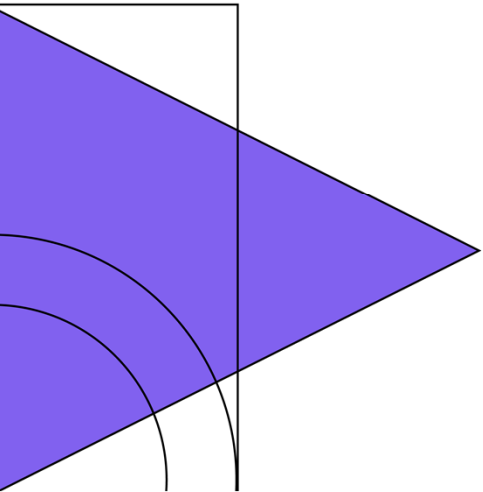
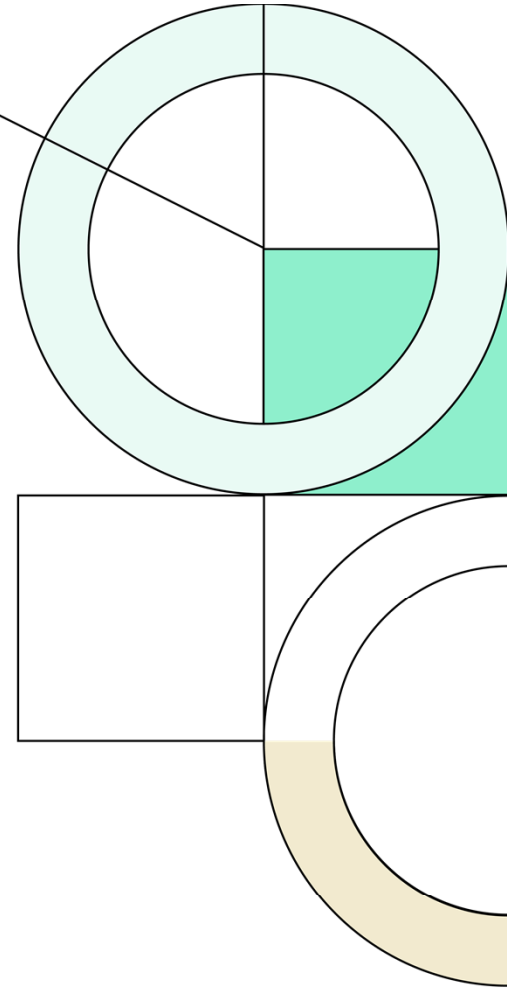




Eagle Mountain- Saginaw Independent School District

2Q23

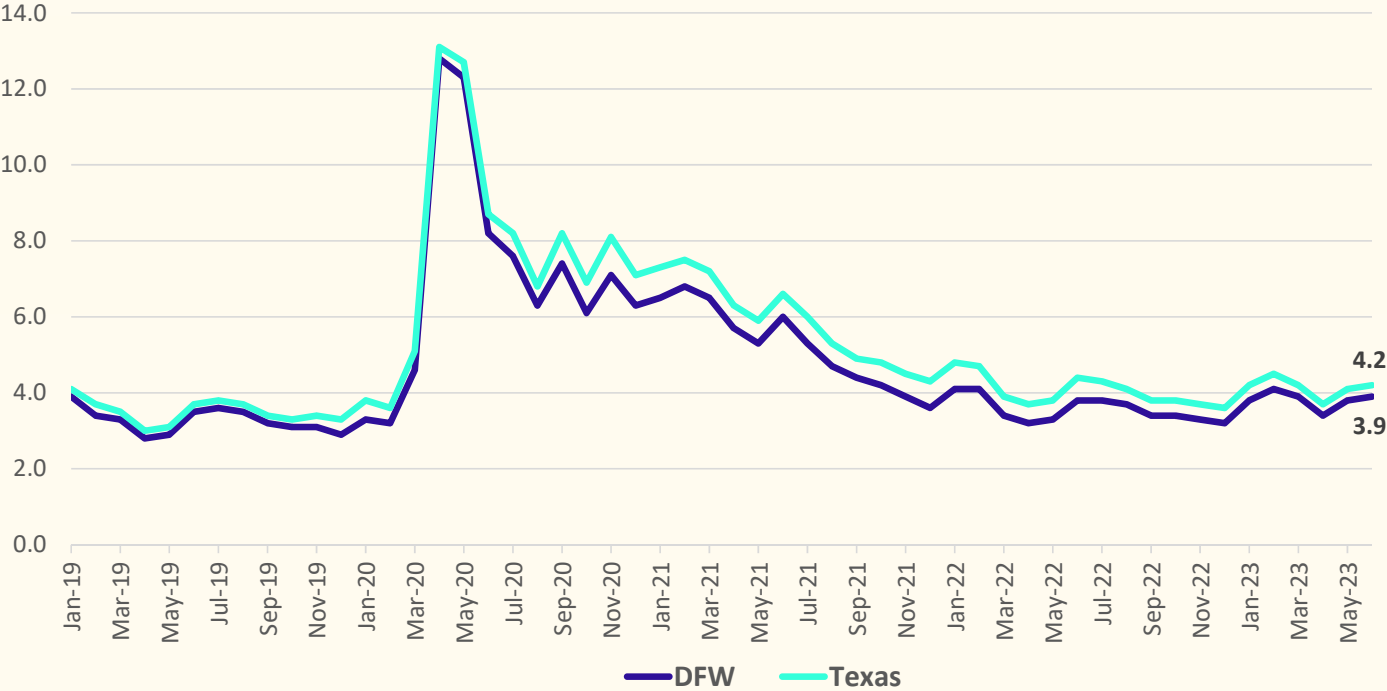
Demographic Report



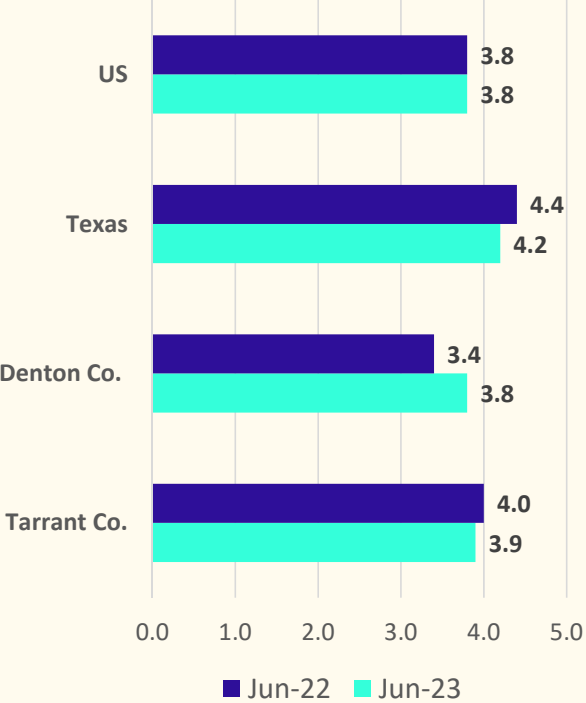


Local Economic Conditions

Unemployment Rate, Jan. 2019 - June 2023



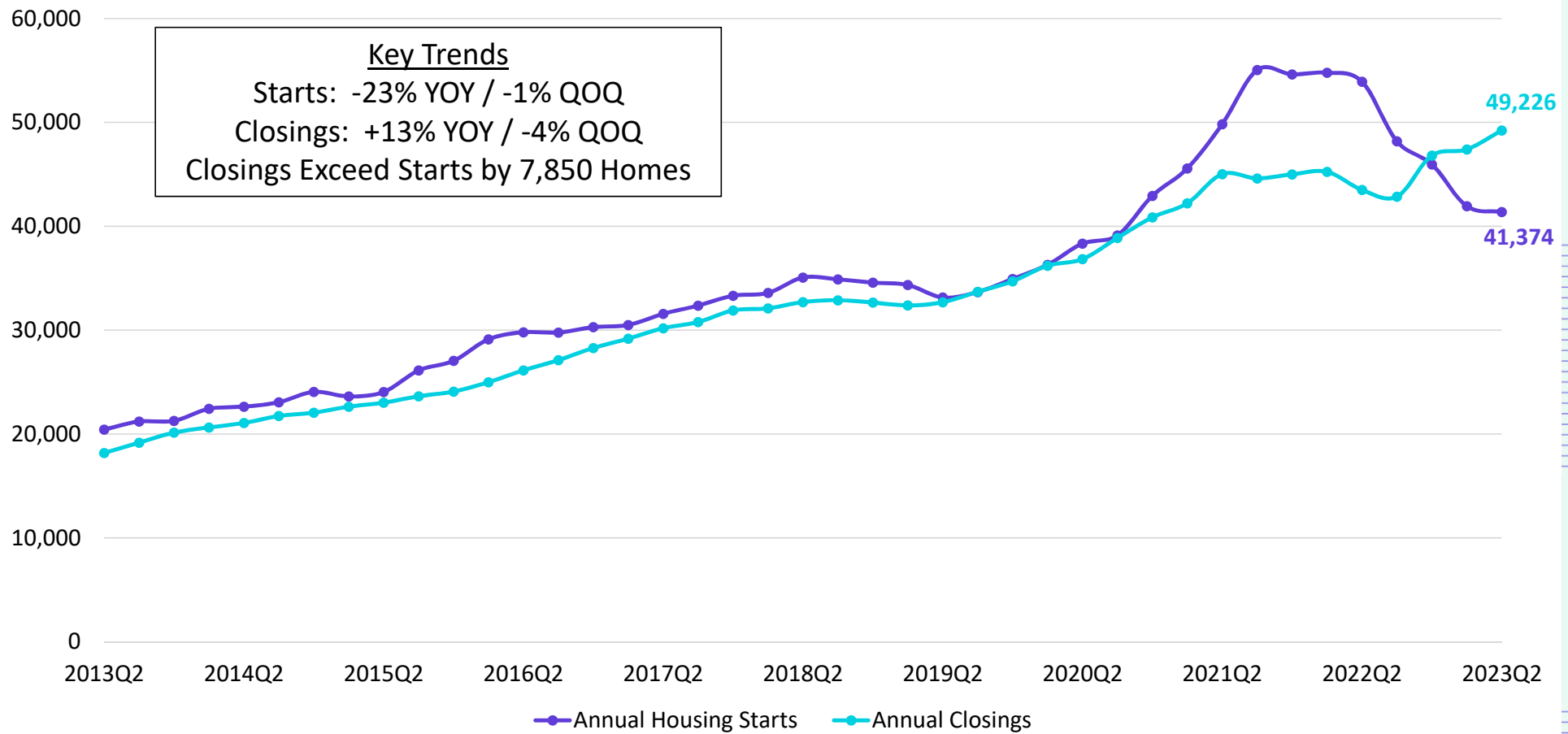
Unemployment Rate, Year over Year





DFW New Home Starts & Closings

Annual Housing Starts vs. Annual Closings



Source: Zonda

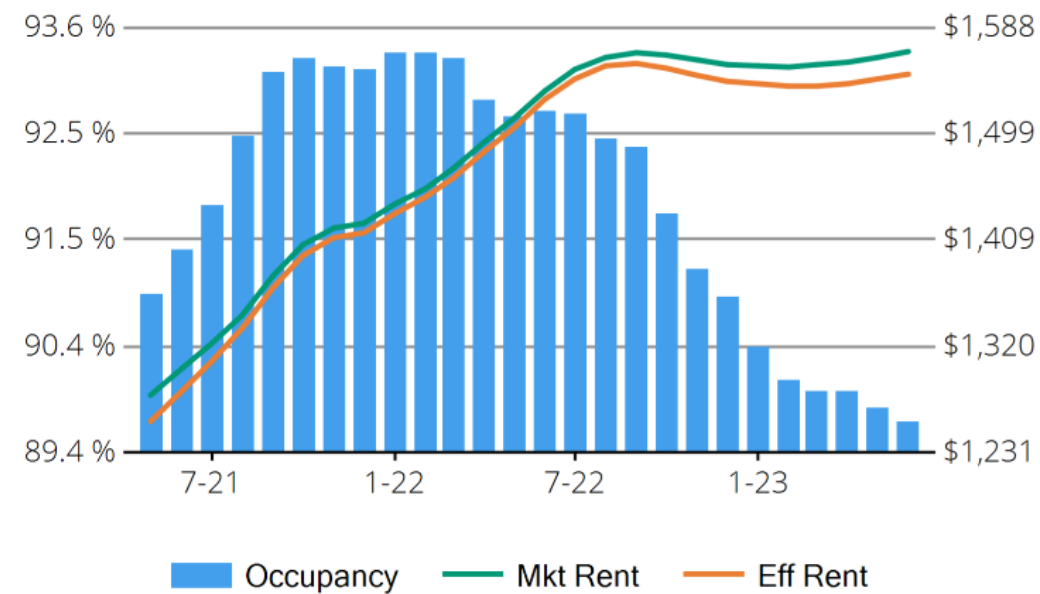


Housing Market Trends: Multi-family Market- June 2023

*Stabilized and Lease-up Properties**

Conventional Properties	Jun 2023	Annual Change
Occupancy	89.7	-3.3%
Unit Change	27,183	
Units Absorbed (Annual)	264	
Average Size (SF)	874	+0.3%
Asking Rent	\$1,567	+2.4%
Asking Rent per SF	\$1.79	+2.1%
Effective Rent	\$1,548	+1.6%
Effective Rent per SF	\$1.77	+1.3%
% Offering Concessions	20%	+168.3%
Avg. Concession Package	4.9%	+7.1%

Dallas/Fort Worth, TX





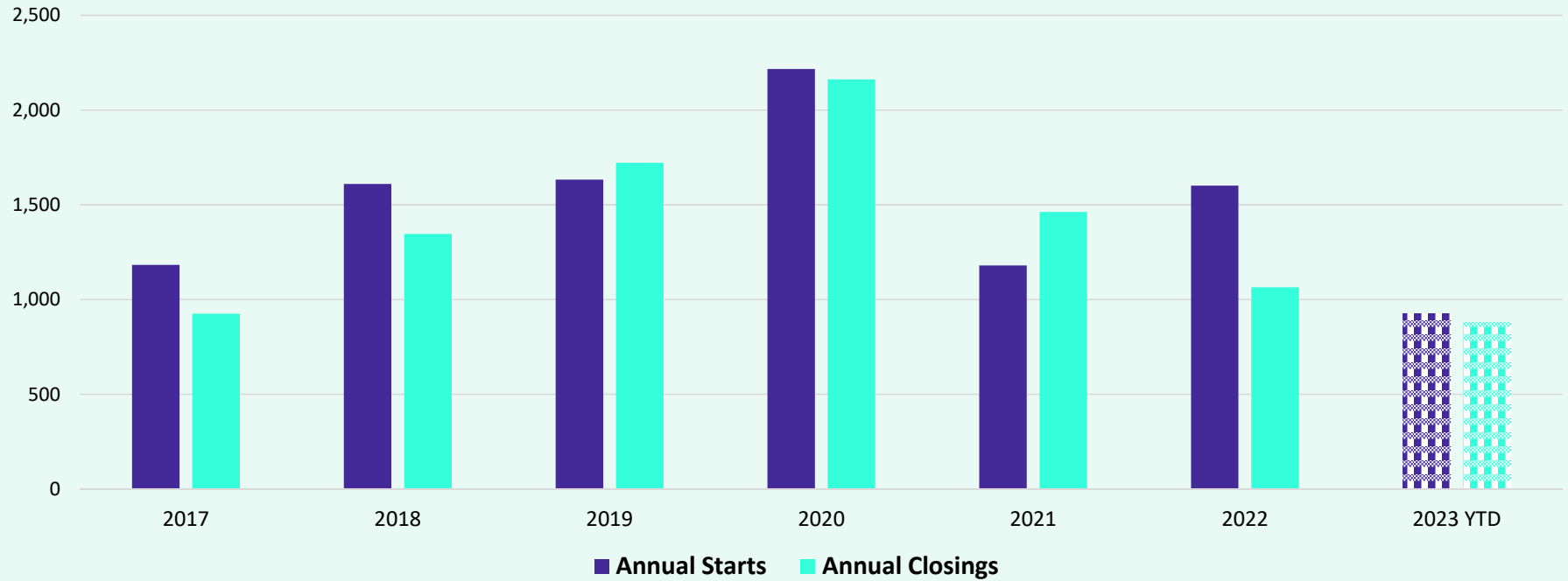
DFW New Home Ranking Report

ISD Ranked by Annual Closings – 2Q23

Rank	District Name	Annual Starts	Annual Closings	Inventory	VDL	Future
1	NORTHWEST ISD	2,795	3,622	1,589	4,017	40,144
2	DENTON ISD	2,428	3,100	1,457	3,821	28,270
3	PROSPER ISD	2,443	2,701	2,043	2,919	18,633
4	PRINCETON ISD	1,738	2,180	1,177	3,350	7,827
5	ROYSE CITY ISD	1,229	1,851	750	1,894	7,771
6	EAGLE MT-SAGINAW ISD	1,822	1,527	1,104	2,426	18,232
7	FORNEY ISD	1,414	1,526	973	4,546	19,011
8	FRISCO ISD	888	1,490	692	2,038	8,761
9	MCKINNEY ISD	1,690	1,441	1,125	2,036	14,392
10	ROCKWALL ISD	1,059	1,434	811	2,865	9,923
11	CRANDALL ISD	916	1,375	419	1,349	17,860
12	AUBREY ISD	904	1,309	632	1,104	5,936
13	DALLAS ISD	1,477	1,308	1,852	1,494	6,309
14	MANSFIELD ISD	1,028	1,277	798	1,791	6,034
15	CROWLEY ISD	1,491	1,247	1,022	1,565	15,913
16	LEWISVILLE ISD	973	1,184	735	543	1,545
17	MELISSA ISD	1,391	1,098	889	1,025	3,173
18	CELINA ISD	730	1,091	660	1,736	36,298
19	COMMUNITY ISD	783	1,068	608	1,828	6,814
20	MIDLOTHIAN ISD	636	1,032	500	3,230	17,483

* Based on additional research by Zonda Education
 ** Totals **DO NOT** include age-restricted communities

District New Home Starts and Closings by Quarter



Starts	2017	2018	2019	2020	2021	2022	2023
1Q	179	389	351	530	321	292	398
2Q	368	411	439	593	356	413	528
3Q	412	293	442	514	312	390	
4Q	224	517	401	580	191	506	
Total	1,183	1,610	1,633	2,217	1,180	1,601	926

Closings	2017	2018	2019	2020	2021	2022	2023
1Q	154	295	285	340	473	161	374
2Q	204	310	483	567	425	256	505
3Q	243	374	512	664	300	383	
4Q	324	367	441	591	264	265	
Total	925	1,346	1,721	2,162	1,462	1,065	879

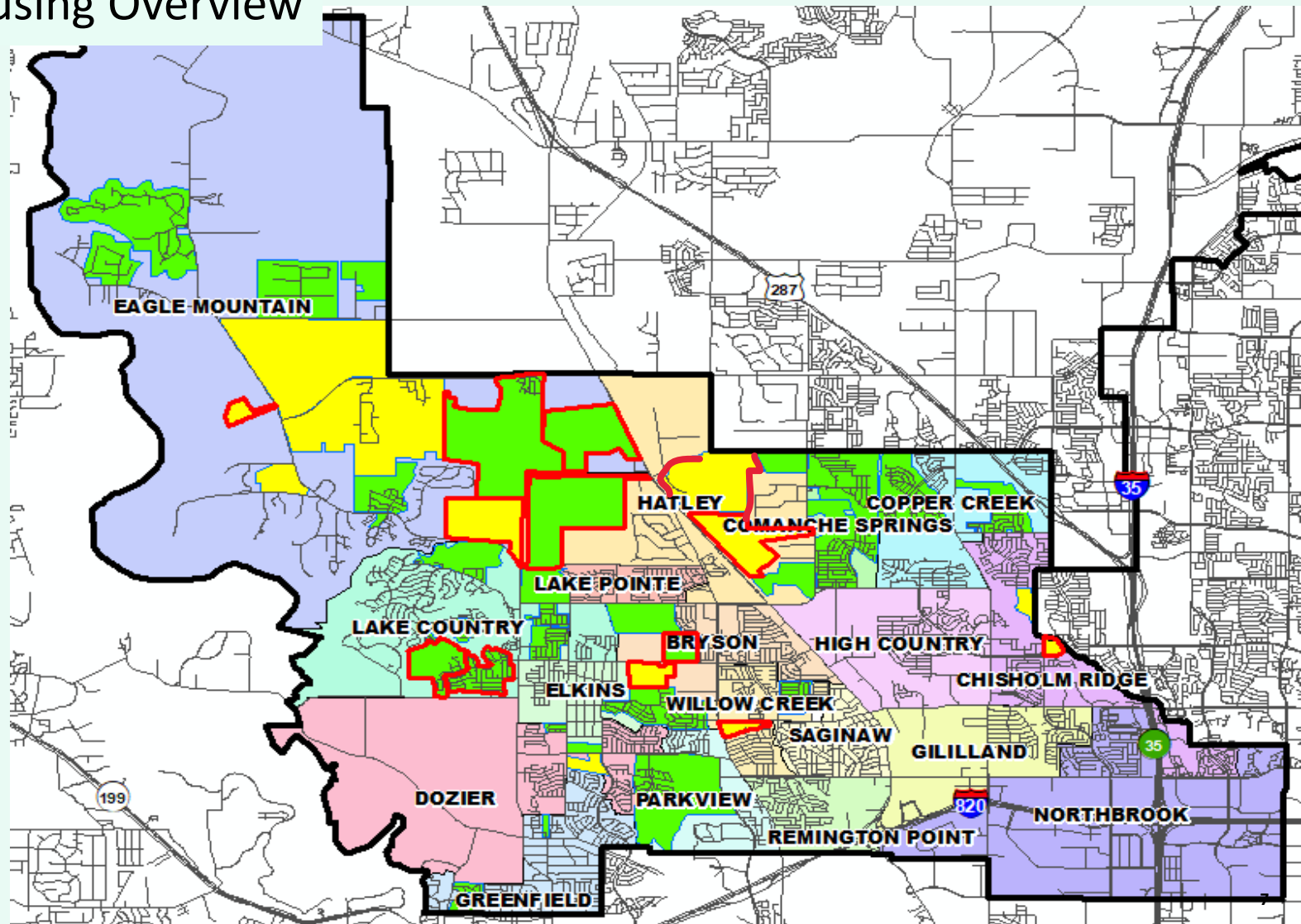


District Housing Overview

- The District has 32 actively building subdivisions
- Within EMS ISD there are 19 future subdivisions
- Ground-work is currently underway on approx. 3,950 lots in 12 separate subdivisions
- 127 lots were delivered in the 2nd quarter

Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

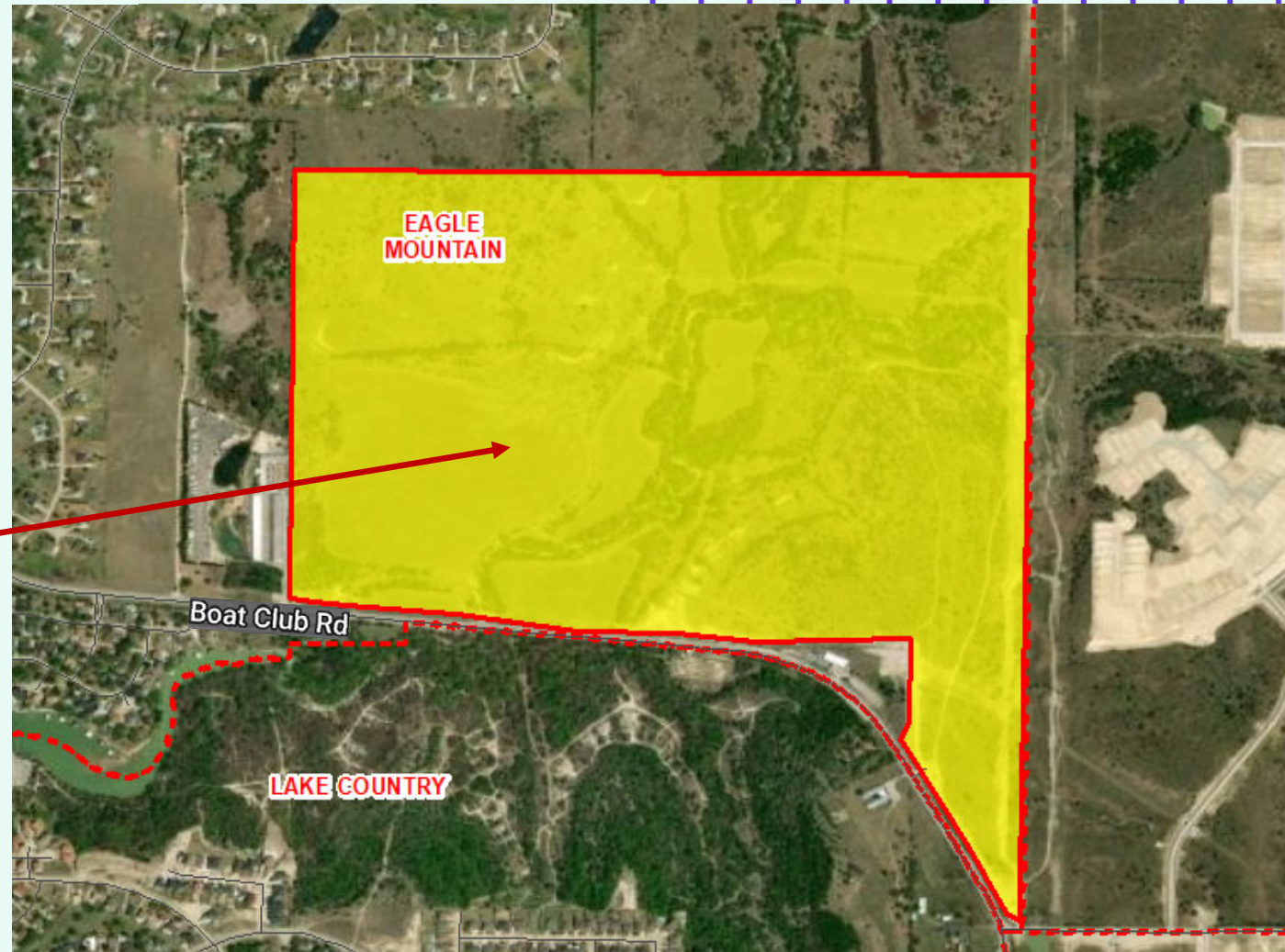
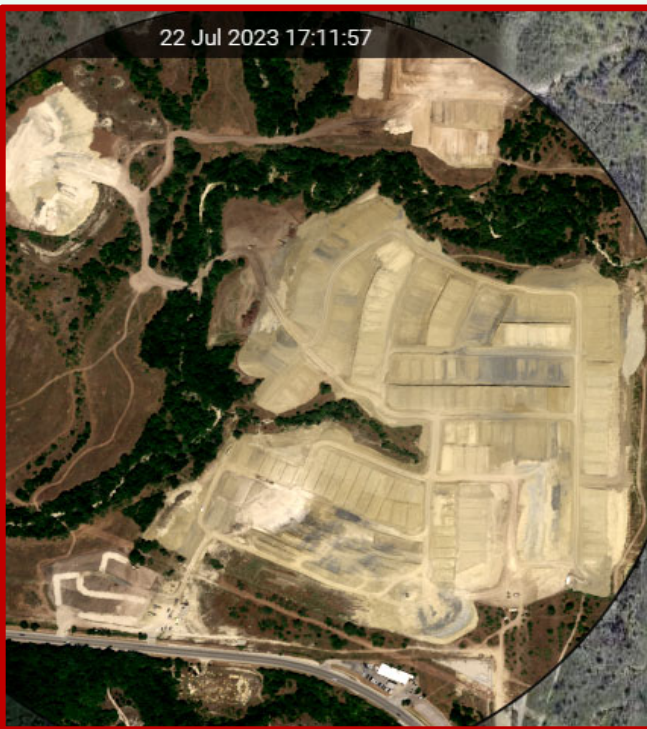




Residential Activity

Eagle Ridge

- 800 total homes
- 300 acre development with groundwork currently underway; specific details on new community sketchy at this point





Ten Year Forecast by Elementary Campus

Campus	Capacity	2021/22	Fall	ENROLLMENT PROJECTIONS									
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
HAFLEY DEVELOPMENT CENTER	374	386	365	352	359	371	379	387	372	388	408	424	440
BRYSON ELEMENTARY	736	568	548	463	465	490	508	533	568	590	604	610	613
CHISHOLM RIDGE ELEMENTARY	803	664	720	712	702	700	695	675	685	698	701	715	725
COMANCHE SPRINGS ELEMENTARY	781	550	553	538	584	592	608	623	650	652	663	660	653
COPPER CREEK ELEMENTARY	803	565	648	715	725	720	758	761	744	745	737	737	742
DOZIER ELEMENTARY	803	663	725	731	741	762	758	767	770	781	777	765	763
EAGLE MOUNTAIN ELEMENTARY	758	431	501	529	587	658	751	922	1,081	1,223	1,389	1,560	1,751
ELKINS ELEMENTARY	736	581	646	668	659	651	638	620	611	608	611	616	620
GILILLAND ELMENTARY	691	501	481	491	501	518	530	532	523	518	513	507	502
GREENFIELD ELEMENTARY	803	701	689	680	681	677	675	676	693	715	736	757	776
HATLEY ELEMENTARY	803	0	0	228	285	358	431	511	588	646	721	788	855
HIGH COUNTRY ELEMENTARY	758	556	567	593	623	635	628	623	626	641	652	659	654
LAKE COUNTRY ELEMENTARY	803	686	671	661	683	691	725	764	822	876	890	906	913
LAKE POINTE ELEMENTARY	781	585	660	691	690	693	712	730	735	745	743	745	741
NORTHBROOK ELEMENTARY	781	551	571	609	605	614	627	612	609	602	607	606	609
PARKVIEW ELEMENTARY	781	561	554	580	602	626	665	693	718	730	750	756	754
REMINGTON POINT ELEMENTARY	758	557	551	558	557	559	588	622	621	626	629	625	622
SAGINAW ELEMENTARY	558	341	327	326	326	312	310	293	300	307	311	313	316
WILLOW CREEK ELEMENTARY	870	598	634	677	703	719	710	705	706	705	708	721	727
ELEMENTARY TOTALS	14,181	10,045	10,411	10,802	11,078	11,347	11,696	12,049	12,422	12,795	13,149	13,469	13,775
Elementary Percent Change		7.35%	3.64%	3.76%	2.56%	2.42%	3.08%	3.02%	3.10%	3.01%	2.77%	2.43%	2.27%
Elementary Absolute Change		688	366	391	276	269	349	353	373	374	354	320	306

Yellow box = over capacity
Green box = within 5% of capacity



Ten Year Forecast by Secondary Campus

Campus	Capacity	2021/22	Fall	ENROLLMENT PROJECTIONS									
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
CREEKVIEW MIDDLE SCHOOL	1,078	833	846	879	940	958	969	944	900	862	850	863	882
HIGHLAND MIDDLE SCHOOL	1,050	758	731	753	817	838	868	924	940	913	873	866	892
PRAIRIE VISTA MIDDLE SCHOOL	1,002	894	920	887	960	1,035	1,116	1,158	1,189	1,277	1,294	1,314	1,336
WAYSIDE MIDDLE SCHOOL	1,002	1,057	1,079	1,108	1,109	1,164	1,235	1,259	1,320	1,392	1,550	1,682	1,804
WILLKIE MIDDLE SCHOOL	1,002	703	722	763	786	837	864	898	900	870	874	904	937
MARINE CREEK MIDDLE SCHOOL	1,200	1,058	982	946	1,013	1,034	1,083	1,075	1,083	1,102	1,110	1,131	1,147
MIDDLE SCHOOL TOTALS	6,334	5,303	5,280	5,336	5,625	5,866	6,135	6,258	6,332	6,416	6,551	6,760	6,998
Middle School Percent Change		1.59%	-0.43%	1.06%	5.42%	4.28%	4.59%	2.00%	1.18%	1.33%	2.10%	3.19%	3.52%
Middle School Absolute Change		83	-23	56	289	241	269	123	74	84	135	209	238
BOSWELL HIGH SCHOOL	2,500	2,389	2,551	2,651	2,830	2,913	2,943	3,044	3,054	3,148	3,171	3,184	3,269
SAGINAW HIGH SCHOOL	2,500	2,158	2,182	2,270	2,258	2,288	2,270	2,398	2,575	2,648	2,841	2,905	2,940
CHISHOLM TRAIL HIGH SCHOOL	2,500	2,339	2,499	2,534	2,562	2,552	2,472	2,532	2,597	2,681	2,751	2,773	2,779
WATSON HIGH SCHOOL		108	97	97	97	97	97	97	97	97	97	97	97
HIGH SCHOOL TOTALS		6,994	7,329	7,552	7,747	7,850	7,782	8,071	8,323	8,574	8,860	8,959	9,085
High School Percent Change		5.24%	4.79%	3.04%	2.58%	1.33%	-0.87%	3.71%	3.12%	3.02%	3.34%	1.12%	1.41%
High School Absolute Change		348	335	223	195	103	-68	289	252	251	286	99	126
ALTERNATIVE DISCIPLINE SCHOOL		44	73	73	73	73	73	73	73	73	73	73	73
ALTERNATIVE SCHOOL TOTALS		44	73	73	73	73	73	73	73	73	73	73	73
DISTRICT TOTALS		22,386	23,093	23,763	24,523	25,136	25,686	26,451	27,150	27,858	28,633	29,261	29,931
District Percent Change		5.37%	3.16%	2.90%	3.20%	2.50%	2.19%	2.98%	2.64%	2.61%	2.78%	2.19%	2.29%
District Absolute Change		1,141	707	670	760	613	550	765	699	709	775	628	670

Yellow box = over capacity
Green box = within 5% of capacity



The Year Ahead

