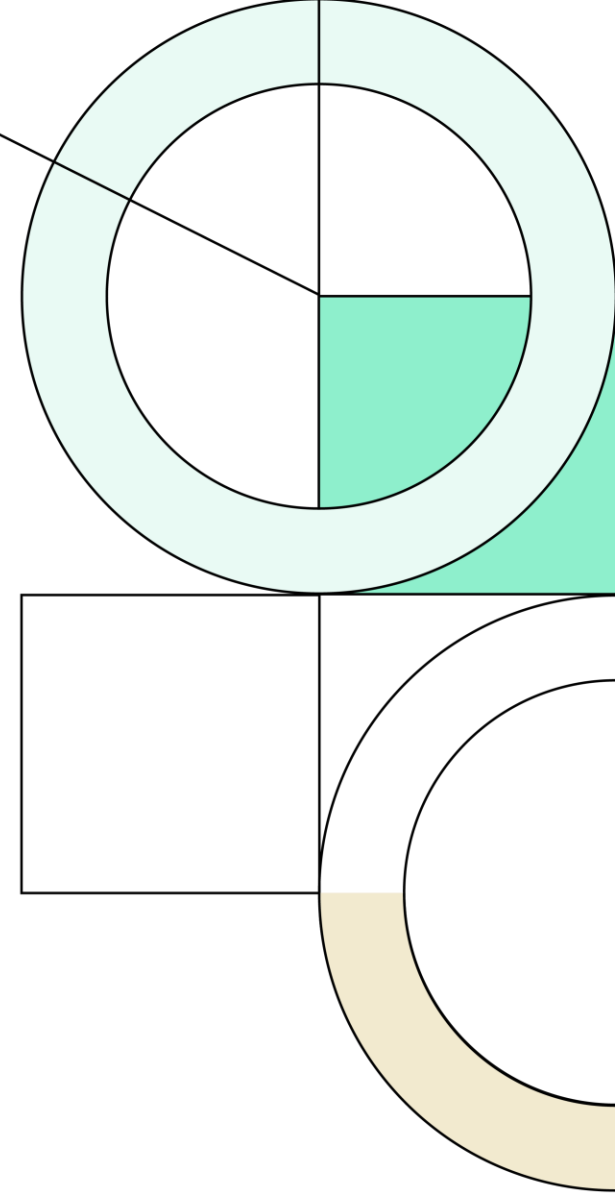




2Q21

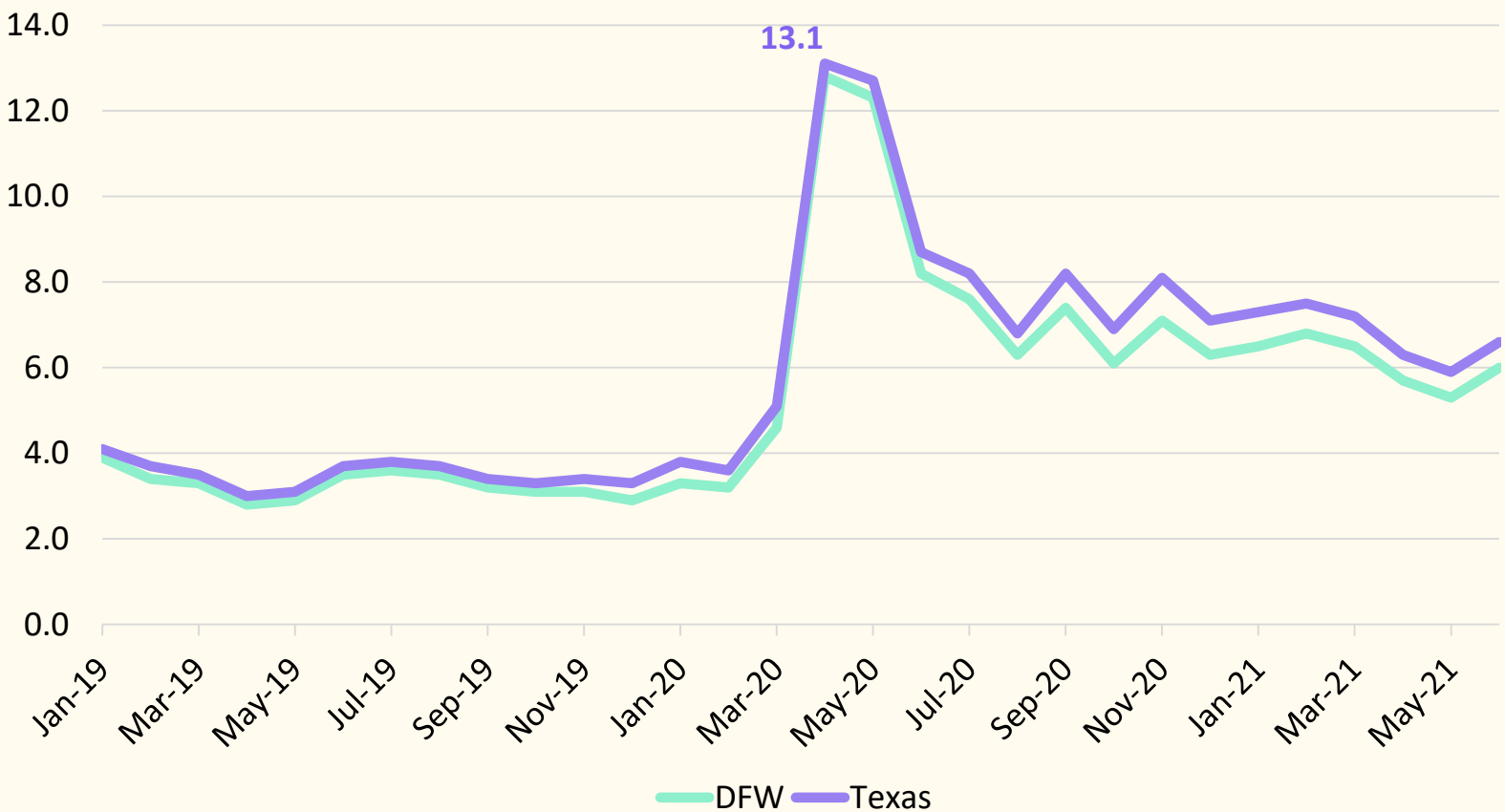
Demographic Report



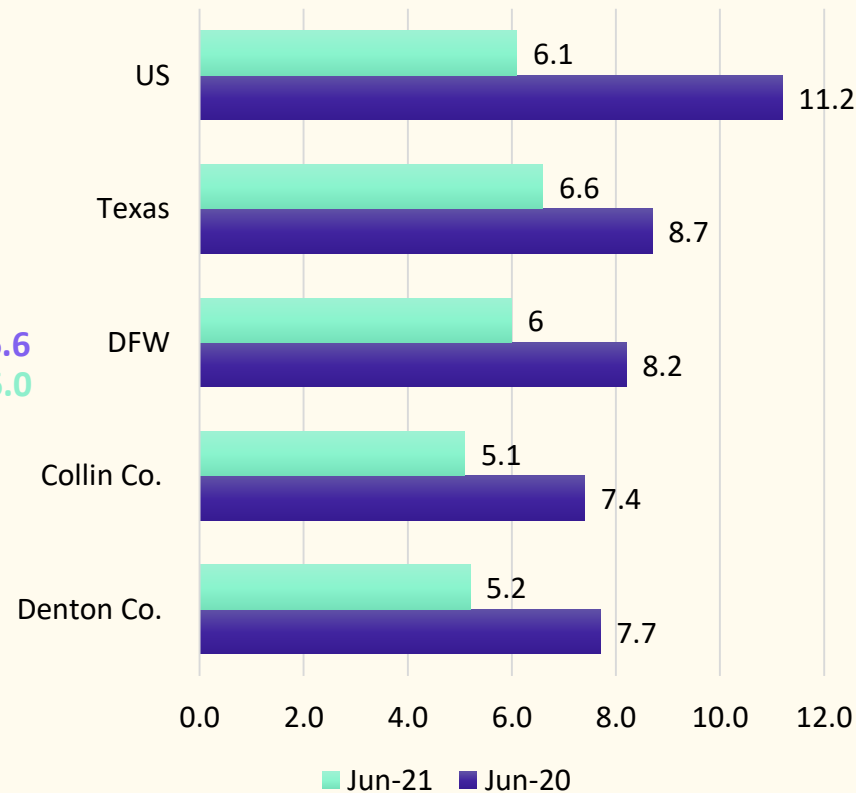


Local Economic Conditions

Unemployment Rate, Jan 2019 - Jun 2021



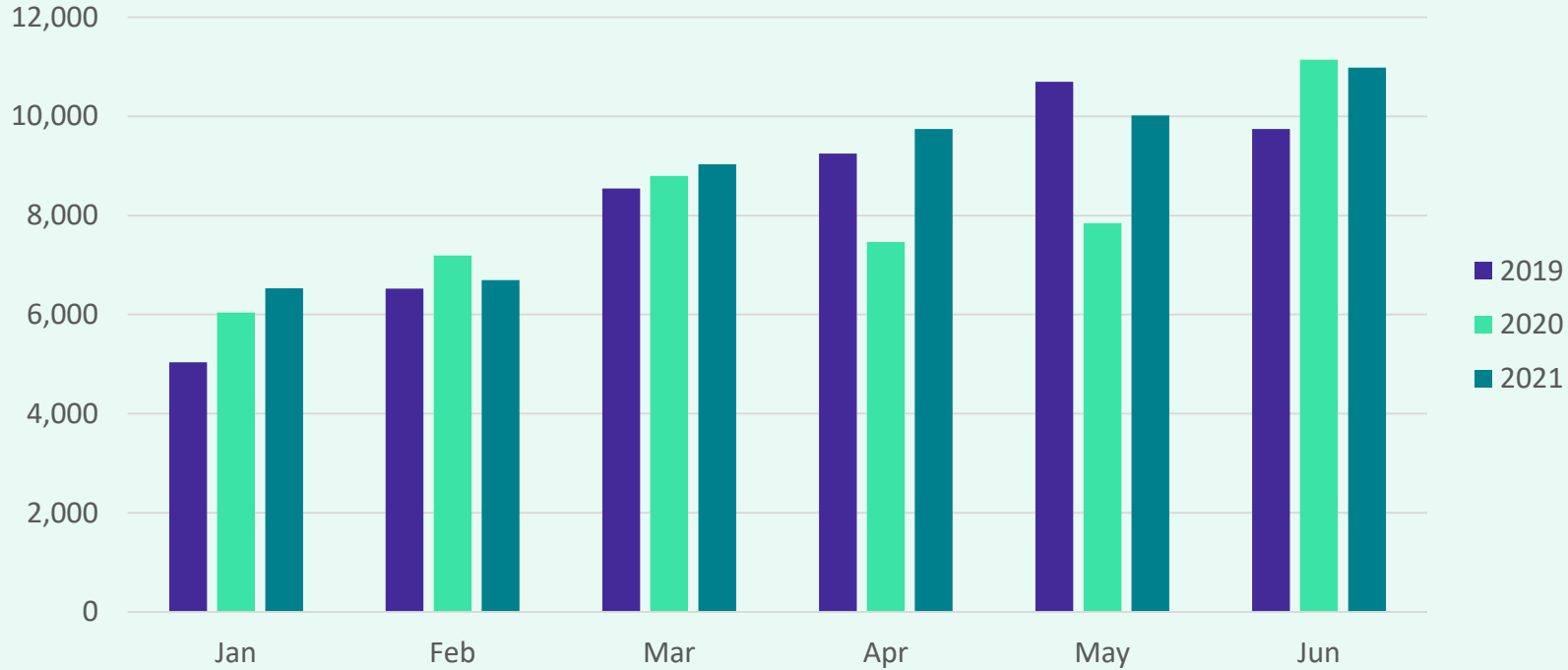
Unemployment Rate, Year Over Year





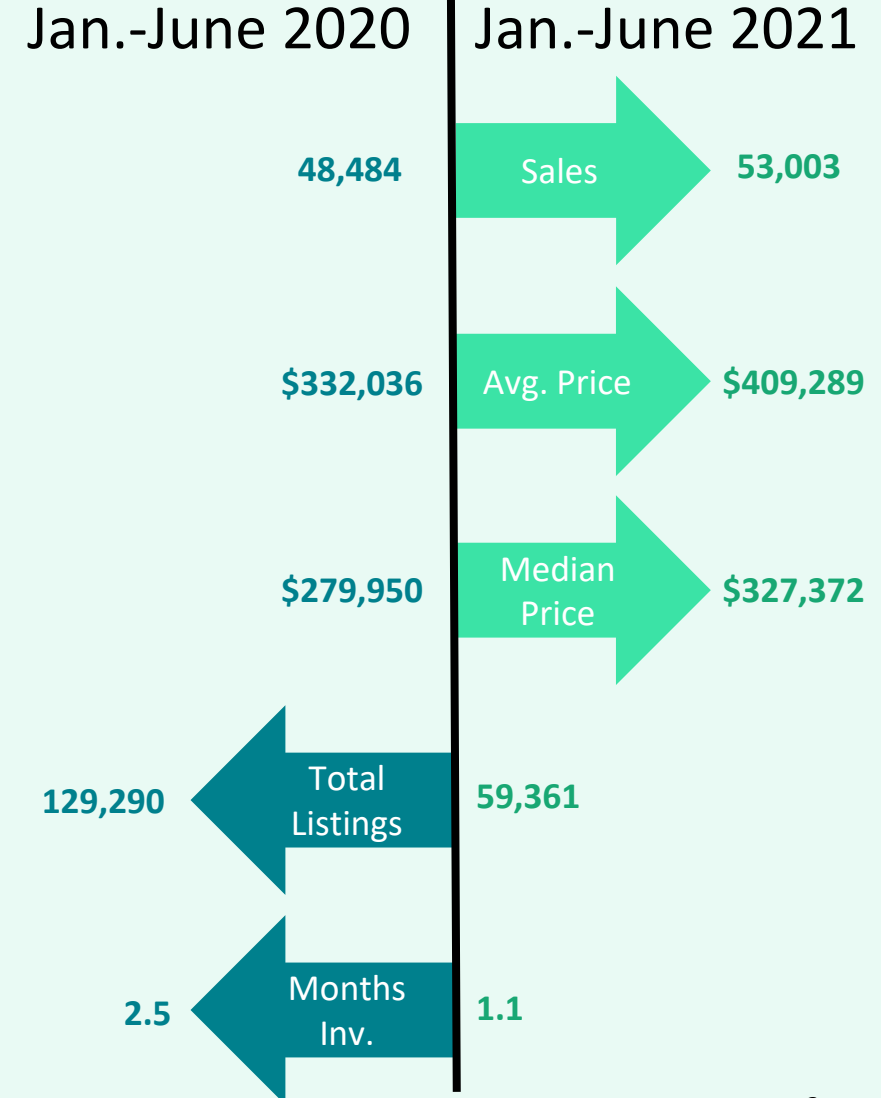
Housing Market Trends

DFW Monthly Sales, 2019-2021



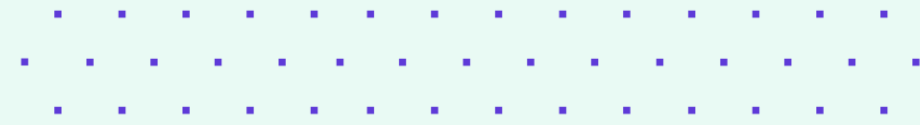
- Median home prices remain at record highs across the state
- Home inventory remains extremely tight as sales continue to outperform 2019 and 2020 rates
- Home sales through June in DFW are up 9.3% from the same period in 2020
- Historically low interest rates and pent up demand have resulted in continued record levels of activity in the housing market

YOY Housing Trends





Housing Market Trends



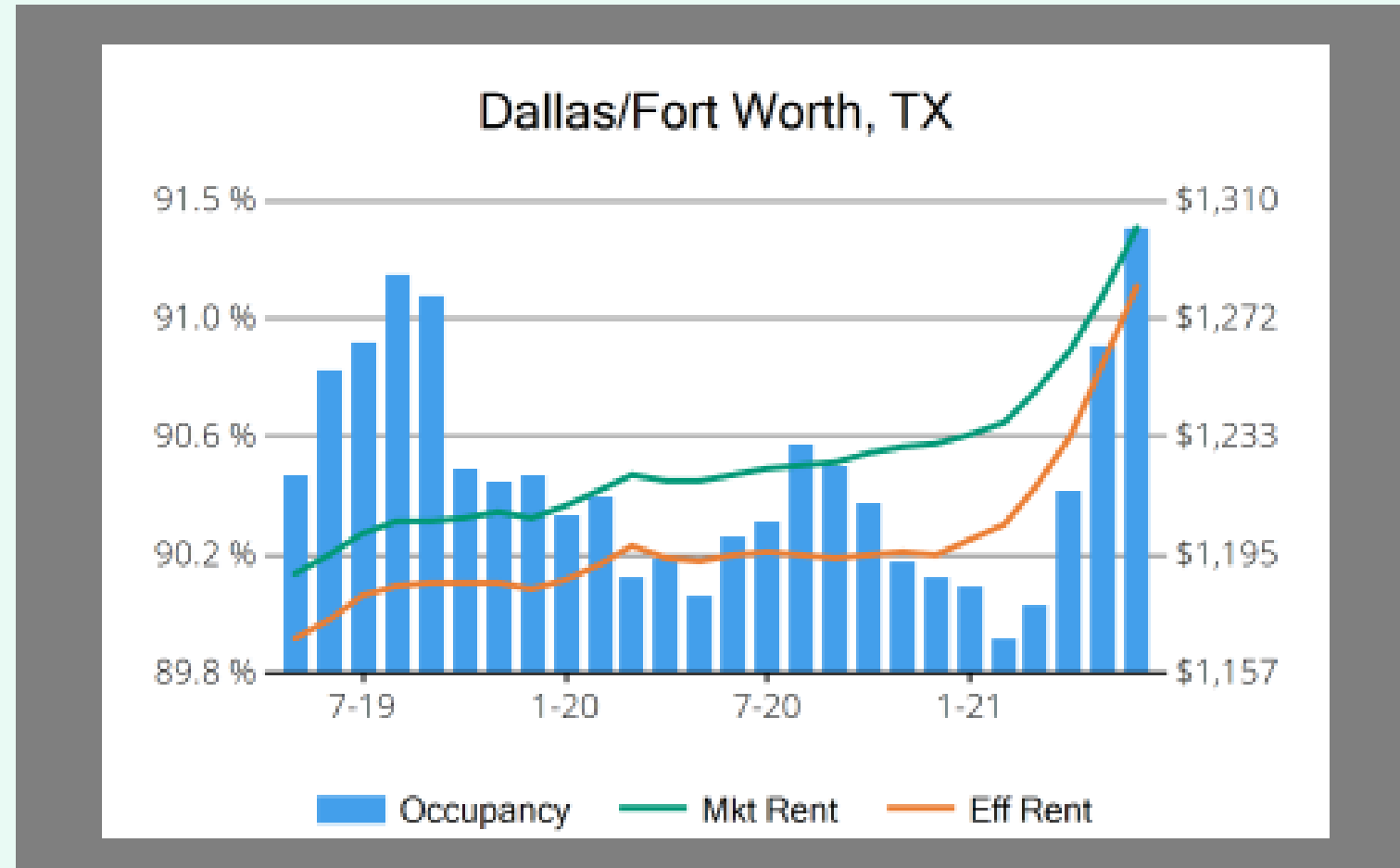
| | 2Q21 | % YOY |
|-------------------|--------|-------|
| Annual Starts | 49,733 | 30.0% |
| Quarter Starts | 14,909 | 39.5% |
| Annual Closings | 45,074 | 22.6% |
| Quarter Closings | 12,555 | 30.7% |
| Housing Inventory | 27,455 | 20.2% |
| VDL Inventory | 55,803 | -4.2% |



Housing Market Trends: Multi-family Market



| DFW Multi-Family Market | June-21 | % YOY |
|-------------------------|---------|--------|
| Occupancy | 91.4 | +1.2% |
| Unit Change | 31,620 | |
| Units Absorbed (Annual) | 37,301 | |
| Average Size | 870 | +0.2% |
| Asking Rent | \$1,301 | +6.6% |
| Asking Rent per Sq. Ft. | \$1.50 | +6.4% |
| Effective Rent | \$1,282 | +7.3% |
| Effective Rent per SqFt | \$1.47 | +7.2% |
| % Offering Concessions | 22% | -26.0% |
| Avg Concession Package | 5.7% | -3.9% |





DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q21

| Rank | District Name | Annual Starts | Annual Closings | Inventory | VDL | Future |
|------|-----------------------|---------------|-----------------|-----------|-------|--------|
| 1 | Northwest ISD | 3,510 | 3,011 | 1,588 | 3,176 | 27,444 |
| 2 | Denton ISD | 3,597 | 2,955 | 1,968 | 2,731 | 19,679 |
| 3 | Prosper ISD | 3,204 | 2,660 | 2,108 | 3,044 | 22,050 |
| 4 | Frisco ISD | 2,350 | 2,394 | 1,523 | 1,759 | 8,775 |
| 5 | Forney ISD | 2,735 | 2,156 | 1,291 | 3,044 | 31,108 |
| 6 | Eagle Mt.-Saginaw ISD | 1,771 | 2,153 | 582 | 990 | 19,227 |
| 7 | Dallas ISD | 1,475 | 1,889 | 1,461 | 2,436 | 6,187 |
| 8 | Rockwall ISD | 1,337 | 1,254 | 742 | 1,693 | 10,301 |
| 9 | Princeton ISD | 1,539 | 1,231 | 724 | 1,870 | 6,796 |
| 10 | Royse City ISD | 1,559 | 1,163 | 848 | 2,124 | 9,125 |
| 11 | Lewisville ISD | 1,019 | 1,044 | 721 | 1,885 | 2,026 |
| 12 | Crowley ISD | 1,267 | 1,025 | 614 | 1,175 | 17,377 |
| 13 | Melissa ISD | 1,005 | 975 | 431 | 688 | 4,843 |
| 14 | Mansfield ISD | 1,027 | 968 | 529 | 1,747 | 6,015 |
| 15 | Crandall ISD | 1,235 | 961 | 541 | 766 | 8,011 |
| 16 | Anna ISD | 1,109 | 945 | 503 | 1,411 | 10,149 |
| 17 | McKinney ISD | 1,106 | 937 | 670 | 1,814 | 13,069 |
| 18 | Fort Worth ISD | 938 | 877 | 420 | 1,410 | 5,213 |
| 19 | Midlothian ISD | 1,216 | 869 | 737 | 1,192 | 16,413 |
| 20 | Little Elm ISD | 796 | 843 | 412 | 750 | 1,309 |



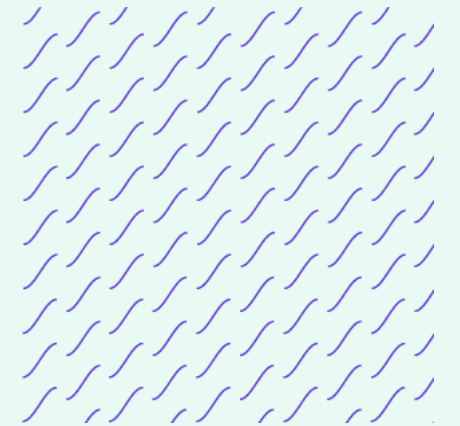
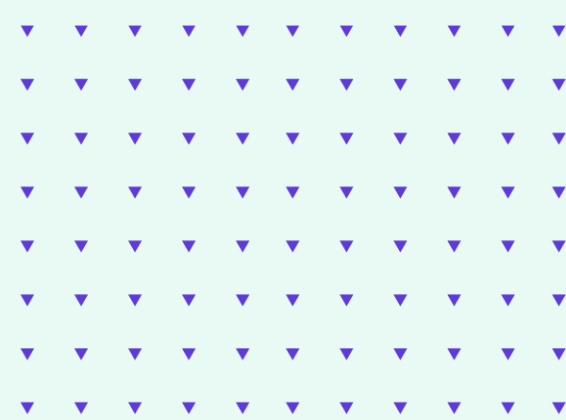
| | | | | | | |
|-----------|--------------------|------------|------------|------------|--------------|----------------|
| 28 | Community ISD | 943 | 684 | 485 | 594 | 2,754 |
| 29 | Celina ISD* | 902 | 650 | 584 | 1,504 | 26,301* |
| 30 | HEB ISD | 569 | 570 | 311 | 632 | 3,309 |

* Based on additional Templeton Demographics housing research



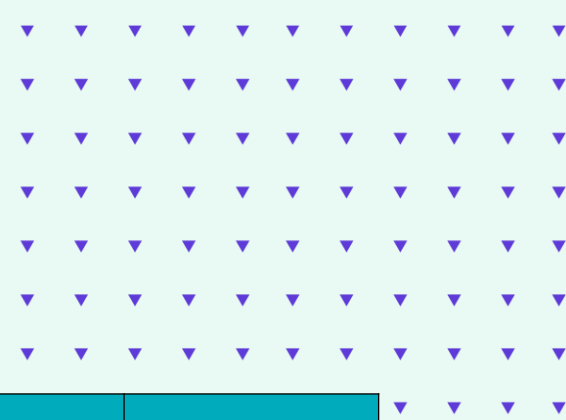
1 Year Change in District Housing

| | 2Q20 | 2Q21 | Difference |
|--------------------|--------|--------|------------|
| Annual Starts | 562 | 902 | +340 |
| Quarterly Starts | 180 | 381 | +201 |
| Annual Closings | 458 | 650 | +192 |
| Quarterly Closings | 152 | 160 | +8 |
| Under Construction | 171 | 518 | +347 |
| Inventory | 329 | 584 | +255 |
| VDL | 1,200 | 1,504 | +304 |
| Futures | 28,953 | 26,301 | -2,652 |

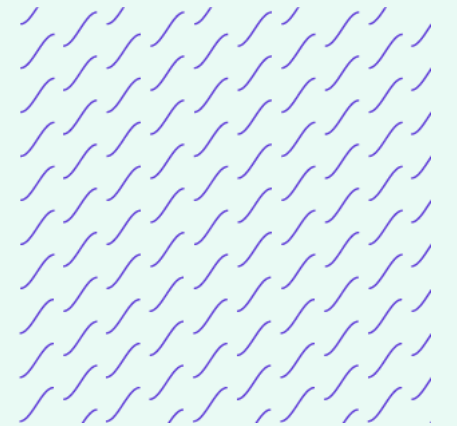




District Housing Overview by Elementary Zone



| Elementary | Annual Starts | Quarter Starts | Annual Closings | Quarter Closings | Under Construction | Inventory | Vacant Dev. Lots | Futures |
|--------------------|---------------|----------------|-----------------|------------------|--------------------|------------|------------------|---------------|
| LYKINS | 352 | 186 | 154 | 41 | 251 | 283 | 780 | 19,065 |
| O'DELL | 550 | 195 | 496 | 119 | 267 | 301 | 724 | 7,236 |
| Grand Total | 902 | 381 | 650 | 160 | 518 | 584 | 1,504 | 26,301 |





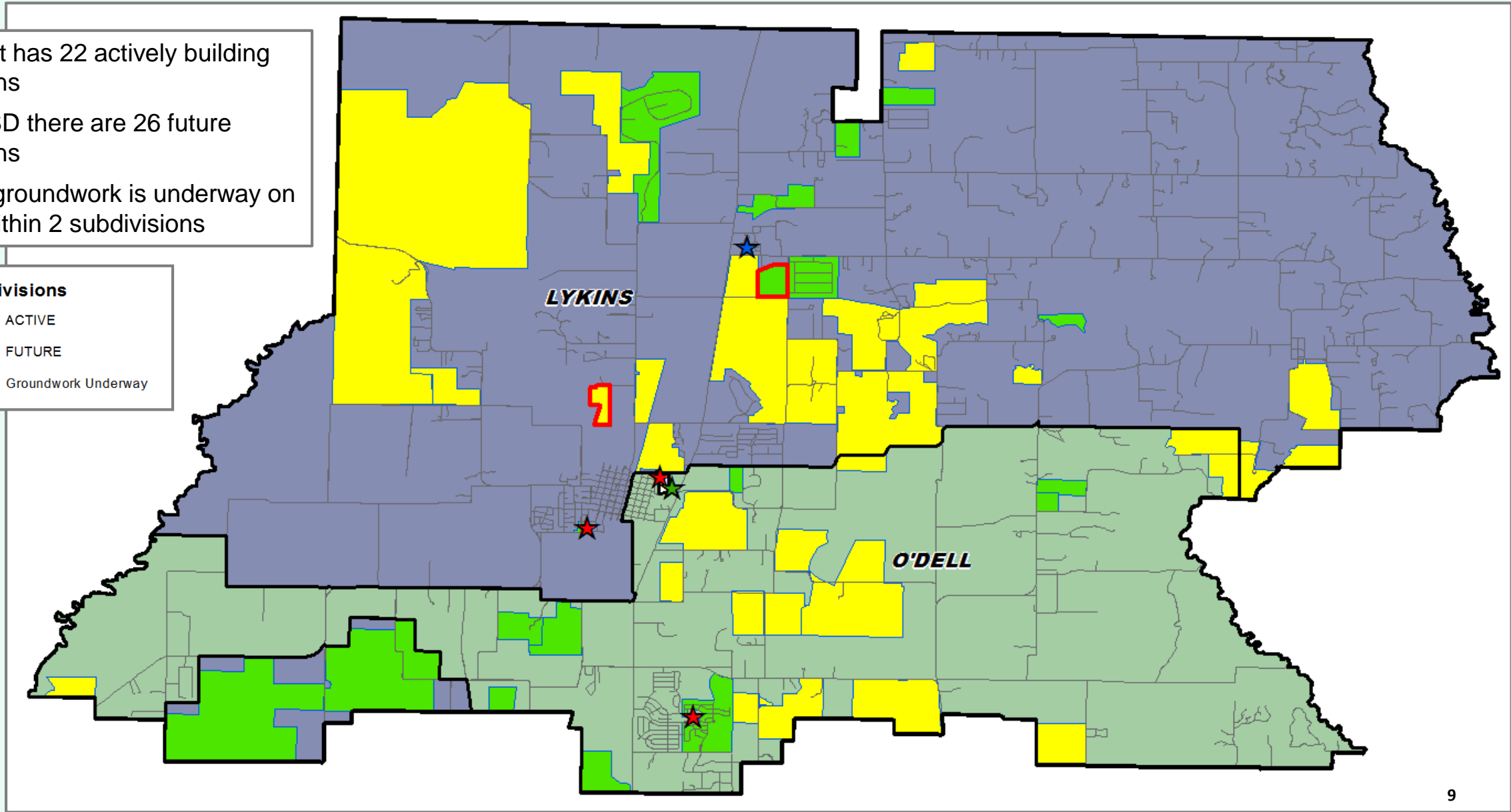
District Housing Overview



- The district has 22 actively building subdivisions
- Within CISD there are 26 future subdivisions
- Of these, groundwork is underway on 359 lots within 2 subdivisions

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway





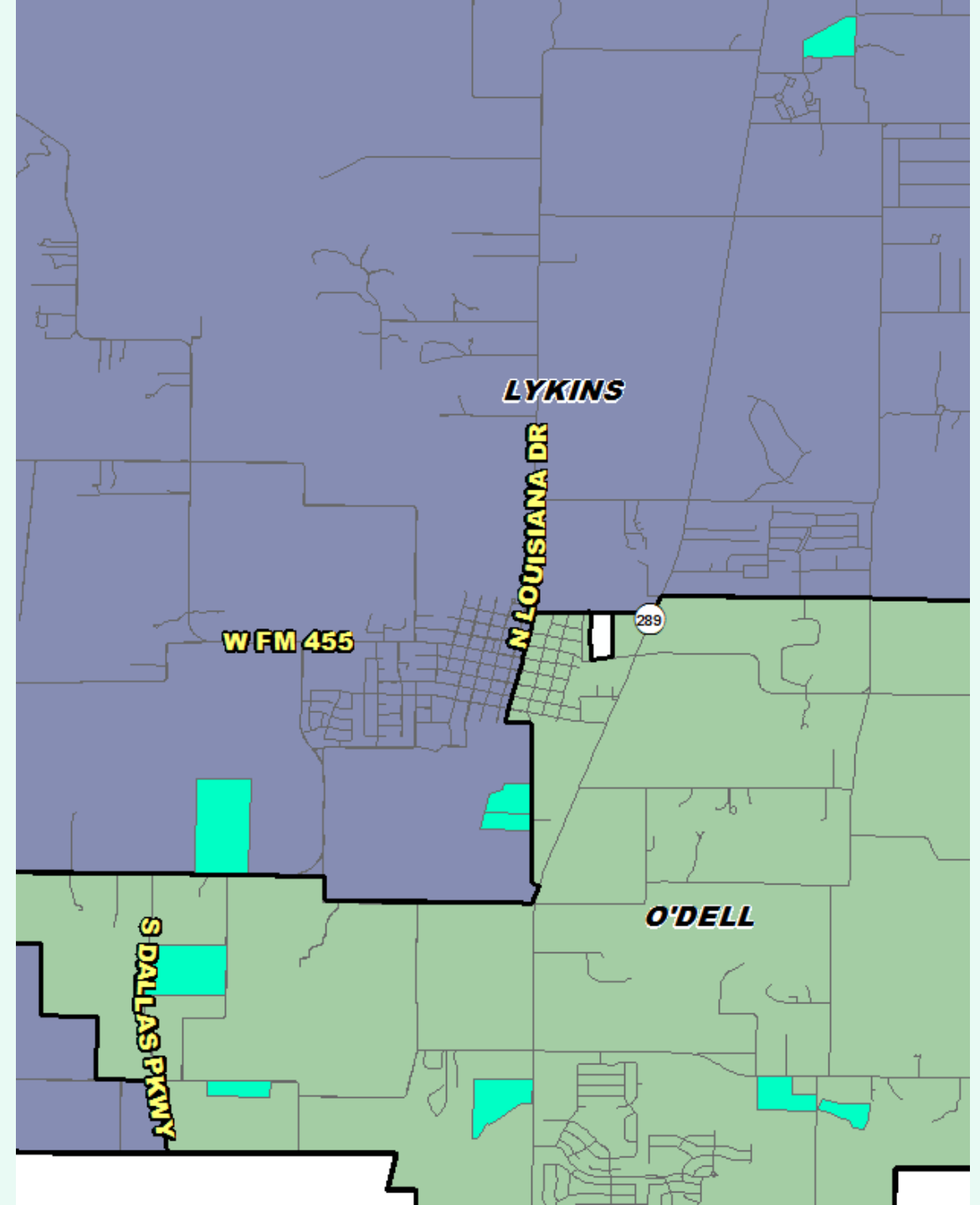


Multi-Family Housing Overview

- Within Celina ISD there are more than 1,500 future multi-family units in the planning stages

Multi-Family Developments

-  Future Development
-  Under Construction





Ten Year Forecast by Grade Level

| Year (Oct) | EE | PK | K | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | Total | Total Growth | % Growth |
|------------|----|----|-------|------|-------|-------|-------|------|-----|-----|-----|-----|------|------|------|--------|--------------|----------|
| 2016/17 | 9 | 33 | 207 | 186 | 161 | 180 | 167 | 183 | 183 | 199 | 188 | 207 | 196 | 164 | 166 | 2,429 | | |
| 2017/18 | 7 | 39 | 177 | 194 | 195 | 173 | 189 | 184 | 208 | 203 | 215 | 213 | 215 | 205 | 159 | 2,576 | 147 | 6.1% |
| 2018/19 | 11 | 42 | 188 | 200 | 201 | 203 | 192 | 199 | 202 | 229 | 211 | 218 | 221 | 205 | 200 | 2,722 | 146 | 5.7% |
| 2019/20 | 13 | 47 | 201 | 215 | 201 | 217 | 213 | 206 | 206 | 217 | 245 | 212 | 223 | 214 | 200 | 2,830 | 108 | 4.0% |
| 2020/21 | 10 | 40 | 190 | 215 | 212 | 211 | 235 | 232 | 227 | 230 | 242 | 268 | 220 | 219 | 209 | 2,960 | 130 | 4.6% |
| 2021/22 | 10 | 40 | 266 | 261 | 276 | 270 | 268 | 300 | 278 | 273 | 276 | 264 | 279 | 219 | 216 | 3,496 | 536 | 18.1% |
| 2022/23 | 10 | 40 | 293 | 313 | 307 | 325 | 318 | 314 | 360 | 334 | 328 | 304 | 275 | 275 | 217 | 4,013 | 517 | 14.8% |
| 2023/24 | 10 | 40 | 352 | 344 | 361 | 354 | 384 | 368 | 393 | 450 | 418 | 361 | 322 | 272 | 272 | 4,701 | 688 | 17.1% |
| 2024/25 | 10 | 40 | 422 | 396 | 396 | 417 | 408 | 445 | 441 | 452 | 518 | 464 | 383 | 319 | 268 | 5,379 | 678 | 14.4% |
| 2025/26 | 10 | 40 | 506 | 464 | 457 | 457 | 483 | 472 | 489 | 494 | 492 | 575 | 483 | 378 | 315 | 6,115 | 736 | 13.7% |
| 2026/27 | 10 | 40 | 607 | 570 | 534 | 528 | 528 | 560 | 566 | 587 | 593 | 546 | 591 | 478 | 372 | 7,110 | 995 | 16.3% |
| 2027/28 | 10 | 40 | 698 | 683 | 658 | 617 | 611 | 611 | 672 | 679 | 704 | 659 | 562 | 585 | 470 | 8,259 | 1,149 | 16.2% |
| 2028/29 | 10 | 40 | 800 | 786 | 788 | 760 | 713 | 708 | 672 | 739 | 747 | 781 | 678 | 556 | 575 | 9,353 | 1,094 | 13.2% |
| 2029/30 | 10 | 40 | 919 | 900 | 906 | 910 | 879 | 826 | 779 | 740 | 793 | 829 | 803 | 671 | 547 | 10,552 | 1,199 | 12.8% |
| 2030/31 | 10 | 40 | 1,011 | 1035 | 1,038 | 1,047 | 1,054 | 1020 | 892 | 834 | 794 | 880 | 852 | 794 | 659 | 11,960 | 1,408 | 13.3% |

Yellow box = largest grade per year
 Green box = second largest grade per year



The Year Ahead

