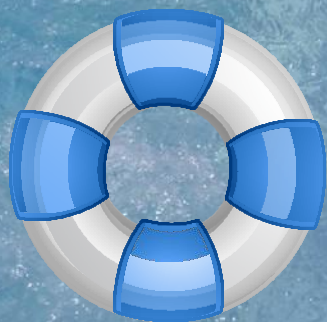


## POOL HEATER

The swimming pool heater will be turned off for the winter during the last week of October and turned back on the last weekend of March.



## New Realtor For The Gables

Do you have real estate questions? Are you looking for a home in Southern California? Kathy Lany is the exclusive Real Estate professional for the University Gables. When purchasing a home in Southern California, she can help you find exactly what you want. Kathy is an experienced salesperson and great with communication skills. Kathy has received top client reviews ever since she began selling real estate. Kathy is here to assist you with the sale of your home. She will locate the next eligible buyer from the ASC wait list. Please call when considering a move and she will help you through the process!

**Kathy Lany**

**CENTURY 21 Discovery**

DRE #02086277

714.394.6400 • [Kathy.Lany@c21discovery.com](mailto:Kathy.Lany@c21discovery.com)

## Home Appreciation Update For 2023

The Resale Price Index is derived from information published by the California Department of Housing and Community Development (HCD) that is influenced by the US Department of Housing & Urban Development (HUD). The annual changes in Orange County Median Family Income is for a family of four. This information is updated annually by HCD / HUD and is subject to year-to-year volatility depending upon economic conditions. The index (Ground Lease Exhibit F) is calculated by dividing current year Median Income by the Base Year (2001) Median Income and then multiplying the result by 100. The initial index value is 100 (the 2001 Median Income divided by itself).

For year 2022, the median income index for a family of four increased by 18.08% for University Gables. Since inception, University Gables Resale Price Index has increased 73.62%. Exhibit F of the University Gables ground lease states that "In calculating the Index, negative as well as positive changes will be taken into account. However, if overall change in the Index is negative between the time Homeowner purchased the Home and the applicable time of determining the fractional change for purposes of calculating Maximum Resale Price then, the negative change will be disregarded and the amount calculated pursuant to the Maximum Resale Price shall be zero."

**The Orange County Median Income and Index for the periods of record are:**

Year	Median Income	Index	Annual Change	Appreciation Period
2001	\$68,600	100.00	(Base Year)	7/1/01-6/30/02
2002	\$70,400	102.62	2.62%	7/1/02-6/30/03
2003	\$72,300	105.39	2.77%	7/1/03-6/30/04
2004	\$74,300	108.31	2.92%	7/1/04-6/30/05
2005	\$75,700	110.35	2.04%	7/1/05-6/30/06
2006	\$78,300	114.14	3.79%	7/1/06-6/30/07
2007	\$78,700	114.72	0.58%	7/1/07-6/30/08
2008	\$84,100	122.59	7.87%	7/1/08-6/30/09
2009	\$86,100	125.51	2.92%	7/1/09-6/30/10
2010	\$87,200	127.11	1.60%	7/1/10-6/30/11
2011	\$84,200	122.74	<4.37%>	7/1/11-6/30/12
2012	\$85,300	124.34	1.60%	7/1/12-6/30/13
2013	\$87,200	127.11	2.77%	7/1/13-6/30/14
2014	\$87,200	127.11	0.00%	7/1/14-6/30/15
2015	\$87,200	127.11	0.00%	7/1/15-6/30/16
2016	\$87,200	127.11	0.00%	7/1/16-6/30/17
2017	\$88,000	128.28	1.17%	7/1/17-6/30/18

2018	\$92,700	135.13	6.85%	7/1/18-6/30/19
2019	\$97,900	142.71	7.58%	7/1/19-6/30/20
2020	\$103,000	150.15	7.43%	7/1/20-6/30/21
2021	\$106,700	155.54	5.39%	7/1/21-6/30/22
2022	\$119,100	173.62	18.08%	7/1/22-6/30/23