



GoldenTree InSite Partners

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GOLDENTREE INSITE PARTNERS AND LGI HOMES FORM JOINT VENTURE

Houston, TX and New York, NY, March 18, 2010 – GoldenTree InSite Partners and LGI homes announced today that they have entered into a strategic joint venture that combines the financial and residential investment expertise of GoldenTree InSite Partners with LGI Homes' land development and homebuilding operations. Concurrently, the firms announced they have closed on their initial investment, 175 fully improved residential lots in the Chisholm Springs subdivision in Ft. Worth, TX.

LGI will invest 15% of the equity capital in the new venture, with a fund managed by GoldenTree InSite Partners providing additional capital. LGI will manage the day-to-day operations of the venture. If certain financial targets are met, LGI will receive a promoted share of the cash returns, and the fund received LGI stock warrants.

Tom Shapiro, President of GoldenTree InSite Partners said, "After sitting out of the US market for the last two years, we believe now is the time to invest in residential real estate in markets with strong fundamentals. We have the opportunity to generate strong returns by acquiring lots at a fraction of the customary cost and at a price point where we can build quality housing."

LGI Homes is a leader in building entry-level housing incorporating a direct-to-the-consumer marketing approach. The effectiveness of LGI Homes' business model is best evidenced through its financial results. It was recently recognized by Builder Magazine as the only builder in its top 200 to generate unit sales and revenue growth from 2006 through 2008.

"The buy vs. rent ratio is at a twelve year low in the Dallas-Ft Worth market, and when combined with low mortgage rates, is good for our customers." stated Eric Lipar, CEO of LGI Homes. "We look forward to expanding on our homebuilding success, and further developing our brand with GoldenTree InSite Partners as our financial partner."

The Chisholm Springs subdivision is located approximately 20 miles northwest of downtown Ft. Worth with direct visibility and immediate access off Highway 287, which provides easy access to Dallas-Ft. Worth's major employment centers to the south and east. Community amenities include a recreation center with a pool, fitness center, and clubhouse available for homeowners and their guests. Home prices will range from \$120,000- \$165,000 and feature three-sided brick construction with premium interior finish levels and amenities for homes selling at this price point.

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GOLDENTREE INSITE PARTNERS AND LGI HOME .../2

Rob Vahradian, Managing Director of GoldenTree InSite Partners added “We intend to start building and selling homes immediately, and are enthusiastic at the prospect of partnering with a company as well regarded as LGI Homes.”

Avila Advisors served as a consultant to LGI in the transaction.

About LGI Homes

LGI Homes is a leader in building affordable entry-level homes in the Ft. Worth, Houston and San Antonio markets. LGI Homes opened its first home building community in 2003. Since then, the company has become one of the fastest growing home builders in Texas and has grown into a nationally recognized corporation. In 2009, LGI Homes closed 433 homes. Since inception, LGI Homes has consistently been listed among the top 200 builders in the country by Builder Magazine. For further information visit: www.lgihomes.com

About GoldenTree InSite Partners

GoldenTree InSite Partners is a global real estate investment firm headquartered in New York with an office in São Paulo. The firm was formed in February 2005 in partnership with GoldenTree Asset Management. GoldenTree InSite Partners has 36 employees and manages over \$1.1 billion of committed equity. The firm pursues value-added real estate opportunities through direct equity investment and non-traditional lending activities. To date, the firm has committed capital to residential, retail, industrial, office, hotel, and mixed-use projects in the U.S. and Brazil. The firm’s principals have over 80 years of investment, management, and operations experience, which spans all major property types and geographies. By combining hands-on real estate expertise with a disciplined investment approach, GoldenTree InSite Partners creates value for its investors and partners. For further information please visit our website at www.goldentreeinsite.com.

About GoldenTree Asset Management

GoldenTree Asset Management, an investment advisor with offices in New York, London, Luxembourg, and Seoul, invests in bank debt, high yield bonds, distressed debt, real estate and equities. GoldenTree manages approximately \$11 billion as of February 1, 2010, and the firm has more than 200 employees. For further information regarding GoldenTree Asset Management, please visit their Web site at <http://www.goldentree.com>.