

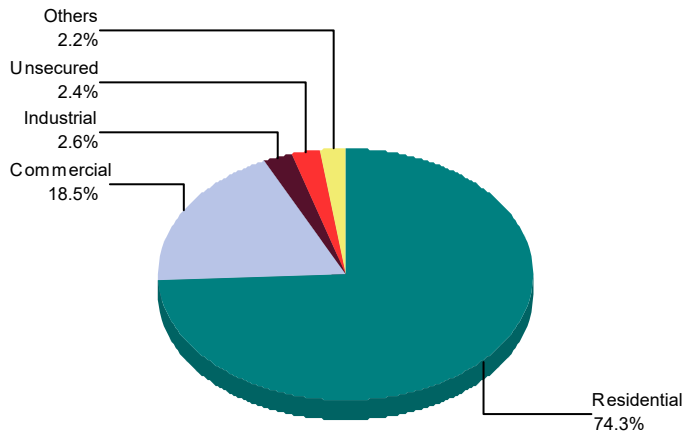
# MENLO PARK FIRE DISTRICT

## 2024/25 USE CATEGORY SUMMARY

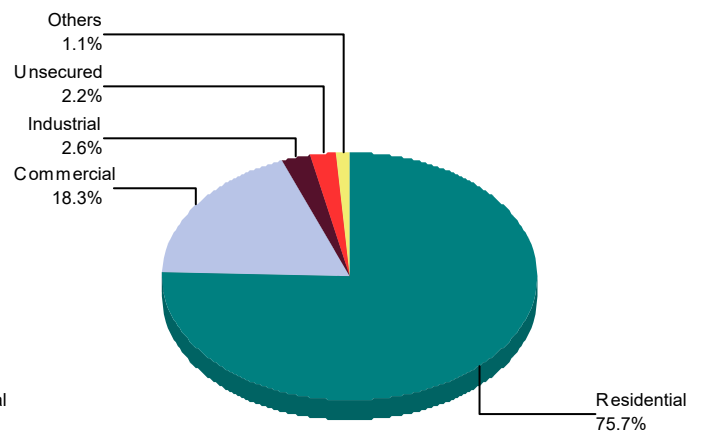
### BASIC PROPERTY VALUE TABLE

Category	Parcels	Assessed Value	Net Taxable Value
Residential	21,398	\$43,343,341,137 (74.3%)	\$42,981,685,029 (75.7%)
Commercial	701	\$10,798,603,860 (18.5%)	\$10,415,419,938 (18.3%)
Industrial	219	\$1,496,911,358 (2.6%)	\$1,474,143,685 (2.6%)
Agricultural	5	\$22,494,450 (0.0%)	\$22,494,450 (0.0%)
Govt. Owned	51	\$1,279,622 (0.0%)	\$1,279,622 (0.0%)
Institutional	120	\$632,341,244 (1.1%)	\$47,493,796 (0.1%)
Miscellaneous	122	\$111,897,272 (0.2%)	\$111,897,272 (0.2%)
Recreational	40	\$115,731,056 (0.2%)	\$42,492,201 (0.1%)
Vacant	445	\$422,592,395 (0.7%)	\$420,847,612 (0.7%)
SBE Nonunitary	[4]	\$1,160,855 (0.0%)	\$1,160,855 (0.0%)
Unsecured	[1,045]	\$1,405,339,347 (2.4%)	\$1,268,773,941 (2.2%)
<b>TOTALS</b>	<b>23,101</b>	<b>\$58,351,692,596</b>	<b>\$56,787,688,401</b>

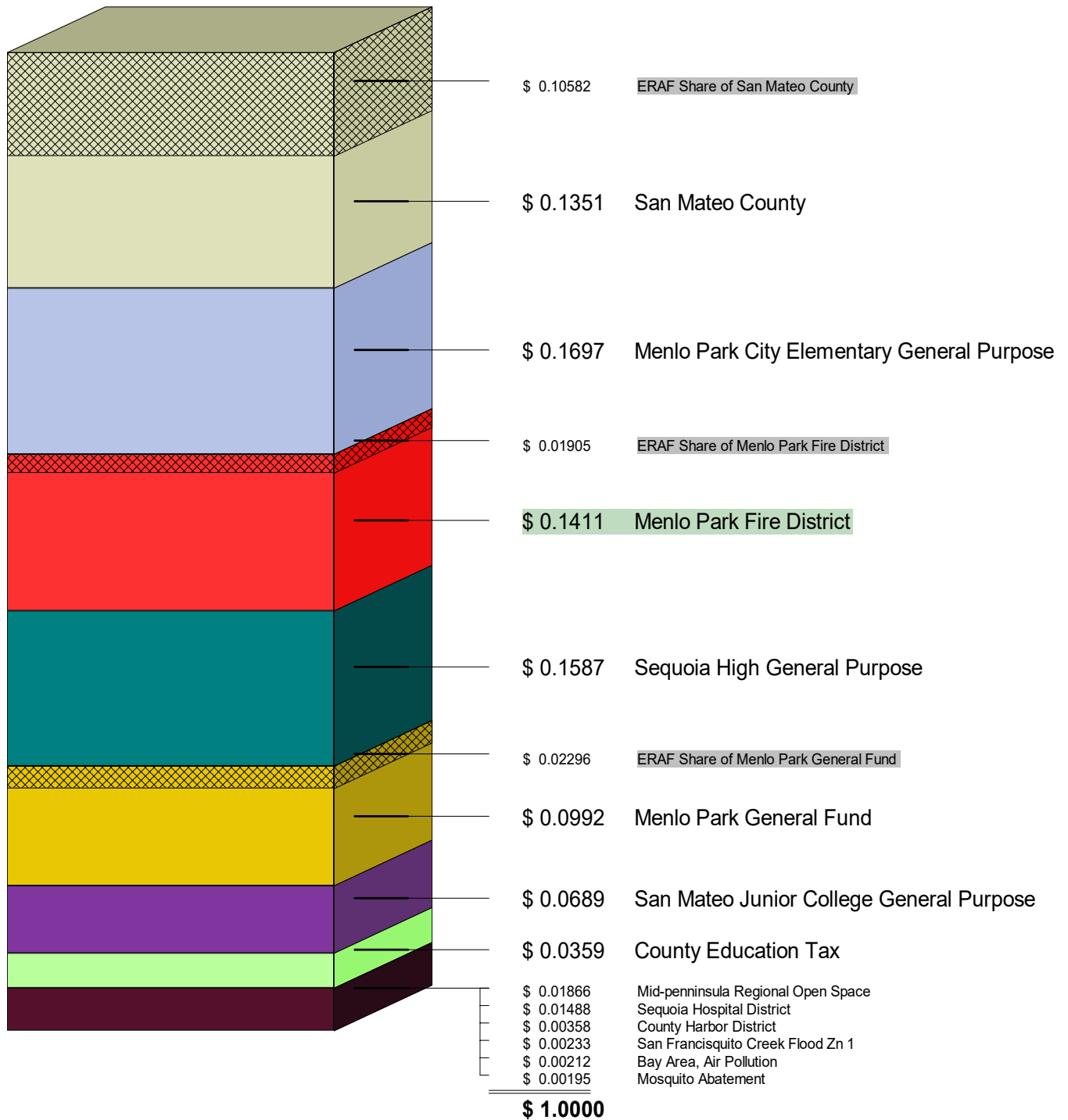
#### ASSESSED VALUE



#### NET TAXABLE VALUE



# MENLO PARK FIRE DISTRICT PROPERTY TAX DOLLAR BREAKDOWN



ATI (Annual Tax Increment) Ratios for Tax Rate Area 008-001, Excluding Redevelopment Factors & Additional Debt Service

Data Source: San Mateo County Assessor 2024/25 Annual Tax Increment Tables

Prepared On 9/5/2025 By MV

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

# MENLO PARK FIRE DISTRICT

## 2024/25 ROLL SUMMARY

### Taxable Property Values

	Secured	Nonunitary Utilities	Unsecured
Parcels	23,101	4	1,045
TRAs	176	2	64
<b>Values</b>			
Land	29,814,741,436	1,160,855	10,162,298
Improvements	26,315,860,673	0	420,681,763
Personal Property	637,872,283	0	724,516,865
Fixtures	176,718,002	0	249,978,421
Aircraft	0	0	0
<b>Total Value</b>	<b>\$56,945,192,394</b>	<b>\$1,160,855</b>	<b>\$1,405,339,347</b>
<b>Exemptions</b>			
Real Estate	1,417,168,756	0	96,456,007
Personal Property	7,180,404	0	24,482,606
Fixtures	3,089,629	0	15,626,793
Aircraft	0	0	0
Homeowners*	74,476,851	0	0
<b>Total Exemptions*</b>	<b>\$1,427,438,789</b>	<b>\$0</b>	<b>\$136,565,406</b>
<b>Total Net Value</b>	<b>\$55,517,753,605</b>	<b>\$1,160,855</b>	<b>\$1,268,773,941</b>

Combined Values	Total
Total Values	\$58,351,692,596
Total Exemptions	\$1,564,004,195
Net Total Values	\$56,787,688,401
Net Aircraft Values	\$0

\* Note: Homeowner Exemptions are not included in Total Exemptions

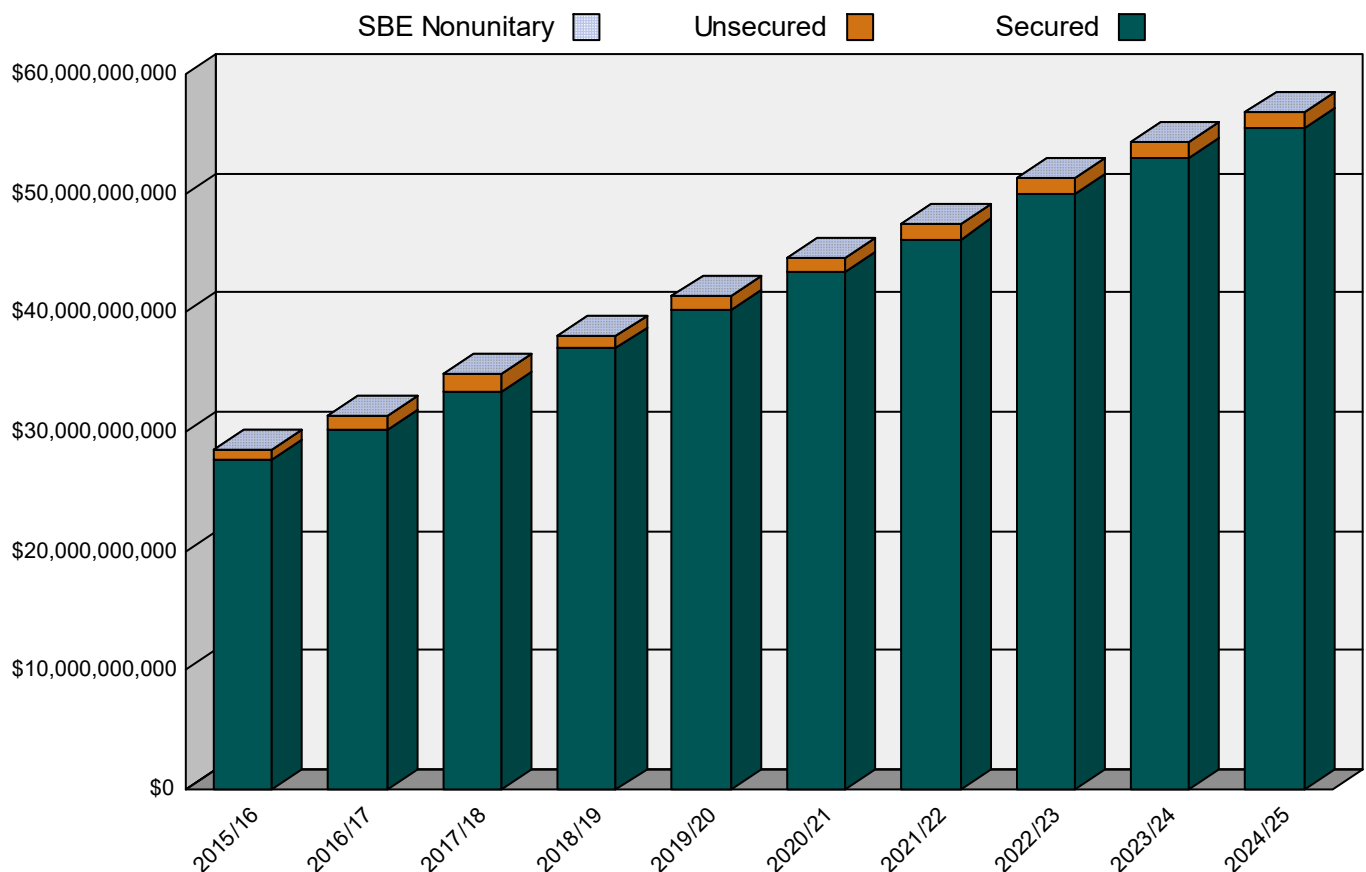
Totals do not Include Aircraft Values or Exemptions

# MENLO PARK FIRE DISTRICT

## NET TAXABLE ASSESSED VALUE HISTORY

2015/16 - 2024/25 Taxable Property Values

Lien Year	Secured	Unsecured	SBE Nonunitary	Net Total AV	% Change
2015/16	\$27,600,304,486	\$952,356,222	\$1,326,395	28,553,987,103	
2016/17	\$30,242,079,080	\$1,175,153,775	\$1,326,395	31,418,559,250	10.03%
2017/18	\$33,334,258,744	\$1,496,822,981	\$1,326,395	34,832,408,120	10.87%
2018/19	\$37,048,887,864	\$1,053,766,954	\$899,500	38,103,554,318	9.39%
2019/20	\$40,231,739,118	\$1,160,720,002	\$1,028,000	41,393,487,120	8.63%
2020/21	\$43,494,271,692	\$1,129,671,153	\$1,028,000	44,624,970,845	7.81%
2021/22	\$46,197,777,084	\$1,206,895,843	\$1,028,000	47,405,700,927	6.23%
2022/23	\$49,910,684,289	\$1,319,484,739	\$1,028,000	51,231,197,028	8.07%
2023/24	\$52,929,607,179	\$1,354,229,502	\$1,028,000	54,284,864,681	5.96%
2024/25	\$55,517,753,605	\$1,268,773,941	\$1,160,855	56,787,688,401	4.61%
				Annual Growth Rate %	7.94%



\* Net AV changes less than two percent are in purple font. Negative Net AV percent changes are in red.

Annual Growth Rate (CAGR) is calculated as the mean annualized growth rate for compounding values over a given time period.

Data Source: San Mateo County Assessor 0/ - 2024/25 Combined Tax Rolls

Prepared On 9/5/2025 By MV

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# MENLO PARK FIRE DISTRICT

## ASSESSED VALUE OF TAXABLE PROPERTY

**2015/16 - 2024/25 Taxable Property Values**

Category	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Residential	23,048,760,741	24,997,970,055	27,298,828,548	29,432,916,403	31,530,871,297	33,433,715,087	35,093,118,299	38,144,874,918	40,776,423,536	42,981,685,029
Commercial	3,325,873,793	3,758,176,475	4,397,058,842	5,915,409,015	6,820,564,505	7,988,126,788	8,922,182,614	9,741,674,568	10,108,876,216	10,415,419,938
Industrial	624,635,608	948,464,357	1,060,071,839	1,114,073,932	1,361,769,811	1,410,038,723	1,428,013,989	1,450,512,112	1,472,130,388	1,474,143,685
Agricultural				18,809,518	19,138,618	19,456,853	19,880,282	20,297,937	21,753,156	22,494,450
Dry Farm	14,406,332	18,404,523	18,332,680							
Govt. Owned	907,528	921,367	939,792	1,147,123	1,170,062	1,193,461	1,205,823	1,229,937	1,254,534	1,279,622
Institutional	12,774,153	9,724,612	10,462,972	17,439,654	9,112,829	8,037,284	15,458,054	26,873,454	27,889,919	47,493,796
Miscellaneous	57,628,259	66,159,230	82,911,608	62,974,255	58,654,252	63,230,267	79,482,653	88,465,633	101,915,436	111,897,272
Recreational	26,642,097	26,601,224	30,971,564	32,647,520	39,591,924	60,459,281	70,511,926	37,848,737	43,889,351	42,492,201
Vacant	488,675,975	415,657,237	434,680,899	453,470,444	390,865,820	510,013,948	567,923,444	398,906,993	375,474,643	420,847,612
SBE Nonunitary	1,326,395	1,326,395	1,326,395	899,500	1,028,000	1,028,000	1,028,000	1,028,000	1,028,000	1,160,855
Unsecured	952,356,222	1,175,153,775	1,496,822,981	1,053,766,954	1,160,720,002	1,129,671,153	1,206,895,843	1,319,484,739	1,354,229,502	1,268,773,941
Unknown				0		0				
<b>TOTALS</b>	28,553,987,103	31,418,559,250	34,832,408,120	38,103,554,318	41,393,487,120	44,624,970,845	47,405,700,927	51,231,197,028	54,284,864,681	56,787,688,401
<b>Total Direct Rate</b>	0.12384	0.12185	0.11945	0.11929	0.11919	0.11892	0.11940	0.11929	0.11953	0.12019

**Notes:**

Exempt values are not included in Total.

In 1978 the voters of the State of California passed Proposition 13 which limited taxes to a total maximum rate of 1%, based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum of 2%). With few exceptions, property is only reassessed as a result of new construction activity or at the time it is sold to a new owner. At that point, the property is reassessed based upon the added value of the construction or at the purchase price (market value) or economic value of the property sold. The assessed valuation data shown above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above.

*Data Source: San Mateo County Assessor 2015/16 - 2024/25 Combined Tax Rolls*

*This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone*

Prepared On 9/5/2025 By MV

# MENLO PARK FIRE DISTRICT

## 2024/25 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) HIBISCUS PROPERTIES LLC (Pending Appeals On Parcels)	3	\$2,233,390,906	4.02%				\$2,233,390,906	3.93%	Commercial Menlo Park
2) FACEBOOK INC (Pending Appeals On Parcels)	11	\$1,250,473,680	2.25%	7	\$336,987,545	26.56%	\$1,587,461,225	2.80%	Commercial Menlo Park
3) BOHANNON MG2 LLC (Pending Appeals On Parcels)	12	\$725,872,932	1.31%				\$725,872,932	1.28%	Commercial Menlo Park
4) COLUMBIA REIT UNIVERSITY CIRCLE LP (Pending Appeals On Parcels)	5	\$556,704,133	1.00%				\$556,704,133	0.98%	Commercial East Palo Alto
5) PENINSULA INNOVATION PARTNERS LLC (Pending Appeals On Parcels)	18	\$493,827,932	0.89%				\$493,827,932	0.87%	Industrial Menlo Park
6) WOODLAND PARK PROPERTY OWNER LLC (Pending Appeals On Parcels)	87	\$401,633,947	0.72%				\$401,633,947	0.71%	Residential East Palo Alto
7) 3000 SH LLC (Pending Appeals On Parcels)	1	\$393,442,438	0.71%	1	\$20,932	0.00%	\$393,463,370	0.69%	Commercial Menlo Park
8) REAL SOCIAL GOOD INVESTMENTS LLC	1	\$328,458,780	0.59%				\$328,458,780	0.58%	Commercial Menlo Park
9) LELAND STANFORD JR UNIVERSITY	19	\$300,337,277	0.54%	1	\$0	0.00%	\$300,337,277	0.53%	Commercial Menlo Park
10) MAXIMUS SG NEW GF OWNER LLC (Pending Appeals On Parcels)	2	\$280,178,413	0.50%				\$280,178,413	0.49%	Residential Menlo Park
<b>Top Ten Total</b>	159	\$6,964,320,438	12.54%	9	\$337,008,477	26.56%	\$7,301,328,915	12.86%	
<b>District Total</b>		\$55,518,914,460			\$1,268,773,941		\$56,787,688,401		

Top Owners last edited on 8/29/25 by maheav using sales through 06/30/2025 (Version r.1)

Data Source: San Mateo County Assessor 2024/25 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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Prepared On 9/5/2025 By MV

# MENLO PARK FIRE DISTRICT

## 2015/16 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) WELLS REIT II-UNIVERSITY CIRCLE LP (Pending Appeals On Parcels)	5	\$333,161,508	1.21%				<b>\$333,161,508</b>	<b>1.17%</b>	Commercial East Palo Alto
2) FACEBOOK INC	1	\$125,381,712	0.45%	1	\$132,540,758	13.92%	<b>\$257,922,470</b>	<b>0.90%</b>	Unsecured Menlo Park
3) QUADRUS SAND HILL LLC	4	\$235,077,713	0.85%				<b>\$235,077,713</b>	<b>0.82%</b>	Commercial Menlo Park
4) STANFORD RESEARCH INSTITUTE	5	\$164,613,404	0.60%				<b>\$164,613,404</b>	<b>0.58%</b>	Commercial Menlo Park
5) WOODLAND PARK PROPERTY OWNER (Pending Appeals On Parcels)	120	\$157,492,396	0.57%				<b>\$157,492,396</b>	<b>0.55%</b>	Residential East Palo Alto
6) SAND HILL COMMONS REIT INC	2	\$149,524,704	0.54%				<b>\$149,524,704</b>	<b>0.52%</b>	Commercial Menlo Park
7) GIANT PROPERTIES LLC	1	\$135,042,133	0.49%				<b>\$135,042,133</b>	<b>0.47%</b>	Commercial Menlo Park
8) KILROY REALTY LP	4	\$134,258,348	0.49%	1	\$23,676	0.00%	<b>\$134,282,024</b>	<b>0.47%</b>	Commercial Menlo Park
9) MENLO PREHC I LLC	17	\$130,500,528	0.47%				<b>\$130,500,528</b>	<b>0.46%</b>	Industrial Menlo Park
10) PENINSULA INNOVATION PARTNERS LLC (Pending Appeals On Parcels)	18	\$129,131,945	0.47%				<b>\$129,131,945</b>	<b>0.45%</b>	Industrial Menlo Park
<b>Top Ten Total</b>	177	\$1,694,184,391	6.14%	2	\$132,564,434	13.92%	<b>\$1,826,748,825</b>	<b>6.40%</b>	
<b>District Total</b>		\$27,601,630,881			\$952,356,222		<b>\$28,553,987,103</b>		

Top Owners last edited on 8/3/16 by MaheaV using sales through 06/30/2016 (Version r.1)

Data Source: San Mateo County Assessor 2015/16 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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Prepared On 9/5/2025 By MV

# MENLO PARK FIRE DISTRICT

## DIRECT & OVERLAPPING PROPERTY TAX RATES

(RATE PER \$100 OF TAXABLE VALUE)

Last 10 Fiscal Years										
Agency	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
<b>Basic Levy<sup>1</sup></b>	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
Las Lomitas Elementary	0.04010	0.04850	0.03520	0.05780	0.08540	0.03470	0.04920	0.04880	0.04780	0.04440
Menlo Park & Recreation Bond	0.01020	0.00920	0.00800	0.00730	0.00650	0.00800	0.00370	0.00310	0.00620	0.00500
Menlo Park Elementary	0.03930	0.03570	0.03850	0.03830	0.03650	0.03510	0.03280	0.03080	0.02490	0.02470
Mid-Penninsula Regional Open Space	0.00080	0.00060	0.00090	0.00180	0.00160	0.00150	0.00150	0.00130	0.00120	0.00130
Ravenswood Elementary	0.03040	0.03760	0.03520	0.06160	0.05220	0.03410	0.03690	0.04150	0.06740	0.06150
Redwood City Elementary	0.01580	0.04610	0.04120	0.03840	0.03960	0.02990	0.03460	0.02780	0.04910	0.04560
San Mateo Community College 2005 Series B	0.00000	0.00000	0.00000	0.00000	0.00350	0.00370	0.00000	0.00000	0.00000	0.00000
San Mateo Junior College	0.02500	0.02470	0.02350	0.01750	0.02310	0.01760	0.00000	0.00000	0.00000	0.00000
San Mateo Junior Comm College	0.00000	0.00000	0.00000	0.00000	0.00000	0.00000	0.02270	0.01930	0.01900	0.01780
Sequoia Union High	0.04340	0.03910	0.03830	0.03650	0.03400	0.03150	0.02900	0.02860	0.03910	0.03880
<b>Total Direct &amp; Overlapping<sup>2</sup> Tax Rates</b>	<b>1.20500</b>	<b>1.24150</b>	<b>1.22080</b>	<b>1.25920</b>	<b>1.28240</b>	<b>1.19610</b>	<b>1.21040</b>	<b>1.20120</b>	<b>1.25470</b>	<b>1.23910</b>
<b>Agency's Share of 1% Levy Per Prop 13<sup>3</sup></b>	0.14109	0.14109	0.14109	0.14109	0.14109	0.14109	0.14109	0.14109	0.14109	0.14109
<b>Voter Approved Agency Debt Rate</b>										
<b>Redevelopment Rate<sup>4</sup></b>										
<b>Total Direct Rate<sup>5</sup></b>	0.12384	0.12185	0.11945	0.11929	0.11919	0.11892	0.11940	0.11929	0.11953	0.12019

**Notes:**

<sup>1</sup>In 1978, California voters passed Proposition 13 which set the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies for which the subject property resides within. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of any voter approved bonds.

<sup>2</sup>Overlapping rates are those of local and county governments that apply to property owners within the Agency. Not all overlapping rates apply to all property owners.

<sup>3</sup>Agency's Share of 1% Levy is based on the Agency's share of the general fund tax rate area with the largest net taxable value within the Agency. The ERAF portion of the Agency's Levy has been subtracted where known.

<sup>4</sup>Redevelopment Rate is based on the largest RDA tax rate area and only includes rate(s) from indebtedness adopted prior to 1989 per California State statute. RDA direct and overlapping rates are applied only to the incremental property values. The approval of ABX1 26 eliminated Redevelopment from the State of California for the fiscal year 2012/13 and years thereafter.

<sup>5</sup>Total Direct Rate is the weighted average of all individual direct rates applied by the City/Agency preparing the statistical section information and excludes revenues derived from aircraft. Beginning in 2013/14 the Total Direct Rate no longer includes revenue generated from the former redevelopment tax rate areas. Challenges to recognized enforceable obligations are assumed to have been resolved during 2012/13. For the purposes of this report, residual revenue is assumed to be distributed to the City/Agency in the same proportions as general fund revenue.

Data Source: San Mateo County Assessor 2015/16 - 2024/25 Tax Rate Table

Prepared On 9/5/2025 By MV

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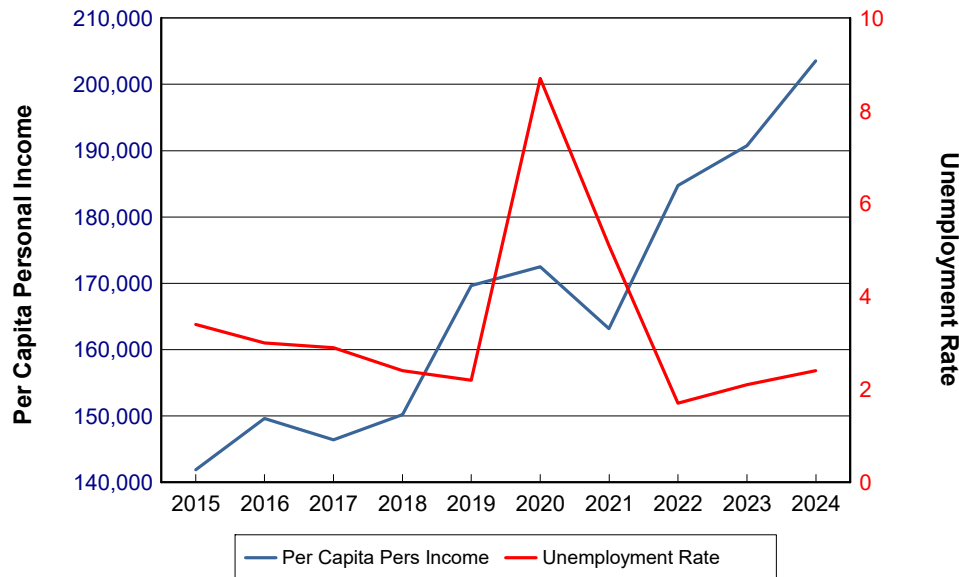


# THE TOWN OF ATHERTON

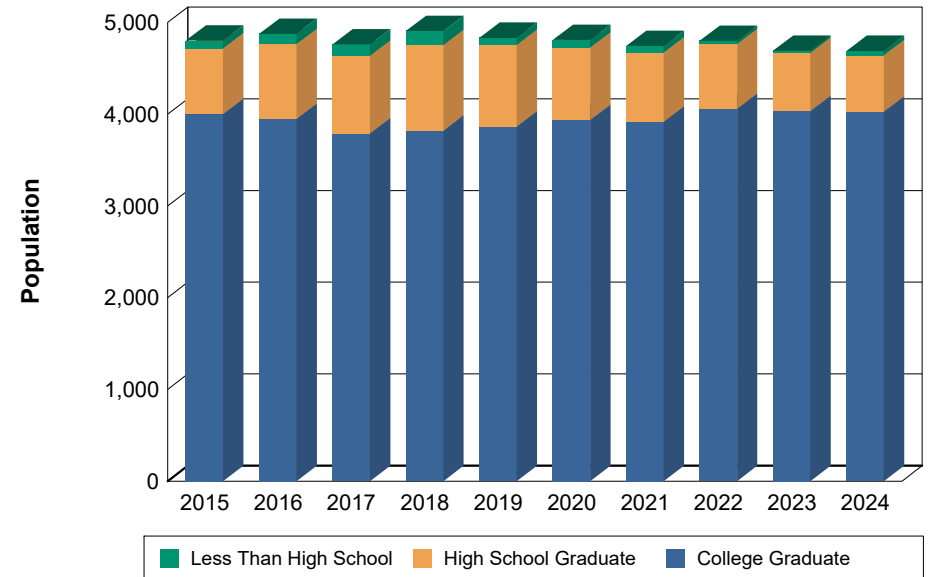
## DEMOGRAPHIC AND ECONOMIC STATISTICS

Calendar Year	Population	Personal Income (In Thousands)	Per Capita Personal Income	Unemployment Rate	Median Age	% of Pop 25+ with High School Degree	% of Pop 25+ with Bachelor's Degree
2015	7,150	\$1,014,285	\$141,858	3.4%	48.8	98.2%	83.3%
2016	7,148	\$1,069,491	\$149,620	3.0%	49.4	97.7%	81.0%
2017	7,135	\$1,044,621	\$146,408	2.9%	47.9	97.4%	79.6%
2018	7,070	\$1,061,704	\$150,170	2.4%	49.4	96.9%	77.9%
2019	7,031	\$1,192,836	\$169,653	2.2%	47.6	98.4%	80.0%
2020	6,896	\$1,189,510	\$172,492	8.7%	47.4	98.3%	81.9%
2021	6,718	\$1,096,093	\$163,157	5.1%	49.1	98.5%	82.6%
2022	6,678	\$1,233,864	\$184,765	1.7%	47.9	99.3%	84.6%
2023	6,976	\$1,330,831	\$190,772	2.1%	46.2	99.5%	86.0%
2024	7,007	\$1,426,234	\$203,544	2.4%	49.0	99.0%	85.9%

### Personal Income and Unemployment



### Education Level Attained for Population 25 and Over



#### Notes and Data Sources:

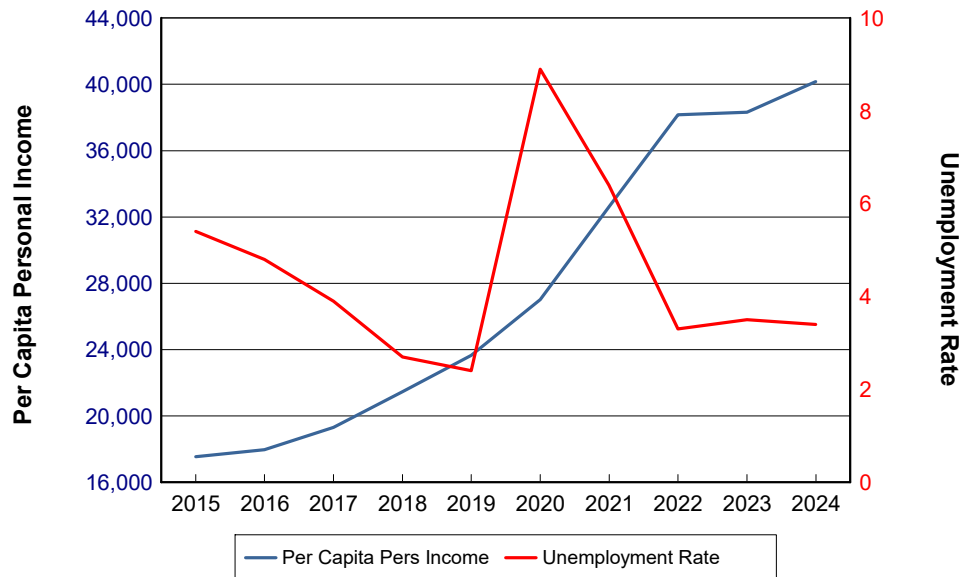
Population: California State Department of Finance. Unemployment Data: California Employment Development Department  
 2000-2009 Income, Age, and Education Data: ESRI - *Demographic Estimates are based on the last available Census.* Projections are developed by incorporating all of the prior census data released to date. Demographic Data is totaled from Census Block Groups that overlap the City's boundaries  
 2010 and later - Income, Age and Education Data - US Census Bureau, most recent American Community Survey

# THE CITY OF EAST PALO ALTO

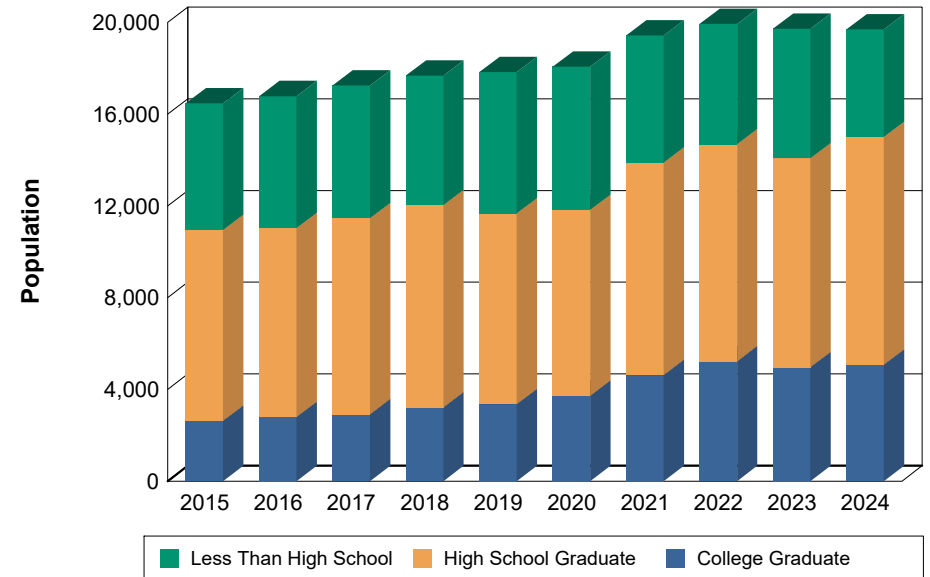
## DEMOGRAPHIC AND ECONOMIC STATISTICS

Calendar Year	Population	Personal Income (In Thousands)	Per Capita Personal Income	Unemployment Rate	Median Age	% of Pop 25+ with High School Degree	% of Pop 25+ with Bachelor's Degree
2015	30,545	\$535,800	\$17,541	5.4%	28.9	66.5%	16.0%
2016	30,340	\$545,267	\$17,971	4.8%	28.7	65.8%	16.7%
2017	30,917	\$596,926	\$19,307	3.9%	29.2	66.5%	16.9%
2018	30,499	\$654,216	\$21,450	2.7%	29.7	68.1%	18.2%
2019	30,794	\$728,570	\$23,659	2.4%	29.7	65.5%	18.8%
2020	30,350	\$819,823	\$27,012	8.9%	30.7	65.5%	20.6%
2021	28,963	\$944,459	\$32,609	6.4%	32.4	71.5%	23.8%
2022	28,586	\$1,091,063	\$38,167	3.3%	33.7	73.7%	26.2%
2023	29,078	\$1,113,977	\$38,309	3.5%	34.3	71.4%	25.2%
2024	29,133	\$1,169,820	\$40,154	3.4%	34.2	76.2%	25.8%

### Personal Income and Unemployment



### Education Level Attained for Population 25 and Over



#### Notes and Data Sources:

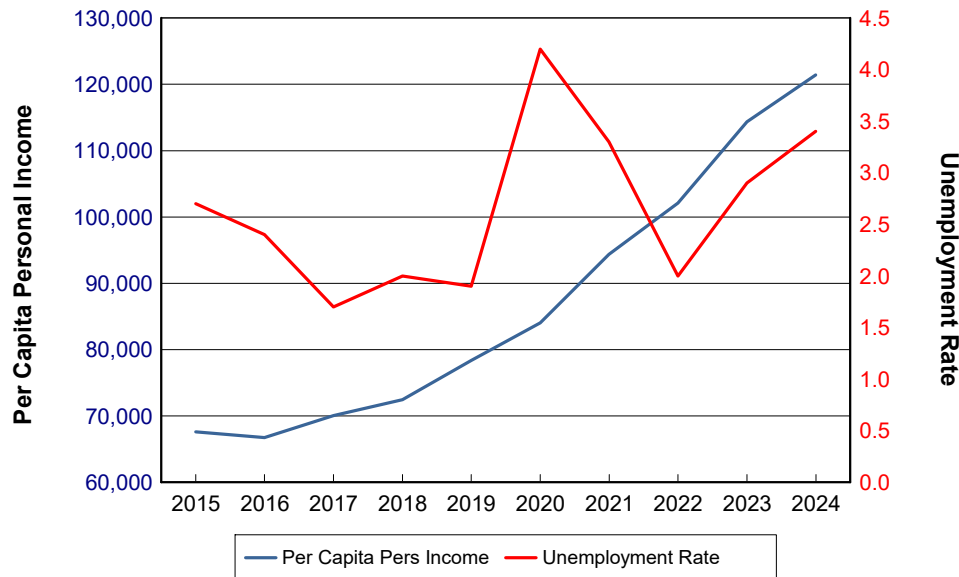
Population: California State Department of Finance. Unemployment Data: California Employment Development Department  
 2000-2009 Income, Age, and Education Data: ESRI - *Demographic Estimates are based on the last available Census.* Projections are developed by incorporating all of the prior census data released to date. Demographic Data is totaled from Census Block Groups that overlap the City's boundaries  
 2010 and later - Income, Age and Education Data - US Census Bureau, most recent American Community Survey

# THE CITY OF MENLO PARK

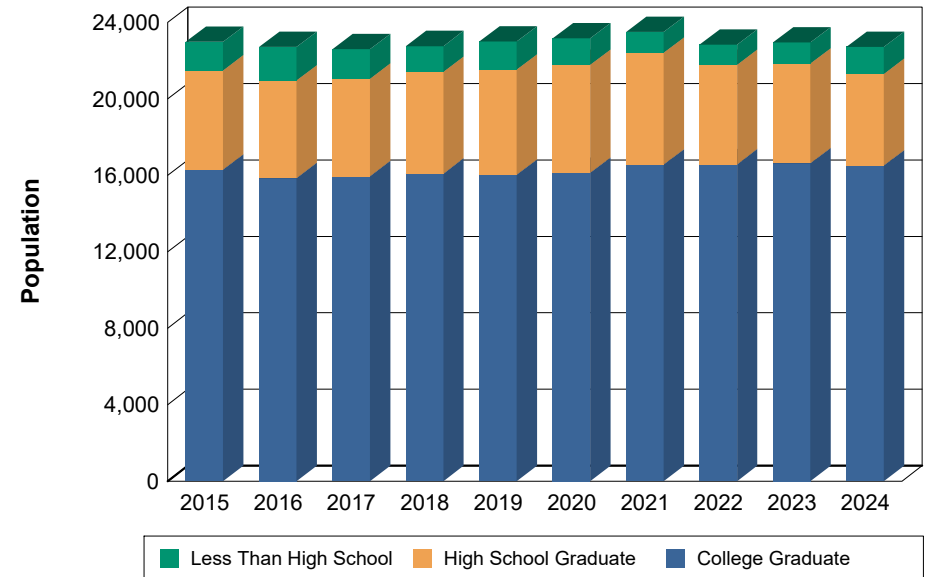
## DEMOGRAPHIC AND ECONOMIC STATISTICS

Calendar Year	Population	Personal Income (In Thousands)	Per Capita Personal Income	Unemployment Rate	Median Age	% of Pop 25+ with High School Degree	% of Pop 25+ with Bachelor's Degree
2015	33,863	\$2,288,960	\$67,594	2.7%	38.3	93.5%	70.9%
2016	35,670	\$2,379,992	\$66,722	2.4%	37.8	92.3%	69.8%
2017	35,268	\$2,471,008	\$70,063	1.7%	36.3	93.2%	70.6%
2018	35,790	\$2,592,904	\$72,447	2.0%	37.3	94.1%	70.7%
2019	35,254	\$2,762,433	\$78,357	1.9%	37.7	93.6%	69.7%
2020	34,825	\$2,925,957	\$84,018	4.2%	37.9	94.0%	69.6%
2021	33,034	\$3,116,875	\$94,353	3.3%	37.6	95.4%	70.5%
2022	32,478	\$3,316,557	\$102,117	2.0%	38.4	95.4%	72.6%
2023	33,140	\$3,789,475	\$114,347	2.9%	38.5	95.2%	72.5%
2024	33,311	\$4,045,165	\$121,436	3.4%	38.5	93.8%	72.7%

### Personal Income and Unemployment



### Education Level Attained for Population 25 and Over



#### Notes and Data Sources:

Population: California State Department of Finance. Unemployment Data: California Employment Development Department  
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# MENLO PARK FIRE DISTRICT

## SALES VALUE HISTORY

Single Family Residential Full Value Sales (01/01/2023 - 6/30/2025)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2023	618	\$3,907,704	\$2,350,500	
2024	697	\$3,860,401	\$2,535,000	7.85%
2025	324	\$3,061,989	\$2,337,500	-7.79%

