

May 13, 2009

Comstock Homebuilding Companies, Inc. Reports Results for Three Months Ended March 31, 2009

RESTON, VA, May 13, 2009 (MARKETWIRE via COMTEX News Network) -- Comstock Homebuilding Companies, Inc. (NASDAQ: CHCI) ("Comstock" or the "Company") today released results for the three months ended March 31, 2009. In connection therewith, the Company filed a Form 10-Q with the Securities and Exchange Commission. The Company's 1Q 2009 results are highlighted as follows:

- Gross new order revenue for the quarter decreased \$7.2 million, or 47.5%, to \$7.9 million on 25 homes as compared to \$15.1 million on 50 homes for the three months ended March 31, 2008. Net new order revenue for the quarter decreased \$2.7 million, or 26.3%, to \$7.4 million on 22 homes as compared to \$10.1 million on 34 homes for the quarter ended March 31, 2008.
- Settlements during the quarter decreased by 75.0%, or 36 homes, to 12 as compared to 48 homes for the three months ended March 31, 2008. Revenue from homebuilding decreased by \$11.2 million, or 70.0%, to \$4.7 million for the quarter as compared to \$15.9 million for the three months ended March 31, 2008.
- The Company's sales, settlements and backlog were as follows:

Three months ended March 31, 2009

	Washington	North	Georgia	Total
	DC Metro	Carolina		
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Gross new orders	12	13	-	25
Cancellations	-	3	-	3
Net new orders	12	10	-	22
Gross new order revenue	\$ 5,614	\$ 2,319	\$ -	\$ 7,933
Cancellation revenue	\$ -	\$ 523	\$ -	\$ 523
Net new order revenue	\$ 5,614	\$ 1,796	\$ -	\$ 7,410
Average gross new order price	\$ 468	\$ 178	\$ -	\$ 317
Settlements	8	4	-	12
Settlement revenue - homebuilding	\$ 4,160	\$ 566	\$ -	\$ 4,726
Average settlement price	\$ 520	\$ 142	\$ -	\$ 394
Backlog units	7	12	1	20
Backlog revenue	\$ 2,189	\$ 2,983	\$ 386	\$ 5,558
Average backlog price	\$ 313	\$ 249	\$ 386	\$ 278

- The Company did not record any additional impairment or write-off charges in the quarter as compared to \$0.8 million for the three months ended March 31, 2008. Management based its decision on current market conditions and estimates for the future. If market conditions deteriorate or actual costs are higher than budgeted, however, the Company may incur additional impairment charges in the future.
- Selling, general and administrative expenses for the quarter decreased \$1.2 million or 31.6% to \$2.6 million, as compared to \$3.8 million for the three months ended March 31, 2008.
- The operating loss for the quarter was \$(2.9) million which was

unchanged compared to \$(2.9) million for the three months ended March 31, 2008. Operating margin for the quarter was (54.5%) as compared to (18.3%) for the three months ended March 31, 2008.

- Other (income) expense, net for the quarter decreased by \$0.8 million to \$(0.4) million as compared to \$(1.2) million for the three months ended March 31, 2008.
- Unrestricted cash was \$3.1 million at March 31, 2009, a reduction of \$2.9 million as compared to December 31, 2008.
- Notes payable -- secured by real estate was \$82.1 million at March 31, 2009 which represented a \$2.4 million reduction as compared to December 31, 2008. Notes payable -- unsecured was \$18.2 million which is unchanged from December 31, 2008.
- Shareholder equity was \$28.2 million at March 31, 2009 which represents a book value per share of \$1.53 based on approximately 18.3 million shares outstanding.

The Company reported that management and the Company's board of directors are continuing to work on strategic plans aimed at generating unrestricted cash flow to help secure its ability to continue operating as a going concern.

"While it's certainly not a trend yet, we have seen a pick up in traffic and sales at certain Washington, DC area projects over the past few weeks," said Christopher Clemente, Comstock's Chairman and Chief Executive Officer. "We are hopeful that it is a sign of better times ahead for the homebuilding and real estate industries. We continue to work on developing solutions with our lenders that would secure our ability to survive the economic downturn that is affecting the homebuilding industry."

BALANCE SHEET	March 31, 2009	December 31, 2008
	-----	-----
ASSETS		
Cash and cash equivalents	\$ 3,146	\$ 5,977
Restricted cash	4,028	3,859
Receivables	-	-
Due from related parties	77	-
Real estate held for development and sale	126,123	129,542
Inventory not owned - variable interest entities	19,250	19,250
Property, plant and equipment, net	661	829
Other assets	1,450	1,402
	-----	-----
TOTAL ASSETS	\$ 154,735	\$ 160,859
	=====	=====
LIABILITIES AND SHAREHOLDERS' EQUITY		
Accounts payable and accrued liabilities	\$ 7,188	\$ 8,232
Obligations related to inventory not owned	19,050	19,050
Notes payable - secured by real estate	82,123	84,563
Notes payable - unsecured	18,209	18,266
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TOTAL LIABILITIES	126,570	130,111
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Commitments and contingencies (Note 9)		
SHAREHOLDERS' EQUITY		
Class A common stock, \$0.01 par value, 77,266,500 shares authorized, 15,608,438 and 15,608,438 issued and outstanding, respectively	156	156
Class B common stock, \$0.01 par value, 2,733,500 shares authorized, 2,733,500		

issued and outstanding	27	27
Additional paid-in capital	157,119	157,058
Treasury stock, at cost (391,400 Class A common stock)	(2,439)	(2,439)
Accumulated deficit	(126,921)	(124,277)
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TOTAL COMSTOCK HOMEBUILDING COMPANIES, INC SHAREHOLDERS' EQUITY	27,942	30,525
Non-controlling interest	223	223
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TOTAL EQUITY	28,165	30,749
	=====	=====
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	\$ 154,735	\$ 160,859
	=====	=====

INCOME STATEMENT	Three Months Ended	
	March 31,	
	2009	2008
	-----	-----
Revenues		
Revenue - homebuilding	\$ 4,726	\$ 15,940
Revenue - other	797	436
	-----	-----
Total revenue	5,523	16,376
Expenses		
Cost of sales - homebuilding	4,145	13,940
Cost of sales - other	-	28
Impairments and write-offs	-	832
Selling, general and administrative	2,575	3,788
Interest, real estate taxes and indirect costs related to inactive projects	1,800	758
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Operating loss	(2,997)	(2,970)
Loss (gain) on troubled debt restructuring	-	(8,325)
Other (income) loss, net	(353)	(1,185)
	-----	-----
Total pre tax (loss) income	(2,644)	6,540
Income taxes expense	2	-
	-----	-----
Net (loss) income	(2,646)	6,540
Net (loss) income attributable to non-controlling interest	1	2
	=====	=====
Net (loss) income attributable to Comstock Homebuilding Companies, Inc	\$ (2,645)	\$ 6,542
	=====	=====
Basic (loss) earnings per share	\$ (0.15)	\$ 0.40
Basic weighted average shares outstanding	17,554	16,544
	=====	=====
Diluted (loss) earnings per share	\$ (0.15)	\$ 0.39
Diluted weighted average shares outstanding	17,554	16,589
	=====	=====

About Comstock Homebuilding Companies, Inc.

Comstock Homebuilding Companies, Inc. is a publicly traded real estate enterprise with a focus on a variety of affordably priced, for-sale residential products. The company currently operates as Comstock Homes in the Washington, D.C.; Raleigh, NC; and Atlanta, GA markets. Comstock trades on Nasdaq as CHCI. For more information please visit www.comstockhomebuilding.com.

Cautionary Statement

This release may contain "forward-looking" statements made pursuant to the Safe Harbor provisions of the Private Securities Litigation Reform Act of 1995. Additional information concerning these and other important risks and uncertainties can be found under the heading "Risk Factors" in the Company's Form 10-K as filed with the Securities and Exchange Commission on March 31, 2009. Comstock specifically disclaims any obligation to update or revise any forward-looking statements, whether as a result of new information, future developments or otherwise.

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