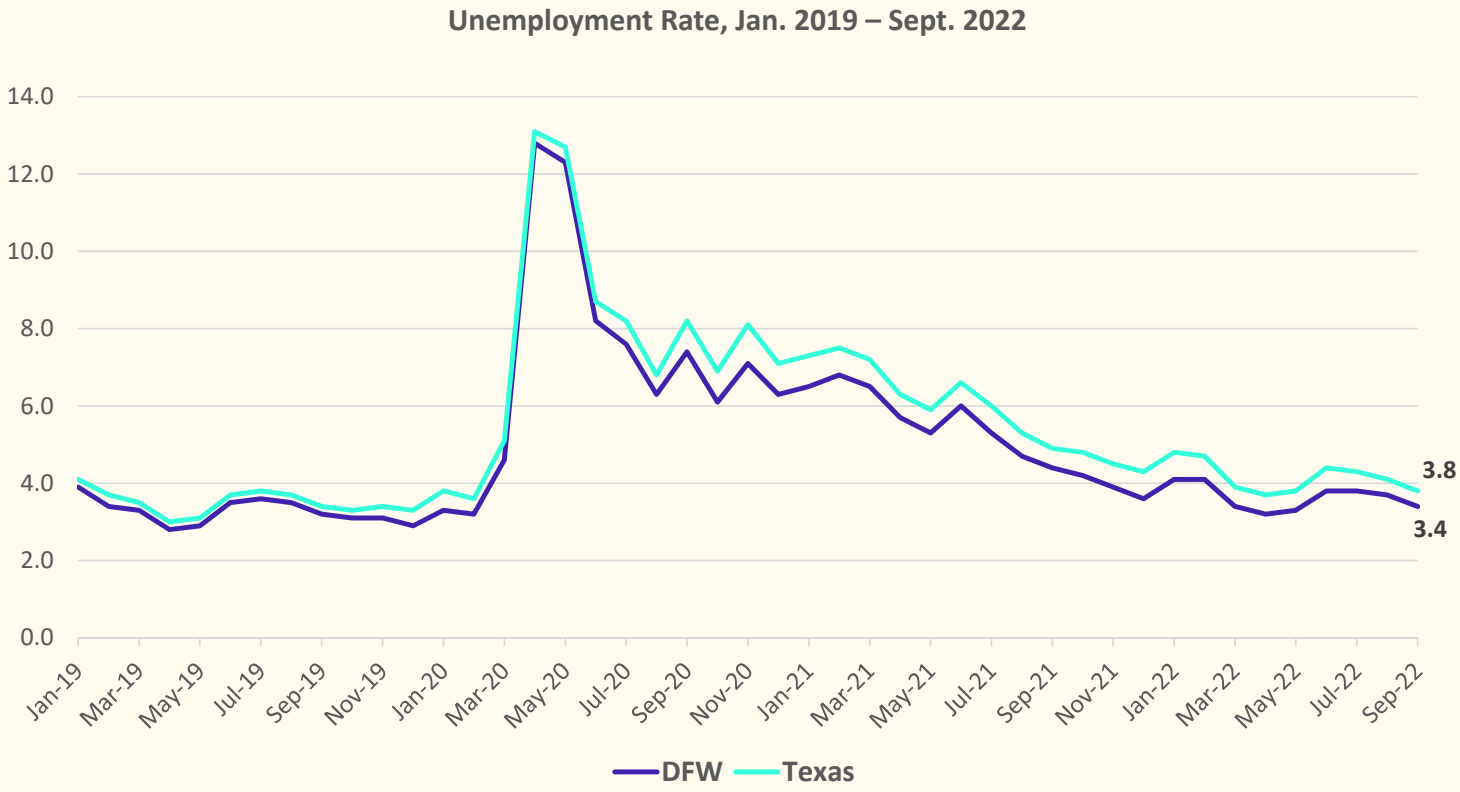
Zonda Education

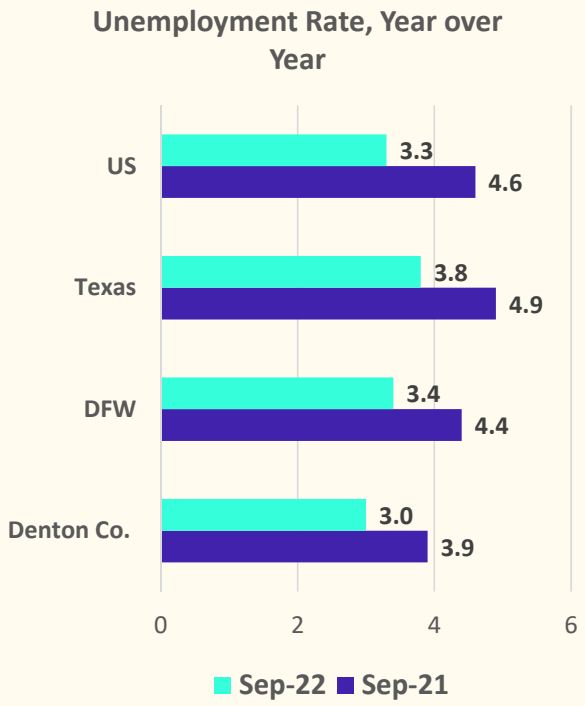
Little Elm Independent School District

Fall 2022/23

Demographic Report

Local Economic Conditions





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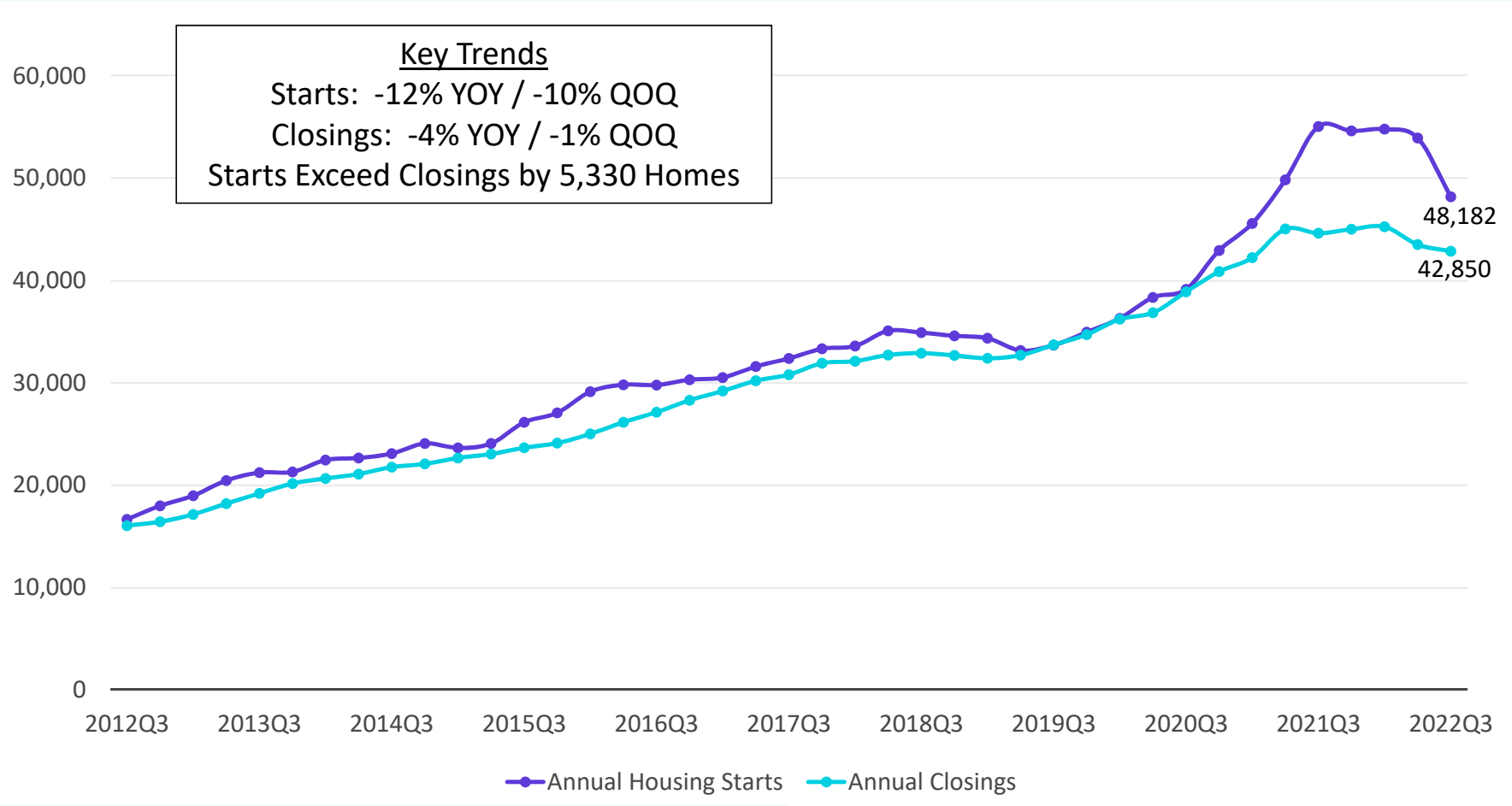
DFW New Home Starts & Closings are Flattening Out



Source: Zonda

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Economic Conditions

Combination of Price Escalation & Interest Rate Increases Impact on Monthly Payments

SPRING 2022

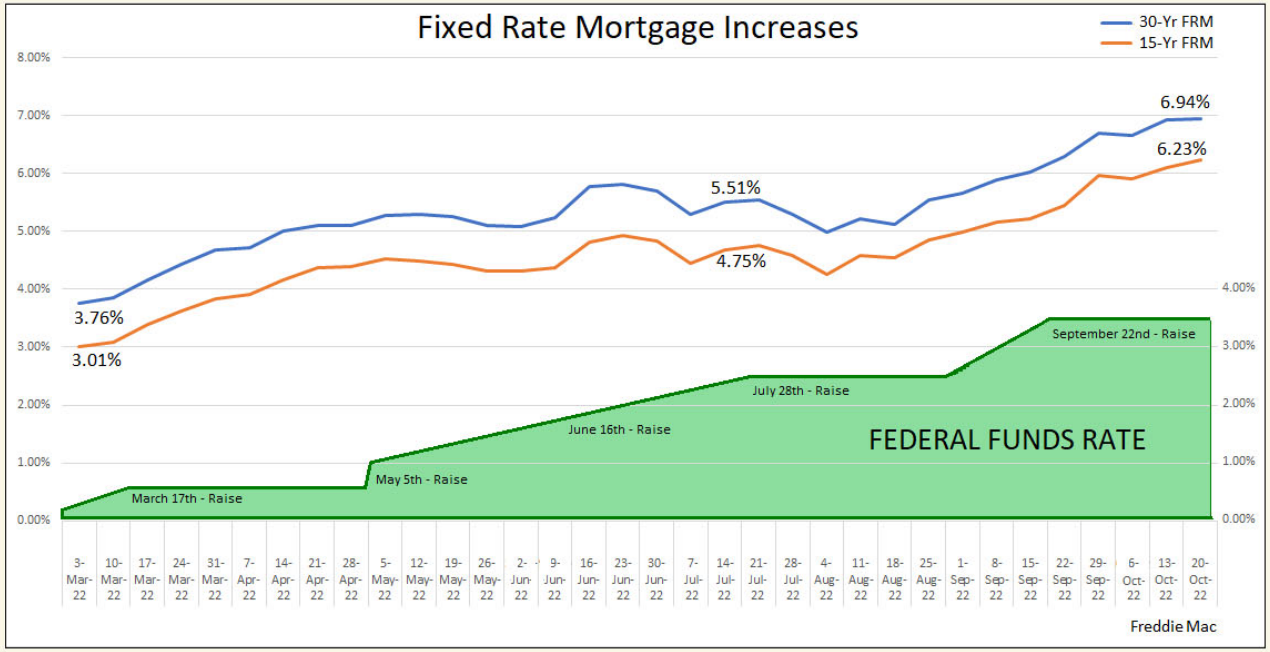
3.5% Interest Rate

HOME PRICE

$343,221

Average Monthly House Payment

$1,905



FALL 2022

7.0% Interest Rate

HOME PRICE

$365,700

Average Monthly House Payment

$2,765

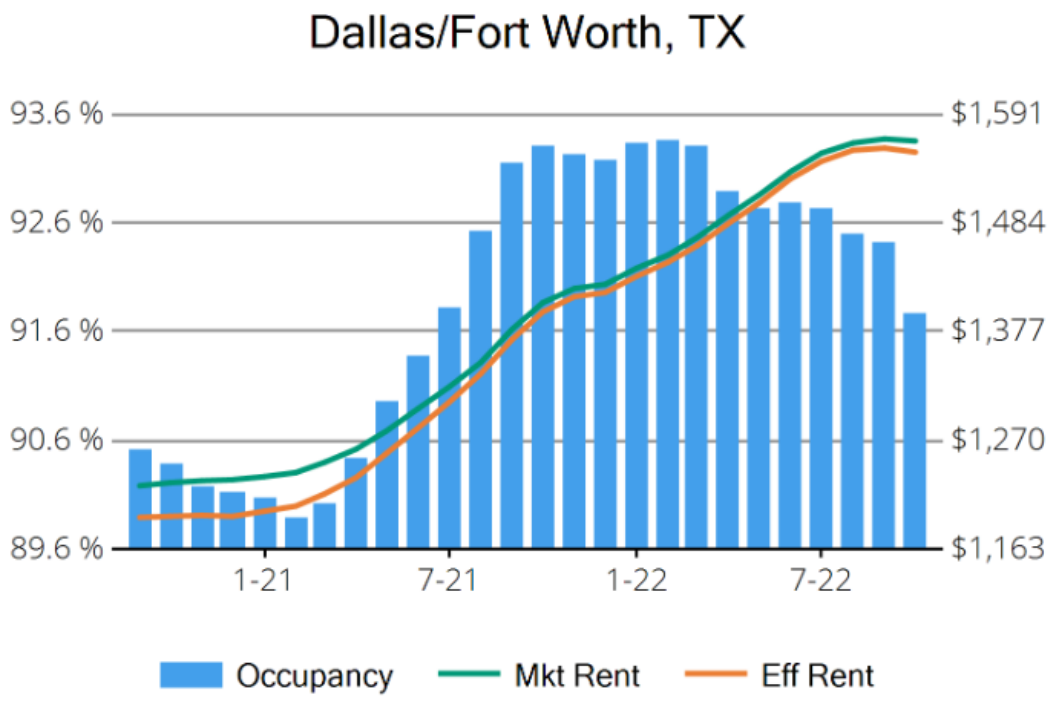
$860 More Per Month	Increased By 45.15%

* Since January 2022 – Base Prices have been up by 8% and Mortgage Rates up by approximately 79%

Housing Market Trends: Multi-family Market

*Stabilized and Lease-up Properties**

Conventional Properties	Oct 2022	Annual Change
Occupancy	91.7	-1.7%
Unit Change	21,805	
Units Absorbed (Annual)	7,806	
Average Size (SF)	873	+0.3%
Asking Rent	$1,564	+11.6%
Asking Rent per SF	$1.79	+11.3%
Effective Rent	$1,553	+11.5%
Effective Rent per SF	$1.78	+11.2%
% Offering Concessions	11%	+13.6%
Avg. Concession Package	4.7%	-6.4%



District New Home Starts and Closings by Quarter

Starts	2016	2017	2018	2019	2020	2021	2022
1Q	381	237	330	219	183	158	158
2Q	242	435	319	240	201	158	157
3Q	163	489	391	216	179	221	77
4Q	301	310	336	262	250	228	
Total	**1,087**	**1,471**	**1,376**	**937**	**813**	**765**	**392**

Closings	2016	2017	2018	2019	2020	2021	2022
1Q	256	194	349	213	226	127	146
2Q	262	282	366	374	235	176	202
3Q	378	323	283	452	244	144	137
4Q	203	459	422	233	214	139	
Total	**1,099**	**1,258**	**1,420**	**1,272**	**919**	**586**	**485**

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District Housing Overview by Elementary Zone

Elementary Zone	Annual Starts	Quarter Starts	Annual Closings	Quarter Closings	Under Construction	Inventory	Vacant Dev. Lots	Future Lots
BRENT	0	0	0	0	0	0	9	0
CHAVEZ	3	0	1	0	3	3	1	0
HACKBERRY	27	0	40	2	15	18	13	274
LAKEVIEW	90	2	104	36	32	37	92	498
OAK POINT	440	30	366	77	259	297	322	774
PRESTWICK	167	45	111	22	136	139	62	256
Grand Total	**727**	**77**	**622**	**137**	**445**	**494**	**499**	**1,802**

Highest activity in the category

Second highest activity in the category

Third highest activity in the category

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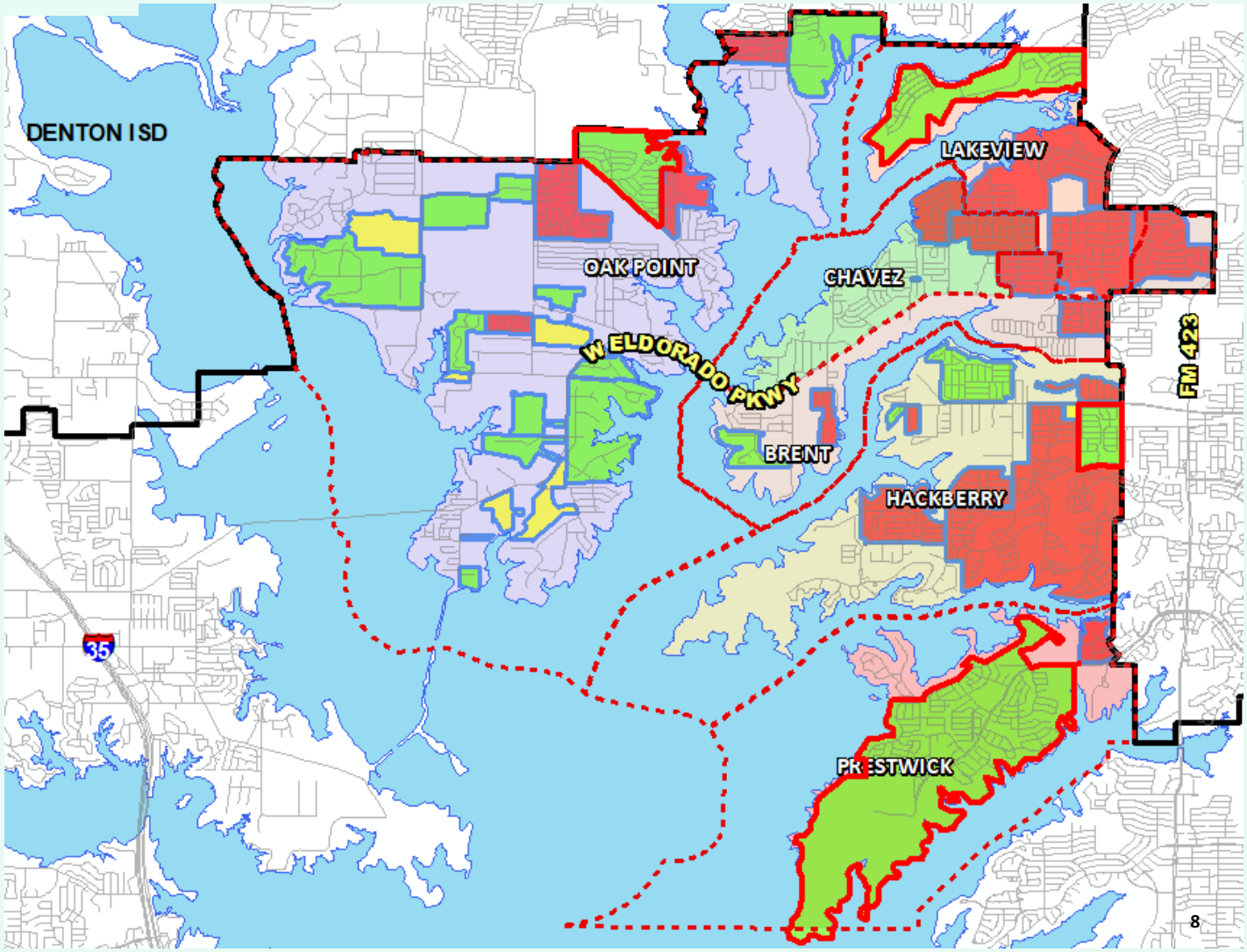
District Housing Overview

- The district has 21 actively building subdivisions
- Within LEISD there are 9 future subdivisions in the planning stages
- Ground-work is underway on approx. 920 lots within four subdivisions



Subdivisions

- ACTIVE
- FUTURE
- Groundwork Underway

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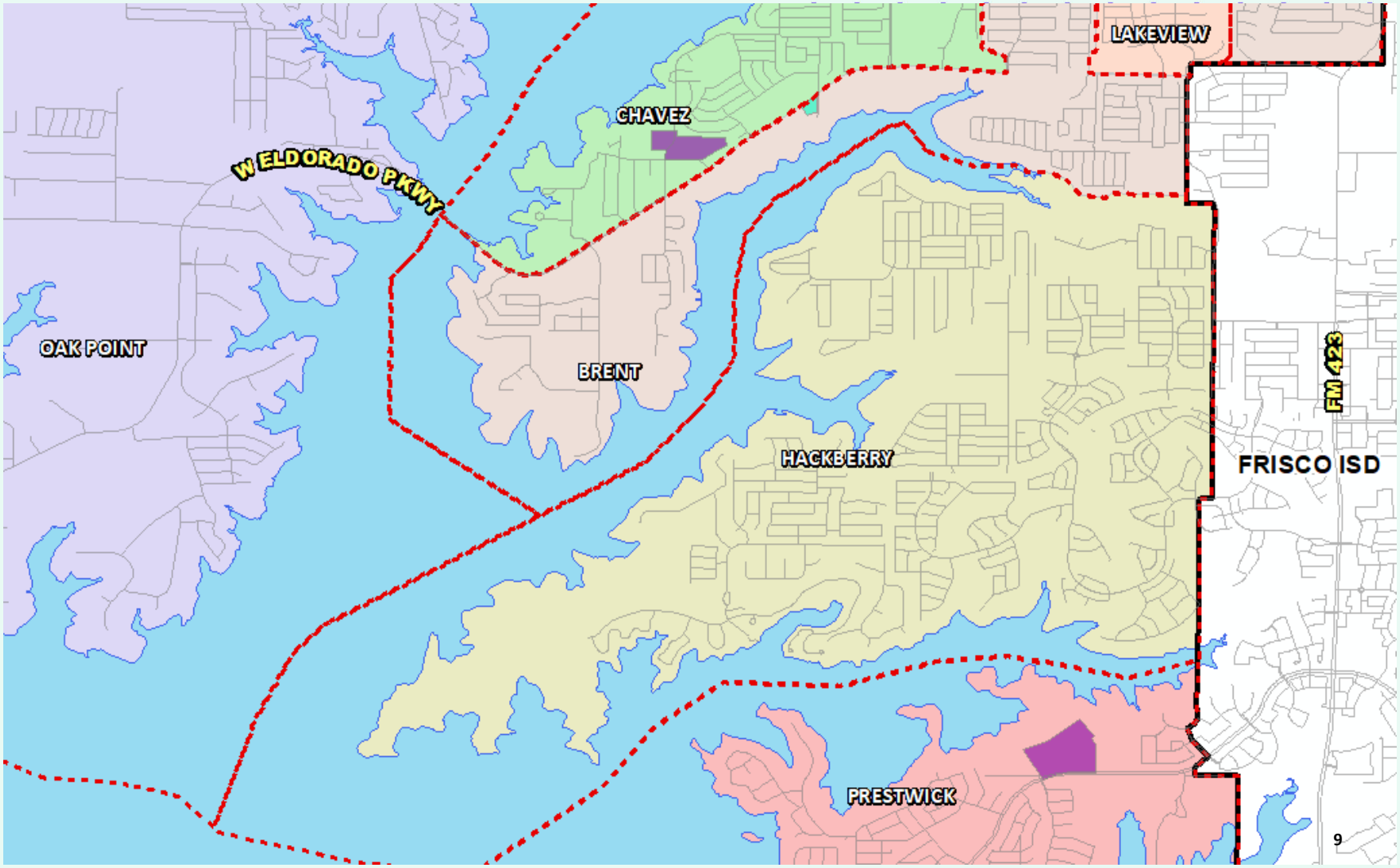
District Multi-Family Overview

- Approximately 483 units are currently under construction within Little Elm ISD. District in Little Elm (324 units) in Chavez Elem zone will soon begin leasing
- 45 future multi-family units are currently planned in the District



Multi-Family Developments

- Under Construction
- Future Development

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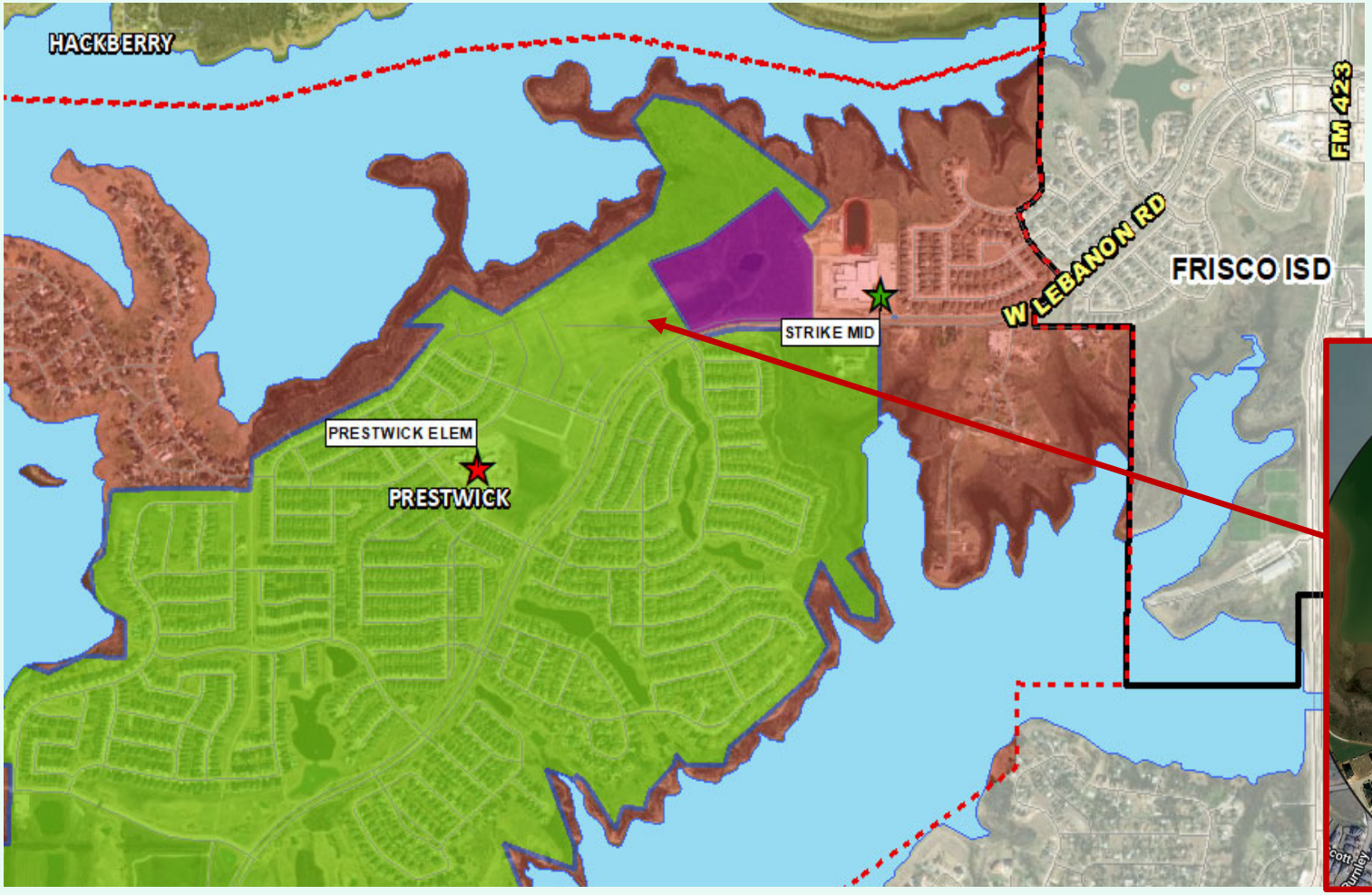
Residential Activity



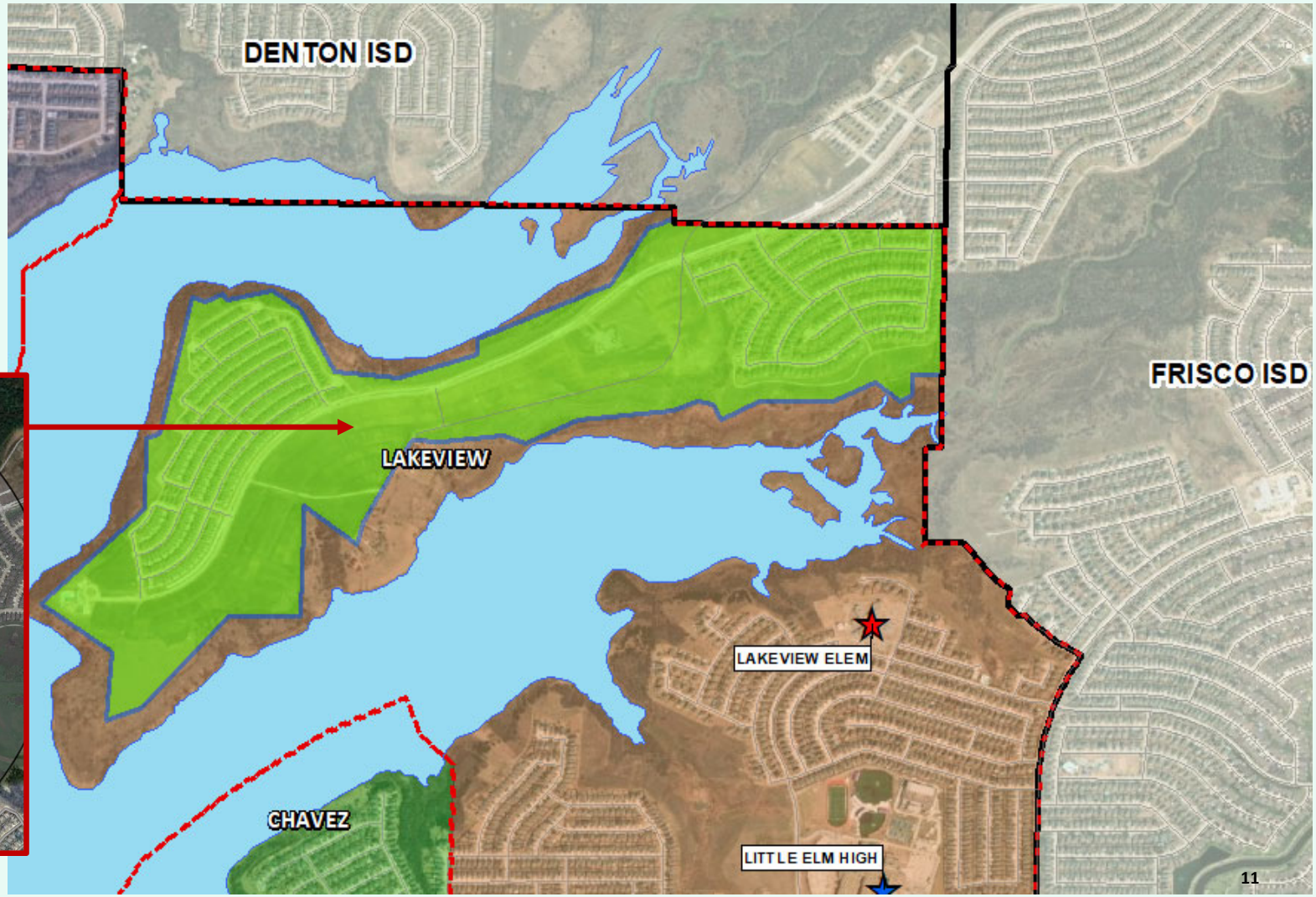
The Tribute - Westbury

- 614 total lots
- 127 homes under construction
- 55 vacant developed lots
- 92 future lots
- American Legend Homes priced from the $650's
- Prestwick Elem zone

Residential Activity

Valencia on the Lake

- 1,469 total lots
- 842 homes occupied
- 32 homes under construction
- 92 vacant developed lots
- 498 future lots
- Master planned community featuring D.R. Horton, Centurion American and Tripointe Homes – priced from the mid- $400s
- Lakeview Elem zone



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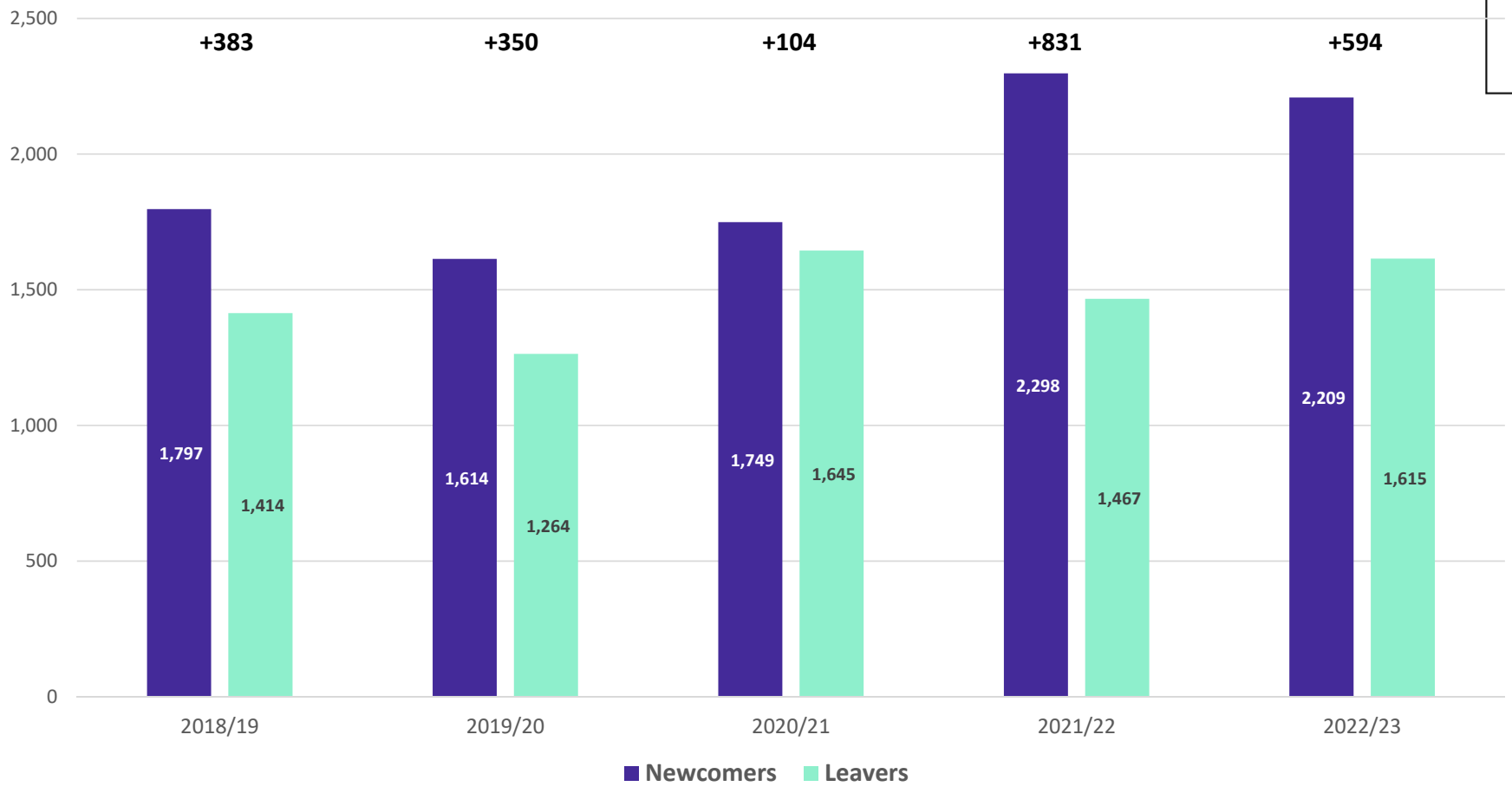
Newcomers and Leavers



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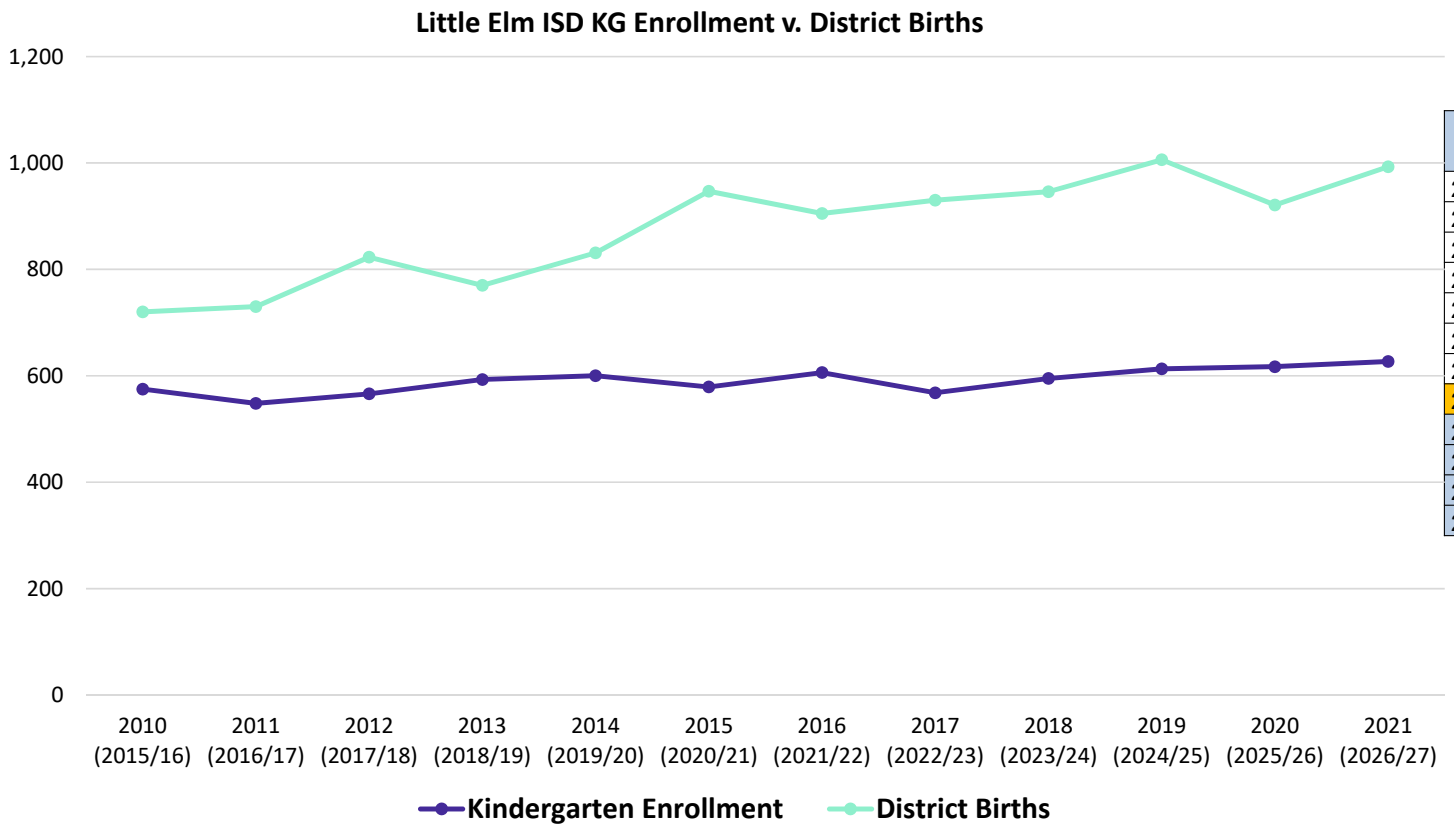
Birth Rate Analysis



	Kindergarten Enrollment	District Births	Ratio
2010 (2015/16)	575	720	0.799
2011 (2016/17)	548	730	0.751
2012 (2017/18)	566	823	0.688
2013 (2018/19)	593	770	0.770
2014 (2019/20)	600	831	0.722
2015 (2020/21)	579	947	0.611
2016 (2021/22)	606	905	0.670
2017 (2022/23)	568	930	0.611
2018 (2023/24)	595	946	0.629
2019 (2024/25)	613	1,006	0.609
2020 (2025/26)	617	921	0.670
2021 (2026/27)	627	993	0.631

Annual Enrollment Change

Year (Oct.)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2018/19	39	179	593	591	576	608	606	634	599	623	575	593	563	529	479	7,787		
2019/20	45	180	600	623	611	605	620	616	639	629	630	659	570	556	482	8,065	278	3.6%
2020/21	42	154	579	611	626	588	577	601	622	650	645	687	621	561	544	8,108	43	0.5%
2021/22	41	152	606	584	624	615	611	580	629	668	676	789	632	552	528	8,287	179	2.2%
2022/23	51	170	565	635	619	630	609	626	585	656	687	759	653	598	517	8,360	73	0.9%

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

3 year avg	1.051	0.987	0.981	1.025	1.029	0.985	0.994	1.000	1.022	1.045	1.031	1.146	0.897	0.940	0.952	1.002	1.033	0.983
Cohorts	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Elem	MS	HS
2019/20	1.154	1.006	1.012	1.051	1.034	1.050	1.020	1.017	1.008	1.050	1.011	1.146	0.961	0.988	0.911	1.030	1.023	1.002
2020/21	0.933	0.856	0.965	1.018	1.005	0.962	0.954	0.969	1.010	1.017	1.025	1.090	0.942	0.984	0.978	0.979	1.017	0.999
2021/22	0.976	0.987	1.047	1.009	1.021	0.982	1.039	1.005	1.047	1.074	1.040	1.223	0.920	0.889	0.941	1.017	1.054	0.993
2022/23	1.244	1.118	0.932	1.048	1.060	1.010	0.990	1.025	1.009	1.043	1.028	1.123	0.828	0.946	0.937	1.011	1.027	0.958

- Little Elm ISD added 73 students this year as new housing activity remained positive despite market headwinds
- The strongest cohorts this school year were observed in EE, 2nd grade and 9th grade

Zonda Education

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
2018/19	39	179	593	591	576	608	606	634	599	623	575	593	563	529	479	7,787		
2019/20	45	180	600	623	611	605	620	616	639	629	630	659	570	556	482	8,065	278	3.6%
2020/21	42	154	579	611	626	588	577	601	622	650	645	687	621	561	544	8,108	43	0.5%
2021/22	41	152	606	584	624	615	611	580	629	668	676	789	632	552	528	8,287	179	2.2%
2022/23	51	170	565	635	619	630	609	626	585	656	687	759	653	598	517	8,360	73	0.9%
2023/24	57	166	600	608	664	639	653	637	619	608	675	771	696	622	560	8,575	215	2.6%
2024/25	100	350	629	645	629	679	665	676	630	642	626	758	707	663	583	8,982	407	4.7%
2025/26	100	450	651	675	667	648	696	694	668	647	654	703	695	674	621	9,243	261	2.9%
2026/27	100	490	652	700	700	693	678	725	698	693	659	734	644	662	631	9,459	216	2.3%
2027/28	100	490	663	703	725	720	717	709	718	725	706	740	673	614	620	9,623	164	1.7%
2028/29	100	490	682	717	724	749	745	748	703	730	740	793	678	641	575	9,815	192	2.0%
2029/30	100	490	697	738	735	745	775	781	742	715	744	831	727	646	600	10,066	251	2.6%
2030/31	100	490	701	754	757	757	771	812	775	754	729	835	762	693	605	10,295	229	2.3%
2031/32	100	490	707	759	773	780	783	808	806	788	769	818	765	726	649	10,521	226	2.2%
2032/33	100	490	712	765	779	796	807	821	802	820	804	863	750	729	680	10,718	197	1.9%

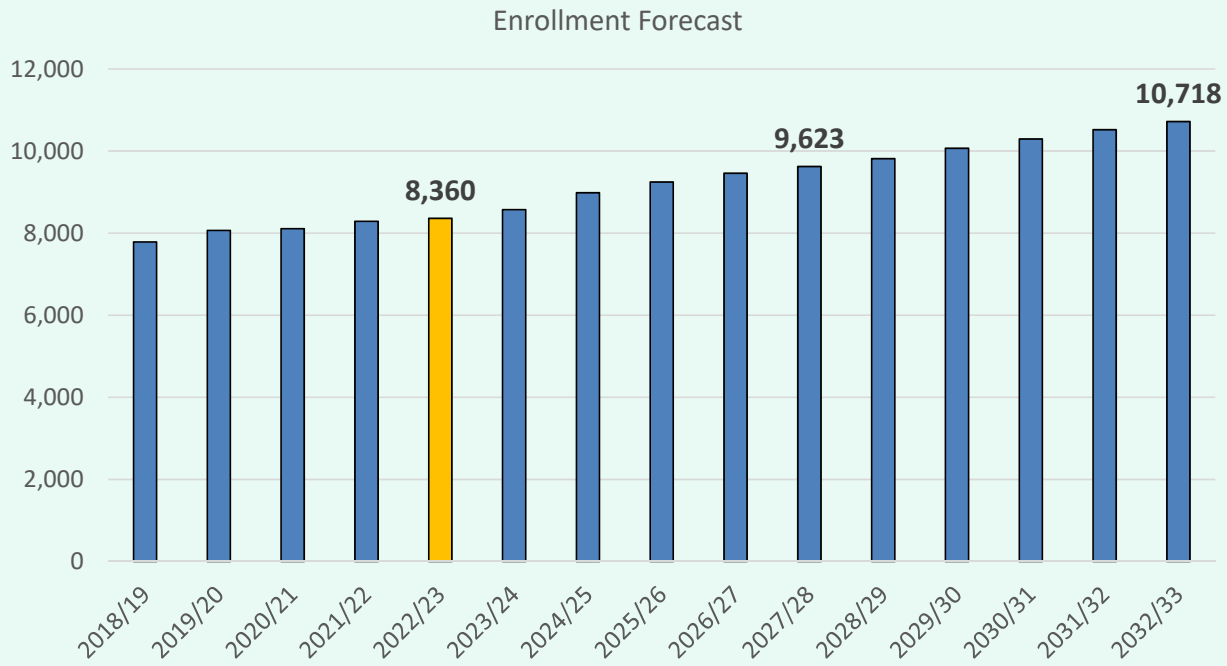
Yellow box = largest grade per year
Green box = second largest grade per year

Ten Year Forecast by Campus

	Maximum	Functional		Fall	Projections									
Campus	Capacity	Capacity	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33
Zellars Early Childhood Center	600	600	0	0	0	450	550	590	590	590	590	590	590	590
Brent Elementary	914	777	700	670	654	599	576	569	568	580	594	606	605	607
Chavez Elementary	914	777	499	491	505	418	421	415	421	439	449	455	461	467
Hackberry Elementary	914	777	711	732	758	722	736	758	759	764	766	770	777	795
Lakeview Elementary	914	777	582	586	595	607	623	633	648	678	695	707	710	710
Oak Point Elementary	1,070	910	856	952	1,032	1,087	1,181	1,256	1,322	1,369	1,419	1,452	1,483	1,515
Prestwick Elementary	834	665	465	474	480	497	501	524	526	542	555	569	581	593
ELEMENTARY SCHOOL TOTAL	4,726	4,017	3,813	3,905	4,024	4,380	4,588	4,745	4,834	4,962	5,068	5,149	5,207	5,277
Elementary Absolute Growth			35	92	119	356	208	157	89	128	106	81	58	70
Elementary Percent Growth			0.93%	2.41%	3.05%	8.85%	4.75%	3.42%	1.88%	2.65%	2.14%	1.60%	1.13%	1.34%
Strike Middle School	1,200	1,020	1,015	993	994	984	1,052	1,063	1,112	1,086	1,103	1,098	1,146	1,168
Walker Middle School	1,200	1,020	958	933	906	912	915	985	1,035	1,085	1,096	1,158	1,215	1,256
MIDDLE SCHOOL TOTAL			1,973	1,926	1,900	1,896	1,967	2,048	2,147	2,171	2,199	2,256	2,361	2,424
Middle School Absolute Growth			56	-47	-26	-4	71	81	99	24	28	57	105	63
Middle School Percent Growth			2.92%	-2.38%	-1.35%	-0.21%	3.74%	4.12%	4.83%	1.12%	1.29%	2.59%	4.65%	2.67%
Little Elm High School	2,500	2,125	2,501	2,519	2,641	2,703	2,685	2,663	2,639	2,679	2,796	2,887	2,950	3,014
Denton County JJ AEP			0	10	10	10	10	10	10	10	10	10	10	10
HIGH SCHOOL TOTAL			2,501	2,529	2,651	2,713	2,695	2,673	2,649	2,689	2,806	2,897	2,960	3,024
High School Absolute Growth			88	28	122	62	-18	-22	-24	40	117	91	63	64
High School Percent Growth			3.65%	1.12%	4.82%	2.34%	-0.66%	-0.82%	-0.90%	1.51%	4.35%	3.24%	2.17%	2.16%
DISTRICT TOTAL			**8,287**	**8,360**	**8,575**	**8,989**	**9,250**	**9,466**	**9,630**	**9,822**	**10,073**	**10,302**	**10,528**	**10,725**
District Absolute Growth			179	73	215	414	261	216	164	192	251	229	226	197
District Percent Growth			2.21%	0.88%	2.57%	4.83%	2.90%	2.34%	1.73%	1.99%	2.56%	2.27%	2.19%	1.87%

Yellow box = over capacity
Green box = within 10% of capacity

Key Takeaways



- Little Elm ISD enrollment is nearly 8,400
- Enrollment growth has continued despite rising interest rates and the build up of housing inventory
- Builders will work thru inventory over the next 3-6 months
- Elementary and middle school grades continue to show enrollment increases
- Groundwork is underway on approx. 920 lots across the district
- The district is forecasted to add 200+ new homes annually for the next 2-3 years
- The district is forecasted to enroll approx. 9,600 students in 2027/28, and roughly 10,700 students in 2032/33