

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF FLORIDA
FORT LAUDERDALE DIVISION
www.flsb.uscourts.gov

In re:)	Chapter 11 Cases
)	
TOUSA, INC., <i>et al.</i> , ¹)	Case No. 08-10928-JKO
)	
Debtors.)	Jointly Administered
)	

**NOTICE OF FILING CREDITORS' COMMITTEE DEMONSTRATIVE EXHIBIT
FROM HEARING HELD MAY 22, 2008**

PLEASE TAKE NOTICE that the undersigned, Counsel for the Official Committee of Unsecured Creditors ("Committee"), files herewith the attached Demonstrative Exhibit used at the hearing held May 22, 2008.

Dated: July 21, 2008.

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By: /s/ Patricia A. Redmond
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Florida Bar No. 303739

Co-counsel for the Committee

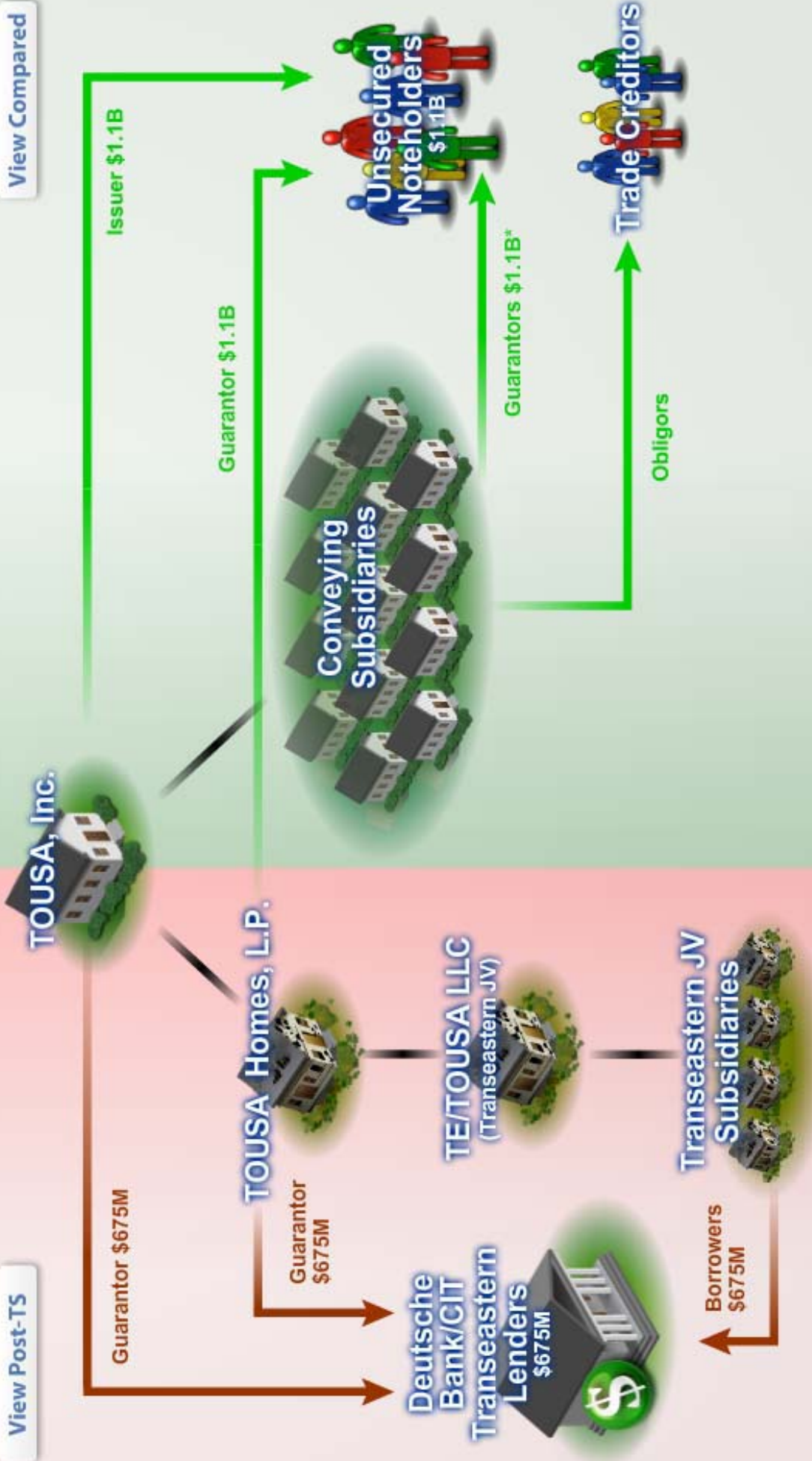
¹ The Debtors in the cases are: TOUSA, Inc.; Engle Homes Commercial Construction, LLC; Engle Homes Delaware, Inc.; Engle Homes Residential Construction, L.L.C.; Engle Siena Verde P4, LLC; Engle Sierra Verde P5, LLC; Engle/Gilligan LLC; Engle/James LLC; LB/TE #1, LLC; Lorton South Condominium, LLC; McKay Landing LLC; Newmark Homes Business Trust; Newmark Homes Purchasing, L.P.; Newmark Homes, L.L.C.; Newmark Homes, L.P.; Preferred Builders Realty, Inc.; Reflection Key, LLC; Silverlake Interests, L.L.C.; TOI, LLC; TOUSA Associates Services Company; TOUSA Delaware, Inc.; TOUSA Funding, LLC; TOUSA Homes Arizona, LLC; TOUSA Homes Colorado, LLC; TOUSA Homes Florida, L.P.; TOUSA Homes Investment #1, Inc.; TOUSA Homes Investment #2, Inc.; TOUSA Homes Investment #2, LLC; TOUSA Homes Mid-Atlantic Holding, LLC; TOUSA Homes Mid-Atlantic, LLC; TOUSA Homes Nevada, LLC; TOUSA Homes, Inc.; TOUSA Homes, L.P.; TOUSA Investment #2, Inc.; TOUSA Mid-Atlantic Investment, LLC; TOUSA Realty, Inc.; TOUSA, LLC; and TOUSA/West Holdings, Inc.



Pre-Transeastern Settlement Indebtedness

View Post-TS

View Compared



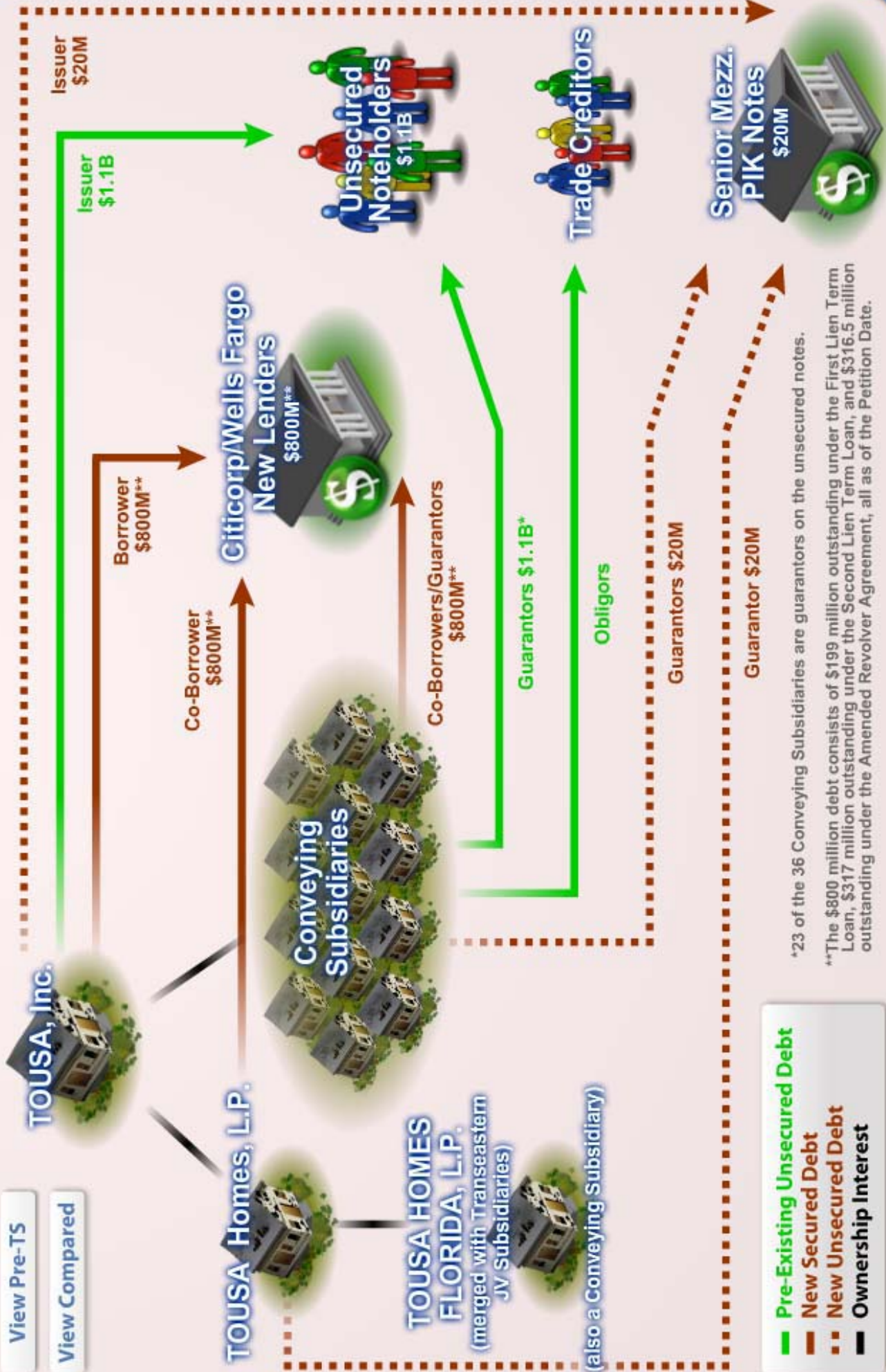
- Pre-Existing Unsecured Debt
- Transeastern Credit Agreements
- Ownership Interest

*23 of the 36 Conveying Subsidiaries are guarantors on the unsecured notes.

Post-Transseastern Settlement Indebtedness

[View Pre-TS](#)

[View Compared](#)

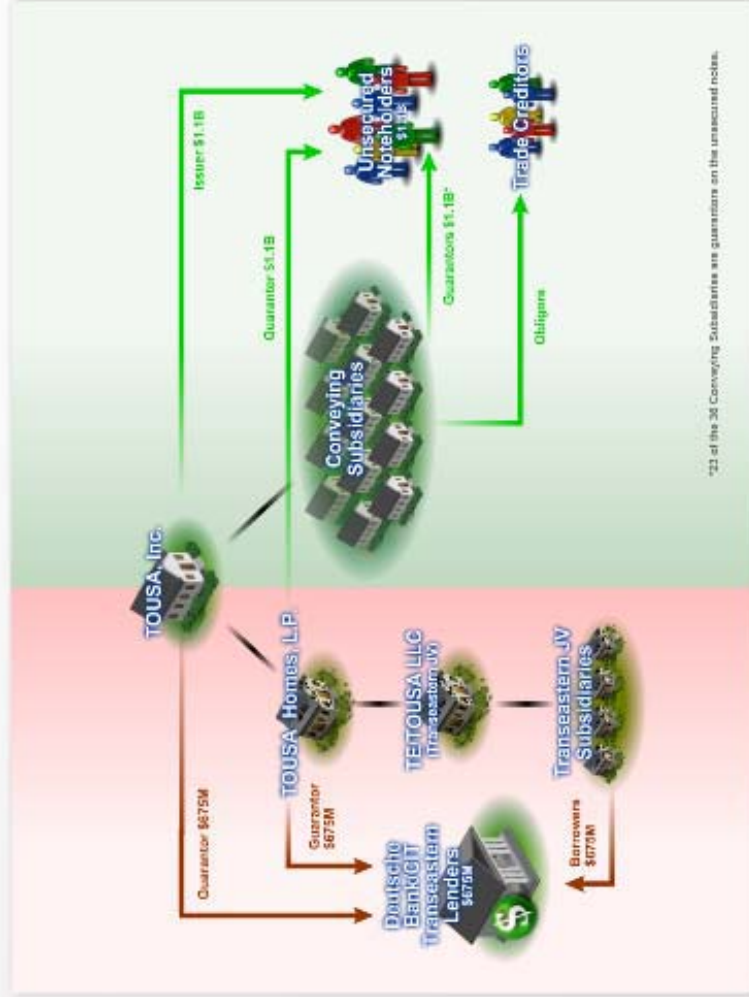


Pre-Existing Unsecured Debt
New Secured Debt
New Unsecured Debt
Ownership Interest

*23 of the 36 Conveying Subsidiaries are guarantors on the unsecured notes.
 **The \$800 million debt consists of \$199 million outstanding under the First Lien Term Loan, \$317 million outstanding under the Second Lien Term Loan, and \$316.5 million outstanding under the Amended Revolver Agreement, all as of the Petition Date.

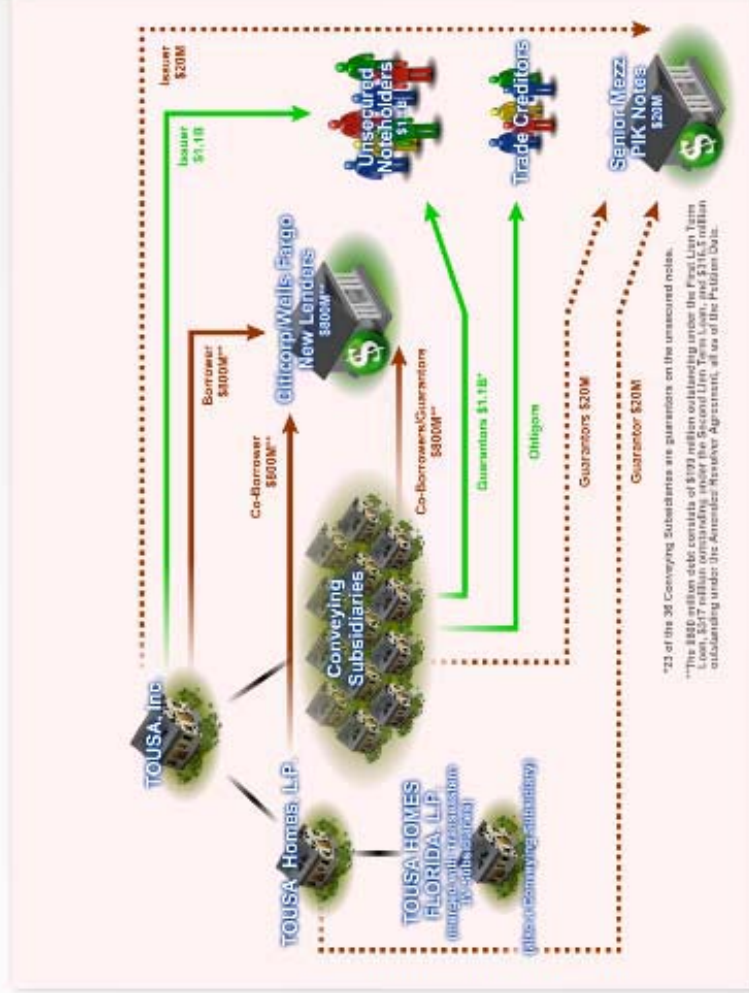
Indebtedness Compared

Pre-Transeastern Settlement Indebtedness



²² 21 of the 36 Conveying Subsidiaries are guarantors on the unsecured notes.

Post-Transeastern Settlement Indebtedness



²³ 21 of the 36 Conveying Subsidiaries are guarantors on the unsecured notes.
²⁴ The \$800 million debt consists of \$199 million outstanding under the First Lien Term Loan, \$357 million outstanding under the Second Lien Term Loan, and \$116.5 million outstanding under the Amended Revolver Agreement, all as of the Puttman date.

Conveying Subsidiaries



- Engle Homes Commercial Construction, LLC
- Engle Homes Delaware, Inc.
- Engle Homes Residential Construction, L.L.C.
- Engle Sierra Verde P4, LLC
- Engle Sierra Verde P5, LLC
- Engle/Gilligan LLC
- Engle/James LLC
- LB/TE #1, LLC
- Lorton South Condominium, LLC
- McKay Landing LLC
- Newmark Homes Business Trust
- Newmark Homes Purchasing, L.P.
- Newmark Homes, L.L.C.
- Newmark Homes, L.P.
- Preferred Builders Realty, Inc.
- Reflection Key, LLC
- Silverlake Interests, L.L.C.
- TOI, LLC
- TOUSA Associates Services Company
- TOUSA Delaware, Inc.
- TOUSA Funding, LLC
- TOUSA Homes Arizona, LLC
- TOUSA Homes Colorado, LLC
- TOUSA Homes Florida, L.P.
- TOUSA Homes Investment #1, Inc.
- TOUSA Homes Investment #2, Inc.
- TOUSA Homes Investment #2, LLC
- TOUSA Homes Mid-Atlantic Holding, LLC
- TOUSA Homes Mid-Atlantic, LLC
- TOUSA Homes Nevada, LLC
- TOUSA Homes, Inc.
- TOUSA Investment #2, Inc.
- TOUSA Mid-Atlantic Investment, LLC
- TOUSA Realty, Inc.
- TOUSA, LLC
- TOUSA/West Holdings, Inc.

■ Guarantor on the Unsecured Notes

Post-Transeastern Settlement Indebtedness



TOUSA, Inc., et al.

Market Value of Debt/Equity at August 6, 2007
(\$Millions)

Note: TOUSA announced the Transeastern settlement in an 8-K filing dated August 3, 2007.

Equity⁽¹⁾:

Market Value of Equity	Shares Out	Share Price	Implied Value
	59.6	\$ 2.34	\$ 139.5

Secured Debt⁽²⁾:

Existing Revolving Loan Facility	Face Value	Market Value	Implied Value
	\$ 50.0	NA	\$ 50.0

Unsecured Debt⁽³⁾:

9.000% Senior Notes due 2010	Face Value	Market Value	Implied Value
8.250% Senior Notes due 2011	\$ 300.0	73.000% \$	219.0
10.375% Senior Subordinated Notes due 2012	250.0	71.625%	179.1
7.500% Senior Subordinated Notes due 2011	185.0	50.000%	92.5
7.500% Senior Subordinated Notes due 2015	125.0	40.375%	50.5
	200.0	37.250%	74.5
	\$ 1,060.0		\$ 615.5

Sum of Market Value of Equity and Debt:

\$ 805.0

Total Debt Pro Forma for Transeastern Settlement⁽⁴⁾:

Existing Revolving Loan Facility	\$ 50.0
First Lien Term Loan	200.0
Second Lien Term Loan	300.0
Existing Unsecured Debt	1,060.0
14.750% Senior Subordinated PIK Election Notes	20.0
	\$ 1,580.0

Notes:

(1) Closing price as of August 6, 2007. Diluted shares based on treasury stock method as of June 30, 2007

(2) 10-Q filing and basic shares outstanding as of August 6, 2007.

(3) Amount outstanding as of June 30, 2007 10-Q filing.

(4) Face value as of June 30, 2007 10-Q filing. Market value as of last trade on August 6, 2007.

(5) Face value as of September 30, 2007 10-Q filing.

Pre-Transeastern Settlement Indebtedness



TOUSA, Inc., et al.

Market Value of Debt/Equity at July 30, 2007
(\$Millions)

Equity⁽¹⁾:

Market Value of Equity	Shares Out	Share Price	Implied Value
	59.6	\$ 2.92	\$ 174.0

Secured Debt⁽²⁾:

Existing Revolving Loan Facility	Face Value	Market Value	Implied Value
	\$ 50.0	NA	\$ 50.0

Unsecured Debt⁽³⁾:

	Face Value	Market Value	Implied Value
9.000% Senior Notes due 2010	\$ 300.0	80.750%	\$ 242.3
8.250% Senior Notes due 2011	250.0	79.500%	198.8
10.375% Senior Subordinated Notes due 2012	185.0	60.500%	111.9
7.500% Senior Subordinated Notes due 2011	125.0	51.000%	63.8
7.500% Senior Subordinated Notes due 2015	200.0	44.600%	89.2
	\$ 1,060.0		\$ 705.9

Sum of Market Value of Equity and Debt:

\$ 929.9

Total Debt Pro Forma for Transeastern Settlement⁽⁴⁾:

Existing Revolving Loan Facility	\$ 50.0
First Lien Term Loan	200.0
Second Lien Term Loan	300.0
Existing Unsecured Debt	1,060.0
14.750% Senior Subordinated PIK Election Notes	20.0
	\$ 1,580.0

Notes:

- (1) Closing price as of July 30, 2007. Diluted shares based on treasury stock method as of June 30, 2007 10-Q filing and basic shares outstanding as of August 6, 2007.
- (2) Amount outstanding as of June 30, 2007 10-Q filing.
- (3) Face value as of June 30, 2007 10-Q filing. Market value as of last trade on July 30, 2007.
- (4) Face value as of September 30, 2007 10-Q filing.

Transeastern JV Subsidiaries



- **EH/Transeastern, LLC**
(Borrower under the Senior Credit Agreement)
- **TE/TOUSA Senior, LLC**
(Co-Borrower under the Senior Credit Agreement)
- **TE/TOUSA Mezzanine LLC**
(Borrower under the Senior Mezzanine Credit Agreement)
- **TE/TOUSA Mezzanine Two LLC**
(Borrower under the Junior Mezzanine Credit Agreement)