

BROOKFIELD HOMES CORP  
Form 10-Q  
August 06, 2010

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

**QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(D) OF THE SECURITIES  
EXCHANGE ACT OF 1934**  
**For the quarterly period ended June 30, 2010**  
**Commission File Number: 001 31524**  
**BROOKFIELD HOMES CORPORATION**  
(Exact Name of Registrant as Specified in Its Charter)

**Delaware**  
(State or Other Jurisdiction of  
Incorporation or Organization)

**37-1446709**  
(I.R.S. Employer  
Identification No.)

**8500 Executive Park Avenue**  
**Suite 300**  
**Fairfax, Virginia**  
(Address of Principal Executive Offices)

**22031**  
(Zip Code)

**(703) 270-1700**

(Registrant's Telephone Number, Including Area Code)

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 Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T 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. (Check one):

Large accelerated filer

Accelerated filer

Non-accelerated filer

Smaller reporting  
company

(Do not check if a smaller  
reporting company)

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

Yes  No

As of August 4, 2010 the registrant had outstanding 29,653,692 shares of its common stock, \$0.01 par value per share.

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**BROOKFIELD HOMES CORPORATION**

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**PART I. FINANCIAL INFORMATION****Item 1. Financial Statements****BROOKFIELD HOMES CORPORATION  
CONSOLIDATED BALANCE SHEETS***(all dollar amounts are in thousands of U.S. dollars)*

		<i>(Unaudited)</i>	
		<b>June 30,</b>	<b>December</b>
	<b>Note</b>	<b>2010</b>	<b>31,</b>
			<b>2009</b>
<b>Assets</b>			
Housing and land inventory	2, 13	\$ 845,087	\$ 835,263
Investments in unconsolidated entities	3	101,758	92,477
Receivables and other assets	4	18,578	61,744
Restricted cash	5	7,485	7,485
Deferred income taxes	8	37,232	40,112
		\$ 1,010,140	\$ 1,037,081
<b>Liabilities and Equity</b>			
Project specific and other financings	6	\$ 353,282	\$ 381,567
Accounts payable and other liabilities	7	128,165	122,190
Total liabilities		481,447	503,757
Other interests in consolidated subsidiaries	10	42,638	47,011
Preferred stock 10,000,000 shares authorized, 10,000,000 shares issued (December 31, 2009 10,000,000 shares issued)		249,688	249,688
Common stock 200,000,000 shares authorized, 32,073,781 shares issued (December 31, 2009 32,073,781 shares issued)		321	321
Additional paid-in-capital		142,534	142,106
Treasury stock, at cost 2,420,089 shares (December 31, 2009 3,671,482 shares)		(110,807)	(166,113)
Retained earnings		197,905	252,994
Noncontrolling interest	10	6,414	7,317
Total equity		486,055	486,313
		\$ 1,010,140	\$ 1,037,081

*See accompanying notes to financial statements*

**BROOKFIELD HOMES CORPORATION**  
**CONSOLIDATED STATEMENTS OF OPERATIONS**

*(all dollar amounts are in thousands of U.S. dollars, except per share amounts)*

	Note	<i>(Unaudited)</i>		<i>(Unaudited)</i>	
		Three Months Ended June 30,		Six Months Ended June 30,	
		2010	2009	2010	2009
<b>Revenue</b>					
Housing		\$ 94,231	\$ 82,051	\$ 135,996	\$ 117,412
Land		1,680	13,050	5,346	14,868
		95,911	95,101	141,342	132,280
<b>Direct Cost of Sales</b>					
Housing		(77,204)	(75,250)	(113,023)	(106,890)
Land		(1,267)	(10,570)	(4,154)	(12,222)
Impairment of housing and land inventory and write-off of option deposits	13		(4,258)		(8,158)
		17,440	5,023	24,165	5,010
Selling, general and administrative expense		(13,632)	(13,545)	(26,133)	(25,274)
Equity (loss) / earnings from unconsolidated entities	3	(743)	(231)	(57)	2,128
Impairment of investments in unconsolidated entities	3				(11,618)
Other income	10 12(c)	1,787	8,505	1,568	10,950
<b>Income / (Loss) Before Income Taxes</b>		4,852	(248)	(457)	(18,804)
Income tax (expense) / recovery		(1,795)	(115)	(77)	6,204
<b>Net Income / (Loss)</b>		3,057	(363)	(534)	(12,600)
Less net (loss) / income attributable to noncontrolling interest and other interests in consolidated subsidiaries		(130)	550	658	2,478
<b>Net Income / (Loss) attributable to Brookfield Homes Corporation</b>		\$ 2,927	\$ 187	\$ 124	\$ (10,122)
<b>Loss Per Share attributable to Brookfield Homes Corporation Common Shareholders</b>					
Basic	11	\$ (0.08)	\$ (0.12)	\$ (0.35)	\$ (0.51)
Diluted	11	\$ (0.08)	\$ (0.12)	\$ (0.35)	\$ (0.51)
<b>Weighted Average Common Shares Outstanding (in thousands)</b>					
Basic	11	28,621	26,769	28,513	26,769
Diluted	11	28,621	26,769	28,513	26,769

*See accompanying notes to financial statements*



**BROOKFIELD HOMES CORPORATION**  
**CONSOLIDATED STATEMENTS OF EQUITY**  
*(all dollar amounts are in thousands of U.S. dollars)*

	<i>(Unaudited)</i>	
	<b>Six Months Ended</b>	
	<b>June 30,</b>	
	<b>2010</b>	<b>2009</b>
<b>Common Stock</b>	\$ 321	\$ 321
<b>Preferred stock</b>	249,688	249,688
<b>Additional Paid-in-Capital</b>		
Opening balance	142,106	141,286
Adjustment to stock-based compensation plan		145
Stock option compensation costs	428	392
Ending balance	142,534	141,823
<b>Treasury Stock</b>		
Opening balance	(166,113)	(238,957)
Stock option exercises	93	
Preferred stock dividends	55,213	
Ending balance	(110,807)	(238,957)
<b>Retained Earnings</b>		
Opening balance	252,994	356,981
Net income / (loss) attributable to Brookfield Homes Corporation	124	(10,122)
Preferred stock dividends	(10,000)	(3,500)
Treasury stock issued	(45,213)	
Ending balance	197,905	343,359
Total Brookfield Homes Corporation equity	\$ 479,641	\$ 496,234
<b>Noncontrolling Interest</b>		
Opening balance	\$ 7,317	\$ 2,888
Net loss (Note 10)	(1,132)	
Contributions	229	1
Ending balance	\$ 6,414	\$ 2,889
<b>Total Equity</b>	\$ 486,055	\$ 499,123

*See accompanying notes to financial statements*

**BROOKFIELD HOMES CORPORATION**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS**  
*(all dollar amounts are in thousands of U.S. dollars)*

	<i>(Unaudited)</i>		<i>(Unaudited)</i>	
	<b>Three Months Ended</b>		<b>Six Months Ended</b>	
	<b>June 30,</b>		<b>June 30,</b>	
	<b>2010</b>	<b>2009</b>	<b>2010</b>	<b>2009</b>
<b>Cash Flows From / (Used in) Operating Activities</b>				
Net income / (loss)	\$ 3,057	\$ (363)	\$ (534)	\$ (12,600)
Adjustments to reconcile net income / (loss) to net cash used in operating activities:				
Distributed / (undistributed) income from unconsolidated entities	745	129	52	(2,221)
Deferred income taxes	1,795	(77)	2,880	(6,396)
Impairment of housing and land inventory and write-off of option deposits		4,258		8,158
Impairment of investments in unconsolidated entities				11,618
Stock option compensation costs	315	201	428	392
Other changes in operating assets and liabilities:				
Decrease in receivables and other assets	8,031	505	43,166	63,298
(Increase) / decrease in housing and land inventory	(3,225)	11,431	(11,763)	32
Increase / (decrease) in accounts payable and other liabilities	10,408	(99)	8,301	(21,620)
Net cash provided by operating activities	21,126	15,985	42,530	40,661
<b>Cash Flows From / (Used in) Investing Activities</b>				
Investments in unconsolidated entities	(8,441)	(1,848)	(12,580)	(2,933)
Distribution from unconsolidated entities		1,612	6	1,778
Net cash used in investing activities	(8,441)	(236)	(12,574)	(1,155)
<b>Cash Flows From / (Used in) Financing Activities</b>				
Net repayments under project specific and other financings	(12,164)	(261,876)	(28,285)	(285,908)
Net (distributions) / contributions from noncontrolling interest	(563)	403	(1,764)	678
Preferred stock issuance		250,000		250,000
Preferred stock issuance costs		(312)		(312)
Preferred stock dividends paid in cash		(3,500)		(3,500)
Exercise of stock options	42		93	
Net cash used in financing activities	(12,685)	(15,285)	(29,956)	(39,042)
Increase in cash and cash equivalents		464		464



Cash and cash equivalents at beginning of period

Cash and cash equivalents at end of period	\$	\$ 464	\$	\$ 464
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**Supplemental Cash Flow Information**

Interest paid	\$ 7,438	\$ 8,995	\$ 15,740	\$ 18,984
Income taxes recovered	\$ 3,320	\$ 1,883	\$ 42,766	\$ 60,700

*See accompanying notes to financial statements*

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**BROOKFIELD HOMES CORPORATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
*(Tabular amounts in thousands of U.S. dollars except per share amounts)*

**Note 1. Significant Accounting Policies**

*(a) Basis of Presentation*

Brookfield Homes Corporation (the Company or Brookfield Homes ) was incorporated on August 28, 2002 in Delaware and thereafter acquired all the California and Washington D.C. area land development and homebuilding operations of Brookfield Properties Corporation. The Company began trading on the New York Stock Exchange on January 7, 2003, under the symbol BHS.

These unaudited consolidated financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America ( U.S. GAAP ) and include the consolidated accounts of Brookfield Homes and its subsidiaries and investments in unconsolidated entities and variable interest entities in which the Company is the primary beneficiary.

The accompanying unaudited consolidated financial statements have been prepared in accordance with U.S. GAAP for interim financial information. Since they do not include all of the information and footnotes required by U.S. GAAP for complete financial statements, they should be read in conjunction with the Company s consolidated financial statements and footnotes thereto included in the Company s Annual Report on Form 10-K for the year ended December 31, 2009. In the opinion of management, all adjustments necessary for fair presentation of the accompanying unaudited consolidated financial statements have been made.

The Company historically has experienced, and expects to continue to experience, variability in quarterly results. The consolidated statements of operations for the three and six months ended June 30, 2010 are not necessarily indicative of the results to be expected for the full year.

The preparation of financial statements in conformity with U.S. GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results could differ from those estimates and assumptions.

*(b) Recent Accounting Pronouncements*

In June 2009, the Financial Accounting Standards Board ( FASB ) issued guidance now incorporated in Accounting Standards Codification ( ASC ) Topic 810, Consolidation (formerly Statement of Financial Accounting Standards SFAS 167) amending the consolidation guidance applicable to variable interest entities and the definition of a variable interest entity, and requiring enhanced disclosure to provide more information about a company s involvement in a variable interest entity. This guidance also requires ongoing assessments of whether an enterprise is the primary beneficiary of a variable interest entity. This guidance is effective for the Company s fiscal year beginning January 1, 2010. The Company has adopted this guidance in its unaudited consolidated financial statements. See Notes 2 and 3 for disclosure regarding its impact on the consolidated financial statements.

*(c) Reclassification*

Certain prior period amounts in the consolidated balance sheet have been reclassified to conform with the June 30, 2010 presentation. Specifically, consolidated land inventory not owned, which had previously been shown as a separate line, is now shown as a component of housing and land inventory. Other revolving financings, which had previously been shown as a separate line, is now shown as a component of project specific and other financings. These reclassifications had no impact on the Company s results from operations.

**BROOKFIELD HOMES CORPORATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
*(Tabular amounts in thousands of U.S. dollars except per share amounts)*

**Note 2. Housing and Land Inventory**

Housing and land inventory includes homes completed and under construction and lots ready for construction, model homes and land under and held for development which will be used in the Company's homebuilding operations or sold as building lots to other homebuilders. The following summarizes the components of housing and land inventory:

	<b>June 30, 2010</b>	<b>December 31, 2009</b>
Housing inventory	\$ 338,843	\$ 359,132
Model homes	26,720	32,542
Land and land under development	479,524	443,589
	<b>\$ 845,087</b>	<b>\$ 835,263</b>

The Company capitalizes interest which is expensed as housing units and building lots are sold. For the three and six months ended June 30, 2010, interest incurred and capitalized by the Company was \$6.4 million and \$14.5 million, respectively (2009 \$9.0 million and \$19.0 million, respectively). Capitalized interest expensed as direct cost of sales for the same periods was \$5.0 million and \$8.9 million, respectively (2009 \$6.1 million and \$8.6 million, respectively).

No impairment charges were recognized related to the Company's housing and land inventory during the three and six months ended June 30, 2010 (2009 \$4.3 million and \$8.2 million, respectively).

In the ordinary course of business, the Company has entered into a number of option contracts to acquire land or lots in the future in accordance with specific terms and conditions and the Company will advance deposits to secure these rights. Effective for the Company's fiscal year beginning January 1, 2010, the Company is no longer required to follow quantitative guidance determining the primary beneficiary of a variable interest entity (VIE), but is required by ASC Topic 810 Consolidation to qualitatively assess whether it is the primary beneficiary based on whether it has the power over the significant activities of the VIE and an obligation to absorb losses or the right to receive benefits that could be potentially significant to the VIE. The Company has evaluated its option contracts in accordance with this revised guidance and determined that for those entities considered to be VIEs, it is the primary beneficiary of options with an aggregate exercise price of \$25.3 million (December 31, 2009 \$25.4 million), which are required to be consolidated. In these cases, the only asset recorded is the Company's exercise price for the option to purchase included in housing and land inventory, with an increase in accounts payable and other liabilities of \$25.3 million (December 31, 2009 \$25.4 million) for the assumed third party investment in the VIE. Where the land sellers are not required to provide the Company financial information related to the VIE, certain assumptions by the Company were required in its assessment as to whether or not it is the primary beneficiary.

Housing and land inventory includes non-refundable deposits and other entitlement costs totaling \$55.4 million (December 31, 2009 \$42.6 million) in connection with options that are not required to be consolidated in terms of the guidance incorporated in ASC Topic 810 Consolidation (formerly FASB Interpretation (FIN) No. 46(R)). The total exercise price of these options is \$229.9 million (December 31, 2009 \$156.9 million), including the non-refundable deposits and other entitlement costs identified above. The number of lots which the Company has obtained an option to purchase, excluding those already consolidated and those held through unconsolidated entities and their respective dates of expiry and aggregate exercise prices follow:

<b>Year of Expiry</b>	<b>Number of Lots</b>	<b>Total Exercise Price</b>
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2010	294	\$ 36,413
2011	901	71,836
Thereafter	5,435	121,694
	6,630	\$ 229,943

The Company holds agreements for a further 4,561 acres of longer term land, with non-refundable deposits and other entitlement costs of \$5.4 million, which is included in housing and land inventory that may provide additional lots upon obtaining entitlements with an aggregate exercise price of \$36.0 million. However, given that the Company is in the initial stage of land entitlement, the Company has concluded at this time that the level of uncertainty in entitling these properties does not warrant including them in the above totals.

**BROOKFIELD HOMES CORPORATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

*(Tabular amounts in thousands of U.S. dollars except per share amounts)*

Investments in unconsolidated entities include \$27.9 million of the Company's share of non-refundable deposits and other entitlement costs in connection with 1,987 lots under option. The Company's share of the total exercise price of these options is \$87.0 million.

**Note 3. Investments in Unconsolidated Entities**

The Company participates in nine unconsolidated entities in which it has less than a controlling interest. Summarized condensed financial information on a combined 100% basis of the unconsolidated entities follows:

	<b>June 30, 2010</b>	<b>December 31, 2009</b>
<b>Assets</b>		
Housing and land inventory	\$ 245,995	\$ 235,864
Other assets	7,047	6,722
	<b>\$ 253,042</b>	<b>\$ 242,586</b>
<b>Liabilities and Equity</b>		
Project specific financings	\$ 42,614	\$ 52,175
Accounts payable and other liabilities	15,535	14,082
<b>Equity</b>		
Brookfield Homes' interest	101,758	92,477
Others' interest	93,135	83,852
	<b>\$ 253,042</b>	<b>\$ 242,586</b>

	<b>Three Months Ended June 30,</b>		<b>Six Months Ended June 30,</b>	
	<b>2010</b>	<b>2009</b>	<b>2010</b>	<b>2009</b>
<b>Revenue and Expenses</b>				
Revenue	\$ 4,910	\$ 520	\$ 8,050	\$ 3,338
Cost of sales	(5,569)	(491)	(9,954)	(2,950)
Other income / (expense)	(1,023)	(2,223)	3,027	(1,031)
Net (loss) / income	\$ (1,682)	\$ (2,194)	\$ 1,123	\$ (643)
Company's share of net (loss) / income	\$ (743)	\$ (231)	\$ (57)	\$ 2,128
Impairment of investments in unconsolidated entities	\$	\$	\$	\$ (11,618)

In reporting the Company's share of net (loss) / income, all inter-company profits or losses from unconsolidated entities are eliminated on lots purchased by the Company from unconsolidated entities. For the three and six months ended June 30, 2010, the difference between the Company's share of the net (loss) / income of its investments in unconsolidated entities and equity in earnings from unconsolidated entities primarily arises from differences in accounting policies followed by unconsolidated entities.

During the three and six months ended June 30, 2010, in accordance with ASC Topic 323 Investments Equity Method and Joint Ventures (formerly Accounting Principles Board Opinion 18) and ASC Topic 360 Property, Plant and Equipment (formerly SFAS 144), the Company recognized impairment charges of nil (June 30, 2009 nil and \$11.6 million), respectively.

Unconsolidated entities in which the Company has a non-controlling interest are accounted for using the equity method. In addition, the Company has performed an evaluation of its existing unconsolidated entity relationships by applying the provisions of ASC Topic 810 Consolidation (formerly SFAS 160).

**BROOKFIELD HOMES CORPORATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

*(Tabular amounts in thousands of U.S. dollars except per share amounts)*

The Company and/or its unconsolidated entity partners have provided varying levels of guarantees of debt in its unconsolidated entities. At June 30, 2010, the Company had completion guarantees of \$5.4 million (December 31, 2009 \$7.9 million) and limited maintenance guarantees of \$13.0 million (December 31, 2009 \$15.3 million) with respect to debt in its unconsolidated entities.

**Note 4. Receivables and Other Assets**

The components of receivables and other assets included in the Company's balance sheets are summarized as follows:

	<b>June 30, 2010</b>	<b>December 31, 2009</b>
Proceeds and escrow receivables	\$ 7,587	\$ 1,414
Refundable deposits	807	4,815
Notes receivable	2,425	2,425
Prepaid expenses	1,738	2,970
Miscellaneous receivables	5,165	5,261
Other assets	856	4,857
Taxes receivable		40,002
	<b>\$ 18,578</b>	<b>\$ 61,744</b>

**Note 5. Restricted Cash**

At June 30, 2010, the Company had restricted cash of \$7.5 million (December 31, 2009 \$7.5 million). During 2009, the Company entered into a total return swap transaction (see Note 12 (d)) which requires the Company to maintain cash deposits as collateral equivalent to 1,022,987 shares at \$7.31 per share, the prevailing share price at the date of the transaction.

**Note 6. Project Specific and Other Financings**

Project specific financings of \$228.3 million (December 31, 2009 \$231.6 million) are revolving in nature, bear interest at floating rates with a weighted average rate of 4.4% as at June 30, 2010 (December 31, 2009 4.2%) and are secured by housing and land inventory. The weighted average rate was calculated as of the end of each period, based upon the amount of debt outstanding and the related interest rates applicable on that date.

Project specific financings mature as follows: 2010 \$120.7 million; 2011 \$97.6 million; and 2012 \$10.0 million. The Company's project specific financings require Brookfield Homes Holdings Inc., a wholly-owned subsidiary of the Company, to maintain a tangible net worth of at least \$250.0 million, a net debt to capitalization ratio of no greater than 65% and a net debt to tangible net worth of no greater than 2.50 to 1. As of June 30, 2010, the Company was in compliance with all of its covenants.

Other financings of \$125.0 million (December 31, 2009 \$150.0 million) consist of amounts drawn on two unsecured revolving credit facilities due to subsidiaries of the Company's largest stockholder, Brookfield Asset Management Inc. The revolving operating facility is in a principal amount not to exceed \$100.0 million, matures December 2011 and bears interest at LIBOR plus 3.5% per annum. During the three and six months ended June 30, 2010, interest of \$1.0 million and \$1.9 million, respectively, was incurred related to this facility (2009 \$1.4 million and \$4.2 million, respectively). As at June 30, 2010, \$100.0 million was drawn on this facility.

The revolving acquisition and operating facility is in a principal amount not to exceed \$100.0 million, matures December 2012 and initially bears interest at 12% per annum. This facility is available for the acquisition of housing and land assets and for operations. During the three and six months ended June 30, 2010, interest of \$1.0 million and \$2.8 million, respectively, was incurred related to this facility (2009 \$0.7 million and \$0.9 million, respectively). As

at June 30, 2010, \$25.0 million was drawn on this facility.

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**BROOKFIELD HOMES CORPORATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

*(Tabular amounts in thousands of U.S. dollars except per share amounts)*

The covenants with respect to these facilities are to maintain a minimum stockholders' equity of \$300.0 million and a consolidated net debt to book capitalization ratio of no greater than 70%. As of June 30, 2010, the Company and Brookfield Homes Holdings Inc. were in compliance with all of their covenants with respect to these facilities.

**Note 7. Accounts Payable and Other Liabilities**

The components of accounts payable and other liabilities included in the Company's balance sheets are summarized as follows:

	<b>June 30, 2010</b>	<b>December 31, 2009</b>
Trade payables and cost to complete accruals	\$ 42,805	\$ 37,518
Warranty costs (Note 12 (b))	13,231	13,126
Customer deposits	3,523	3,357
Stock-based compensation (Note 9)	5,076	5,878
Accrued and deferred compensation	972	3,268
Swap contracts (Note 12 (c) and (d))	18,162	14,192
Loans from other interests in consolidated subsidiaries	16,079	17,118
Consolidated land option contracts	25,338	25,434
Other	2,979	2,299
	<b>\$ 128,165</b>	<b>\$ 122,190</b>

**Note 8. Income Taxes**

Deferred income taxes reflect the net tax effects of temporary differences between the carrying amounts of the assets and liabilities for financial reporting purposes and the amounts for income tax purposes. The temporary differences that give rise to the net deferred tax asset are as follows:

	<b>June 30, 2010</b>	<b>December 31, 2009</b>
Differences relating to properties	\$ 18,763	\$ 23,388
Compensation deductible for tax purposes when paid	1,816	2,641
Differences relating to derivative instruments	6,901	5,235
Loss carry-forward	9,752	8,848
	<b>\$ 37,232</b>	<b>\$ 40,112</b>

As at June 30, 2010, the Company had no unrecognized tax asset or liability (December 31, 2009 - nil).

In accordance with the provisions of ASC Topic 740 - Income Taxes, the Company assesses, at each reporting period, its ability to realize its deferred tax asset. In determining the need for a valuation allowance at June 30, 2010, the Company considered the following significant factors: an assessment of recent years' profitability and losses, adjusted to reflect the effects of changes to the Company's capital structure that have resulted in a significant reduction in the amount of interest-bearing debt; the Company's expectation of profits based on margins and volumes expected to be realized (which are based on current pricing and volume trends) and including the effects of reduced interest expense due to the reduction in the amount of interest-bearing debt; the financial support of the Company's largest stockholder as evidenced by the credit facilities in place; and the long period of 10 to 20 years or more in all significant operating

jurisdictions before the expiry of net operating losses, noting further that a substantial portion of the deferred tax asset is composed of deductible temporary differences that are not subject to an expiry period until realized under tax law. The Company's loss carry-forwards of \$9.8 million expire between the years 2028 and 2029 and based on the more likely than not standard in the guidance and the weight of available evidence, the Company does not believe a valuation allowance against its deferred tax asset is necessary. However, the recognition of deferred tax assets is based upon an estimate of future results and differences between the expected and actual financial performance of the Company could require all or a portion of the deferred tax asset to be expensed. The Company will continue to evaluate the need for a valuation allowance in future reporting periods.

**BROOKFIELD HOMES CORPORATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
*(Tabular amounts in thousands of U.S. dollars except per share amounts)*

**Note 9. Stock Based Compensation***Option Plan*

Brookfield Homes grants options to purchase shares of the Company's common stock at the market price of the shares on the day the options are granted. The Company's 2009 stock option plan authorizes a maximum of three million shares for issuance. The fair value of the Company's stock option awards is estimated at the grant date using a Black-Scholes option-pricing model that uses the assumptions noted in the table below. The fair value of the Company's stock option awards is expensed over the vesting period of the stock options. Expected volatility is based on historical volatility of the Company's common stock. The risk-free rate for periods within the contractual life of the stock option award is based on the yield curve of a zero-coupon U.S. Treasury bond with a maturity equal to the expected term of the stock option award granted. The Company uses historical data to estimate stock option exercises and forfeitures within its valuation model. The expected term of stock option awards granted for some participants is derived from historical exercise experience under the Company's share-based payment plan and represents the period of time that stock option awards granted are expected to be outstanding. The expected term of stock options granted for the remaining participants is derived by using the simplified method.

During the three and six months ended June 30, 2010, the Company granted a total of nil and 285,000 new stock options, respectively, to eligible employees which are subject to graded vesting. The significant weighted average assumptions relating to the valuation of the Company's stock options granted during the six months ended June 30, 2010 are as follows:

	<b>2010</b>
Dividend yield	
Volatility rate	66%
Risk-free interest rate	3.69%
Expected option life (years)	7.5

The total compensation costs recognized in income related to the Company's stock options during the three and six months ended June 30, 2010 was an expense of \$0.3 million and \$0.4 million, respectively (2009 \$0.2 million and \$0.4 million, respectively).

The following table sets out the number of common shares that employees of the Company may acquire under options granted under the Company's stock option plans:

	<b>June 30, 2010</b>			<b>Total Weighted Average per Share Exercise Price</b>
	<b>Exercise Price Range</b>		<b>Total</b>	
	<b>\$1.74 \$2.65</b>	<b>≥\$7.34</b>	<b>Shares</b>	<b>Price</b>
Outstanding, December 31, 2009	1,591,000	564,000	2,155,000	\$ 10.21
Granted		285,000	285,000	\$ 7.34
Exercised	(38,000)		(38,000)	\$ 2.46
Outstanding, June 30, 2010	1,553,000	849,000	2,402,000	\$ 9.99

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Options exercisable at June 30, 2010	317,000	392,000	709,000	\$ 19.66
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At June 30, 2010, the aggregate intrinsic value of options currently exercisable is \$1.4 million and the aggregate intrinsic value of options outstanding is \$2.3 million.

**BROOKFIELD HOMES CORPORATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

*(Tabular amounts in thousands of U.S. dollars except per share amounts)*

A summary of the status of the Company's unvested options included in equity as of June 30, 2010 and changes during the six months ended June 30, 2010 is as follows:

	<b>June 30, 2010</b>	
	<b>Shares</b>	<b>Weighted Average Fair Value Per Share</b>
Unvested options outstanding, December 31, 2009	1,815,800	\$ 1.51
Granted	285,000	\$ 5.00
Vested	(377,800)	\$ 1.36
Exercised	(30,000)	\$ 1.79
Unvested options outstanding, June 30, 2010	1,693,000	\$ 2.14

At June 30, 2010, there was \$2.8 million of unrecognized expense related to unvested options, which is expected to be recognized over the remaining weighted average period of 3.8 years.

*Deferred Share Unit Plan*

The Company has adopted a Deferred Share Unit Plan ( DSUP ) under which certain of its executive officers and directors may, at their option, receive all or a portion of their annual bonus awards or retainers, respectively, in the form of deferred share units. The Company may also make additional grants of units to its executives and directors pursuant to the DSUP. As of June 30, 2010, the Company had granted 1,213,993 units under the DSUP, of which 872,824 were outstanding at June 30, 2010, and of which 537,430 units are currently vested and 335,394 vest over the next five years.

In addition, the Company has adopted a Senior Operating Management Deferred Share Unit Plan ( MDSUP ), under which certain senior operating management employees receive a portion of their annual compensation in the form of deferred share units. As of June 30, 2010, the Company had granted 73,374 units under the MDSUP, all of which were vested and outstanding at June 30, 2010.

The liability of \$5.1 million (December 31, 2009 \$5.9 million) which relates to 859,148 units under the DSUP and MDSUP and is included in accounts payable and other liabilities. The remaining 87,050 units vest during the years ending December 31, 2011 to 2014. The financial statement impact for the DSUP and MDSUP for the three and six months ended June 30, 2010 was income of \$1.7 million and \$0.7 million, respectively (2009 expense of \$0.5 million and \$0.1 million, respectively).

The following table sets out changes in and the number of deferred share units that executives, directors and senior operating management may redeem under the Company's DSUP and MDSUP:

	<b>June 30, 2010</b>
Outstanding, December 31, 2009	936,109
Granted	23,846
Redeemed	(13,757)
Outstanding, June 30, 2010	946,198

**BROOKFIELD HOMES CORPORATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

*(Tabular amounts in thousands of U.S. dollars except per share amounts)*

**Note 10. Other Interests in Consolidated Subsidiaries and Noncontrolling Interest**

Other interests in consolidated subsidiaries includes ownership interests of certain business unit presidents of the Company totaling \$42.6 million (December 31, 2009 \$47.0 million). In the event a business unit president ( Minority Member ) of the Company is no longer employed by an affiliate of the Company, the Company has the right to purchase the Minority Member s interest and the Minority Member has the right to require the Company to purchase their interest. Should such rights be exercised, the purchase price will be based on the then estimated bulk sales value of the business unit s net assets.

The following table reflects the changes in the Company s other interests in consolidated subsidiaries for the six months ended June 30, 2010 and the year ended December 31, 2009:

	<b>June 30, 2010</b>	<b>December 31, 2009</b>
Other interests in consolidated subsidiaries, beginning of period	\$ 47,011	\$ 49,839
Net loss attributable to other interests in consolidated subsidiaries	(658)	(4,316)
(Distributions to) / Contributions from other interests in consolidated subsidiaries	(3,715)	1,488
Other interests in consolidated subsidiaries, end of period	\$ 42,638	\$ 47,011

Noncontrolling interest includes third party investments in consolidated entities of \$6.4 million (December 31, 2009 \$7.3 million).

In accordance with ASC Topic 810 Consolidation (formerly SFAS 160), noncontrolling interest has been classified as a component of total equity and the net loss on the consolidated statements of operations has been adjusted to include the net loss attributable to noncontrolling interest which for the three and six months ended June 30, 2010 was nil (2009 nil) and other interests in consolidated subsidiaries which for the three and six months ended June 30, 2010 was nil and \$0.8 million, respectively (2009 \$0.6 million and \$2.5 million, respectively). The Company has recorded \$1.1 million of income for the six months ended June 30, 2010 relating to the forfeiture of another member s interest in a consolidated entity, which has been included in other income.

**Note 11. Loss Per Share**

Basic and diluted loss per share for the three and six months ended June 30, 2010 and 2009 were calculated as follows (in thousands except per share amounts):

	<b>Three Months Ended June 30,</b>		<b>Six Months Ended June 30,</b>	
	<b>2010</b>	<b>2009</b>	<b>2010</b>	<b>2009</b>
<b>Numerator:</b>				
Net income / (loss) attributable to Brookfield Homes Corporation	\$ 2,927	\$ 187	\$ 124	\$ (10,122)
Less: Preferred stock dividends	(5,000)	(3,500)	(10,000)	(3,500)
Net loss attributable to common stockholders	\$ (2,073)	\$ (3,313)	\$ (9,876)	\$ (13,622)
<b>Denominator:</b>				
Basic average common shares outstanding	28,621	26,769	28,513	26,769
Net effect of stock options assumed to be exercised				

Dilutive effect of preferred shares assumed to be converted

Diluted average shares outstanding	28,621	26,769	28,513	26,769
Basic loss per share	\$ (0.08)	\$ (0.12)	\$ (0.35)	\$ (0.51)
Diluted loss per share	\$ (0.08)	\$ (0.12)	\$ (0.35)	\$ (0.51)

**BROOKFIELD HOMES CORPORATION**  
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*(Tabular amounts in thousands of U.S. dollars except per share amounts)*

For the three and six months ended June 30, 2010 and 2009, options to purchase 2.4 million common shares were outstanding and anti-dilutive and were excluded from the computation of diluted earnings per share. For the three and six months ended June 30, 2010 and 2009, 10.0 million preferred shares convertible into 35.7 million common shares were outstanding and anti-dilutive and were excluded from the computation of diluted earnings per share.

**Note 12. Commitments, Contingent Liabilities and Other**

(a) The Company is party to various legal actions arising in the ordinary course of its business. Management believes that none of these actions, either individually or in the aggregate, will have a material adverse effect on the financial condition, results of operations or cash flows of the Company.

(b) When selling a home, the Company's subsidiaries provide customers with a limited warranty. The Company estimates the costs that may be incurred under each limited warranty and records a liability in the amount of such costs at the time the revenue associated with the sale of each home is recognized. In addition, the Company has insurance in place where its subsidiaries are subject to the respective warranty statutes in the State where the Company conducts business which range up to ten years for latent construction defects. Factors that affect the Company's warranty liability include the number of homes sold, historical and anticipated rates of warranty claims, and cost per claim. The Company periodically assesses the adequacy of its recorded warranty liabilities and adjusts the amounts as necessary. The following table reflects the changes in the Company's warranty liability for the six months ended June 30, 2010 and 2009:

	<b>2010</b>	<b>2009</b>
Balance, at beginning of period	\$ 13,126	\$ 13,123
Payments and other adjustments made during the period	(1,169)	(1,429)
Warranties issued during the period	1,274	1,077
Balance, end of period	\$ 13,231	\$ 12,771

(c) The Company is exposed to financial risk that arises from fluctuations in interest rates. The interest bearing assets and liabilities of the Company are mainly at floating rates and, accordingly, their fair values approximate cost. The Company would be negatively impacted on balance, if interest rates were to increase. From time to time, the Company enters into interest rate swap contracts. As at June 30, 2010, the Company had five interest rate swap contracts outstanding totaling \$150.0 million at an average rate of 4.8% per annum. The contracts expire between 2011 and 2017. At June 30, 2010, the fair market value of the contracts was a liability of \$17.6 million (December 31, 2009 liability of \$14.2 million) and was included in accounts payable and other liabilities. Expense of \$2.8 million and \$3.4 million was recognized during the three and six months ended June 30, 2010, respectively, (2009 income of \$0.7 million and \$9.2 million, respectively) and was included in other income / (expense). All interest rate swaps are recorded at fair market value and are presented in the consolidated statements of operations because hedge accounting has not been applied.

The fair value measurements for the interest rate swap contracts are determined based on notional amounts, terms to maturity, and the USD LIBOR rates. The LIBOR rates vary depending on the term to maturity and the conditions set out in the underlying swap agreements.

(d) The Company is exposed to financial risk that arises from fluctuations in its common stock price. To hedge against future deferred share unit payments, in August 2009, the Company entered into a total return swap transaction at an average cost of \$7.31 per share on 1,022,987 shares, maturing in August 2010. At June 30, 2010, the fair market value of the total return swap was a liability of \$0.6 million and was included in accounts payable and other liabilities (December 31, 2009 asset of \$0.7 million and was included in receivables and other assets). Expense of \$2.0 and \$1.3 million was recognized during the three and six months ended June 30, 2010, respectively, (2009 income of \$0.6 and \$0.2 million, respectively) and was included in selling, general and administrative expense. These charges for the



three months and six months ended June 30, 2010 were partially offset by income of \$1.7 million and \$0.7 million, respectively, relating to the Company's stock-based compensation plans. The total return swap is recorded at fair market value and is recorded through the consolidated statements of operations because hedge accounting has not been applied. See Note 13 for additional disclosure.

**BROOKFIELD HOMES CORPORATION**  
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*(Tabular amounts in thousands of U.S. dollars except per share amounts)*

**Note 13. Fair Value Measurements**

ASC Topic 820 Fair Value Measurements and Disclosures (formerly SFAS 157) provides a framework for measuring fair value, expands disclosures about fair value measurements and establishes a fair value hierarchy which requires a company to prioritize the use of observable inputs and minimize the use of unobservable inputs in measuring fair value.

The Company's financial assets are measured at fair value on a recurring basis and are as follows:

		<b>Fair Value Measurements Using Significant Observable Inputs (Level 2)</b>
Interest rate swap contracts at June 30, 2010	\$	(17,564)

The fair value measurements for the interest rate swap contracts are determined based on notional amounts, terms to maturity, and the USD LIBOR rates. The LIBOR rates vary depending on the term to maturity and the conditions set out in the underlying swap agreements.

		<b>Fair Value Measurements Using Significant Unobservable Inputs (Level 3)</b>
Equity swap contract at June 30, 2010	\$	(598)

The fair value measurement for the equity swap contract is determined based on the notional amount, stock price, the number of underlying shares and the three month USD LIBOR rate. The Company performed a sensitivity analysis of the estimated fair value and the impact to the consolidated financial statements using alternative reasonably likely assumptions on June 30, 2010 and the impact to the consolidated financial statements was nominal.

The fair value measurements for housing and land inventory were determined by comparing the carrying amount of an asset to its expected future cash flows. To arrive at the estimated fair value of housing and land inventory deemed to be impaired during the period ended June 30, 2010, the Company estimated the cash flow for the life of each project. Specifically, project by project, the Company evaluated the margins on home sales that have been closed, margins on sales contracts which are in backlog, estimated margins with regard to future home sales over the life of the projects, as well as estimated margins with respect to future land sales. The Company evaluated and continues to evaluate projects where inventory is turning over more slowly than expected or whose average sales price and margins are declining and are expected to continue to decline. These projections take into account the specific business plans for each project and management's best estimate of the most probable set of economic conditions anticipated to prevail in the market area. Such projections generally assume current home selling prices, with cost estimates and sales rates for short-term projects consistent with recent sales activity. For longer-term projects, planned sales rates for 2010 and 2011 assume recent sales activity and normalized sales rates beyond 2011. If the future undiscounted cash flows are less than the carrying amount, the asset is considered to be impaired and is then written down to fair value less estimated selling costs.

There are several factors that could lead to changes in the estimate of future cash flows for a given project. The most significant of these include the sales pricing levels actually realized by the project, the sales rate, and the costs incurred to construct the homes. The sales pricing levels are often inter-related with sales rates for a project, as a price

reduction usually results in an increase in the sales rate. Further, pricing is heavily influenced by the competitive pressures facing a given community from both new homes and existing homes, including foreclosures.

The Company has reviewed all of its projects for impairment in accordance with the provisions of ASC Topic 360

Property, Plant and Equipment (formerly SFAS 144) and ASC Topic 820 Fair Value Measurements and Disclosures (formerly SFAS 157). For the three and six months ended June 30, 2010, no impairment charges have been recognized. For the three months ended June 30, 2009, housing and land inventory on two projects with a carrying amount of \$20.5 million was written down to its fair value of \$16.2 million, resulting in an impairment charge of \$4.3 million, which was included impairment and write-off of option deposits. For the six months ended June 30, 2009, housing and land inventory on three projects with a carrying amount of \$32.9 million was written down to its fair value of \$24.7 million, resulting in an impairment charge of \$8.2 million, which was included in impairment of housing and land inventory and write-off of option deposits.

**BROOKFIELD HOMES CORPORATION**  
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*(Tabular amounts in thousands of U.S. dollars except per share amounts)*

**Note 14. Segment Information**

As defined in ASC Topic 280, Segmented Reporting, the Company has five operating segments. The Company has four reportable segments: Northern California, Southland / Los Angeles, San Diego / Riverside, and the Washington D.C. Area.

The Company is a land developer and residential homebuilder. The Company is organized and manages its business based on the geographical areas in which it operates. Each of the Company's segments specialize in lot entitlement and development and the construction of single-family and multi-family homes. The Company evaluates performance and allocates capital based primarily on return on assets together with a number of other risk factors. Earnings performance is measured using segment operating income. The accounting policies of the segments are the same as those referred to in Note 1, Significant Accounting Policies.

	<b>Three Months Ended</b>		<b>Six Months Ended</b>	
	<b>June 30,</b>		<b>June 30,</b>	
	<b>2010</b>	<b>2009</b>	<b>2010</b>	<b>2009</b>
<i>Revenues:</i>				
Northern California	\$ 5,352	\$ 27,645	\$ 17,150	\$ 36,080
Southland / Los Angeles	36,780	14,938	47,455	26,229
San Diego / Riverside	19,175	16,473	30,626	25,647
Washington, D.C. Area	33,214	25,759	42,591	33,438
Corporate and Other	1,390	10,286	3,520	10,886
<b>Total Revenues</b>	<b>\$ 95,911</b>	<b>\$ 95,101</b>	<b>\$ 141,342</b>	<b>\$ 132,280</b>
<i>Segment Income / (Loss):</i>				
Northern California	\$ (477)	\$ (1,066)	\$ 1,409	\$ 690
Southland / Los Angeles	4,438	(5,102)	4,034	(6,908)
San Diego / Riverside	2,520	753	2,538	(9,222)
Washington D.C. Area	4,485	(37)	4,084	(3,323)
Corporate and Other	(6,114)	5,204	(12,522)	(41)
<b>Income / (Loss) before Income Taxes</b>	<b>\$ 4,852</b>	<b>\$ (248)</b>	<b>\$ (457)</b>	<b>\$ (18,804)</b>

	<b>June 30,</b>	<b>December</b>
	<b>2010</b>	<b>31,</b>
		<b>2009</b>
<i>Housing and Land Assets</i> <sup>(1)</sup>		
Northern California	\$ 217,114	\$ 201,164
Southland / Los Angeles	124,578	122,504
San Diego / Riverside	330,538	336,458
Washington, D.C. Area	234,412	226,768
Corporate and Other	40,203	40,846
	<b>\$ 946,845</b>	<b>\$ 927,740</b>

- (1) Consists of housing and land inventory including investments in unconsolidated entities.

**BROOKFIELD HOMES CORPORATION**  
**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**

*(Tabular amounts in thousands of U.S. dollars except per share amounts)*

The following tables set forth additional financial information relating to the Company's reportable segments:

	<b>Three Months Ended</b>		<b>Six Months Ended</b>	
	<b>June 30,</b>		<b>June 30,</b>	
	<b>2010</b>	<b>2009</b>	<b>2010</b>	<b>2009</b>
<i>Equity (Loss) / Earnings from Unconsolidated Entities:</i>				
Northern California	\$ 58	\$ (333)	\$ 1,287	\$ 2,090
San Diego / Riverside	(1)		(1)	
Washington, D.C. Area	(155)	118	(367)	140
Corporate and Other	(645)	(16)	(976)	(102)
Total	\$ (743)	\$ (231)	\$ (57)	\$ 2,128

*Impairments of Housing and Land Inventory:*

Southland / Los Angeles	\$	\$ 2,600	\$	\$ 2,600
Washington, D.C. Area		1,658		1,658
Corporate and Other				3,900
Total	\$	\$ 4,258	\$	\$ 8,158

*Impairments of Investments in Unconsolidated Entities:*

San Diego / Riverside				9,243
Washington, D.C. Area				2,375
Total	\$	\$	\$	\$ 11,618

	<b>June 30,</b>	<b>December</b>
	<b>2010</b>	<b>31,</b>
	<b>2009</b>	<b>2009</b>
<i>Investments in Unconsolidated Entities:</i>		
Northern California	\$	\$
Southland / Los Angeles	45,373	48,050
San Diego / Riverside	4,218	2,694
Washington, D.C. Area	44,482	34,971
Corporate and other	7,685	6,762
Total	\$ 101,758	\$ 92,477

**Note 15. Subsequent Event**

On July 30, 2010, the Company announced that it intends to commence discussions with Brookfield Properties Corporation regarding a possible transaction that, if completed, would result in the combination of Brookfield Homes with the North American residential land and housing division of Brookfield Properties. A committee of independent directors of the Company has been formed to consider a proposed transaction, however there can be no assurance that

an agreement with respect to such a transaction will be reached, or that a transaction will be completed.

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

This discussion includes forward-looking statements that reflect our current views with respect to future events and financial performance and that involve risks and uncertainties. Our actual results, performance or achievements could differ materially from those anticipated in the forward-looking statements as a result of certain factors including risks discussed in Management's Discussion and Analysis of Financial Condition and Results of Operations Forward-Looking Statements and Item 1A Risk Factors elsewhere in this report and in our Annual Report on Form 10-K for the year ended December 31, 2009.

### **Forward-Looking Statements**

This quarterly report on Form 10-Q contains forward-looking statements within the meaning of the United States federal securities laws. The words may, believe, will, anticipate, expect, planned estimate, project, future, and other similar expressions that are predictions of or indicate future events and trends and that do not relate to historical matters identify forward-looking statements. The forward-looking statements in this quarterly report on Form 10-Q include, among others, statements with respect to:

ability to create shareholder value;

business goals and strategy;

our financial and lot position;

strategies for shareholder value creation;

effect of challenging conditions on us;

factors affecting our competitive position within the homebuilding industry;

ability to generate sufficient cash flow from our assets in 2010, 2011 and 2012 to repay maturing project specific and other financings;

the visibility of our future cash flow;

expected backlog and closings;

sufficiency of our access to capital resources;

the timing of the effect of interest rate changes on our cash flows;

the effect on our business of existing lawsuits;

a possible transaction with Brookfield Properties Corporation; and

whether or not our letters of credit or performance bonds will be drawn upon.

Reliance should not be placed on forward-looking statements because they involve known and unknown risks, uncertainties and other factors, which may cause the actual results to differ materially from the anticipated future results expressed or implied by such forward-looking statements. Factors that could cause actual results to differ materially from those set forward in the forward-looking statements include, but are not limited to:

changes in general economic, real estate and other conditions;

mortgage rate and availability changes;



availability of suitable undeveloped land at acceptable prices;

adverse legislation or regulation;

ability to obtain necessary permits and approvals for the development of our land;

availability of labor or materials or increases in their costs;

ability to develop and market our master-planned communities successfully;

ability to obtain regulatory approvals;

confidence levels of consumers;

ability to raise capital on favorable terms;

our debt and leverage;

adverse weather conditions and natural disasters;

relations with the residents of our communities;

risks associated with increased insurance costs or unavailability of adequate coverage;

ability to obtain surety bonds;

competitive conditions in the homebuilding industry, including product and pricing pressures;

ability to retain our executive officers;

relationships with our affiliates;

failure to negotiate the terms of a transaction agreement;

failure to obtain any required regulatory and shareholder approvals with respect to a transaction; and

additional risks and uncertainties, many of which are beyond our control, referred to in this Form 10-Q and our other SEC filings.

Except as required by law, we undertake no obligation to publicly update any forward-looking statements whether as a result of new information, future events or otherwise. However, any further disclosures made on related subjects in subsequent reports on Forms 10-K, 10-Q and 8-K should be consulted.

#### **Overview**

We were encouraged by the improvement in first quarter sales and closings. However, since then, selling communities have seen a drop in the number of visits from potential homebuyers, which we believe is a result of expired government stimulus programs, together with continued uncertain economic conditions, which have negatively impacted homebuyer confidence. The United States homebuilding industry continues to face a number of challenges with home foreclosures and tight credit standards continuing to have an effect on inventory and new home sale rates and prices. Despite these challenging conditions, we believe the risk is mitigated by our assets which are largely located in geographic areas with a constrained supply of lots and which have demonstrated strong economic characteristics over the long term. The supply of finished lots has been depleted substantially over the last few years and negligible development has occurred since 2006. As a result, we believe our strong financial position and owning entitled and/or developed lots in supply-constrained markets places us in a solid position as the markets improve. Through the activities of our operating subsidiaries, we entitle and develop land for our own communities and sell lots to third parties. We also design, construct and market single and multi-family homes primarily to move-up homebuyers.

We operate in the following geographic regions which are presented as our reportable segments: Northern California (San Francisco Bay Area and Sacramento), Southland / Los Angeles, San Diego / Riverside and Washington, D.C. Area. Our other operations that do not meet the quantitative thresholds for separate disclosure in our financial statements under US GAAP are included in Corporate and Other.

Our goal is to maximize the total return on our common stockholders' equity over the long term. We plan to achieve this by actively managing our assets and creating value on the lots we own or control.

The 26,169 lots that we control provide a strong foundation for our future homebuilding business and visibility on our future cash flow. We believe we add value to the lots we control through entitlements, development and the construction of homes. In allocating capital to our operations we generally limit our capital at risk on unentitled land by optioning such land positions. Option contracts for the purchase of land permit us to control lots for an extended period of time.

Operating in markets with higher price points and catering to move-up buyers, our average home selling price for the six months ended June 30, 2010 of \$469,000 was well in excess of the national average sales price. We also sell serviced and unserviced lots to other homebuilders, generally on an opportunistic basis where we can redeploy capital to an asset providing higher returns. The number of lots we sell may vary significantly from period to period due to the timing and nature of such sales which are also affected by local market conditions.

Our housing and land inventory, investments in unconsolidated entities and consolidated land inventory not owned together comprised 94% of our total assets as of June 30, 2010. In addition, we had \$63 million in other assets. Other assets consist of restricted cash of \$7 million, deferred taxes of \$37 million and other receivables of \$19 million.

As at June 30, 2010, the market capitalization of our common stock was \$200 million, compared to the book value of our common stock of \$230 million. Market capitalization will vary depending on market sentiment and may not have a relationship to the underlying value of a share of our common stock over the longer term.

**Results of Operations**

<i>Selected Financial Information (Unaudited)</i> (\$US millions)	<b>Three Months Ended</b> <b>June 30,</b>		<b>Six Months Ended</b> <b>June 30,</b>	
	<b>2010</b>	<b>2009</b>	<b>2010</b>	<b>2009</b>
Revenue:				
Housing	\$ 94	\$ 82	\$ 136	\$ 117
Land	1	13	5	15
Total revenues	95	95	141	132
Direct cost of sales	(78)	(86)	(117)	(119)
Impairment of housing and land inventory and write-off of option deposits		(4)		(8)
Gross margin	17	5	24	5
Selling, general and administrative expense	(13)	(13)	(26)	(25)
Equity in earnings unconsolidated entities	(1)	(1)		2
Impairment of investment in unconsolidated entities				(12)
Other income	2	8	2	11
Loss before income taxes	5	(1)		(19)
Income tax (expense) / recovery	(2)			6
Net income / (loss)	3	(1)		(13)
Less net income / (loss) attributable to noncontrolling interests		1		3
Net income / (loss) attributable to Brookfield Homes Corporation	\$ 3	\$	\$	\$ (10)
<b>Segment Information</b>				
Housing revenue (\$US millions):				
Northern California	\$ 5	\$ 28	\$ 17	\$ 36
Southland / Los Angeles	36	15	47	26
San Diego / Riverside	19	14	29	22
Washington D.C. Area	32	23	39	30
Corporate and Other	2	2	4	3
	\$ 94	\$ 82	\$ 136	\$ 117
Land revenue (\$US millions):				
Northern California	\$	\$	\$	\$
Southland / Los Angeles				
San Diego / Riverside		3	2	4
Washington D.C. Area	1	2	3	3
Corporate and Other		8		8

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\$ 1      \$ 13      \$ 5      \$ 15

Gross margin / (loss) (\$US millions):

Northern California	\$ 1	\$ 1	\$ 3	\$ 2
Southland / Los Angeles	5	(3)	7	(2)
San Diego / Riverside	3	3	5	4
Washington D.C. Area	7	3	9	5
Corporate and Other	1	1		(4)
	\$ 17	\$ 5	\$ 24	\$ 5

Impairment of housing and land inventory and write-off of option deposits (\$US millions):

Northern California	\$	\$	\$	\$
Southland / Los Angeles		2		2
San Diego / Riverside				
Washington D.C. Area		2		2
Corporate and Other				4
	\$	\$ 4	\$	\$ 8

	<b>Three Months Ended June 30,</b>		<b>Six Months Ended June 30,</b>	
	<b>2010</b>	<b>2009</b>	<b>2010</b>	<b>2009</b>
Home closings (units):				
Northern California	5	33	17	42
Southland / Los Angeles	82	40	107	71
San Diego / Riverside	35	29	53	46
Washington D.C. Area	85	63	105	79
Corporate and Other	3	4	8	5
Consolidated total	210	169	290	243
Unconsolidated Entities			1	
	210	169	291	243
Average selling price (\$US):				
Northern California	\$ 1,070,000	\$ 838,000	\$ 1,099,000	\$ 859,000
Southland / Los Angeles	449,000	373,000	444,000	369,000
San Diego / Riverside	548,000	481,000	544,000	480,000
Washington D.C. Area	371,000	364,000	372,000	378,000
Corporate and Other	463,000	641,000	440,000	633,000
Consolidated average	449,000	486,000	469,000	483,000
Unconsolidated Entities			1,245,000	750,000
Average	\$ 449,000	\$ 486,000	\$ 472,000	\$ 485,000

	<b>Housing &amp; Land</b>		<b>Unconsolidated Entities</b>		<b>Total Units June 30, 2010</b>
	<b>Owned<sup>(1)</sup></b>	<b>Options</b>	<b>Owned</b>	<b>Options</b>	
Lots controlled (units at end of period):					
Northern California	3,233	5,044			8,277
Southland / Los Angeles	962	320	404	1,987	3,673
San Diego / Riverside	8,696	200	52		8,948
Washington D.C. Area	2,752	1,066	1,199		5,017
Corporate and Other	196		58		254
	15,839	6,630	1,713	1,987	26,169

(1) Includes consolidated options.

**Three and Six Months ended June 30, 2010 Compared with Three and Six Months Ended June 30, 2009**  
*Net Income / (Loss)*

Net income was \$3 million and nil for the three and six months ended June 30, 2010, an increase in net income of \$4 million and \$13 million, respectively, when compared to the same periods in 2009. The increase in net income for the three and six months ended June 30, 2010 primarily relates to an increase in gross margin before impairment charges and a decrease of \$4 million and \$20 million, respectively, in impairments on our housing and land assets and investments in unconsolidated entities, partially offset by a reduction in income from interest rate swap contracts as well as a reduction in income tax recovery.

*Results of Operations*

*Company-wide:* Housing revenue was \$94 million and \$136 million for the three and six months ended June 30, 2010, an increase of \$12 million and \$19 million, respectively, when compared to the same periods in 2009. The increase in housing revenue was primarily due to 41 and 47 additional home closings in the three and six months ended June 30, 2010, partially offset by a decrease in the overall average selling price per home. While the total average selling price per home decreased by 8% for the three months ended June 30, 2010 compared to the same period in 2009, reflecting the significant decrease in the number of higher priced homes sold in Northern California, the average selling price of homes delivered increased in each region.

Housing revenues were net of incentives of \$5 million and \$9 million for the three and six months ended June 30, 2010, compared to \$14 million and \$20 million, respectively, for the same periods in 2009.

(\$ millions)	Three Months Ended June 30, 2010		2009	
	Incentives Recognized	% of Gross Revenues	Incentives Recognized	% of Gross Revenues
Northern California	\$ 1	15%	\$ 9	24%
Southland / Los Angeles	1	4	1	7
San Diego / Riverside	1	6	1	6
Washington D.C. Area	2	8	3	12
Corporate and Other				
	\$ 5	6%	\$ 14	14%

(\$ millions)	Six Months Ended June 30, 2010		2009	
	Incentives Recognized	% of Gross Revenues	Incentives Recognized	% of Gross Revenues
Northern California	\$ 2	12%	\$ 12	25%
Southland / Los Angeles	2	4	2	7
San Diego / Riverside	2	6	1	6
Washington D.C. Area	3	8	5	14
Corporate and Other				
	\$ 9	6%	\$ 20	15%

Land revenue totaled \$1 million and \$5 million for the three and six months ended June 30, 2010, a decrease of \$12 million and \$10 million, respectively, when compared to the same periods in 2009. Our land revenues may vary significantly from period to period due to the timing and nature of land sales and such revenues are also affected by local market conditions.

Gross margin was \$17 million and \$24 million for the three and six month months ended June 30, 2010, compared with \$5 million and \$5 million, respectively, for the same periods in 2009. The increase in gross margin during the three and six month periods ended June 30, 2010 was primarily a result of a decrease in impairment charges as well as a decline in costs incurred relative to the homes that were closed.

During the three and six months ended June 30, 2010, we did not recognize any impairment charges or option write-offs compared to impairment charges of \$4 million and \$8 million for the same periods in 2009. The impairment charges for the three and six months ended June 30, 2009 related to owned lots in our Southland / Los Angeles and Washington D.C. Area reportable segments.

Forty-three projects were tested for impairment charges and option write-offs for the six months ended June 30, 2010 and no impairment charges or option write-offs were required. The locations of the projects tested were as follows:

#### Number of Projects

Northern California.	6
Southland / Los Angeles	4
San Diego / Riverside	14

Washington D.C. Area	17
Corporate	2
	43

*Northern California:* Housing revenue was \$5 million and \$17 million for the three and six months ended June 30, 2010, a decrease of \$23 million and \$19 million, respectively, when compared to the same periods in 2009. The gross margin for the three and six months ended June 30, 2010 was \$1 million and \$3 million compared with \$1 million and \$2 million, respectively, for the same periods in 2009.

*Southland / Los Angeles:* Housing revenue was \$36 million and \$47 million for the three and six months ended June 30, 2010, an increase of \$21 million when compared to the same periods in 2009. The gross margin for the three and six months ended June 30, 2010 was \$5 million and \$7 million compared with a loss of \$3 million and \$2 million, respectively, for the same periods in 2009.



*San Diego / Riverside:* Housing revenue was \$19 million and \$29 million for the three and six months ended June 30, 2010, an increase of \$5 million and \$7 million, respectively, when compared to the same periods in 2009. Land revenue was nil and \$2 million for the three and six months ended June 30, 2010, compared with \$3 million and \$4 million, respectively, for the same periods in 2009. The gross margin for the three and six months ended June 30, 2010 was \$3 million and \$5 million, compared with \$3 million and \$4 million, respectively for the same periods in 2009.

*Washington D.C. Area:* Housing revenue was \$32 million and \$39 million for the three and six months ended June 30, 2010, an increase of \$9 million when compared to the same periods in 2009. Land revenue was \$2 million and \$4 million for the three and six months ended June 30, 2010, consistent with the same periods in 2009. The gross margin for the three and six months ended June 30, 2010 was \$7 million and \$5 million, compared with \$3 million and \$5 million, respectively, for same periods in 2009.

Selling, general and administrative expense was \$13 million and \$26 million for the three and six months ended June 30, 2010, compared to \$13 million and \$25 million, respectively, for the same periods in 2009. The general and administrative expense for the six months ended June 30, 2010 included a charge of \$1 million related to a restructuring of our benefit plans. The components of the expense for the three and six months ended June 30, 2010 and 2009 are summarized as follows:

(\$ millions)	Three Months Ended June 30,		Six Months Ended June 30,	
	2010	2009	2010	2009
General and administrative expense	\$ 7	\$ 8	\$ 16	\$ 15
Sales and marketing expense	4	6	8	10
Stock compensation	(1)			
Change in fair value of equity swap contract	3	(1)	2	
	\$ 13	\$ 13	\$ 26	\$ 25

Equity in earnings from unconsolidated entities for the three and six months ended June 30, 2010 was a loss of \$1 million and nil compared with a loss of \$1 million and income of \$2 million, respectively, for the same periods in 2009. We did not record any impairment charges related to our investments in unconsolidated entities for the three and six months ended June 30, 2010.

Other income for the three and six months ended June 30, 2010 totaled income of \$2 million for both periods, a decrease of \$6 million and \$9 million, respectively, when compared to the same periods in 2009. The components of other income for the three and six months ended June 30, 2010 and 2009 are summarized as follows:

(\$ millions)	Three Months Ended June 30,		Six Months Ended June 30,	
	2010	2009	2010	2009
Change in fair value of interest rate swap contracts	\$ (2)	\$ 7	\$ (3)	\$ 9
Other	4	1	5	2
	\$ 2	\$ 8	\$ 2	\$ 11

#### *Sales Activity*

Net new home orders for the three and six months ended June 30, 2010 totaled 127 units and 285 units, a decrease of 139 units and 134 units, or 52% and 32%, respectively, compared to the same periods in 2009. We were selling from 24 active communities at June 30, 2010 compared to 30 at June 30, 2009, a 20% decline. The net new home orders for the three and six months ended June 30, 2010 and 2009 by reportable segment were as follows:

	<b>Three Months Ended</b>		<b>Six Months Ended</b>	
	<b>June 30,</b>		<b>June 30,</b>	
	<b>2010</b>	<b>2009</b>	<b>2010</b>	<b>2009</b>
Northern California	15	49	30	82
Southland / Los Angeles	40	82	80	123
San Diego / Riverside	18	49	49	78
Washington D.C. Area	53	85	117	136
Corporate and Other	1	1	9	
Consolidated total	127	266	285	419
Unconsolidated entities				
	127	266	285	419

Net new orders for any period represent the aggregate of all homes ordered by customers, net of cancellations. Our backlog, which represents the number of new homes subject to pending sales contracts, at June 30, 2010 and 2009 by reportable segment are as follows:

	<b>Backlog June 30, 2010</b>		<b>Backlog June 30, 2009</b>	
	<b>Units</b>	<b>\$ millions</b>	<b>Units</b>	<b>\$ millions</b>
Northern California	37	\$ 38	50	\$ 40
Southland / Los Angeles	42	18	107	41
San Diego / Riverside	19	10	40	19
Washington D.C. Area	83	37	97	38
Corporate and other			15	13
Consolidated total	181	103	309	151
Unconsolidated entities			1	1
	181	\$ 103	310	\$ 152

We expect all 181 units of our backlog to close in 2010, subject to any future cancellations that may occur. The cancellation rates for the three and six months ended June 30, 2010 and 2009 by reportable segment are as follows:

	<b>Three Months Ended June 30</b>				<b>Six Months Ended June 30</b>			
	<b>2010</b>		<b>2009</b>		<b>2010</b>		<b>2009</b>	
	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>	<b>Units</b>	<b>%</b>
Northern California	4	21%	6	11%	7	19%	12	13%
Southland / Los Angeles	6	13	10	11	10	11	25	17
San Diego / Riverside	7							