

August 8, 2014

Dear Investors,

I am pleased to share the Company's second quarter 2014 update. In summary:

- TAH (the "Company") generated approximately \$1.05 million of earnings before interest, taxes, depreciation and amortization ("EBITDA"), approximately \$160k of Free Cash Flow, and a net loss of approximately \$1 million for the second quarter of 2014.
- Approximately 2,102 homes were rented or pending lease, representing 94.7% of rent-ready homes and 85.4% of total homes at July 31st. This compares favorably to the last update at April 30th, of which there were 93.6% rent-ready homes and 81.4% of total homes.
- The Company expects to finish the majority of the last remaining high cost renovation homes remaining in its portfolio by the end of the third quarter. These renovations will require approximately \$4 million of cash through the end of the year.
- The Company continues to focus on the stabilization of the portfolio. I expect that in the second half of 2014, the Company will continue trending towards increased lease-up, reduced turnover and controlling expenses.

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Financial turnaround continues in the second quarter

Management continues to improve the Company's operating and financial performance and second quarter results reflect its efforts:

- Revenue was up approximately 6% compared to first quarter, and EBITDA increased by 25% to \$1.05 million. For the six months ended June 30, 2014, EBITDA was \$1.9 million and net loss of \$2.1 million.
- Free Cash Flow declined from first quarter to second quarter by approximately 196k, primarily due to the increased pace of renovations during the second quarter.
- Delinquency continues to be below 3%, a reflection of the Company's management over credit and collections.

Overall, the Company's stabilized and leased homes continue to perform well.

Status update of the portfolio

There were 2,102 homes leased and pending on July 31st, compared to 2,005 homes leased and pending as of April 30th. On a net basis, there were 97 homes leased, an increase of 5%. I am pleased with these results, as the summer months are typically the time of the year when there are more move-outs, and despite this, the summer has proceeded generally as expected.

Third Quarter Outlook

In the third quarter the Company intends to deliver approximately 270 homes to property management, many of them high cost renovation homes. 87 homes were delivered to its property management team in July, and the Company estimates 90 homes will be delivered to property management in both August and September. As of today, the Company has the lowest amount of homes with its redevelopment team to date.

On the leasing front, 83 leases were signed in July, and 90 new leases are expected in both August and September. Subtracting estimated move-outs, it is expected that there will be over 2,200 leased and pending homes when the third quarter update is sent to investors at the end of October.

Strategy update

There is no update in regard to the Company's long-term strategy. Management believes that demonstrating a record of operational success will lead to the highest and best value for shareholders. By completing renovations and leasing out the rest of the portfolio, the Company should achieve the highest shareholder value, whether it holds its assets for the long term, or decide to sell parts or all of the company. The Company continues to work towards maximizing shareholder value.

2015 is shaping up to be a year of cash generation and I look forward to sharing the forecast for 2015 in my next quarterly update.

Summary

The Company is executing its operational plan as expected and will issue its next update in late October. Finally, second quarter financial statements are now in the investor portal. If you would like a copy emailed to you, please email: dana@theamericanhome.com.

Thank you for your continued support, and please feel free to contact me if you have any questions or comments about this update.

Sincerely,

Aaron M. Edelheit
Chief Executive Officer