has entered into loan guaranties on behalf of certain of its unconsolidated joint ventures in order to secure performance under the loans and maintain certain loan-to-value ratios. The Company has also entered into agreements with its partners in each of the unconsolidated joint ventures whereby the Company and the partners are apportioned liability under the guaranties according to their respective capital interest. In addition, the agreements provide the Company, to the extent the partner has an unpaid liability under the guaranties, the right to receive distributions from the unconsolidated joint venture that would otherwise be made to the partner. The loans underlying the guaranties comprise acquisition and development loans, construction revolvers and model loans, and the guaranties remain in force until the loans are satisfied, which is expected to occur over a period between March 2015 and March 2017. Due to the nature of the loans, the outstanding balance at any given time is subject to a number of factors including the status of site improvements, the mix of horizontal and vertical development underway, the timing of phase build outs, and the period necessary to complete the escrow process for homebuyers. With respect to guaranties regarding specific performance, the Company is not generally subject to financial liability, but is only required to complete the project with funds provided by the beneficiary of the guaranty. As of March 31, 2014 and December 31, 2013, \$57.9 million and \$39.1 million, respectively, was outstanding under the loans, of which 12% and 11.5%, respectively was guaranteed by the Company. In connection with providing the loan guaranties, the Company recognized \$18,927 and \$28,391 during the three months ended March 31, 2014 and 2013, respectively, as guaranty fee income in the accompanying consolidated statements of income. As of March 31, 2014 and December 31, 2013, \$0 and \$85,172, respectively, were included in due from affiliates related to guaranty fee income. Berchtold Capital Partners, an entity owned by Mr. Michael Berchtold, one of the Company's non-employee directors, served as an advisor to the Company, providing general advice and guidance in connection with the Company's IPO, as well as assisting with the selection of the members of the Company's board of directors, the selection of and interacting with the Company's compensation consultant and advising the executives and board of managers regarding governance and compensation matters. The Company paid Berchtold Capital Partners \$562,500 for these services, including \$500,000 upon completion of our IPO. Amounts paid to Berchtold are included in offering expenses, offset against the proceeds of our IPO. As of March 31, 2014, the Company had investments in certain unconsolidated joint ventures totaling \$15.2 million. Certain members of the Company's board of directors are affiliated with entities that had an investment in these joint ventures. The unconsolidated joint ventures are discussed below under Off-Balance Sheet Arrangements.

## 12. Stock-Based Compensation

On August 18, 2010, the Company granted equity based units to certain members of management valued on the date of grant at \$1.9 million with a four year vesting period. Recipients of the equity based units have the right to receive certain distributions, if any, from the Company following return of capital to its equity members. The share based units vested upon completion of the IPO, and the remaining unrecognized compensation expense of \$316,667 was recognized during the three months ended March 31, 2014, and is included in general and administrative expense in the accompanying consolidated income statement.

The 2014 Long-Term Incentive Plan ("2014 Incentive Plan"), was adopted by our board of directors in January 2014. The 2014 Incentive Plan provides for the grant of equity-based awards, including options to purchase shares of common stock, stock appreciation rights, restricted and unrestricted stock awards, restricted stock units and performance awards. The 2014 Incentive Plan will automatically expire on the tenth anniversary of its effective date. Our board of directors may terminate or amend the 2014 Incentive Plan at any time, subject to any requirement of stockholder approval required by applicable law, rule or regulation and provided that the rights of a holder of an outstanding award may not be impaired without the consent of the holder.

The number of shares of our common stock that may be issued under the 2014 Incentive Plan is 1,644,875 shares. To the extent that shares of the Company's common stock subject to an outstanding option, stock appreciation right, stock

award or performance award granted under the 2014 Incentive Plan or any predecessor plan are not issued or delivered by reason of the expiration, termination, cancellation or forfeiture of such award or the settlement of such award in cash, then such shares of common stock generally shall again be available under the 2014 Incentive Plan.

The Company has issued stock option and restricted stock unit awards under the 2014 Incentive Plan. The exercise price of stock-based awards may not be less than the market value of the Company's common stock on the date of grant. The fair value for stock options is established at the date of grant using the Black-Scholes model for time based vesting awards. The Company's stock option and restricted stock awards typically vest over a one to three year period and expire ten years from the date of grant.

THE NEW HOME COMPANY INC.  
NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

A summary of the Company's common stock option activity for the three months ended March 31, 2014 is presented below:

|  | Options Outstanding |   |
|--|---------------------|---|
|  | Number of Shares    | Weighted-Average Exercise Price per share |
| Options outstanding at December 31, 2013 | —                   | \$—                                       |
| Options granted                          | 872,683             | 11.00                                     |
| Options outstanding at March 31, 2014    | 872,683             | \$11.00                                   |
| Options exercisable at March 31, 2014    | —                   | \$—                                       |

A summary of the Company's restricted stock units as of and for the three months ended March 31, 2014 is presented below:

|  | Restricted Stock Units Outstanding |  |
|--|------------------------------------|--|
|  | Number of Shares                   | Weighted-Average Grant-Date Fair Value per Share |
| Balance outstanding at December 31, 2013 | —                                  | \$—  |
| Restricted stock units granted           | 118,937                            | 11.34  |
| Restricted stock units forfeited         | (28                                | ) 11.00  |
| Balance outstanding at March 31, 2014    | 118,909                            | \$11.34  |

The expense related to the Company's stock-based compensation programs, included in general and administrative expense in the accompanying consolidated statements of income, was as follows:

|                              | Three months ended March 31, |           |
|------------------------------|------------------------------|-----------|
|                              | 2014                         | 2013      |
| Expense related to:          |                              |           |
| Equity based incentive units | \$316,667                    | \$118,750 |
| Stock options                | 215,047                      | —         |
| Restricted stock units       | 146,662                      | —         |
|                              | \$678,376                    | \$118,750 |

The following table presents details of the assumptions used to calculate the weighted-average grant date fair value of common stock options granted by the Company:

|  | Three months ended March 31, 2014 |   |
|--|-----------------------------------|---|
| Expected term (in years)                         | 4.3                               |   |
| Expected volatility                              | 49.0                              | % |
| Risk-free interest rate                          | 1.2                               | % |
| Expected dividends                               | —                                 |   |
| Weighted-average grant date fair value per share | \$4.43                            |   |

Our restricted stock awards are valued based on the closing price of our common stock on the date of grant. At March 31, 2014, the amount of unearned stock-based compensation currently estimated to be expensed through 2017 related to unvested common stock options and restricted stock units is \$4.9 million, net of estimated forfeitures. The weighted-average period over which the unearned stock-based compensation is expected to be recognized is 2.5 years. If there are any modifications or cancellations of the underlying unvested awards, the Company may be required to accelerate, increase or cancel any remaining unearned stock-based compensation expense.





## THE NEW HOME COMPANY INC.

## NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 13. Income Taxes

The Company accounts for income taxes in accordance with ASC 740, which requires an asset and liability approach for measuring deferred taxes based on temporary differences between the financial statements and tax bases of assets and liabilities existing at each balance sheet date using enacted tax rates for the years in which taxes are expected to be paid or recovered.

As discussed in Note 1, during 2013 and for the first 30 calendar days of 2014, the Company was a Delaware LLC which was treated as partnership for income tax purposes and was subject to certain minimal taxes and fees; however, income taxes on taxable income or losses realized by the Company were the obligation of the members.

On January 30, 2014, the Company completed its IPO and reorganized from a Delaware LLC into a Delaware corporation. For the three months ended March 31, 2014, the Company recorded a tax benefit of \$1.4 million. The effective tax rate for the three months ended March 31, 2014 differs from the 35% statutory tax rate due to the recognition of a tax benefit of \$1.4 million for cumulative net deferred tax assets resulting from the Company's conversion to a taxable entity. The net deferred tax asset primarily relates to differences between the financial statement basis and tax basis for investments in unconsolidated joint ventures, accrued warranties and accrued benefits. Additionally, the effective tax rate was reduced by the exclusion of pre-conversion earnings from taxable income for the three months ended March 31, 2014, and the tax benefit of production activities, partially offset by state income taxes.

The Company has concluded that there were no significant uncertain tax positions requiring recognition in its financial statements, nor has the Company been assessed interest or penalties by any major tax jurisdictions related to any open tax periods.

## 14. Segment Information

The Company's operations are organized into two reportable segments: homebuilding and fee building. In accordance with ASC 280, in determining the most appropriate reportable segments, we considered similar economic and other characteristics, including product types, average selling prices, gross profits, production processes, suppliers, subcontractors, regulatory environments, land acquisition results, and underlying demand and supply.

The reportable segments follow the same accounting policies as our consolidated financial statements described in Note 1. Operational results of each reportable segment are not necessarily indicative of the results that would have been achieved had the reportable segment been an independent, stand-alone entity during the periods presented.

Financial information relating to reportable segments was as follows:

|              | Three months ended March 31, |              |
|--------------|------------------------------|--------------|
|              | 2014                         | 2013         |
| Revenues     |                              |              |
| Homebuilding | \$5,051,320                  | \$4,666,531  |
| Fee building | 20,512,086                   | 13,472,550   |
| Total        | \$25,563,406                 | \$18,139,081 |
| Gross profit |                              |              |
| Homebuilding | \$1,069,182                  | \$936,904    |
| Fee building | 1,060,619                    | 533,737      |
| Total        | \$2,129,801                  | \$1,470,641  |
|              | March 31,                    | December 31, |
|              | 2014                         | 2013         |
| Assets       |                              |              |
| Homebuilding | \$182,561,408                | \$91,519,281 |

|              |               |              |
|--------------|---------------|--------------|
| Fee building | 13,934,859    | 7,430,015    |
| Total        | \$196,496,267 | \$98,949,296 |

## THE NEW HOME COMPANY INC.

## NOTES TO UNAUDITED CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

## 15. Pro Forma Net Income and Earnings per Share

The pro forma amounts reflect the income tax provision as if the Company was a taxable corporation as of the beginning of the period, and assume the Company filed a consolidated tax return with a consolidated net income for the periods presented. Accordingly, the historical net income from the Company's sole taxable subsidiary would have been offset by losses from other entities, resulting in the elimination of income tax expense recorded for the three months ended March 31, 2013.

For the three months ended March 31, 2014, the pro forma tax provision assumes the Company's taxable income would have included pre-tax income earned between January 1, 2014 and January 30, 2014, prior to the conversion to a taxable corporation. In addition, a net deferred income tax asset of \$1.4 million was recognized as a result of the conversion to a taxable entity during the three months ended March 31, 2014. However, the pro forma results exclude the effect of the conversion adjustment because of its nonrecurring nature.

Basic and diluted earnings per share and pro forma basic and diluted earnings per share give effect to the conversion of the Company's members' equity into common stock on January 30, 2014 as though the conversion had occurred as of the beginning of the reporting period or the original date of issuance, if later. See Note 2.

|  | Three Months Ended March 31, |           |
|--|------------------------------|-----------|
|  | 2014                         | 2013      |
| Income before taxes  | \$158,691                    | \$252,427 |
| Pro forma income tax provision to reflect the conversion to a C Corporation    | (56,970                      | ) (1,000  |
| Pro forma net income   | 101,721                      | 251,427   |
| Net loss attributable to noncontrolling interests                              | 500                          | —         |
| Pro forma net income attributable to The New Home Company Inc.                 | \$102,221                    | \$251,427 |
| Pro forma basic earnings per share attributable to The New Home Company Inc.   | \$0.01                       | \$0.04    |
| Pro forma diluted earnings per share attributable to The New Home Company Inc. | \$0.01                       | \$0.04    |

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

CAUTIONARY NOTE CONCERNING FORWARD-LOOKING STATEMENTS

Various statements contained in this quarterly report on Form 10-Q, including those that express a belief, expectation or intention, as well as those that are not statements of historical fact, are forward-looking statements. These forward-looking statements may include projections and estimates concerning the timing and success of specific projects and our future production, revenues, income and capital spending. Our forward-looking statements are generally accompanied by words such as "estimate," "project," "predict," "believe," "expect," "intend," "anticipate," "potential," "goal" or other words that convey the uncertainty of future events or outcomes. The forward-looking statements in this report speak only as of the date of this report, and we disclaim any obligation to update these statements unless required by law, and we caution you not to rely on them unduly. We have based these forward-looking statements on our current expectations and assumptions about future events. While our management considers these expectations and assumptions to be reasonable, they are inherently subject to significant business, economic, competitive, regulatory and other risks, contingencies and uncertainties, most of which are difficult to predict and many of which are beyond our control. The following factors, among others, may cause our actual results, performance or achievements to differ materially from any future results, performance or achievements expressed or implied by these forward-looking statements:

- economic changes either nationally or in the markets in which we operate, including declines in employment, volatility of mortgage interest rates and inflation;
- continued or increased downturn in the homebuilding industry;
- continued volatility and uncertainty in the credit markets and broader financial markets;
- our future operating results and financial condition;
- our business operations;
- changes in our business and investment strategy;
- availability of land to acquire and our ability to acquire such land on favorable terms or at all;
- availability, terms and deployment of capital;
- continued or increased disruption in the availability of mortgage financing or the number of foreclosures in the market;
- shortages of or increased prices for labor, land or raw materials used in housing construction;
- delays in land development or home construction resulting from adverse weather conditions or other events outside our control;
- issues concerning our joint venture partnerships;
- the cost and availability of insurance and surety bonds;
- changes in, or the failure or inability to comply with, governmental laws and regulations;
- the timing of receipt of regulatory approvals and the opening of projects;
- the degree and nature of our competition;
- our leverage and debt service obligations; and
- availability of qualified personnel and our ability to retain our key personnel.

Unless the context otherwise requires, the terms "we", "us", "our" and "the Company" refer to The New Home Company Inc. and its consolidated subsidiaries. The following discussion and analysis should be read in conjunction with our unaudited condensed consolidated financial statements and related notes thereto contained elsewhere in this report. The information contained in this quarterly report on Form 10-Q is not a complete description of our business or the risks associated with an investment in our securities. We urge you to carefully review and consider the various disclosures made by us in this report and in our other reports filed with the Securities and Exchange Commission ("SEC"), including our Annual Report on Form 10-K for the year ended December 31, 2013 and subsequent reports on

Form 8-K, which discuss our business in greater detail. The section entitled “Risk Factors” set forth in Item 1A of our Annual Report on Form 10-K, and similar disclosures in our other SEC filings, discuss some of the important risk factors that may affect our business, results of operations and financial condition. You should carefully consider those risks, in addition to the information in this report and in our other filings with the SEC, before deciding to invest in, or maintain your investment in, our common stock.

## Consolidated Financial Data

|   | Three months ended March 31, |             |
|---|------------------------------|-------------|
|   | 2014                         | 2013        |
| Revenues:   |                              |             |
| Home sales  | \$5,051,320                  | \$4,666,531 |
| Fee building, including management fees from unconsolidated joint ventures of \$1,684,574 and \$965,462, respectively | 20,512,086                   | 13,472,550  |
|   | 25,563,406                   | 18,139,081  |
| Expenses:   |                              |             |
| Cost of homes sales   | 3,982,138                    | 3,729,627   |
| Cost of fee building  | 19,451,467                   | 12,938,813  |
| Abandoned project costs   | 86,104                       | 159,587     |
| Selling and marketing   | 398,188                      | 277,020     |
| General and administrative  | 2,278,309                    | 1,081,854   |
|   | 26,196,206                   | 18,186,901  |
| Equity in net income of unconsolidated joint ventures   | 773,220                      | 271,856     |
| Guaranty fee income   | 18,927                       | 28,391      |
| Other expense, net  | (656)                        | —           |
| Income before taxes   | 158,691                      | 252,427     |
| Benefit of (provision for) taxes  | 1,412,020                    | (64,745)    |
| Net income  | 1,570,711                    | 187,682     |
| Net loss attributable to noncontrolling interests   | 500                          | —           |
| Net income attributable to The New Home Company Inc.  | \$1,571,211                  | \$187,682   |

## Results of Operations

## Three Months Ended March 31, 2014 Compared to Three Months Ended March 31, 2013

## Net New Home Orders and Backlog

|                                      | Three Months Ended |              | Increase (Decrease) |      |    |
|--------------------------------------|--------------------|--------------|---------------------|------|----|
|                                      | March 31, 2014     | 2013         | Amount              | %    |    |
| Net new home orders                  | 10                 | 17           | (7)                 | (41) | )% |
| Cancellation rate                    | 9                  | % 11         | (2)                 | (18) | )% |
| Average selling communities          | 3.0                | 4.0          | (1.0)               | (25) | )% |
| Selling communities at end of period | 3                  | 3            | —                   | —    | %  |
| Backlog (dollar value)               | \$12,741,000       | \$13,724,000 | \$(983,000)         | (7)  | )% |
| Backlog (homes)                      | 15                 | 31           | (16)                | (52) | )% |
| Average sales price of backlog       | \$849,000          | \$443,000    | \$406,000           | 92   | %  |

Net new home orders for the three months ended March 31, 2014 decreased 41% to 10, compared to 17 during the same period in 2013. Our overall “absorption rate” (the rate at which home orders are contracted, net of cancellations) for the three months ended March 31, 2014 was 3.3 per average selling community (1.1 monthly), compared to 4.3 per average selling community (1.4 monthly) during the same period in 2013.

Our cancellation rate of buyers who contracted to buy a home, but did not close escrow (as a percentage of overall



orders), was approximately 9% for the three months ended March 31, 2014 as compared to 11% for the same period in 2013. Our average number of selling communities decreased by 1.0 for the three months ended March 31, 2014 compared to the same period in 2013.

Backlog reflects the number of homes, net of actual cancellations, for which we have entered into a sales contract with a customer, but for which we have not yet delivered the home. Backlog has not been reduced to reflect our historical cancellation rate. Homes in backlog are generally closed within three to six months, although we may experience cancellations of sales contracts prior to closing. The number of homes in backlog as of March 31, 2014 compared to March 31, 2013 decreased 52% as a result of the higher volume of new home deliveries in 2013 compared to the current year, and a decrease in net new home orders in the three months ended March 31, 2014 compared with the same period in 2013. The dollar value of backlog decreased \$983,000, or 7%, as of March 31, 2014 compared to March 31, 2013 primarily due to a decrease in the number of homes in backlog. This decrease was offset by an increase in the average sales price of homes in backlog of \$406,000, or 92%, during the three months ended March 31, 2014. The increase was primarily due to a change in product mix, driven by sales in a higher priced community during the same period.

#### Home Sales Revenue and New Homes Delivered

|  | Three Months Ended |             | Increase (Decrease) |    |       |
|--|--------------------|-------------|---------------------|----|-------|
|  | March 31,<br>2014  | 2013        | Amount              | %  |       |
| New homes delivered                    | 10                 | 12          | (2                  | )  | (17)% |
| Home sales revenue                     | \$5,051,320        | \$4,666,531 | \$384,789           | 8  | %     |
| Average sales price of homes delivered | \$505,000          | \$389,000   | \$116,000           | 30 | %     |

New home deliveries decreased by two, or 17%, during the three months ended March 31, 2014 compared to the same period in 2013. The decrease in new home deliveries was primarily attributable to the decrease in net new home orders and the number of homes in backlog during the three months ended March 31, 2014 compared to the same period in 2013.

During the three months ended March 31, 2014, the average sales price of homes delivered increased \$116,000, or 30%, from the same period in 2013. This increase is primarily due to an increase in new home deliveries from communities with a higher average sales price.

#### Homebuilding

|  | Three Months Ended March 31, |       |               |       |   |
|--|------------------------------|-------|---------------|-------|---|
|  | 2014                         | %     | 2013          | %     |   |
| Home sales revenue   | \$5,051,320                  | 100.0 | % \$4,666,531 | 100.0 | % |
| Cost of home sales   | 3,982,138                    | 78.8  | % 3,729,627   | 79.9  | % |
| Homebuilding gross margin                                    | 1,069,182                    | 21.2  | % 936,904     | 20.1  | % |
| Add: interest in cost of home sales                          | 5,100                        | 0.1   | % 73,427      | 1.6   | % |
| Adjusted homebuilding gross margin <sup>(1)</sup>            | \$1,074,282                  | 21.3  | % \$1,010,331 | 21.7  | % |
| Homebuilding gross margin percentage                         | 21.2                         | %     | 20.1          | %     |   |
| Adjusted homebuilding gross margin percentage <sup>(1)</sup> | 21.3                         | %     | 21.7          | %     |   |

<sup>(1)</sup> Non-GAAP financial measure (as discussed below).

Cost of home sales includes the cost of land, land development, home construction, capitalized interest, indirect costs of construction, estimated warranty costs, real estate taxes and direct costs incurred during development and home construction that benefit the project and is dependent upon the number of new home deliveries and the price at which we can acquire land and raw materials. Cost of home sales increased to \$4.0 million from \$3.7 million during the three months ended March 31, 2014 when compared to the same period in 2013. The increase in cost of home sales primarily relates to the change in product mix which included larger homes.



Cost of home sales as a percentage of home sales revenue decreased to 78.8% from 79.9% for the three months ended March 31, 2014 when compared to the same period in 2013, respectively, due to a reduction in interest included in cost of home sales, primarily related to a community nearing close-out.

Homebuilding gross margin represents home sales revenue less cost of home sales. Our homebuilding gross margin increased to 21.2% for the three months ended March 31, 2014 as compared to 20.1% for the same period in 2013 primarily due to a reduction in interest included in cost of home sales, primarily related to a community nearing close-out.

Excluding interest in cost of home sales, adjusted homebuilding gross margin percentage was 21.3% for the three months ended March 31, 2014, compared to 21.7% for the same period in 2013. Adjusted homebuilding gross margin is a non-GAAP financial measure. We believe that by adding interest in cost of home sales back to homebuilding gross margin, investors are able to assess the performance of our homebuilding business excluding our interest cost, allowing a focus on the performance of the underlying homebuilding operations. We believe this information is meaningful as it isolates the impact that leverage has on homebuilding gross margin and permits investors to make better comparisons with our competitors who adjust gross margins in a similar fashion. See the table above reconciling this non-GAAP financial measure to homebuilding gross margin, the nearest GAAP equivalent.

#### Fee Building

|                           | Three Months Ended March 31, |       |                |       |   |   |
|---------------------------|------------------------------|-------|----------------|-------|---|---|
|                           | 2014                         | %     | 2013           | %     |   | % |
| Fee building revenues     | \$20,512,086                 | 100.0 | % \$13,472,550 | 100.0 | % |   |
| Cost of fee building      | 19,451,467                   | 94.8  | % 12,938,813   | 96.0  | % |   |
| Fee building gross margin | \$1,060,619                  | 5.2   | % \$533,737    | 4.0   | % |   |

As of March 31, 2014 and 2013, we had ten and five, respectively, fee building agreements with independent third-party land owners and eleven and six, respectively, construction management agreements with our unconsolidated joint ventures to provide construction management services. Fee building revenue increased to \$20.5 million for the three months ended March 31, 2014 compared to \$13.5 million for the same period during 2013. The increase in fee building revenue and cost is due to the six new fee building agreements with increased construction activity during the three months ended March 31, 2014 and the increase in management fees from unconsolidated joint ventures.

We collect management fees from our unconsolidated joint ventures over the life of the project, and these fees increase as homes are delivered. Management fees were \$1.7 million and \$1.0 million for the three months ended March 31, 2014 and 2013, respectively, and are included in fee building revenues. The 74% increase in management fees from unconsolidated joint ventures was the primary reason fee building gross margin percentage increased to 5.2% from 4.0% for the three months ended March 31, 2014 and 2013, respectively.

Cost of fee building increased to \$19.5 million for the three months ended March 31, 2014 compared to \$12.9 million for the same period during 2013. Cost of fee building includes overhead expenses that are attributable to the fee building projects and direct labor, subcontractor costs and other indirect project costs that are reimbursed by the independent third-party land owner. The amount of reimbursable labor, subcontractor and indirect project costs are primarily driven by the pace at which the land owner has us execute its development plan. The amount of overhead expenses included in cost of fee building were \$1.8 million and \$1.1 million for the three months ending March 31, 2014 and 2013, respectively.

#### Abandoned Project Costs

Pre-acquisition costs, which consist primarily of due diligence costs for specific projects, are expensed to abandoned project costs when we determine continuation of the respective project is not probable. During the three months ended March 31, 2014, abandoned project costs decreased to \$86,104 from \$159,587 for the three months ended March 31, 2013, primarily due to the success of our project investigation activity.

#### Equity in Net Income of Unconsolidated Joint Ventures

As of March 31, 2014 and 2013, we had ownership interests in eleven and six, respectively, unconsolidated joint ventures. We own economic interests in our unconsolidated joint ventures, which include our capital interests that range from 5% to 35% plus, in each case, a share of the distributions from the joint ventures in excess of our capital interest. These economic interests vary among our joint ventures. The unconsolidated joint ventures produced \$2.2 million and \$6.2 million in net income during the three months ended March 31, 2014 and 2013, respectively. Our equity in net income from unconsolidated joint ventures was \$0.8 million for the three months ended March 31, 2014,

compared to equity in net income of \$0.3 million for the same period in 2013. The increase was primarily due to the closing of the final homes in one unconsolidated joint venture and the related allocation of income during the three months ended March 31, 2014.

The following sets forth supplemental operational and financial information about our unconsolidated joint ventures. Such information is not included in our financial data for GAAP purposes, but is recognized in our results as a component of equity in net income of unconsolidated joint ventures. This data is included for informational purposes only.

|   | Three Months Ended |              | Increase (Decrease) |        |    |
|---|--------------------|--------------|---------------------|--------|----|
|   | March 31,<br>2014  | 2013         | Amount              | %      |    |
| Unconsolidated Joint Ventures—Net New Home Orders, Backlog, Revenues and Deliveries |                    |              |                     |        |    |
| Net new home orders   | 68                 | 28           | 40                  | 143    | %  |
| Cancellation rate   | 8                  | % 13         | % (5                | )% (38 | )% |
| Average selling communities   | 6.8                | 3.0          | 3.8                 | 127    | %  |
| Selling communities at end of period  | 8                  | 3            | 5                   | 167    | %  |
| Backlog (dollar value)  | \$96,952,000       | \$82,500,000 | \$14,452,000        | 18     | %  |
| Backlog (homes)   | 100                | 59           | 41                  | 69     | %  |
| Average sales price of backlog  | \$970,000          | \$1,398,000  | \$(428,000 )        | (31    | )% |
| New homes delivered   | 30                 | 23           | 7                   | 30     | %  |
| Home sales revenue  | \$21,499,838       | \$30,764,001 | \$(9,264,163 )      | (30    | )% |
| Average sales price of homes delivered  | \$717,000          | \$1,338,000  | \$(621,000 )        | (46    | )% |

Net new home orders from unconsolidated joint ventures increased to 68 from 28, or 143%, for the three months ended and 2013, respectively, primarily due to an increase in the number of average selling communities. The absorption rate for unconsolidated joint ventures for the three months ended March 31, 2014 was 10.0 per average selling community (3.2 monthly), compared to 9.3 per average selling community (3.1 monthly) during the same period in 2013.

The cancellation rate of unconsolidated joint venture projects was approximately 8% for the three months ended March 31, 2014 as compared to 13% for the same period in 2013. The number of homes in backlog from unconsolidated joint ventures as of March 31, 2014 increased by 41 from March 31, 2013 primarily due to the 143% increase in net new home orders, offset partially by an increase in new home deliveries. The dollar value of backlog as of March 31, 2014 compared to March 31, 2013 increased primarily due to the increase in the number of homes in backlog. The average sales price of backlog decreased by \$428,000 primarily due to a change in product mix.

New homes delivered from unconsolidated joint ventures increased to 30 from 23, or 30%, for the periods ended March 31, 2014 and 2013, respectively, primarily due to an increase in community count. Home sales revenue from unconsolidated joint ventures decreased to \$21.5 million from \$30.8 million, or 30%, during the three months ended March 31, 2014 and 2013, respectively, primarily due to the decrease in average sales price of homes delivered. The average sales price of homes delivered decreased during the three months ended March 31, 2014 compared to the same period in 2013 due to the introduction of deliveries in a lower priced community in Santa Clarita, CA.

|   | Three Months Ended March 31, |         |              |         |
|---|------------------------------|---------|--------------|---------|
|   | 2014                         | %       | 2013         | %       |
| Unconsolidated Joint Ventures—Homebuilding                                    |                              |         |              |         |
| Unconsolidated joint ventures home sales revenue                              | \$21,499,838                 | 100.0 % | \$30,764,001 | 100.0 % |
| Cost of unconsolidated joint ventures home sales                              | 15,819,153                   | 73.6 %  | 22,537,742   | 73.3 %  |
| Unconsolidated joint ventures gross margin                                    | 5,680,685                    | 26.4 %  | 8,226,259    | 26.7 %  |
| Add: interest in cost of unconsolidated joint venture home sales              | 144,875                      | 0.7 %   | 744,580      | 2.4 %   |
| Adjusted unconsolidated joint ventures home sales gross margin <sup>(1)</sup> | \$5,825,560                  | 27.1 %  | \$8,970,839  | 29.1 %  |
|   | 26.4                         | %       | 26.7         | %       |

Unconsolidated joint ventures home sales gross margin percentage

|  |      |   |      |   |
|--|------|---|------|---|
| Adjusted unconsolidated joint ventures home sales gross margin percentage <sup>(1)</sup> | 27.1 | % | 29.1 | % |
|--|------|---|------|---|

<sup>(1)</sup> Non-GAAP financial measure (as discussed below).

Excluding interest in cost of home sales, adjusted unconsolidated joint ventures home sales gross margin percentage was 27.1% for the three months ended March 31, 2014, compared to 29.1% for the same period in 2013. Adjusted unconsolidated joint ventures home sales gross margin is a non-GAAP financial measure. We believe that by adding interest in cost of unconsolidated joint venture home sales back to unconsolidated joint ventures gross margin, investors are able to assess the performance of our unconsolidated joint ventures excluding interest cost, allowing a focus on the performance of the underlying unconsolidated joint venture homebuilding operations. We believe this information is meaningful as it isolates the impact that leverage has on unconsolidated joint venture homebuilding gross margin and permits investors to make better comparisons with our competitors who adjust gross margins in a similar fashion. See the table above reconciling this non-GAAP financial measure to unconsolidated joint venture homebuilding gross margin, the nearest GAAP equivalent.

The table below summarizes lots owned and controlled by our unconsolidated joint ventures as of the dates presented:

|   | March 31, |       | Increase (Decrease) |     |   |
|---|-----------|-------|---------------------|-----|---|
|   | 2014      | 2013  | Amount              | %   |   |
| Unconsolidated Joint Ventures—Lots Owned and Controlled |           |       |                     |     |   |
| Lots owned  | 1,664     | 743   | 921                 | 124 | % |
| Lots controlled <sup>(1)(2)</sup>                       | 2,479     | 2,348 | 131                 | 6   | % |
| Total   | 4,143     | 3,091 | 1,052               | 34  | % |

(1) Consists of 2,479 lots and 2,316 lots that are under purchase and sale agreements, as of March 31, 2014 and 2013, respectively.

(2) 547 of the lots controlled as of March 31, 2014 were acquired by our Cannery (Davis) unconsolidated joint venture during April 2014.

#### Selling, General and Administrative Expense

|   | Three Months Ended |             | As a Percentage of |      |      |
|---|--------------------|-------------|--------------------|------|------|
|   | March 31,          |             | Home Sales Revenue |      |      |
|   | 2014               | 2013        | 2014               | 2013 |      |
| Selling and marketing expenses              | \$398,188          | \$277,020   | 7.9                | %    | 5.9  |
| General and administrative expenses (“G&A”) | 2,278,309          | 1,081,854   | 45.1               | %    | 23.2 |
| Total selling, marketing and G&A            | \$2,676,497        | \$1,358,874 | 53.0               | %    | 29.1 |

Selling and marketing expense incurred during the three months ended March 31, 2014 increased to 7.9% of home sales revenue compared to 5.9% for the same period in 2013. The increase in selling and marketing expense during the three months ended March 31, 2014 as compared to the same period in 2013 is primarily due to an increase in the number of sales personnel and marketing costs related to three new communities that are scheduled to open in the second quarter of 2014.

During the three months ended March 31, 2014, G&A expenses increased to \$2.3 million from \$1.1 million for the same period in 2013. The increase was primarily attributable to (i) an increase of \$0.4 million in stock-based compensation due to new option and restricted share unit awards granted during the quarter, (ii) an increase of \$0.3 million in stock-based compensation related to the remaining share based compensation from equity based units granted to certain members of management in August 2010, (iii) an increase in personnel as a result of the increase in, and level of activity of our projects, and (iv) an increase in outside services, professional fees related to public company requirements, and other costs incurred to support our growth. G&A expenses as a percentage of home sales revenue increased to 45.1% for the three months ended March 31, 2014 from 23.2% for the three months ended March 31, 2013.

#### Guaranty Fee Income

During the three months ended March 31, 2014 and 2013, we recognized \$18,927 and \$28,391 respectively in guaranty fee income from one of our unconsolidated joint ventures for certain loan guaranties provided over a 12-month period by us on behalf of the unconsolidated joint venture.

#### Other Expense, Net

Other expense, net was negligible during both the three months ended March 31, 2014 and 2013.

28

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## Benefit of (Provision for) Taxes

During 2013 and for the first 30 calendar days of 2014, we were a Delaware LLC which was treated as a partnership for income tax purposes and was subject to certain minimal taxes and fees; however, income taxes on taxable income or losses realized by us were the obligation of the members. Federal and state taxes provided during 2013 and the first 30 calendar days of 2014 relate to a subsidiary that is treated as a C Corporation.

On January 30, 2014, the Company completed its IPO and reorganized from a Delaware LLC into a Delaware corporation. For the three months ended March 31, 2014, the Company recorded a tax benefit of \$1.4 million. The effective tax rate for the three months ended March 31, 2014 differs from the 35% statutory tax rate due to the recognition of a tax benefit of \$1.4 million for cumulative net deferred tax assets resulting from the Company's conversion to a taxable entity. The net deferred tax asset primarily relates to differences between the financial statement basis and tax basis for investments in unconsolidated joint ventures, accrued warranties and accrued benefits. Additionally, the effective tax rate was reduced by the exclusion of pre-conversion earnings from taxable income for the three months ended March 31, 2014, and the tax benefit of production activities, partially offset by state income taxes.

## Net Income

As a result of the foregoing factors, net income during the three months ended March 31, 2014 was \$1,570,711 compared to \$187,682 during the same period in 2013.

## Interest Incurred

Interest, which was incurred principally to finance land acquisition, land development and home construction, totaled \$240,517 and \$273,999 for the three months ended March 31, 2014 and 2013, respectively, all of which was capitalized to real estate inventory. The decrease in interest incurred during the three months ended March 31, 2014 compared to the three months ended March 31, 2013 was primarily attributable to a slight decrease in the weighted average interest rate of the outstanding notes payable.

## Lots Owned and Controlled

|                                      | March 31, |      | Increase<br>(Decrease) |     |      |
|--------------------------------------|-----------|------|------------------------|-----|------|
|                                      | 2014      | 2013 | Amount                 | %   |      |
| Lots Owned                           |           |      |                        |     |      |
| Southern California                  | 169       | 170  | (1                     | )   | (1)% |
| Northern California                  | 263       | 207  | 56                     | 27  | %    |
| Total                                | 432       | 377  | 55                     | 15  | %    |
| Lots Controlled <sup>(1)</sup>       |           |      |                        |     |      |
| Southern California                  | 254       | 156  | 98                     | 63  | %    |
| Northern California                  | 97        | 106  | (9                     | )   | (8)% |
| Fee Building Projects <sup>(2)</sup> | 1,278     | 189  | 1,089                  | 576 | %    |
| Total                                | 1,629     | 451  | 1,178                  | 261 | %    |
| Total Lots Owned and Controlled      | 2,061     | 828  | 1,233                  | 149 | %    |

(1) Includes 312 and 262 lots as of March 31, 2014 and 2013, respectively, that are under purchase contracts and 39 and 0 lots that are under non-binding letters of intent as of March 31, 2014 and 2013, respectively.

(2) Subject to agreements with property owners.

## Liquidity and Capital Resources

## Overview

Our principal uses of capital for the three months ended March 31, 2014 were land purchases, land development, home construction, investments in unconsolidated joint ventures, operating expenses and the payment of routine



liabilities. Our principal source of capital for the three months ended March 31, 2014 was the sale of shares in our IPO.

Cash flows for each of our communities depend on their stage in the development cycle, and can differ substantially from

reported earnings. Early stages of development or expansion require significant cash outlays for land acquisitions, entitlements and other approvals, and construction of model homes, roads, utilities, general landscaping and other amenities. Because these costs are a component of our real estate inventories and not recognized in our consolidated statement of income until a home closes, we incur significant cash outlays prior to our recognition of earnings. In the later stages of community development, cash inflows may significantly exceed earnings reported for financial statement purposes, as the cash outflow associated with home and land construction was previously incurred. From a liquidity standpoint, we are actively acquiring and developing lots in our markets to increase our lot supply and community count. We focus on strategically located sites, which are located along key transportation corridors in major job centers in our submarkets. As demand for new homes improves and we continue to expand our business, we expect that cash outlays for land purchases and land development will exceed our cash generated by operations. During the three months ended March 31, 2014, we delivered 10 homes and purchased 56 lots. During the three months ended March 31, 2013, we delivered 12 homes and purchased 20 lots.

We exercise strict controls and believe we have a prudent strategy for company-wide cash management, including those related to cash outlays for land and inventory acquisition, development and investments in unconsolidated joint ventures. We ended the first quarter of 2014 with \$69.2 million of cash and cash equivalents, a \$59.7 million increase from December 31, 2013, primarily as a result of \$75.8 million in net proceeds from our IPO, partially offset by net real estate inventory expenditures of \$13.2 million. We intend to generate cash from the sale of our inventory, net of loan release payments on our notes payable when applicable, but we intend to redeploy the net cash generated from the sale of inventory to acquire and develop strategic and well-positioned lots that represent opportunities to generate future income.

At March 31, 2014 and December 31, 2013, we had \$11.5 million and \$6.1 million, respectively, in accounts payable that related to costs incurred under our fee building agreements. Funding to pay these amounts is the obligation of the independent third-party land owner, which is funded on a monthly basis. Similarly, contracts and account receivable as of the same dates included \$12.4 million and \$6.6 million, respectively, related to the payment of the above payables. The increase in construction activity during the three months ended March 31, 2014 caused the increase in accounts payable and contracts and accounts receivable. As of March 31, 2014, we have not experienced any losses from uncollectable contracts and accounts receivable related to our fee building projects.

We intend to employ both debt and equity as part of our ongoing financing strategy, coupled with redeployment of cash flows from continuing operations, to provide us with the financial flexibility to access capital on favorable terms. In that regard, we expect to employ prudent levels of leverage to finance the acquisition and development of our lots and construction of our homes. As of March 31, 2014, we had \$56.5 million of aggregate loan commitments, of which \$34.3 million was outstanding. We will consider a number of factors when evaluating our level of indebtedness and when making decisions regarding the incurrence of new indebtedness, including the purchase price of assets to be acquired with debt financing, the estimated market value of our assets and the ability of particular assets, and our company as a whole, to generate cash flow to cover the expected debt service. As a means of sustaining our long-term financial health and limiting our exposure to unforeseen dislocations in the debt and financing markets, we currently expect to remain conservatively capitalized. However, our charter does not contain a limitation on the amount of debt we may incur and our board of directors may change our target debt levels at any time without the approval of our stockholders.

We intend to finance future acquisitions and developments with the most advantageous source of capital available to us at the time of the transaction, which may include a combination of common and preferred equity, secured and unsecured corporate level debt, property-level debt and mortgage financing and other public, private or bank debt.

The U.S. housing market continues to improve from the cyclical low points reached during the 2008-2009 national recession. In 2011, early signs of a recovery began to materialize in many markets around the country as a result of an improving macroeconomic backdrop and excellent housing affordability. Historically, strong housing markets have been associated with great affordability, a healthy domestic economy, positive demographic trends such as population growth and household formation, falling mortgage rates, increases in renters that qualify as homebuyers and locally based dynamics such as housing demand relative to housing supply. Many of the markets in which we operate are exhibiting most of these positive characteristics.

Land Acquisition Notes

During 2012, we entered into a note with a land seller, secured by real estate, which bears interest at 7.0% per annum. The note provides for a commitment of \$9.5 million all of which had been funded as of March 31, 2014. The note matures on February 15, 2015 and requires certain mandatory pay downs totaling \$1.0 million based on the occurrence of certain project-related events. Interest is payable monthly and the remaining principal is due at maturity. During the three months ended March 31, 2014, the Company entered into a note with a land seller, secured by real estate, which bears interest at 1.0% per annum. The note provides for a commitment of \$17.0 million, all of which had been funded as of March 31, 2014. The note matures on June 30, 2014. Interest and principal are payable at maturity.

## Secured Revolving Credit Facility

As of March 31, 2014, we were party to a secured revolving credit facility which has a maximum loan commitment of \$30.0 million. Our secured revolving credit facility has a maturity date of September 26, 2015. We may borrow under our secured revolving credit facility in the ordinary course of business to fund our land development and homebuilding activities. Interest on our secured revolving credit facility is paid monthly at a rate of the one-month LIBOR plus a margin ranging from 3.25% to 4.25% depending on our leverage ratio as calculated at the end of each fiscal quarter. As of March 31, 2014, the outstanding principal balance was \$7.8 million, the interest rate was 3.4% per annum, and we had \$22.2 million of availability under this facility.

## Covenant Compliance

Under our revolving credit facility, we are required to comply with certain financial covenants, including but not limited to those set forth in the table below:

| Financial Covenant                      | Actual at<br>March 31,<br>2014 | Covenant<br>Requirement at<br>March 31,<br>2014 |
|---|--------------------------------|---|
| Unencumbered Liquid Assets              | \$69,236,560                   | \$3,000,000                                     |
| Tangible Net Worth                      | \$141,603,972                  | \$91,694,391                                    |
| Total Liabilities to Tangible Net Worth | 0.4 : 1.0                      | < 1.5 : 1.0                                     |
| Land Assets to Tangible Net Worth       | 0.4 : 1.0                      | < 1.5 : 1.0                                     |
| EBITDA to Interest Paid                 | 7.9 : 1.0                      | > 2.0 : 1.0                                     |

As of March 31, 2014 and December 31, 2013, we were in compliance with all financial covenants.

We believe that our leverage ratios provide useful information to the users of our financial statements regarding our financial position and cash and debt management. The ratio of debt-to-capital and the ratio of net debt-to-capital are calculated as follows:

|  | March 31,<br>2014 | December 31,<br>2013 |
|--|-------------------|----------------------|
| Notes payable                                    | \$34,301,117      | \$17,883,338         |
| Equity, exclusive of non-controlling interest    | 142,417,047       | 64,355,719           |
| Total capital                                    | \$176,718,164     | \$82,239,057         |
| Ratio of debt-to-capital <sup>(1)</sup>          | 19.4              | % 21.7               |
| Notes payable                                    | \$34,301,117      | \$17,883,338         |
| Less: cash, cash equivalents and restricted cash | 69,961,901        | 9,671,576            |
| Net debt   | —                 | 8,211,762            |
| Equity, exclusive of non-controlling interest    | 142,417,047       | 64,355,719           |
| Total capital                                    | \$142,417,047     | \$72,567,481         |
| Ratio of net debt-to-capital <sup>(2)</sup>      | —                 | % 11.3               |

(1) The ratio of debt-to-capital is computed as the quotient obtained by dividing notes payable by the sum of total notes payable plus equity, exclusive of non-controlling interest.

(2) The ratio of net debt-to-capital is computed as the quotient obtained by dividing net debt (which is notes payable less cash to the extent necessary to reduce the debt balance to zero) by total capital, exclusive of non-controlling interest. The most directly comparable GAAP financial measure is the ratio of debt-to-capital. We believe the ratio of net debt-to-capital is a relevant financial measure for investors to understand the leverage employed in our operations and as an indicator of our ability to obtain financing. We believe that by deducting our cash from our notes payable, we provide a measure of our indebtedness that takes into account our cash liquidity. We believe this provides useful information as the ratio of debt-to-capital does not take into account our liquidity and we believe that the ratio net of cash provides supplemental information by which our financial position may be considered. Investors may also find this to be helpful when comparing our leverage to the leverage of our competitors that

present similar information. See the table above reconciling this non-GAAP financial measure to the ratio of debt-to-capital.

Cash Flows — Three Months Ended March 31, 2014 Compared to Three Months Ended March 31, 2013

For the three months ended March 31, 2014 as compared to the three months ended March 31, 2013, the comparison of cash flows is as follows:

Net cash used in operating activities was \$13.2 million in the 2014 period versus net cash used of \$1.6 million in the 2013 period. The change was primarily a result of an increase in cash outflows for real estate inventories of \$13.2 million in the 2014 period compared to cash outflows of \$0.6 million in the 2013 period. The increase in real estate inventories resulted from the acquisition of 56 lots and increased development activity at the Company's existing projects.

Net cash used in investing activities was \$2.4 million in the 2014 period compared to \$11.4 million in the 2013 period. During the three months ended March 31, 2013, we formed a joint venture to acquire and develop 79 homes in Newport Beach, CA. This was the primary reason net cash used in investing activities was significantly higher in the 2013 period.

Net cash provided by financing activities was \$75.2 million in the 2014 period versus \$12.1 million in the 2013 period. The change was primarily a result of the receipt of proceeds of our IPO of \$75.8 million, net of the underwriting discount and offering expenses, compared to contributions from members of \$11.6 million in the 2013 period. In addition, net repayments of notes payable were \$0.6 million during the 2014 period versus net borrowings of notes payable of \$0.5 million during the 2013 period.

As of March 31, 2014, our unrestricted cash balance was \$69.2 million. In January 2014, we completed an IPO of our common stock and received proceeds of \$75.8 million, net of the underwriting discount and offering expenses. We intend to use the proceeds for the acquisition of land, including the land described under "Off-Balance Sheet Arrangements and Contractual Obligations" and for development, home construction, investment in joint ventures and other related purposes.

Based on the foregoing, we believe we have sufficient cash and sources of financing for at least the next twelve months.

Off-Balance Sheet Arrangements and Contractual Obligations

In the ordinary course of business, we enter into land option contracts in order to procure lots for the construction of our homes. We are subject to customary obligations associated with entering into contracts for the purchase of land and improved lots. These purchase contracts typically require a cash deposit and the purchase of properties under these contracts is generally contingent upon satisfaction of certain requirements by the sellers, including obtaining applicable property and development entitlements. We also utilize option contracts with land sellers as a method of acquiring land in staged takedowns, to help us manage the financial and market risk associated with land holdings, and to reduce the use of funds from our corporate financing sources. Option contracts generally require a non-refundable deposit for the right to acquire lots over a specified period of time at pre-determined prices. We generally have the right at our discretion to terminate our obligations under both purchase contracts and option contracts by forfeiting our cash deposit with no further financial responsibility to the land seller. As of March 31, 2014, we had \$2.6 million of non-refundable cash deposits and \$0.2 million of refundable cash deposits pertaining to land option contracts and purchase contracts with an aggregate remaining purchase price of \$211.2 million (net of deposits).

Our utilization of land option contracts is dependent on, among other things, the availability of land sellers willing to enter into option arrangements, the availability of capital to financial intermediaries to finance the development of optioned lots, general housing market conditions, and local market dynamics. Options may be more difficult to procure from land sellers in strong housing markets and are more prevalent in certain geographic regions.

As of March 31, 2014, the outstanding principal balance of our secured revolving credit facility was \$7.8 million, the interest rate was 3.4% per annum and we had approximately \$22.2 million of availability under our secured revolving credit facility. We expect that the obligations secured by our secured revolving credit facility and the loan

agreements generally will be satisfied in the ordinary course of business and in accordance with applicable contractual terms.

32

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## Off-Balance Sheet Arrangements

As of March 31, 2014, we held membership interests in eleven unconsolidated joint ventures. We were a party to four loan-to-value maintenance agreements related to unconsolidated joint ventures as of March 31, 2014. The following table reflects certain financial and other information related to our unconsolidated joint ventures as of March 31, 2014 (in thousands):

| Joint Venture Name                                   | Year Formed | Location                           | March 31, 2014<br>Total Joint Venture |                     |           | Debt-to-Total<br>Capitalization | Loan-to-<br>Value<br>Maintenance<br>Agreement | Future<br>Capital<br>Commitment <sup>(2)</sup> |
|--|-------------|------------------------------------|---------------------------------------|---------------------|-----------|---------------------------------|---|--|
|  |             |                                    | Assets                                | Debt <sup>(1)</sup> | Equity    |                                 |   |  |
| (Dollars in 000's)                                   |             |                                    |                                       |                     |           |                                 |   |  |
| LR8 Investors, LLC                                   | 2010        | Irvine, Orange County              | \$6,501                               | \$—                 | \$2,018   | —                               | % N/A   | \$—  |
| Larkspur Land 8 Investors, LLC                       | 2011        | Larkspur, Marin County             | 63,985                                | 26,910              | 34,548    | 44                              | % Yes   | —  |
| TNHC-HW San Jose LLC                                 | 2012        | San Jose, Santa Clara County       | 56,829                                | 16,474              | 39,213    | 30                              | % Yes   | —  |
| TNHC-TCN Santa Clarita LP <sup>(3)</sup>             | 2012        | Valencia, Los Angeles County       | 38,533                                | 8,431               | 28,508    | 23                              | % Yes   | —  |
| TNHC Newport LLC <sup>(3)</sup>                      | 2013        | Newport Beach, Orange County       | 62,053                                | 12,099              | 46,306    | 21                              | % Yes   | 215  |
| Encore McKinley Village LLC                          | 2013        | Sacramento, Sacramento County      | 6,992                                 | —                   | 6,475     | —                               | % N/A   | 3,967  |
| TNHC San Juan LLC                                    | 2013        | San Juan Capistrano, Orange County | 15,004                                | —                   | 14,358    | —                               | % N/A   | 336  |
| TNHC Russell Ranch LLC <sup>(3)</sup> <sup>(4)</sup> | 2013        | Folsom, Sacramento County          | 33,570                                | 20,000              | 13,203    | 60                              | % No  | 13,758   |
| TNHC-HW Foster City LLC                              | 2013        | Foster City, San Mateo County      | 4,441                                 | —                   | 4,301     | —                               | % N/A   | 8,379  |
| Calabasas Village LP <sup>(3)</sup>                  | 2013        | Calabasas, Los Angeles County      | 19,500                                | —                   | 19,238    | —                               | % N/A   | 1,276  |
| TNHC-HW Cannery LLC                                  | 2013        | Davis, Yolo County                 | 6,956                                 | —                   | 6,601     | —                               | % N/A   | 7,148  |
| Total Unconsolidated Joint Ventures                  |             |                                    | \$314,364                             | \$83,914            | \$214,769 | 28                              | %   | \$35,079                                       |

<sup>(1)</sup> Scheduled maturities of the unconsolidated joint venture debt as of March 31, 2014 are as follows: \$6.1 million matures in 2014, \$20.8 million matures in 2015, \$27.5 million matures in 2016 and \$29.5 million matures in 2017.

<sup>(2)</sup> Future capital commitment represents our proportionate share of estimated future contributions to the respective unconsolidated joint ventures as of March 31, 2014. Actual contributions may differ materially.

<sup>(3)</sup>



Certain members of the Company's board of directors are affiliated with entities that have an investment in these joint ventures.

<sup>(4)</sup> The debt associated with this joint venture consists of a land seller note.

As of March 31, 2014, the unconsolidated joint ventures were in compliance with their respective loan covenants, where applicable, and we did not make any loan-to-value maintenance related payments during the quarter ended March 31, 2014.

#### Inflation

Our homebuilding and fee building segments can be adversely impacted by inflation, primarily from higher land, financing, labor, material and construction costs. In addition, inflation can lead to higher mortgage rates, which can significantly affect the affordability of mortgage financing to homebuyers. While we attempt to pass on cost increases to customers through increased prices, when weak housing market conditions exist, we are often unable to offset cost increases with higher selling prices.

## Seasonality

Historically, the homebuilding industry experiences seasonal fluctuations in quarterly operating results and capital requirements. We typically experience the highest new home order activity in spring and summer, although this activity is also highly dependent on the number of active selling communities, timing of new community openings and other market factors. Since it typically takes four to six months to construct a new home, we deliver more homes in the second half of the year as spring and summer home orders convert to home deliveries. Because of this seasonality, home starts, construction costs and related cash outflows have historically been highest in the second and third quarters, and the majority of cash receipts from home deliveries occur during the second half of the year. We expect this seasonal pattern to continue over the long-term, although it may be affected by volatility in the homebuilding industry.

## Description of Completed Projects and Communities under Development

Our homebuilding projects usually take approximately 24 to 36 months to complete from the initiation of homebuilding activity. The following table presents project information relating to each of our markets as of March 31, 2014 and includes information for all completed projects from our inception and current projects under development where we are building and selling homes for our own account or for our unconsolidated joint ventures, all completed projects from our inception and current projects under development where we are acting as a fee builder.

| County, Project, City       | Year of First Delivery <sup>(1)</sup> | Total Number of Homes to Be Built at Completion <sup>(2)</sup> | Cumulative homes Delivered as of March 31, 2014 | Lots as of March 31, 2014 <sup>(3)</sup> | Backlog at March 31, 2014 <sup>(4)</sup> | Homes delivered for the three months ended March 31, 2014 | Sales Range (in 000's) <sup>(5)</sup> |
|-----------------------------|---------------------------------------|--|---|--|--|---|---------------------------------------|
| Company Projects            |                                       |  |   |  |  |   |                                       |
| Southern California         |                                       |  |   |  |  |   |                                       |
| Los Angeles County:         |                                       |  |   |  |  |   |                                       |
| Canyon Oaks, Calabasas      | 2016                                  | 149  | —   | 149                                      | —  | —   | \$665 - \$945                         |
| Orange County:              |                                       |  |   |  |  |   |                                       |
| Four Quartets, Irvine       | 2011                                  | 13   | 13  | —  | —  | —   | \$372 - \$554                         |
| Stonetree Manor, Irvine     | 2011                                  | 15   | 15  | —  | —  | —   | \$635 - \$732                         |
| Ventura County:             |                                       |  |   |  |  |   |                                       |
| Twenty Oaks, Thousand Oaks  | 2015                                  | 20   | —   | 20                                       | —  | —   | \$1,020 - \$1,190                     |
| Southern California Total   |                                       | 197  | 28  | 169                                      | —  | —   |                                       |
| Northern California         |                                       |  |   |  |  |   |                                       |
| Contra Costa County:        |                                       |  |   |  |  |   |                                       |
| Woodbury, Lafayette         | 2015                                  | 56   | —   | 56                                       | —  | —   | \$850 - \$1,400                       |
| El Dorado County:           |                                       |  |   |  |  |   |                                       |
| Blackstone, El Dorado Hills | 2015                                  | 71   | —   | 71                                       | —  | —   | \$450 - \$470                         |

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Placer County:

|                              |      |    |    |   |   |   |                    |
|------------------------------|------|----|----|---|---|---|--------------------|
| Lincoln Crossing,<br>Lincoln | 2011 | 27 | 27 | — | — | — | \$324 - \$415      |
| Strada, Roseville            | 2011 | 5  | 5  | — | — | — | \$180 - \$197      |
| Granite Bay, Granite<br>Bay  | 2012 | 17 | 17 | — | — | — | \$680 -<br>\$1,150 |
| Olive Ranch, Granite<br>Bay  | 2013 | 12 | 3  | 9 | 8 | 1 | \$950 -<br>\$1,450 |
| The Grove, Granite<br>Bay    | 2014 | 32 | —  | 5 | — | — | \$960 -<br>\$1,050 |

Sacramento County:

|                     |      |    |    |    |   |   |               |
|---------------------|------|----|----|----|---|---|---------------|
| Madeira, Elk Grove  | 2010 | 34 | 34 | —  | — | — | \$273 - \$369 |
| Marbella, Folsom    | 2012 | 5  | 5  | —  | — | — | \$340 - \$410 |
| The Trails, Folsom  | 2012 | 79 | 78 | 1  | — | 7 | \$340 - \$510 |
| The Meadows, Folsom | 2013 | 40 | 5  | 35 | 7 | 2 | \$430 - \$510 |

34

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| County, Project, City                                | Year of First Delivery <sup>(1)</sup> | Total Number of Homes to Be Built at Completion <sup>(2)</sup> | Cumulative homes Delivered as of March 31, 2014 | Lots as of March 31, 2014 <sup>(3)</sup> | Backlog at March 31, 2014 <sup>(4)</sup> | Homes delivered for the three months ended March 31, 2014 | Sales Range (in 000's) <sup>(5)</sup> |
|--|---------------------------------------|--|---|--|--|---|---------------------------------------|
| Candela, Sacramento                                  | 2015                                  | 10   | —   | 10                                       | —  | —   | \$315 - \$350                         |
| San Mateo County:<br>Mariner's Island, San Mateo     | 2015                                  | 76   | —   | 76                                       | —  | —   | \$750 - \$800                         |
| Northern California<br>Total                         |                                       | 464  | 174   | 263                                      | 15                                       | 10  |                                       |
| Company Projects<br>Total                            |                                       | 661  | 202   | 432                                      | 15                                       | 10  |                                       |
| Unconsolidated Joint Venture Projects <sup>(6)</sup> |                                       |  |   |  |  |   |                                       |
| Southern California                                  |                                       |  |   |  |  |   |                                       |
| Los Angeles County:                                  |                                       |  |   |  |  |   |                                       |
| Aqua, Villa Metro, Valencia                          | 2013                                  | 95   | 18  | 77                                       | 28                                       | 7   | \$310 - \$360                         |
| Terra, Villa Metro, Valencia                         | 2013                                  | 99   | 15  | 84                                       | 16                                       | 6   | \$350 - \$410                         |
| Sol, Villa Metro, Valencia                           | 2013                                  | 99   | 18  | 81                                       | 17                                       | 7   | \$380 - \$430                         |
| Cielo, Villa Metro, Valencia                         | 2014                                  | 22   | —   | 22                                       | 1  | —   | \$440 - \$495                         |
| Village at Calabasas, Calabasas                      | 2015                                  | 87   | —   | 87                                       | —  | —   | \$1,100 - \$1,400                     |
| Orange County:                                       |                                       |  |   |  |  |   |                                       |
| The Field, Lambert Ranch, Irvine                     | 2012                                  | 66   | 66  | —  | —  | 8   | \$930 - \$1,490                       |
| The Hill, Lambert Ranch, Irvine                      | 2012                                  | 45   | 45  | —  | —  | —   | \$1,240 - \$2,220                     |
| The Grove, Lambert Ranch, Irvine                     | 2012                                  | 58   | 58  | —  | —  | 2   | \$1,400 - \$2,140                     |
| Meridian, Newport Beach                              | 2014                                  | 79   | —   | 79                                       | 18                                       | —   | \$1,600 - \$3,700                     |
| Oliva, San Juan Capistrano                           | 2015                                  | 40   | —   | 40                                       | —  | —   | \$1,600 - \$2,300                     |
| Southern California<br>Total                         |                                       | 690  | 220   | 470                                      | 80                                       | 30  |                                       |
| Northern California                                  |                                       |  |   |  |  |   |                                       |
| Marin County:  |                                       |  |   |  |  |   |                                       |
| Garden House, Rose Lane, Larkspur                    | 2014                                  | 29   | —   | 29                                       | 5  | —   | \$1,650 - \$2,800                     |
|  | 2014                                  | 14   | —   | 14                                       | 6  | —   | \$850 - \$1,000                       |

|   |      |       |     |       |     |    |               |
|---|------|-------|-----|-------|-----|----|---------------|
| Cottages, Rose Lane,<br>Larkspur <sup>(7)</sup> |      |       |     |       |     |    |               |
| Terraces, Rose Lane,<br>Larkspur <sup>(7)</sup> | 2014 | 42    | —   | 42    | 9   | —  | \$640 - \$950 |
| Santa Clara County:                             |      |       |     |       |     |    |               |
| Row Towns, Orchard<br>Park, San Jose            | 2014 | 107   | —   | 107   | —   | —  | \$690 - \$815 |
| Court Towns, Orchard<br>Park, San Jose          | 2014 | 60    | —   | 60    | —   | —  | \$680 - \$770 |
| Condo Flats, Orchard<br>Park, San Jose          | 2014 | 72    | —   | 72    | —   | —  | \$690 - \$775 |
| Sacramento County                               |      |       |     |       |     |    |               |
| Russell Ranch,<br>Folsom <sup>(8)</sup>         | 2015 | 870   | —   | 870   | —   | —  | —             |
| Northern California<br>Total                    |      | 1,194 | —   | 1,194 | 20  | —  |               |
| Unconsolidated Joint<br>Venture Projects Total  |      | 1,884 | 220 | 1,664 | 100 | 30 |               |

| County, Project, City                | Year of First Delivery <sup>(1)</sup> | Total Number of Homes to Be Built at Completion <sup>(2)</sup> | Cumulative homes Delivered as of March 31, 2014 | Lots as of March 31, 2014 <sup>(3)</sup> | Backlog at March 31, 2014 <sup>(4)</sup> | Homes delivered for the three months ended March 31, 2014 | Sales Range (in 000's) <sup>(5)</sup> |
|--------------------------------------|---------------------------------------|--|---|--|--|---|---------------------------------------|
| Fee Building Projects                |                                       |  |   |  |  |   |                                       |
| Southern California                  |                                       |  |   |  |  |   |                                       |
| Orange County:                       |                                       |  |   |  |  |   |                                       |
| Carmel, Irvine                       | 2011                                  | 96   | 96  | —  | n/a                                      | —   | \$899 - \$1,206                       |
| San Marino, Irvine                   | 2012                                  | 47   | 47  | —  | n/a                                      | —   | n/a                                   |
| Toscana, Irvine                      | 2011                                  | 86   | 86  | —  | n/a                                      | —   | n/a                                   |
| Mendocino, Irvine                    | 2013                                  | 133  | 126   | 7  | n/a                                      | 31  | n/a                                   |
| The Strand, Dana Point               | 2014                                  | 2  | 2   | —  | n/a                                      | 2   | n/a                                   |
| Mendocino Ext., Irvine               | 2014                                  | 114  | —   | 114                                      | n/a                                      | —   | n/a                                   |
| Strada, Irvine                       | 2014                                  | 224  | —   | 224                                      | n/a                                      | —   | n/a                                   |
| Laurel, Irvine                       | 2014                                  | 120  | —   | 120                                      | n/a                                      | —   | n/a                                   |
| Jasmine, Irvine                      | 2014                                  | 102  | —   | 102                                      | n/a                                      | —   | n/a                                   |
| Jasmine Ext., Irvine                 | 2014                                  | 126  | —   | 126                                      | n/a                                      | —   | n/a                                   |
| Corte Bella, Irvine                  | 2014                                  | 118  | —   | 118                                      | n/a                                      | —   | n/a                                   |
| Entrata, Irvine                      | 2014                                  | 123  | —   | 123                                      | n/a                                      | —   | n/a                                   |
| Terrazza, Irvine                     | 2014                                  | 149  | —   | 149                                      | n/a                                      | —   | n/a                                   |
| Vista Scena, Irvine                  | 2014                                  | 195  | —   | 195                                      | n/a                                      | —   | n/a                                   |
| San Diego County:                    |                                       |  |   |  |  |   |                                       |
| Carlsbad 16, Carlsbad <sup>(9)</sup> | 2013                                  | 16   | 16  | —  | n/a                                      | —   | n/a                                   |
| Southern California Total            |                                       | 1,651  | 373   | 1,278                                    |  | 33  |                                       |
| Fee Building Projects Total          |                                       | 1,651  | 373   | 1,278                                    |  | 33  |                                       |

(1) Year of first delivery for future periods is based upon management's estimates and is subject to change.

(2) The number of homes to be built at completion is subject to change, and there can be no assurance that we will build these homes.

(3) Consists of owned lots, fee building lots and unconsolidated joint venture lots as of March 31, 2014, including owned lots, fee building lots and unconsolidated joint venture lots in backlog as of March 31, 2014. Of the foregoing lots, there were two completed and unsold homes other than those being used as model homes.

(4) Backlog consists of homes under sales contracts that had not yet closed as of March 31, 2014, and there can be no assurance that closing of sold homes will occur. Backlog has not been reduced to reflect our historical cancellation rate. Backlog for fee building projects is not included as we are not responsible for sales activities related to those projects.

(5) Sales range reflects actual total price for homes already sold in the respective project and, where sales have not yet commenced for a project, anticipated sales prices for homes to be sold. The actual prices at which our homes are sold in the future may differ. Sales price range is not included for fee building projects where we are not responsible for sales activities.

(6) We own economic interests in our unconsolidated joint ventures, which include our capital interests that range from 5% to 35% plus, in each case, a share of the distributions from the joint ventures in excess of our capital interest. These economic interests vary among our different joint ventures.

(7) Cottages and Terraces have nine and five below-market homes, respectively, as required by the Housing Authority of the County of Marin. The sales price range for these homes is excluded from the table.

(8) Russell Ranch is anticipated to be a lot sale program, in which we may buy lots from the unconsolidated joint venture or sale lots to third parties.

(9) Planning related tasks for this community were completed during the year ended December 31, 2013 and the contract was terminated by the land owner. No homes were constructed. We had no remaining obligations under this contract as of December 31, 2013.

#### Critical Accounting Policies

See Note 1 to the accompanying notes to unaudited condensed consolidated financial statements included in this Quarterly Report on Form 10-Q.

#### Recently Issued Accounting Standards

See Note 1 to the accompanying notes to unaudited condensed consolidated financial statements included in this Quarterly Report on Form 10-Q.

#### Item 3. Quantitative and Qualitative Disclosures About Market Risk

We are exposed to market risks related to fluctuations in interest rates on our outstanding variable rate debt. We did not utilize swaps, forward or option contracts on interest rates or commodities, or other types of derivative financial instruments as of or during the three months ended March 31, 2014. We have not entered into and currently do not hold derivatives for trading or speculative purposes. Many of the statements contained in this section are forward looking and should be read in conjunction with our disclosures under the heading “Cautionary Note Concerning Forward-Looking Statements.”

Based on the current interest rate management policies we have in place with respect to our outstanding debt, we do not believe that the future market rate risks related to the above securities will have a material adverse impact on our financial position, results of operations or liquidity.

#### Item 4. Controls and Procedures

Our management, under the supervision and with the participation of our chief executive officer and chief financial officer, has reviewed and evaluated the effectiveness of the design and operation of our disclosure controls and procedures, as defined in Securities Exchange Act Rules 13a-15(e) and 15d-15(e), as of the end of the period covered by this Form 10-Q (the “Evaluation Date”). Based on such evaluation, management has concluded that our disclosure controls and procedures were effective as of the Evaluation Date. In designing and evaluating the disclosure controls and procedures, management recognized that any controls and procedures, no matter how well designed and operated, can provide only reasonable assurance of achieving the desired control objectives, and management necessarily was required to apply its judgment in evaluating the cost-benefit relationship of possible controls and procedures.

During the fiscal quarter covered by this Form 10-Q, there has not been any change in our internal control over financial reporting that has materially affected, or that is reasonably likely to materially affect, our internal control over financial reporting.



## PART II - OTHER INFORMATION

### Item 1. Legal Proceedings

For more information regarding how we account for legal proceedings, see Note 10, "Commitments and Contingencies," to our consolidated financial statements included elsewhere in this report, which is incorporated herein by reference.

### Item 1A. Risk Factors

There have been no material changes to the risk factors disclosed under Part I, Item 1A "Risk Factors" in the Company's Annual Report on Form 10-K for the year ended December 31, 2013.

### Item 2. Unregistered Sales of Equity Securities and Use of Proceeds

#### Use of Proceeds

The Company completed its IPO on January 30, 2014. In preparation for the IPO, the Company reorganized from a Delaware limited liability company ("LLC") into a Delaware corporation, issuing 8,636,250 shares of common stock to the former members of the LLC in the Company's formation transactions, and changed its name to The New Home Company Inc. As a result of the IPO, the Company issued and sold 8,984,375 shares of common stock (including 1,171,875 shares sold pursuant to the underwriter's exercise of their option to purchase additional shares from the Company) at the public offering price of \$11.00 per share. In accordance with the terms of IPO, with net proceeds received from the underwriters exercise of their option to purchase additional shares, the Company repurchased 1,171,875 shares of its common stock issued to a member of the LLC in connection with the Company's formation transactions. The Company received proceeds of \$75.8 million, net of the underwriting discount, offering expenses and the repurchase of shares. Upon the close of the IPO and as of March 31, 2014, the Company had 16,448,750 common shares outstanding.

There has been no material change in the planned use of such proceeds from our initial public offering as described in the final prospectus filed with the Securities and Exchange Commission pursuant to Rule 424(b) and dated February 3, 2014.

#### Purchases of Equity Securities by the Issuer

Other than as set forth above, the Company did not make any purchases of its common stock during the three months ended March 31, 2014.

### Item 3. Defaults on Senior Securities

None.

### Item 4. Mine Safety Disclosures

Not applicable.

### Item 5. Other Information

None.



Item 6. Exhibits

| Exhibit Number | Exhibit Description  |
|----------------|--|
| 3.1            | Amended and Restated Certificate of Incorporation of The New Home Company Inc. (incorporated by reference to Exhibit 3.1 of the Company's Annual Report on Form 10-K (filed March 27, 2014))   |
| 3.2            | Bylaws of The New Home Company Inc. (incorporated by reference to Exhibit 3.2 of the Company's Annual Report on Form 10-K (filed March 27, 2014))  |
| 4.1            | Specimen Common Stock Certificate of The New Home Company Inc. (incorporated by reference to Exhibit 4.1 of the Company's Registration Statement on Form S-1 (Amendment No. 10, filed on Jan. 24, 2014))   |
| 4.2            | Investor Rights Agreement among The New Home Company Inc., TNHC Partners LLC, IHP Capital Partners VI, LLC, WATT/TNHC LLC, TCN/TNHC LP and collectively H. Lawrence Webb, Wayne J. Stelmar, Joseph D. Davis and Thomas Redwitz (incorporated by reference to Exhibit 4.2 of the Company's Annual Report on Form 10-K (filed March 27, 2014)) |
| 31.1           | * Chief Executive Officer Section 302 Certification of the Sarbanes-Oxley Act of 2002  |
| 31.2           | * Chief Financial Officer Section 302 Certification of the Sarbanes-Oxley Act of 2002  |
| 32.1           | ** Chief Executive Officer Section 906 Certification of the Sarbanes-Oxley Act of 2002   |
| 32.2           | ** Chief Financial Officer Section 906 Certification of the Sarbanes-Oxley Act of 2002   |

\* Filed herewith

\*\* Furnished and not filed herewith for purposes of Section 18 of the Securities Exchange Act, as amended

**SIGNATURES**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

The New Home Company Inc.

By: /s/ H. Lawrence Webb  
H. Lawrence Webb  
Chief Executive Officer and Chairman of  
the Board

By: /s/ Wayne Stelmar  
Wayne Stelmar  
Chief Financial Officer, Secretary and  
Director

Date: May 7, 2014