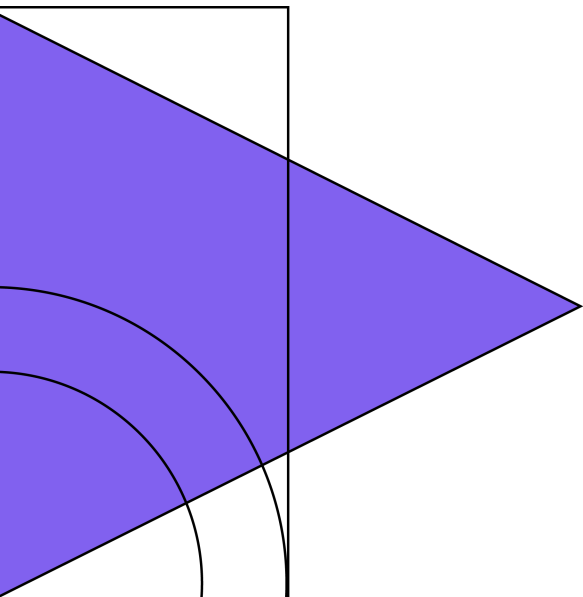
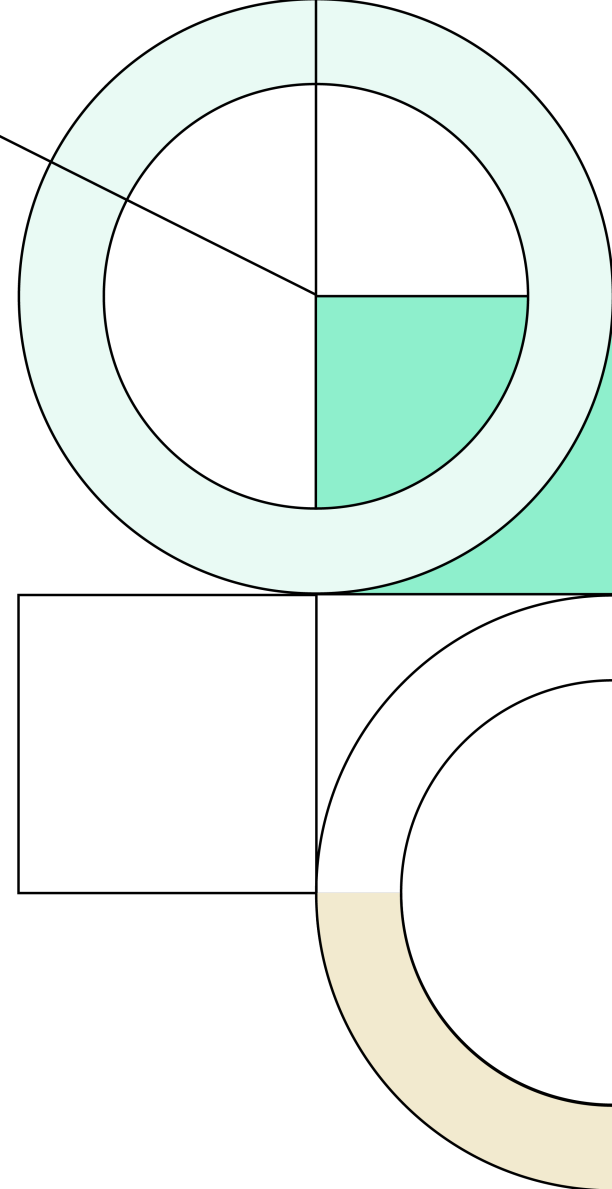


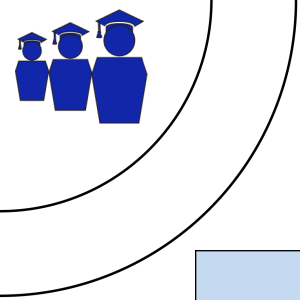


**Mustang
Public
Schools**

Demographic Report

2021/22



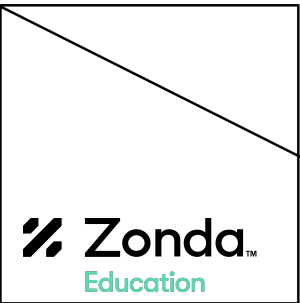


Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	27	495	840	883	846	885	831	903	919	848	889	888	789	735	661	11,439		
2018/19	18	629	932	905	887	858	853	855	939	912	858	942	883	730	701	11,902	463	4.0%
2019/20	22	623	940	956	913	933	868	919	911	991	940	891	944	824	680	12,355	453	3.8%
2020/21	20	500	865	880	931	860	858	850	906	841	923	948	875	853	758	11,868	-487	-3.9%
2021/22	39	578	1,013	1,003	1,001	981	948	962	955	978	923	993	949	887	823	13,033	1,165	9.8%

Yellow Box = Highest grade per year

Green Box = Second highest grade per year

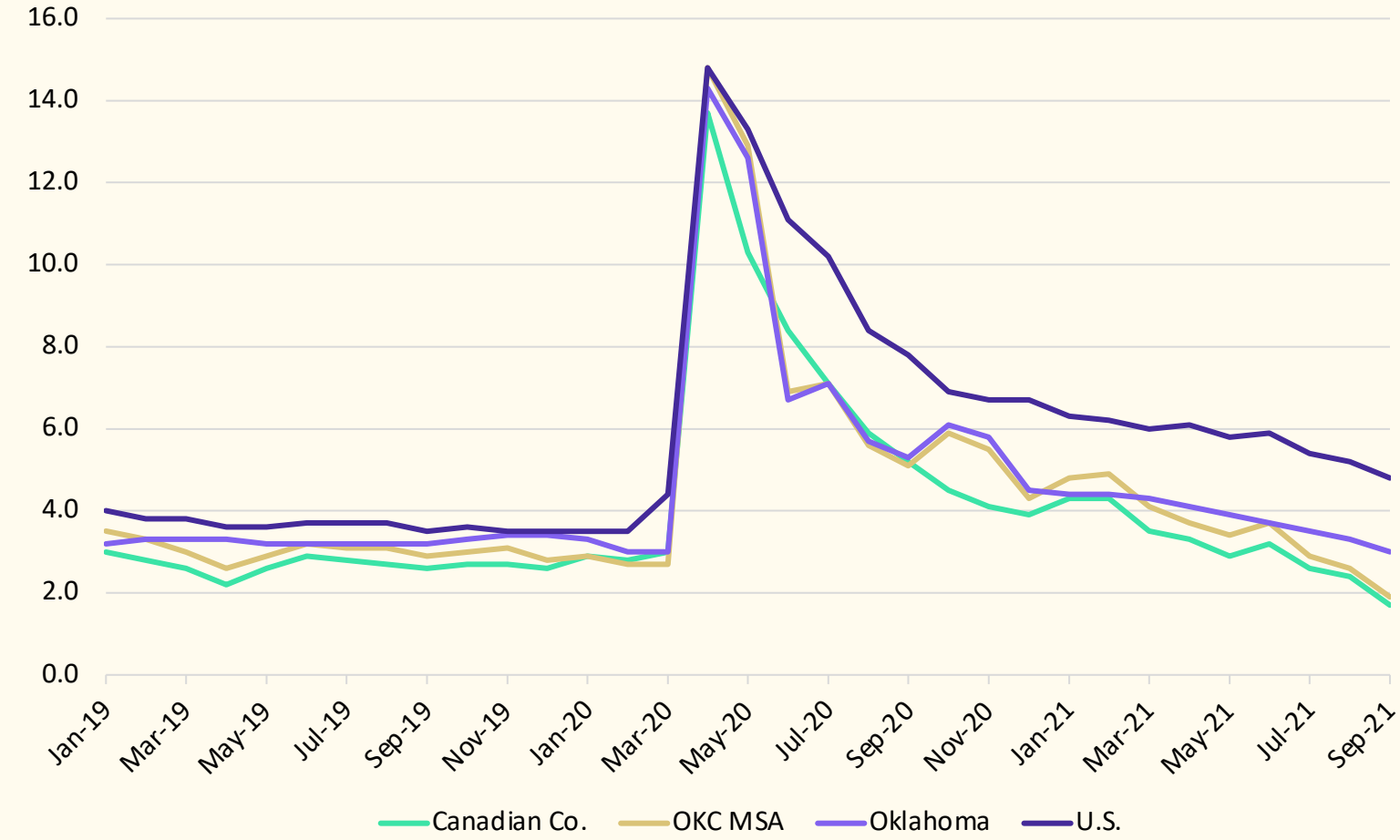
Year	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	ELEM	MID	HIGH
3 year avg	1.360	0.983	1.033	1.040	1.040	1.016	1.011	1.059	1.058	1.019	1.020	1.041	0.995	0.950	0.939	1.033	1.032	0.981
2018/19	0.667	1.271	1.110	1.077	1.005	1.014	0.964	1.029	1.040	0.992	1.012	1.060	0.994	0.925	0.954	1.033	1.015	0.983
2019/20	1.222	0.990	1.009	1.026	1.009	1.052	1.012	1.077	1.065	1.055	1.031	1.038	1.002	0.933	0.932	1.031	1.051	0.976
2020/21	0.909	0.803	0.920	0.936	0.974	0.942	0.920	0.979	0.986	0.923	0.931	1.009	0.982	0.904	0.920	0.945	0.947	0.954
2021/22	1.950	1.156	1.171	1.160	1.138	1.054	1.102	1.121	1.124	1.079	1.098	1.076	1.001	1.014	0.965	1.124	1.100	1.014



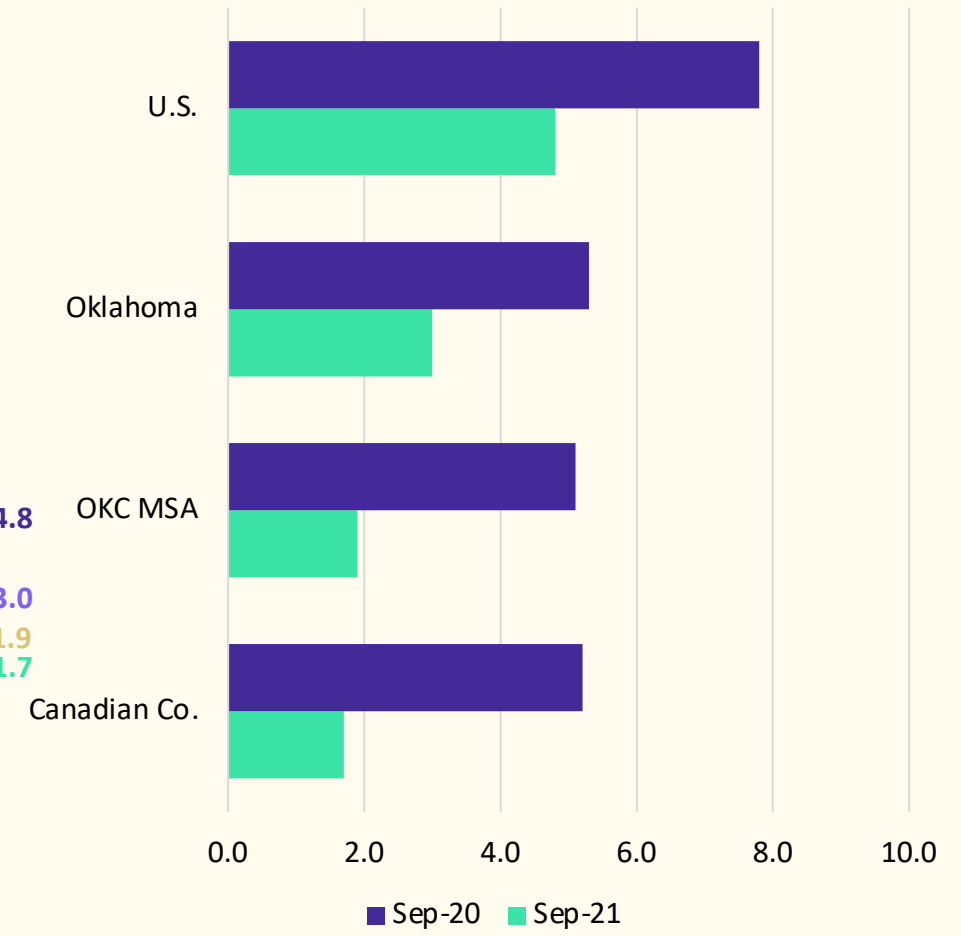


Local Economic Conditions

Unemployment Rate, Jan 2019 - Sep 2021



Unemployment Rate Year Over Year Change





Local Economic Conditions



CARVANA

Carvana Inspection and Reconditioning Facility

- Carvana is opening an inspection and reconditioning facility in Oklahoma City
- The 190,000 sq. ft. facility is being built on a 100-acre site near Will Rogers World Airport
- Construction is nearing completion on the facility and will bring 350 new jobs to the Oklahoma City metro area

Consumer
Cellular®

Consumer Cellular

- Wireless Carrier Consumer Cellular announced that it is opening an office in Oklahoma City
- The new office will bring more than 300 full time and part time jobs to the area with an average salary of \$54,000 per year
- This office marks the company's first expansion outside of its Oregon offices or its headquarters in Arizona

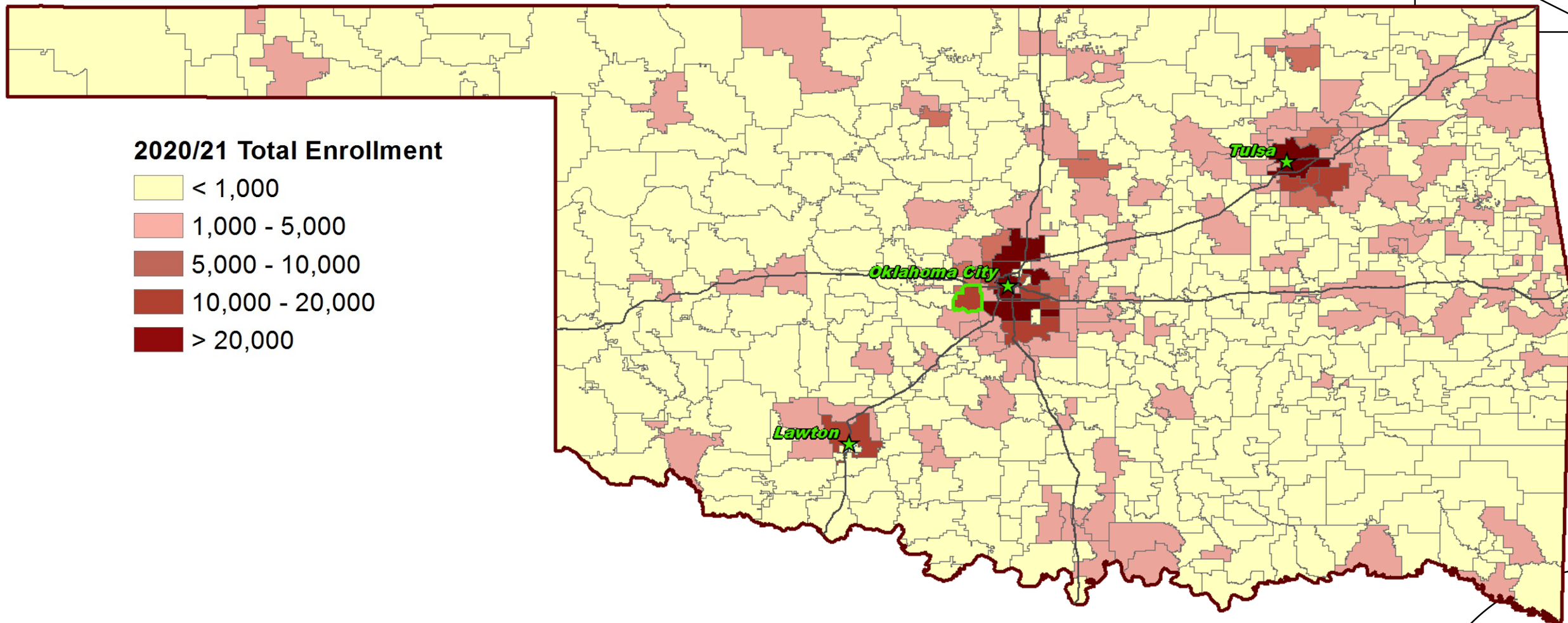


Signify Health Service Center

- Signify Health Inc. has announced plans to open a new service center in Oklahoma city
- The 25,000 sq. ft. service center will open in February 2022 and is expected to create more than 200 new jobs, with the first 50 positions starting in early February 2022



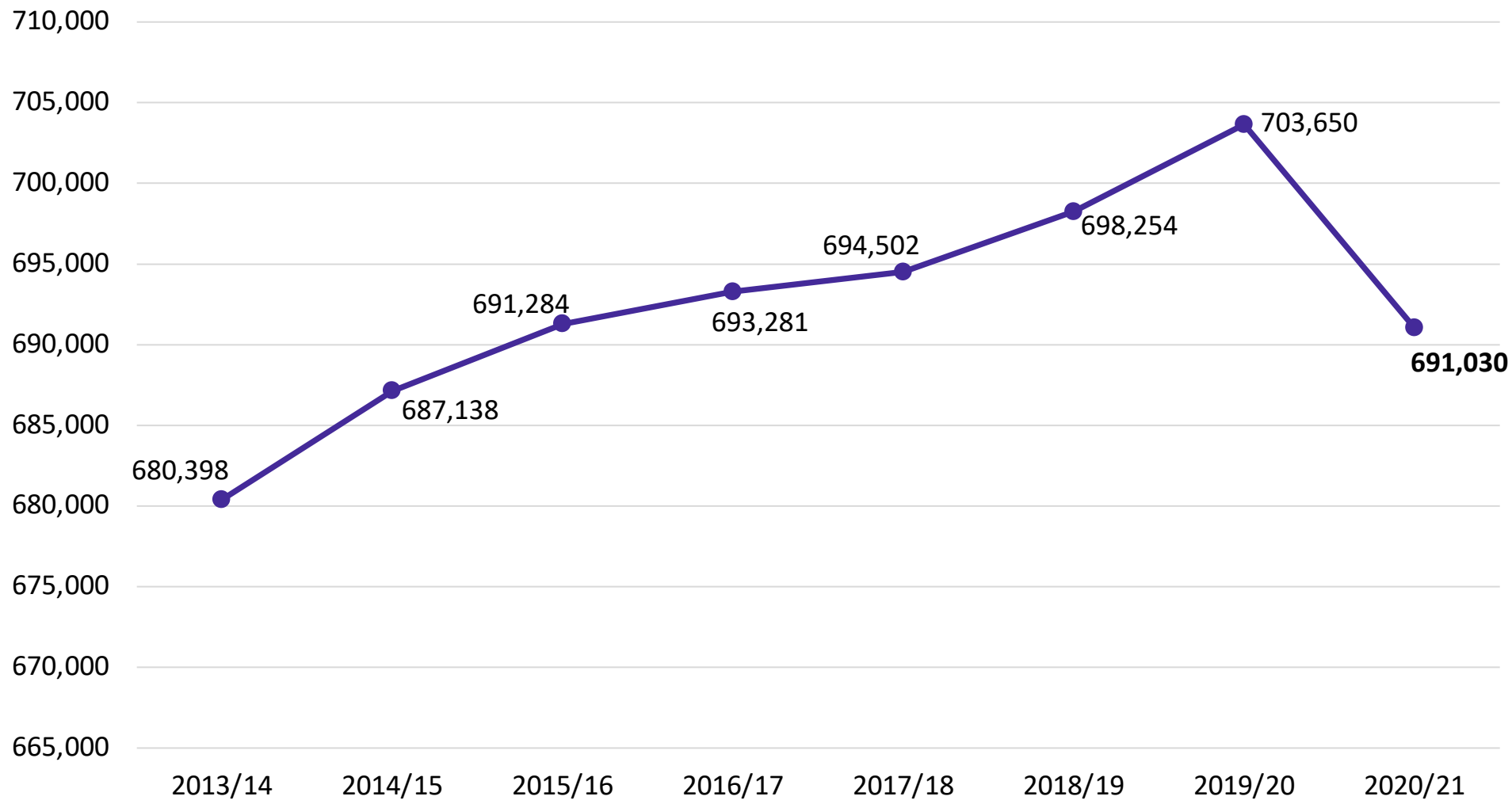
Oklahoma Statewide Enrollment Trends





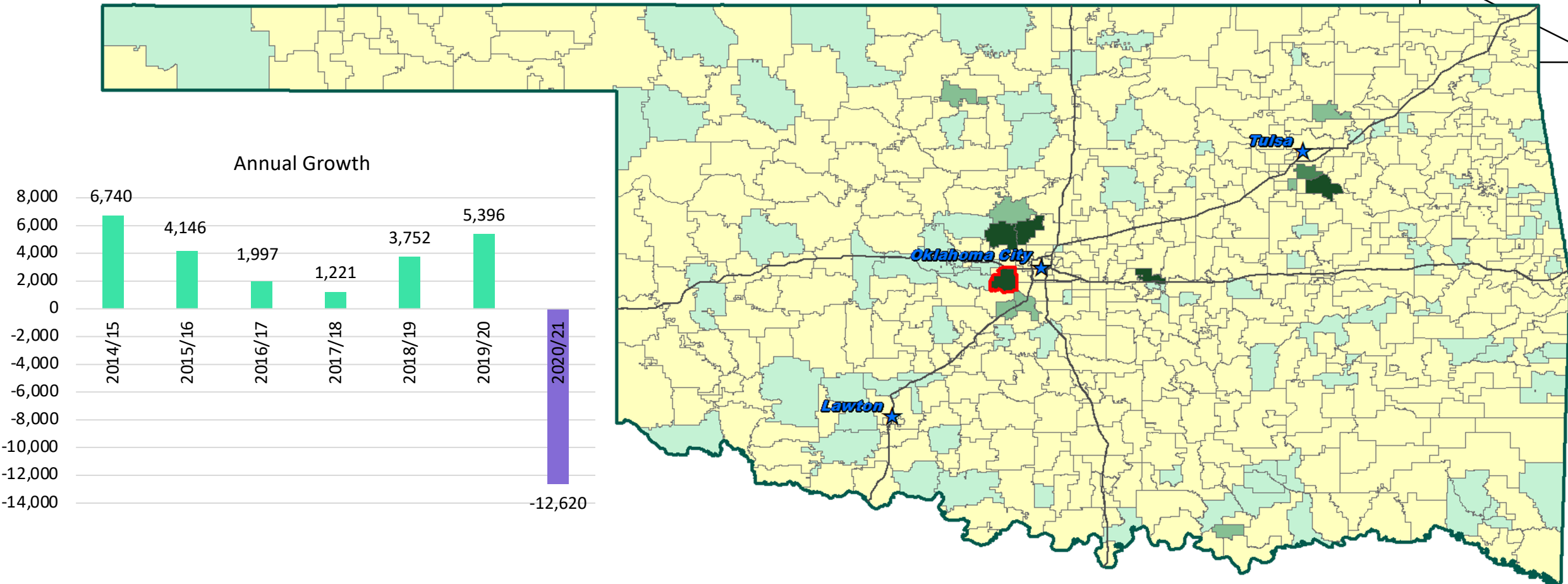
State Enrollment Trends

Total Enrollment





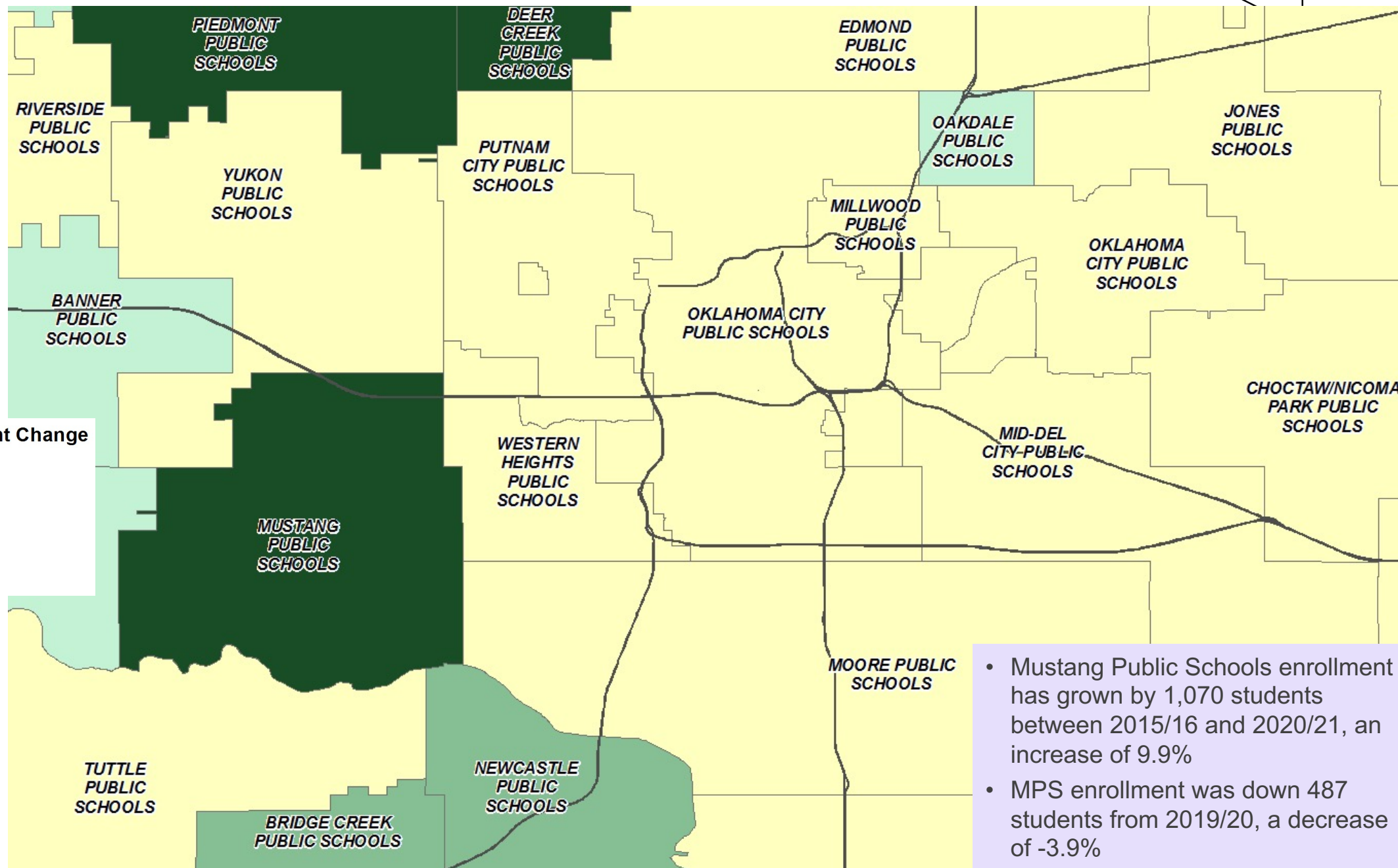
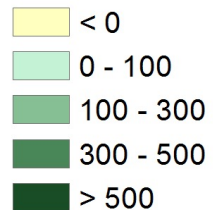
Oklahoma Statewide Enrollment Trends





Regional Enrollment Trends

5-Year Enrollment Change



- Mustang Public Schools enrollment has grown by 1,070 students between 2015/16 and 2020/21, an increase of 9.9%
- MPS enrollment was down 487 students from 2019/20, a decrease of -3.9%



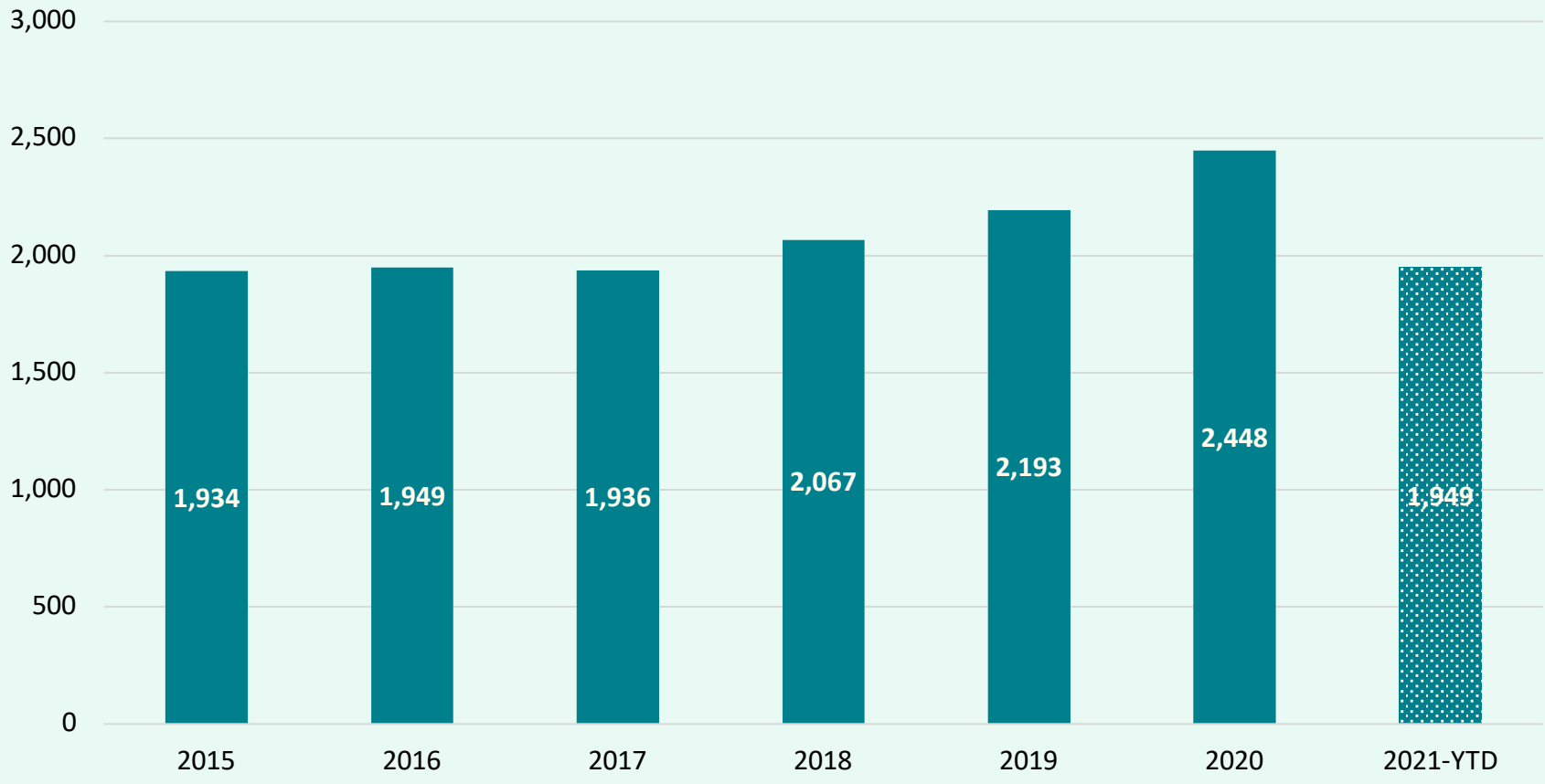
Oklahoma Statewide Enrollment Trends

School Districts Ranked by 5-Year Enrollment Change

Rank	District	2015/16 District Enrollment	2020/21 District Enrollment	5-Year Change	5-Year PCT Change
1	DEER CREEK	5,628	6,741	1,113	19.78%
2	MUSTANG	10,798	11,868	1,070	9.91%
3	PIEDMONT	3,649	4,416	767	21.02%
4	NORTH ROCK CREEK	590	1,114	524	88.81%
5	BIXBY	6,046	6,560	514	8.50%
6	JENKS	11,633	11,979	346	2.97%
7	NEWCASTLE	2,110	2,292	182	8.63%
8	BRIDGE CREEK	1,494	1,671	177	11.85%
9	COLLINSVILLE	2,712	2,852	140	5.16%
10	KIEFER	731	860	129	17.65%
11	CHISHOLM	1,023	1,148	125	12.22%
12	CALERA	721	824	103	14.29%
13	CASHION	517	620	103	19.92%
14	VERDIGRIS	1,282	1,356	74	5.77%
15	SILO	889	961	72	8.10%
16	ROBIN HILL	301	372	71	23.59%
17	CACHE	1,870	1,936	66	3.53%
18	HILLDALE	1,872	1,936	64	3.42%
19	LIBERTY (SEQUOYAH CO.)	288	347	59	20.49%
20	WHITEFIELD	135	192	57	42.22%



Mustang Public Schools Historical Home Sales



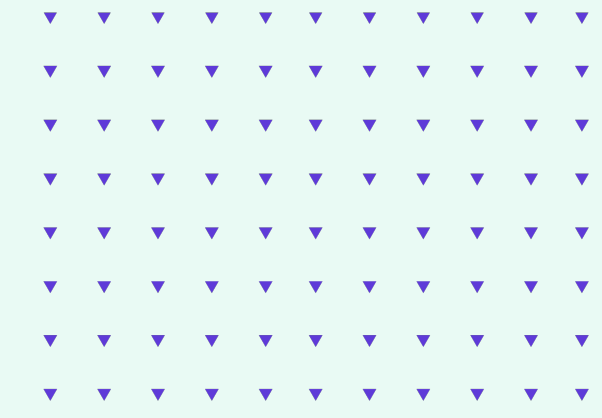
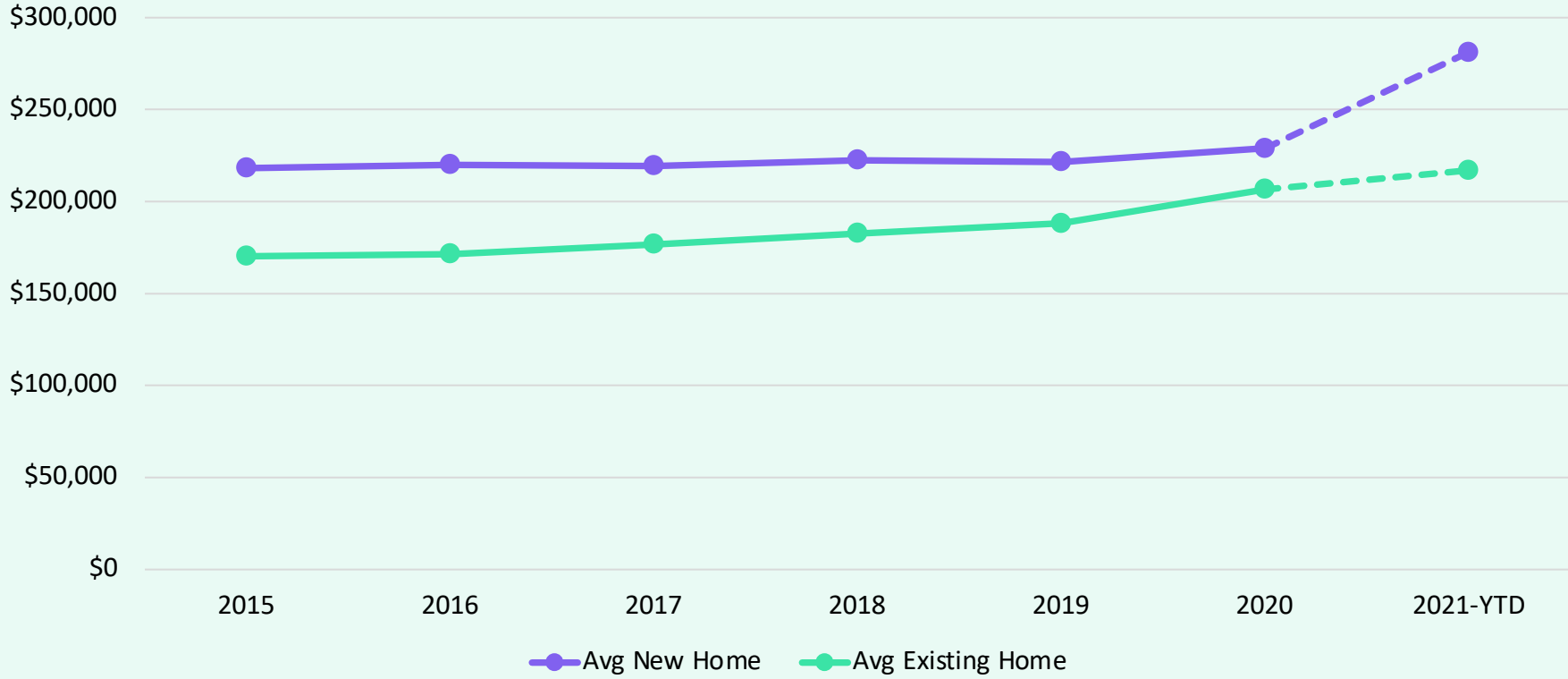
* 2021-YTD Sales span January-October 2021

- Total home sales within Mustang Public Schools have risen steadily since 2017, reaching their highest level to date in 2020
- The number of distressed property sales has fallen dramatically since 2015, dropping nearly 92%
- New home sales in 2020 in Mustang Public Schools accounted for 30% of the overall district sales total
- New home sales to date in 2021 account for 20% of the total home sales within the district



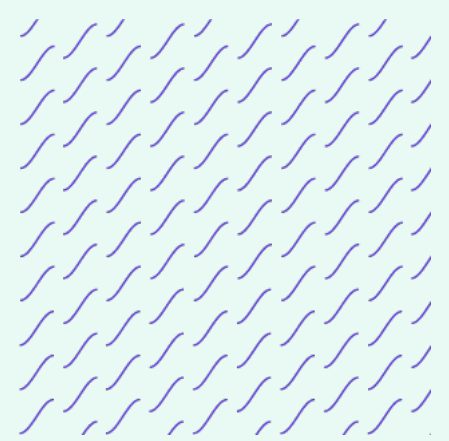
Mustang Public Schools Home Price Analysis

Mustang PS Avg New vs. Existing Home Price



	Avg New Home	Avg Existing Home
2015	\$218,199	\$170,277
2016	\$220,079	\$171,490
2017	\$219,422	\$176,780
2018	\$222,520	\$182,707
2019	\$221,537	\$188,113
2020	\$228,902	\$206,594
2021-YTD	\$281,192	\$216,984

* 2021-YTD Sales span January-October 2021

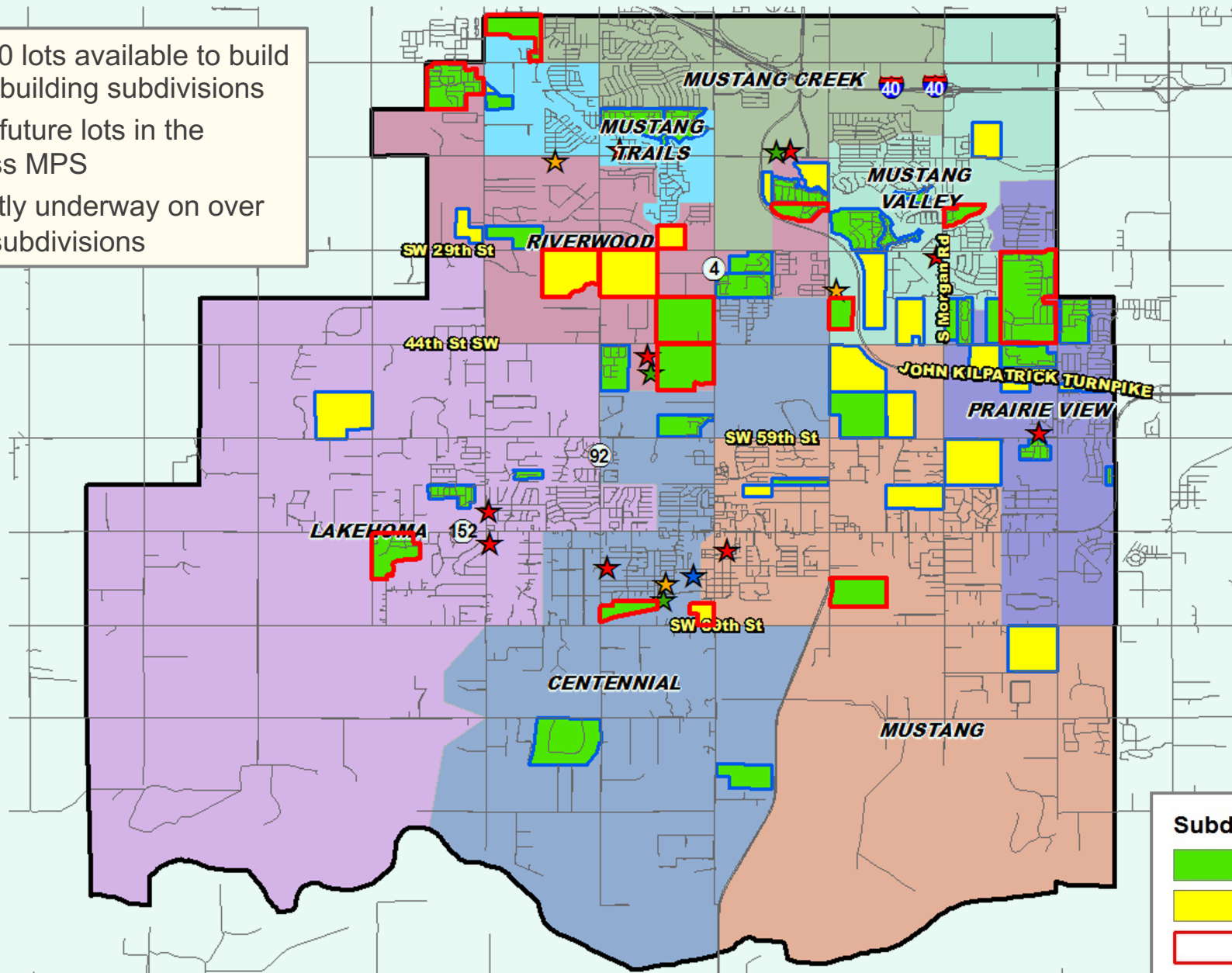


- The average new home sale price in Mustang Public Schools has risen 4.9% in the last 5 years, an increase of over \$10,700
- The average existing home sale price in the district has risen 21% since 2015, an increase of over \$36,300



District Housing Overview

- There are nearly 1,150 lots available to build on across 36 actively building subdivisions
- There are over 6,700 future lots in the planning stages across MPS
- Groundwork is currently underway on over 1,200 lots across 15 subdivisions



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway



Residential Activity

Hunter's Hills

- 156 total lots
- 19 vacant developed lots
- 5 homes under construction
- 132 homes occupied
- Building 12-15 homes per year
- Current student yield: 0.643

Rendevous Village

- 85 future apartment units
- Rezoning approved Nov 2021
- Plans in design stage

Spitler Lake Estates

- 274 total lots
- 170 future lots
- 4 vacant developed lots
- 1 home under construction
- 99 homes occupied
- Phase 3 (170 lots) preliminary plat approved Jan 2021
- Phase 3 section 1 (27 lots) final plat approved Sep 2021, groundwork underway
- Building 10-20 homes per year
- Current student yield: 0.545

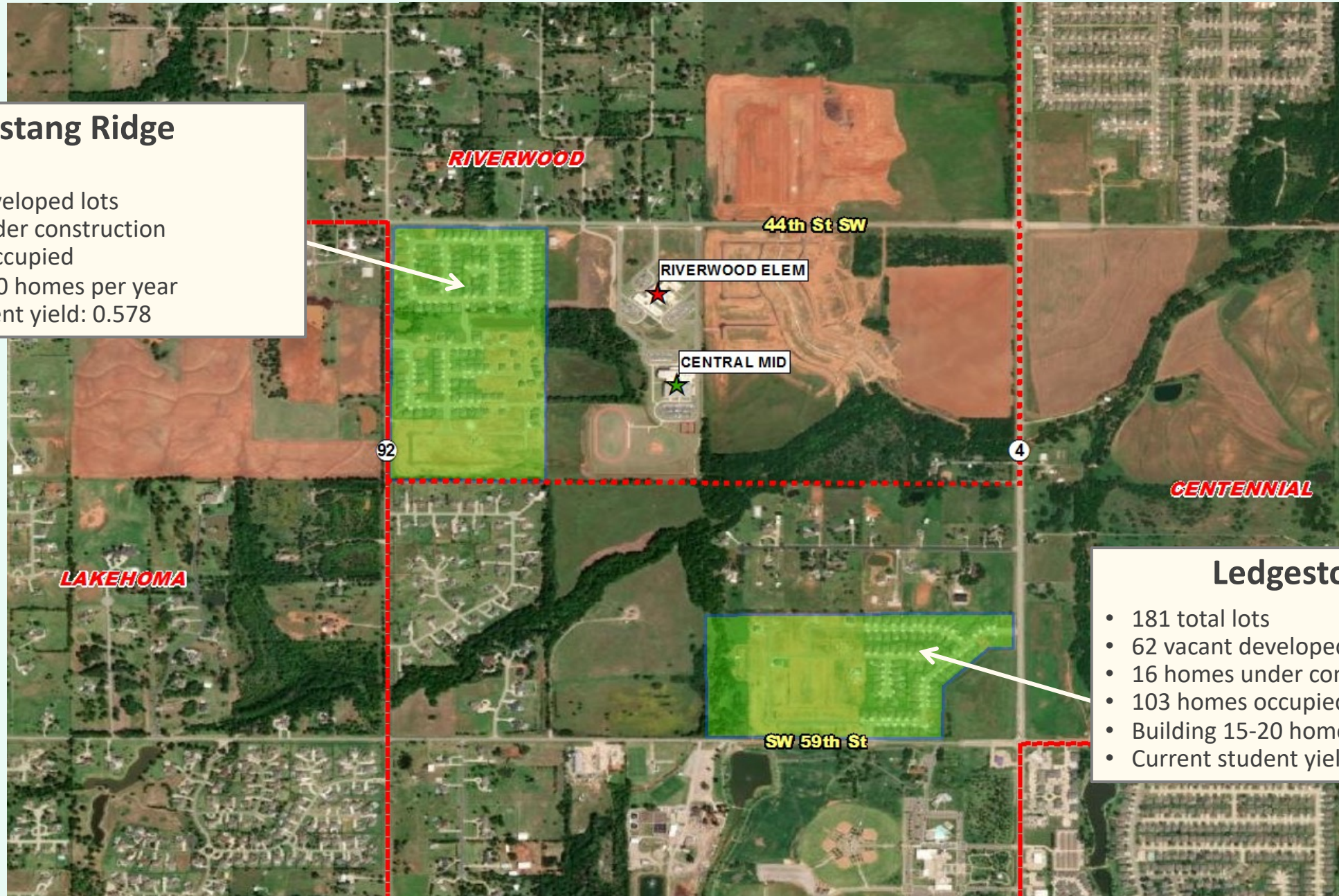




Residential Activity

Mustang Ridge

- 234 total lots
- 37 vacant developed lots
- 19 homes under construction
- 178 homes occupied
- Building 40-50 homes per year
- Current student yield: 0.578



Ledgestone

- 181 total lots
- 62 vacant developed lots
- 16 homes under construction
- 103 homes occupied
- Building 15-20 homes per year
- Current student yield: 0.708



Residential Activity

Somers Pointe

- 514 total lots
- 75 future lots
- 16 homes under construction
- 423 homes occupied
- Phase 12 (75 lots) groundwork underway, anticipate delivery mid 2022
- Building roughly 20 homes per year
- Current student yield: 0.543

RIVERWOOD

N Cemetery Rd

S Cemetery Rd

W Reno Ave

Springs at Skyline Trails Active Adult

MUSTANG TRAILS

Skyline Trails

- 339 total lots
- 97 future lots
- 52 vacant developed lots
- 33 homes under construction
- 157 homes occupied
- Phase 7 (97 lots) groundwork underway
- Building 60-70 homes per year
- Current student yield: 0.363



Residential Activity



Morgan Creek

- 760 total lots
- 194 future lots
- 103 vacant developed lots
- 31 homes under construction
- 432 homes occupied
- Phase 4 (155 lots) groundwork underway, anticipate delivery spring 2022
- Building 60-80 homes per year
- Current student yield: 0.576

Kingsridge

- 354 total lots
- 39 vacant developed lots
- 28 homes under construction
- 287 homes occupied
- Building 10-20 homes per year
- Current student yield: 0.292

Crystal Hill Estates

- 321 total lots
- 71 vacant developed lots
- 34 homes under construction
- 216 homes occupied
- Building 40-50 homes per year
- Current student yield: 0.365



Residential Activity



Wild Horse Canyon

- 340 total lots
- 32 vacant developed lots
- 31 homes under construction
- 6 homes occupied
- Phase 2 (44 lots) groundwork underway, delivering Feb 2022
- Phase 3 delivering May 2022
- Developer anticipates building 50-70 homes per year
- 1 current student





Residential Activity

Montage

- 662 total lots
- 551 future lots
- 46 vacant developed lots
- 44 homes under construction
- 21 homes occupied
- Phase 2 (67 lots) groundwork underway, delivering Jan 2022
- Developer anticipates building 100-150 homes per year
- No current students
- DR Horton

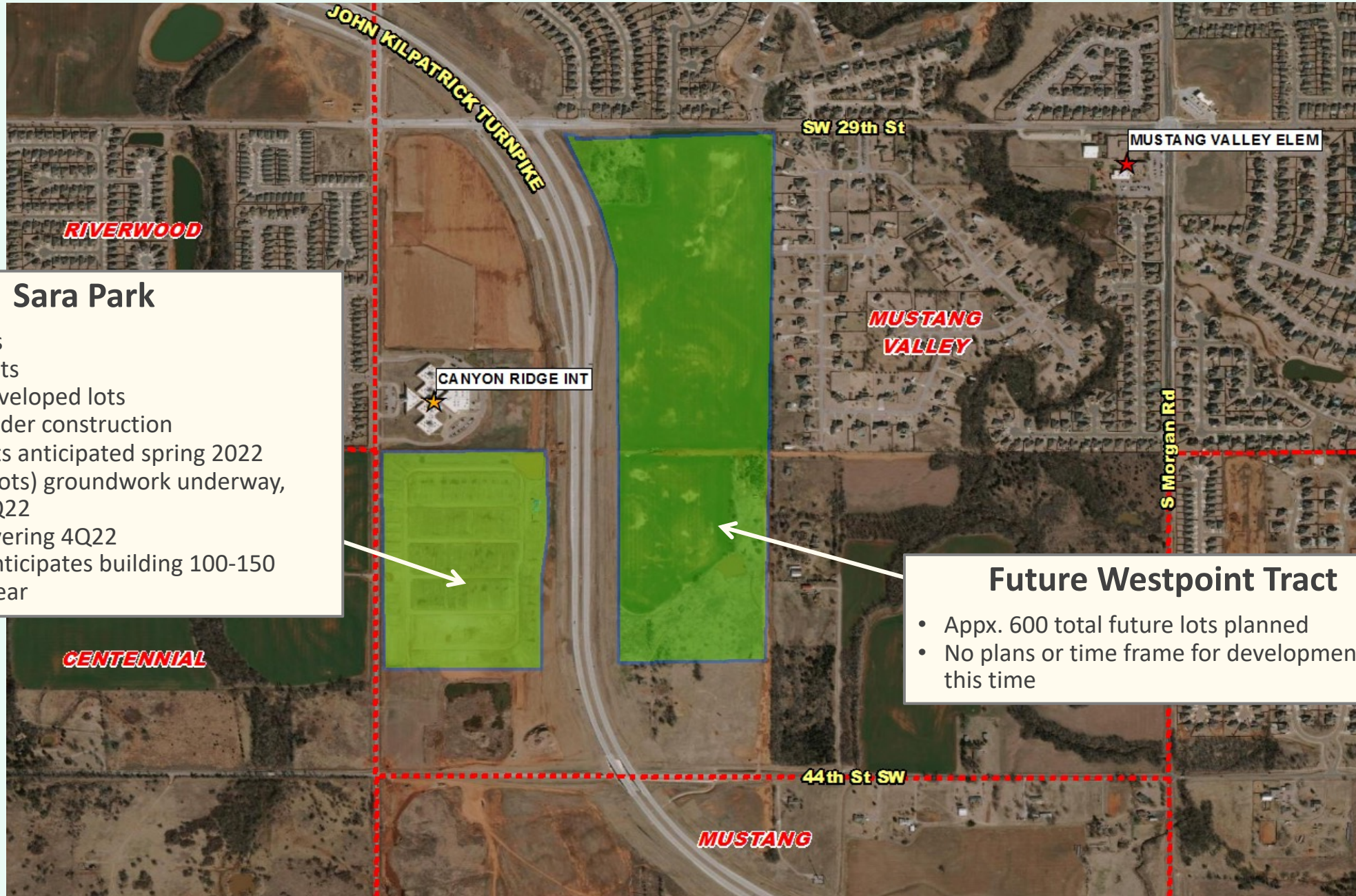


Mustang Park

- 450 total lots
- 335 future lots
- 81 vacant developed lots
- 18 homes under construction
- 16 homes occupied
- Phase 2 (75 lots) groundwork underway, delivering April 2022
- Developer anticipates building 75 homes per year
- Current student yield: 0.750



Residential Activity



Sara Park

- 211 total lots
- 102 future lots
- 84 vacant developed lots
- 25 homes under construction
- First residents anticipated spring 2022
- Phase 2 (74 lots) groundwork underway, delivering 2Q22
- Phase 3 delivering 4Q22
- Developer anticipates building 100-150 homes per year

Future Westpoint Tract

- Appx. 600 total future lots planned
- No plans or time frame for development at this time



Residential Activity

Canyon Ridge Estates

- 265 total future lots
- Preliminary plat under review
- Final plats and engineering plans in design

CENTENNIAL

MUSTANG VALLEY

44th St SW

JOHN KILPATRICK TURNPIKE

S Morgan Rd

PRAIRIE VIEW

Canyons

- 655 total lots
- 537 future lots
- 89 vacant developed lots
- 29 homes under construction
- First residents anticipated early 2022
- Phase 2 (74 lots) final plat under review
- Developer anticipates building 100-150 homes per year

MUSTANG

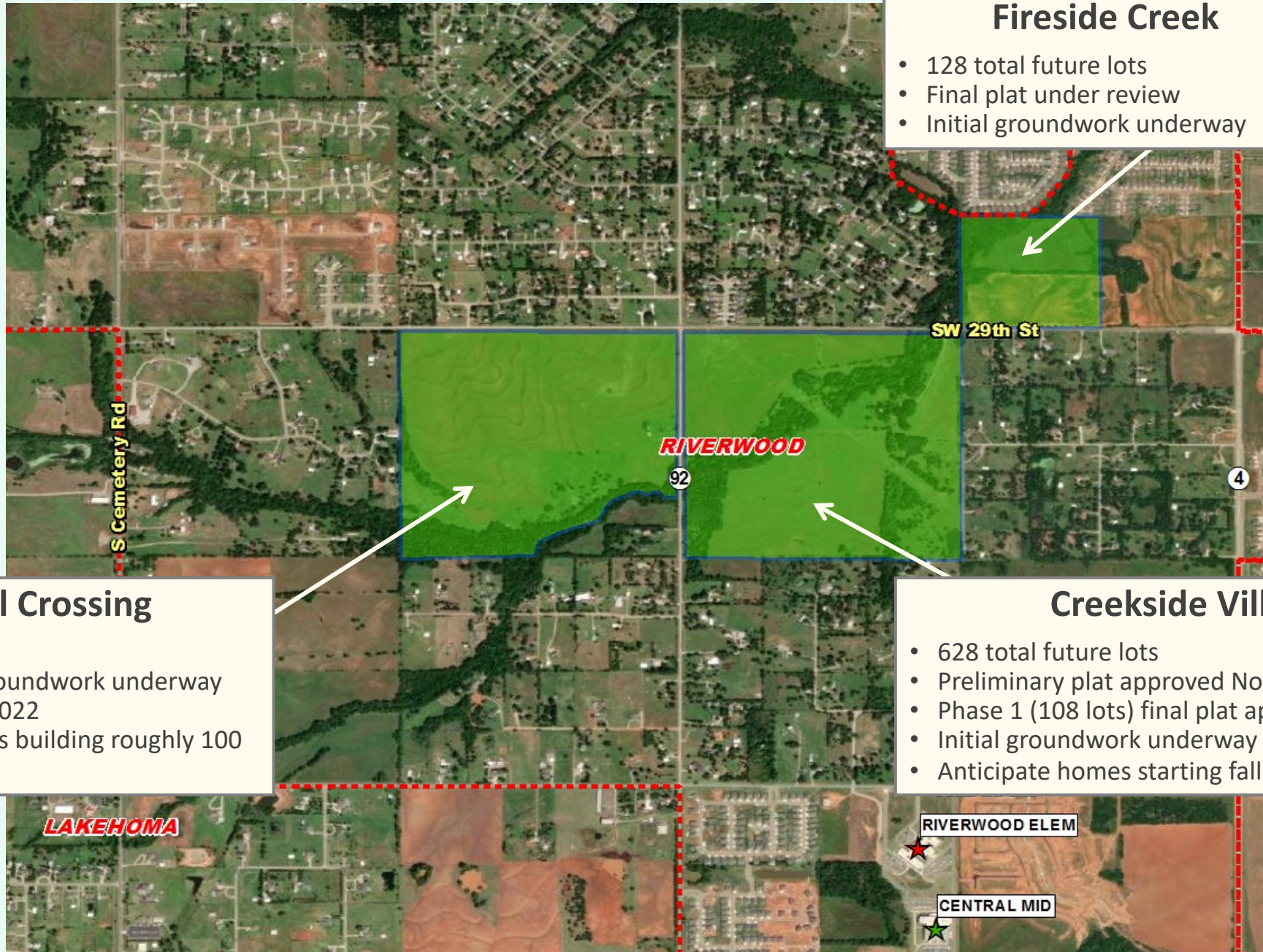
SW 59th St

Aspen Creek

- 206 total future lots
- Preliminary plat approved Aug 2021
- Final plats in design
- Developer anticipates groundwork starting early 2022
- Homes starting late 2022
- Developer anticipates building 60-80 homes per year



Residential Activity



Fireside Creek

- 128 total future lots
- Final plat under review
- Initial groundwork underway

Scissortail Crossing

- 605 total future lots
- Phase 1 (113 lots) groundwork underway
- Homes starting Jan 2022
- Developer anticipates building roughly 100 homes per year

Creekside Village

- 628 total future lots
- Preliminary plat approved Nov 2020
- Phase 1 (108 lots) final plat approved May 2021
- Initial groundwork underway
- Anticipate homes starting fall 2022



Residential Activity



Arbor Creek

- 214 total future lots
- Rezoning approved Nov 2021
- Developer anticipates groundwork starting in 2022
- First homes starting 2023

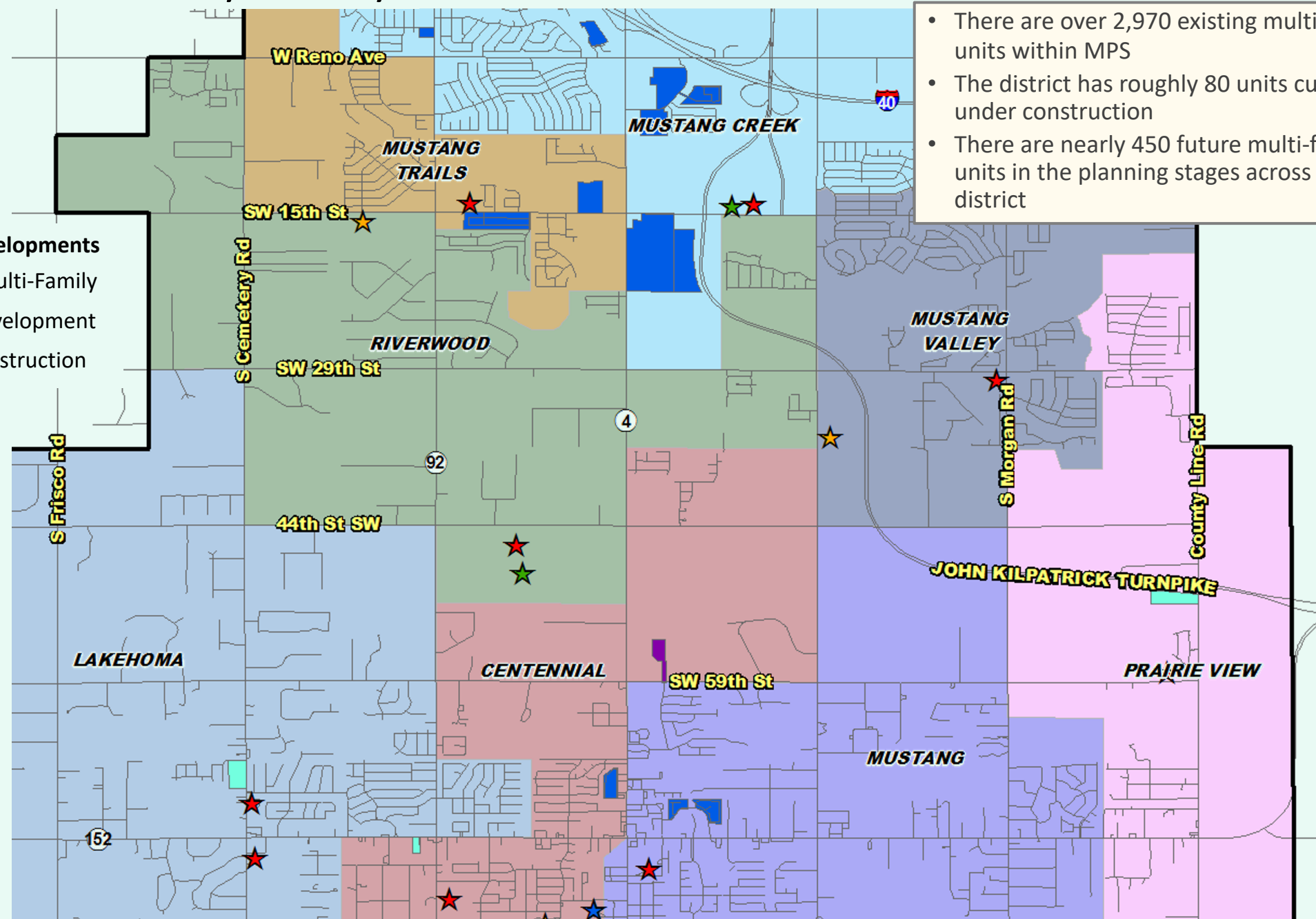


District Multi-Family Activity

- There are over 2,970 existing multi-family units within MPS
- The district has roughly 80 units currently under construction
- There are nearly 450 future multi-family units in the planning stages across the district

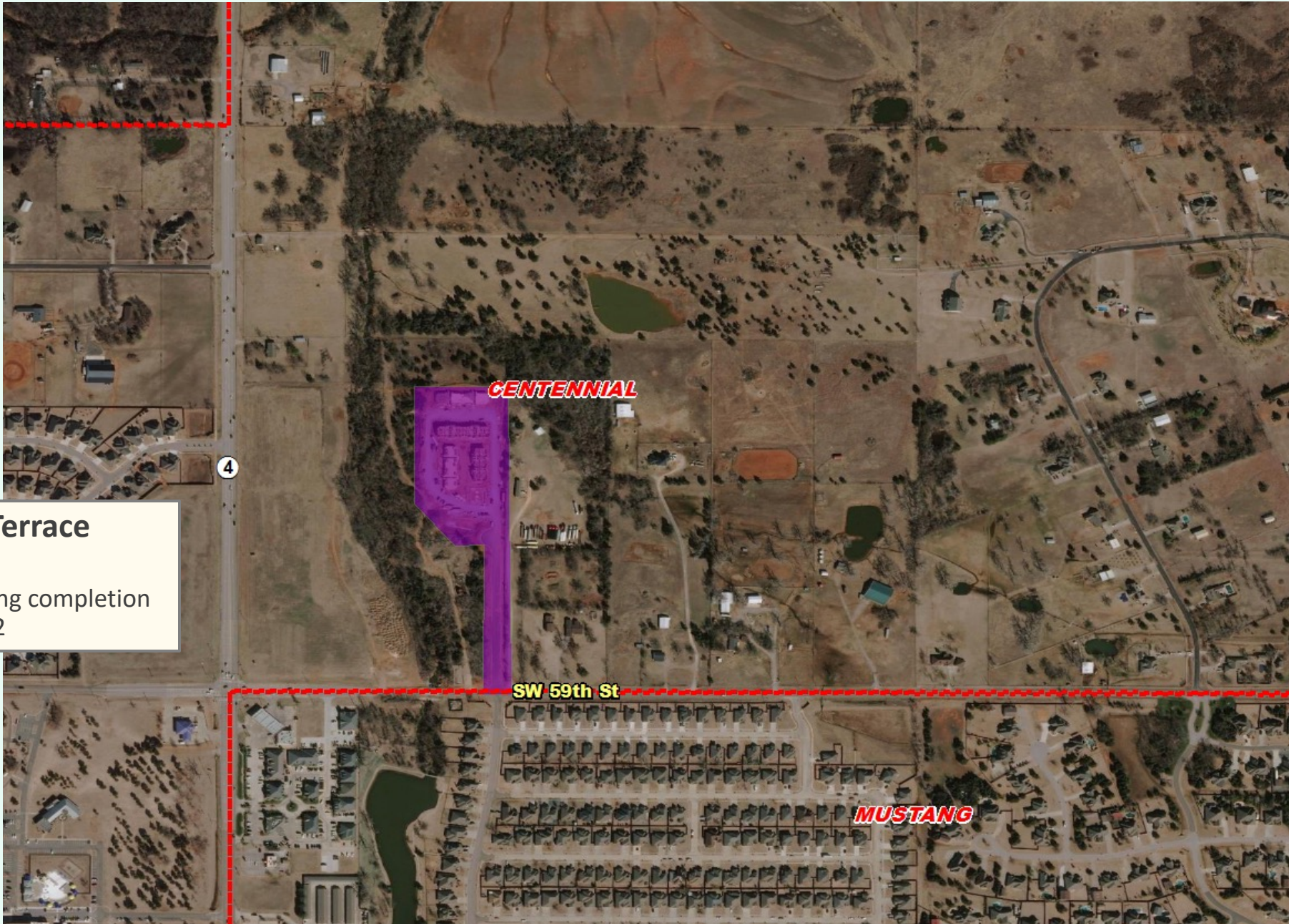
Multi-Family Developments

- Existing Multi-Family
- Future Development
- Under Construction





Multi-Family Activity



Savannah Terrace

- 80 total units
- Construction nearing completion
- Opening early 2022



Future Multi-Family Activity

Babol Heights

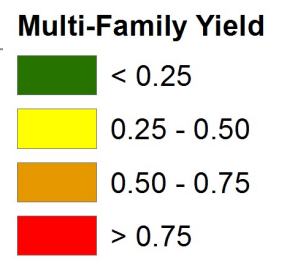
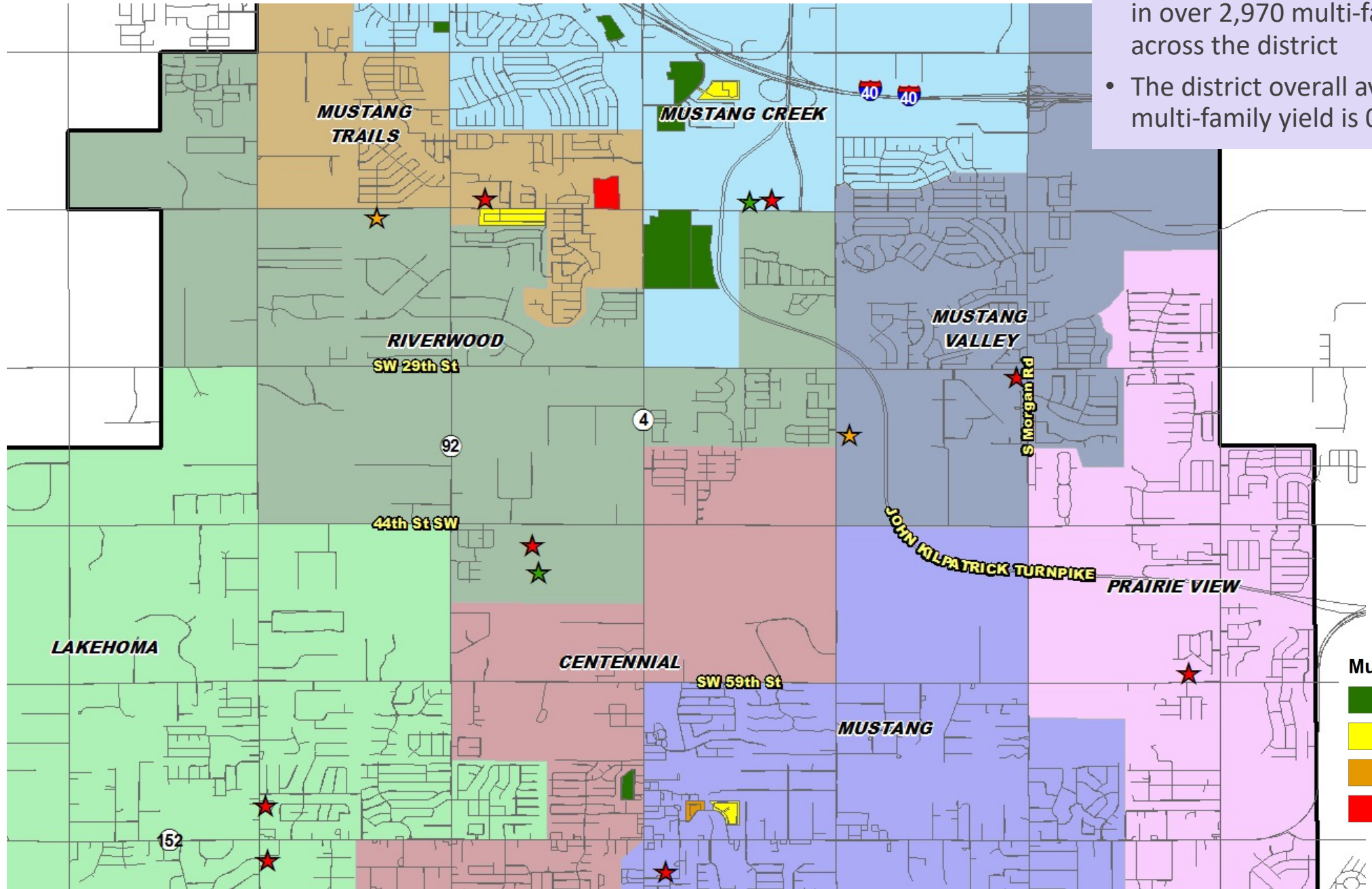
- 336 total future apartment units
- Preliminary plat and rezoning approved Aug 2021
- Final plat in design





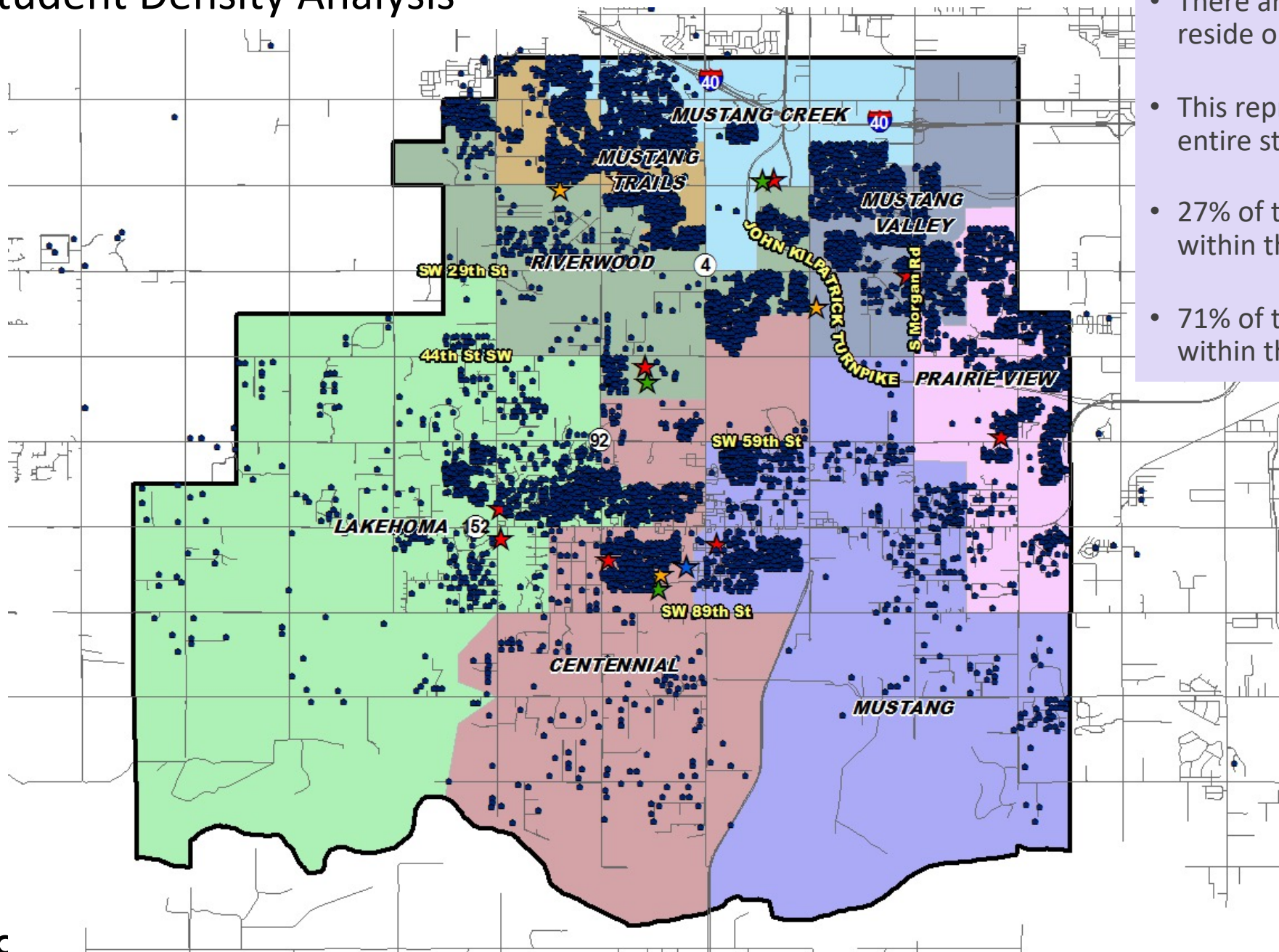
Multi-Family Yield Analysis

- There are 647 students residing in over 2,970 multi-family units across the district
- The district overall average multi-family yield is 0.217





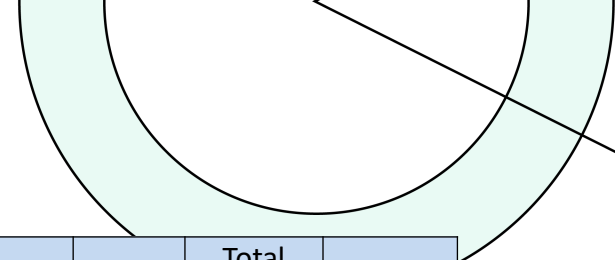
Student Density Analysis



- There are 246 students that currently reside outside the district
- This represents roughly 1.8% of the entire student population
- 27% of the student population resides within the Mustang City Limits
- 71% of the student population resides within the Oklahoma City limits



Ten Year Forecast by Grade Level

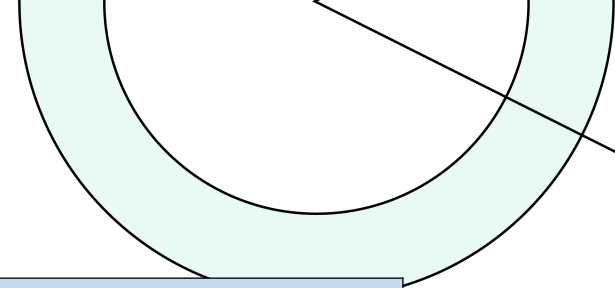


Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	27	495	840	883	846	885	831	903	919	848	889	888	789	735	661	11,439		
2018/19	18	629	932	905	887	858	853	855	939	912	858	942	883	730	701	11,902	463	4.0%
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2021/22	39	578	1,013	1,003	1,001	981	948	962	955	978	923	993	949	887	823	13,033	1,165	9.8%
2022/23	39	587	1,066	1,072	1,055	1,031	1,006	1,017	1,023	988	1,002	978	988	902	833	13,587	554	4.2%
2023/24	39	597	1,095	1,136	1,131	1,082	1,064	1,073	1,092	1,044	1,005	1,057	971	919	839	14,145	558	4.1%
2024/25	39	597	1,126	1,189	1,203	1,176	1,135	1,157	1,128	1,109	1,064	1,061	1,053	908	855	14,800	655	4.6%
2025/26	39	597	1,162	1,230	1,265	1,258	1,228	1,211	1,215	1,148	1,125	1,124	1,055	988	840	15,485	685	4.6%
2026/27	39	597	1,223	1,262	1,304	1,328	1,318	1,322	1,272	1,236	1,168	1,187	1,118	986	917	16,277	792	5.1%
2027/28	39	597	1,276	1,331	1,342	1,365	1,378	1,393	1,378	1,294	1,245	1,233	1,181	1,046	915	17,013	735	4.5%
2028/29	39	597	1,259	1,372	1,405	1,414	1,425	1,446	1,459	1,398	1,298	1,315	1,227	1,106	970	17,731	718	4.2%
2029/30	39	597	1,260	1,354	1,452	1,460	1,467	1,513	1,515	1,483	1,412	1,371	1,308	1,148	1,026	18,405	674	3.8%
2030/31	39	597	1,276	1,366	1,438	1,533	1,521	1,548	1,582	1,538	1,493	1,491	1,364	1,224	1,065	19,076	671	3.6%
2031/32	39	597	1,287	1,400	1,447	1,513	1,599	1,605	1,620	1,607	1,550	1,577	1,483	1,277	1,135	19,736	660	3.5%

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



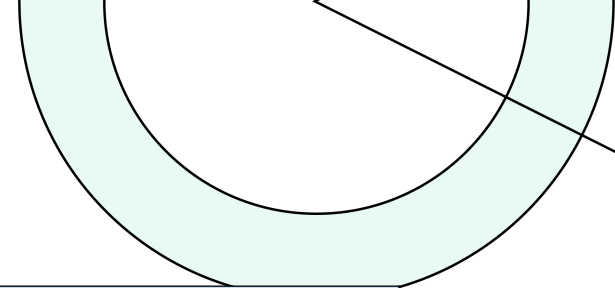
Ten Year Forecast by Elementary Campus



Campus	2020/21	Fall	ENROLLMENT PROJECTIONS									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Mustang Education Center	65	105	114	124	124	124	124	124	124	124	124	124
Mustang Centennial Elementary	560	609	650	677	683	685	687	692	687	683	691	693
Mustang Creek Elementary	631	715	727	752	736	755	762	761	763	762	759	750
Mustang Elementary	494	613	642	684	757	835	921	1,014	1,100	1,135	1,187	1,226
Mustang Lakehoma Elementary School	632	666	674	664	686	688	703	715	727	731	730	728
Mustang Trails Elementary School	647	712	730	765	804	826	825	818	800	781	783	786
Mustang Valley Elementary	593	634	676	728	760	803	841	887	926	962	995	1,013
Prairie View Elementary	667	754	817	861	922	950	990	987	985	991	984	993
Riverwood Elementary	625	755	826	889	993	1,113	1,218	1,330	1,399	1,460	1,517	1,569
ELEMENTARY SCHOOL TOTAL	4,914	5,563	5,856	6,144	6,465	6,779	7,071	7,328	7,511	7,629	7,770	7,882
Elementary Absolute Change	-341	649	293	288	321	314	292	257	183	118	141	112
Elementary Percent Change	-6.49%	13.21%	5.27%	4.92%	5.22%	4.86%	4.31%	3.63%	2.50%	1.57%	1.85%	1.44%



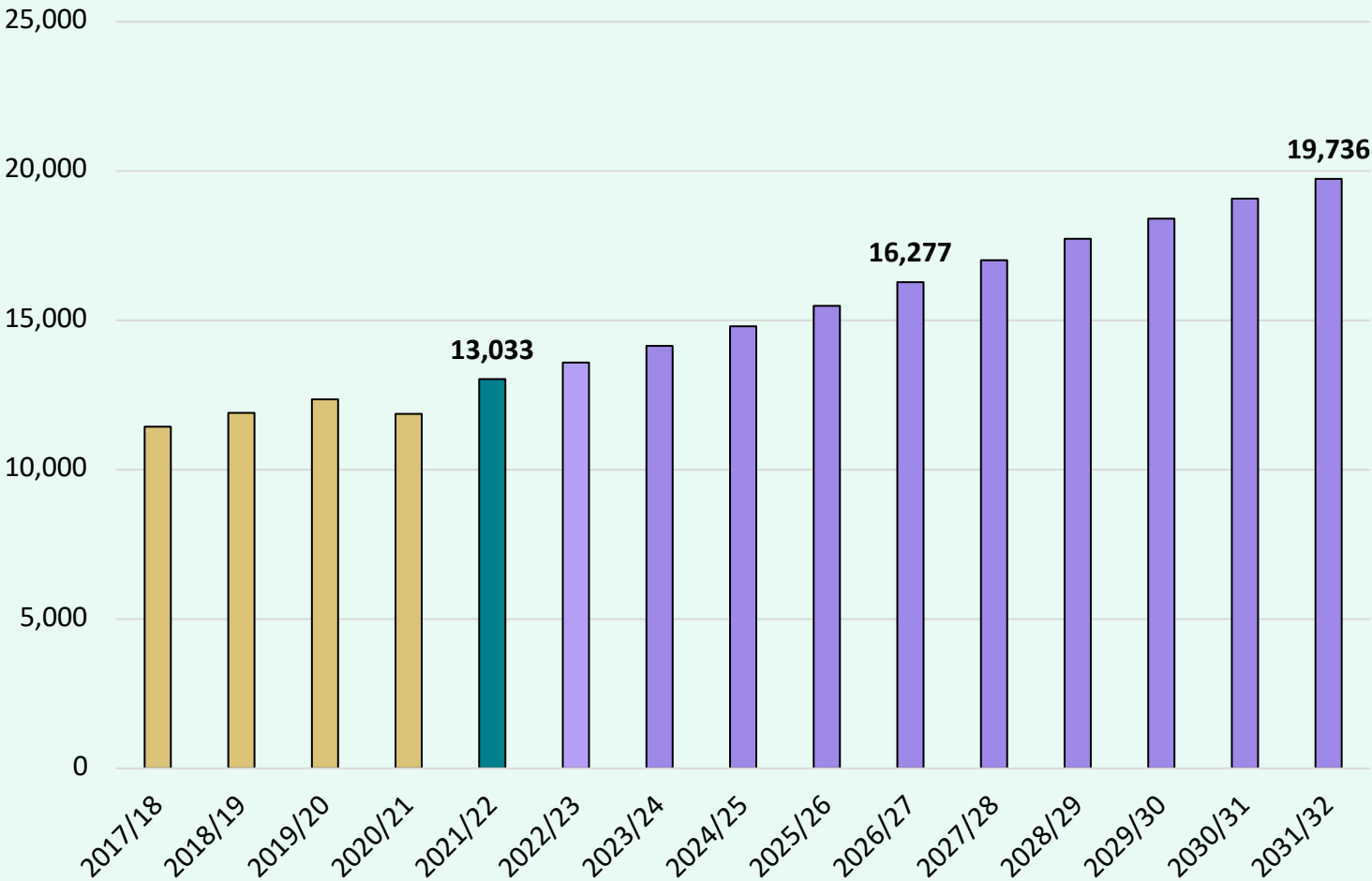
Ten Year Forecast by Secondary Campus



Campus	2020/21	Fall	ENROLLMENT PROJECTIONS									
		2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Canyon Ridge Intermediate ES	642	693	745	765	850	910	982	1,057	1,110	1,149	1,186	1,230
Meadowbrook Intermediate ES	493	529	628	690	700	726	782	863	901	939	952	985
Mustang Horizon Intermediate ES	621	695	666	711	736	790	829	851	894	940	992	1,010
Central Middle School	495	510	541	569	670	733	747	770	833	917	958	998
Mustang Middle School	649	661	721	740	716	742	768	818	848	877	920	967
Mustang North Middle School	620	730	728	741	787	797	890	951	1,015	1,101	1,154	1,192
MIDDLE SCHOOL TOTAL	3,520	3,818	4,030	4,215	4,458	4,699	4,998	5,310	5,602	5,923	6,162	6,382
Middle Absolute Change	-241	298	212	185	243	241	299	311	292	321	239	220
Middle Percent Change	-6.41%	8.47%	5.54%	4.60%	5.77%	5.41%	6.37%	6.23%	5.49%	5.74%	4.03%	3.57%
Mustang High School	3,434	3,652	3,701	3,786	3,877	4,007	4,208	4,375	4,618	4,853	5,144	5,472
HIGH SCHOOL TOTAL	3,434	3,652	3,701	3,786	3,877	4,007	4,208	4,375	4,618	4,853	5,144	5,472
High School Absolute Change	95	218	49	85	91	130	201	167	243	235	291	328
High School Percent Change	2.85%	6.35%	1.34%	2.30%	2.40%	3.35%	5.02%	3.97%	5.55%	5.09%	6.00%	6.38%
DISTRICT TOTALS	11,868	13,033	13,587	14,145	14,800	15,485	16,277	17,013	17,731	18,405	19,076	19,736
District Absolute Change	-487	1,165	554	558	655	685	792	735	718	674	671	660
District Percent Change	-3.94%	9.82%	4.25%	4.11%	4.63%	4.63%	5.12%	4.52%	4.22%	3.80%	3.64%	3.46%

Key Takeaways

Enrollment Forecast



- Mustang Schools enrollment grew by more than 1,000 students from 2015/16 to 2020/21, and grew by 1,165 students in 2020/21 as COVID-19 restrictions eased
- Total home sales have steadily increased since 2017, and are on pace to meet or exceed 2020 totals
- The district has nearly 1,150 lots currently available to build on, with over 6,700 additional lots in the planning stages
- Groundwork is underway on over 1,200 lots that will impact the district in the next 1-2 years
- There are 80 multi-family units under construction in MPS, with an additional 450 units in the planning stages
- MPS is forecasted to enroll nearly 16,300 students by 2026/27 and over 19,700 by 2031/32