

Charlie Munger

On inflation... **\$1.00 when Charlie was born is now only worth \$0.06.** His net worth is estimated to be \$2,500,000,000. He was born in 1924. Has inflation has been bad for him?





G Google
1,196,424 Sq. Ft.
\$9,500,000,000

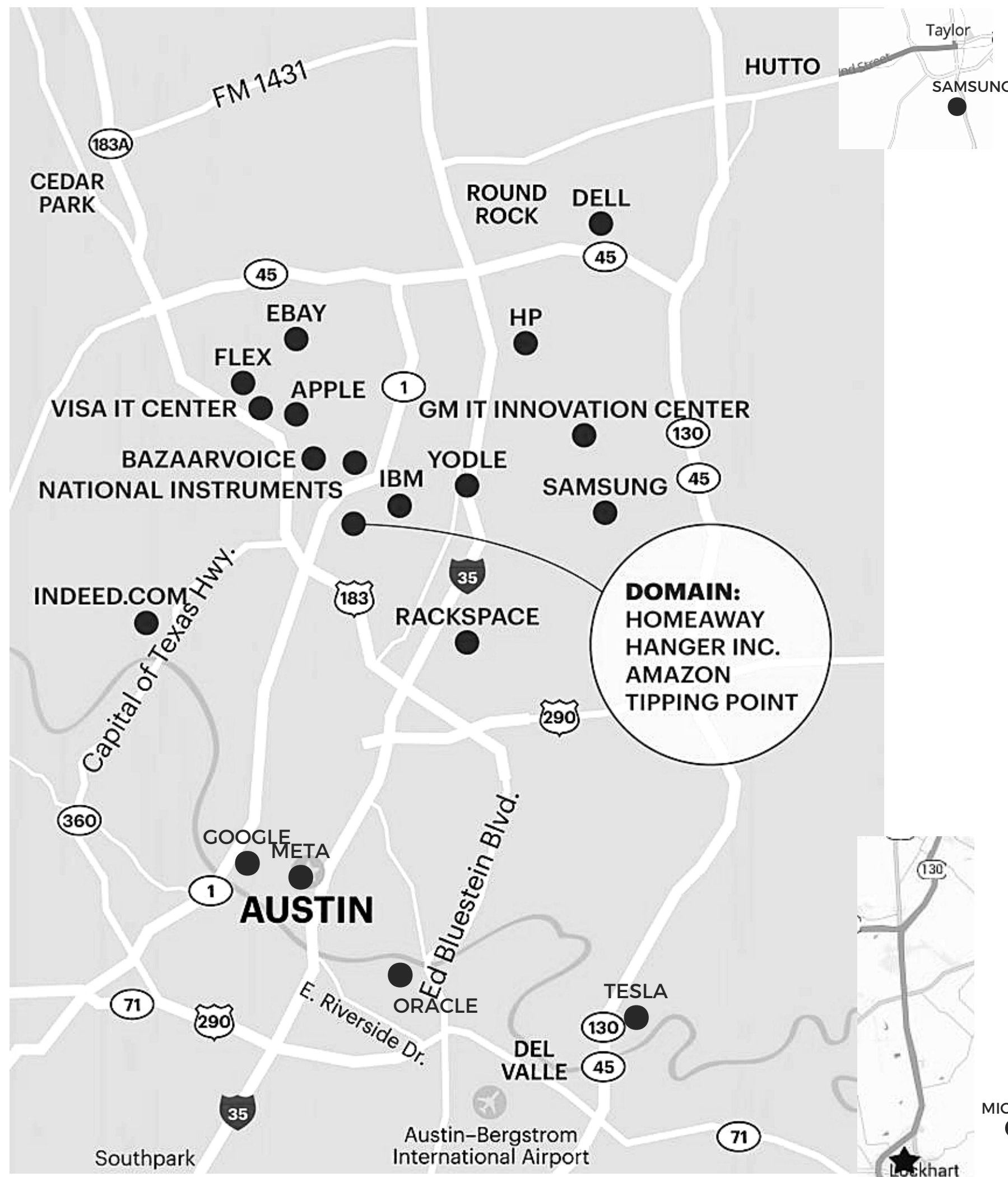
Apple
1,752,596 Sq. Ft.
\$1,000,000,000

Meta
1,343,825 Sq. Ft.
\$800,000,000

Oracle
970,250 Sq. Ft.
\$310,000,000

T Tesla
503,595 Sq. Ft.
\$250,000,000

a Amazon
503,595 Sq. Ft.
\$250,000,000



Coming Soon...

Samsung
15,000,000+ Sq. Ft.
\$17,000,000,000

Micron
5,000,000+ Sq. Ft.
\$40,000,000,000



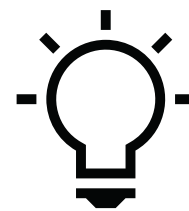


78,550

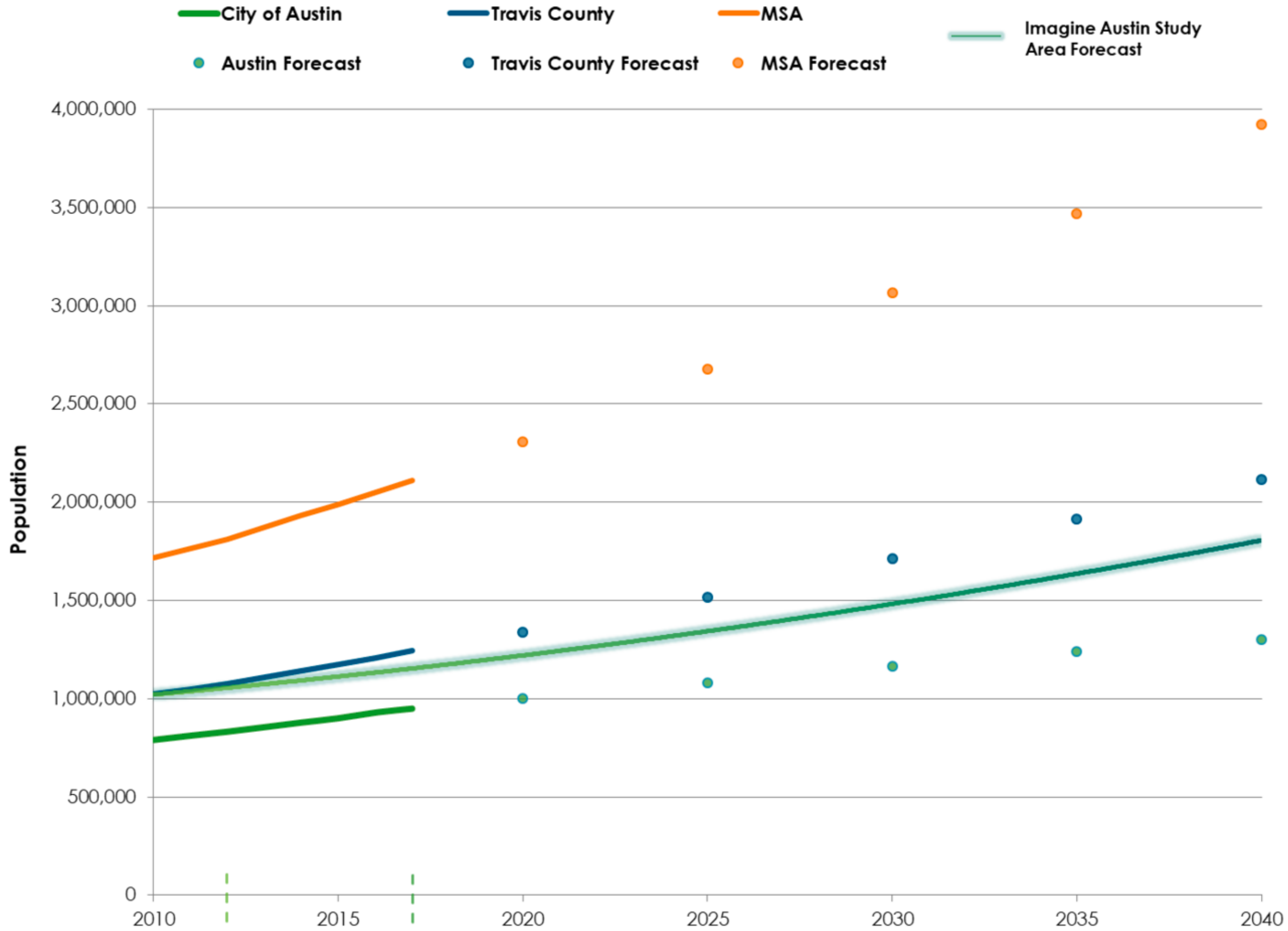
JOB POSTED RIGHT NOW ON INDEED IN AUSTIN

16,275

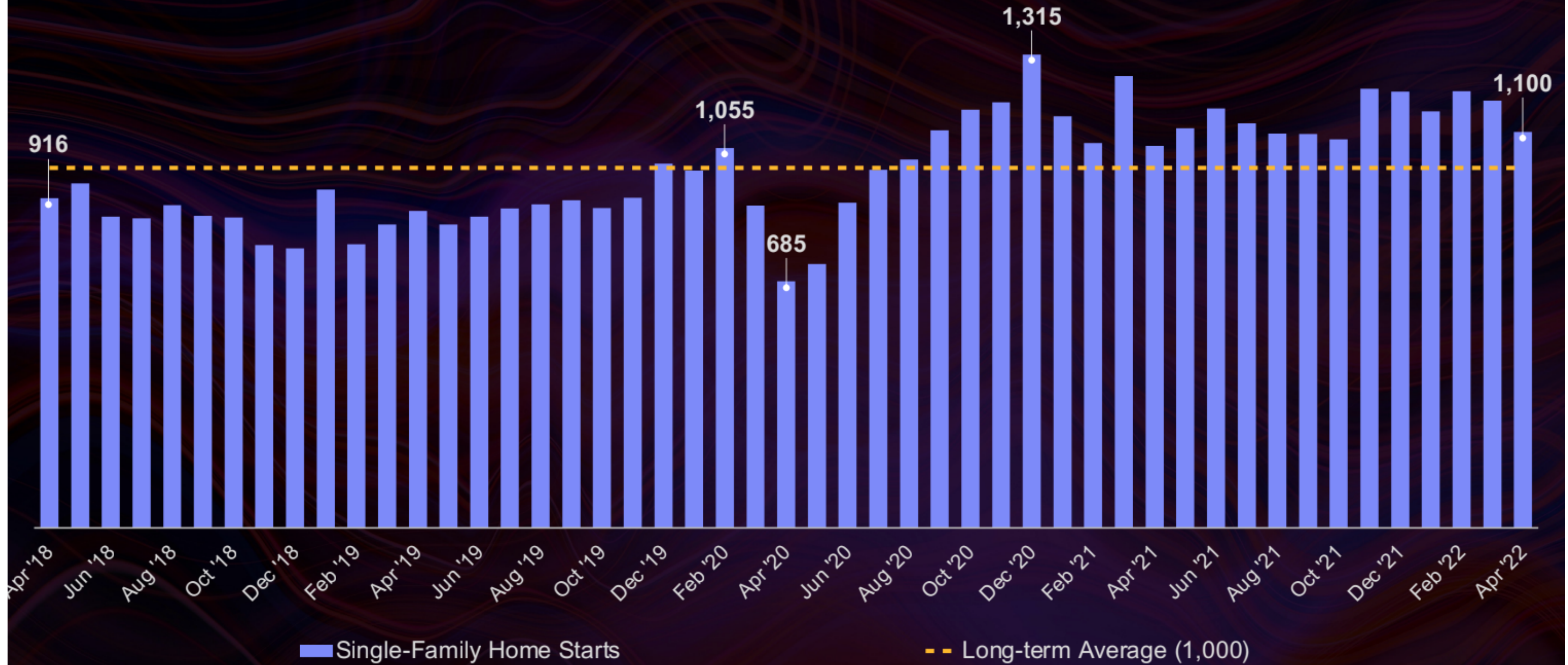
JOB POSTED THAT ARE \$80K OR MORE...



Austin's Continuous & Future Growth



Single-Family Home Starts



The Thing About Inventory

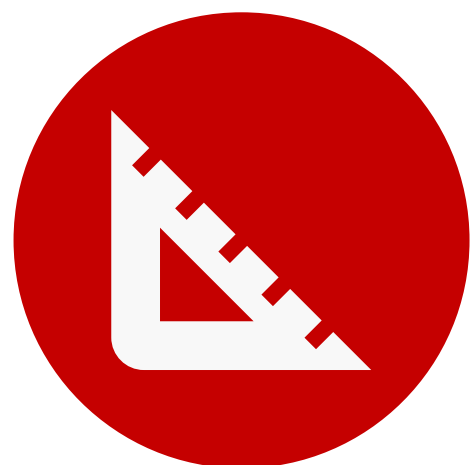
The **gap between** single-family home constructions and household formations grew from 3.84 million homes at the beginning of 2019 to **5.8 million** homes as of the end of 2021.

- At the five-year average rate of housing starts and household formation, the gap would only widen.
- Assuming household formations continue at current 5-year average, the average rate of home completion would have to **triple** to close the gap in home completions and household formations in 5 to 6 years.





High demand drove the median home price up 22.4% year-over-year to \$624,000—an all-time record.



The median listing home price per square foot was \$348



The median listing home price in Austin, TX was \$620,000, trending up 24% year-over-year.



Should You Wait To Buy?



	Purchase Price	Rate	Estimated Monthly P+I	Annual P+I Savings
Buying Today*	\$600,000	6%	\$2,877.84	--
How long before you buy?	\$600,000	5%	\$2,576.74	\$301.1 --- \$3,613.20
	\$600,000	7%	\$3,193.45	(\$315.67 --- \$3,787.32)

Annual Rent	+	Principal Reduction 1st Year	+	Annual Appreciation (Conservative 3%)	=	Total Saved
\$30,000		\$7,000		\$18,000		(\$55,000)

This does not include income tax deductions.



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