

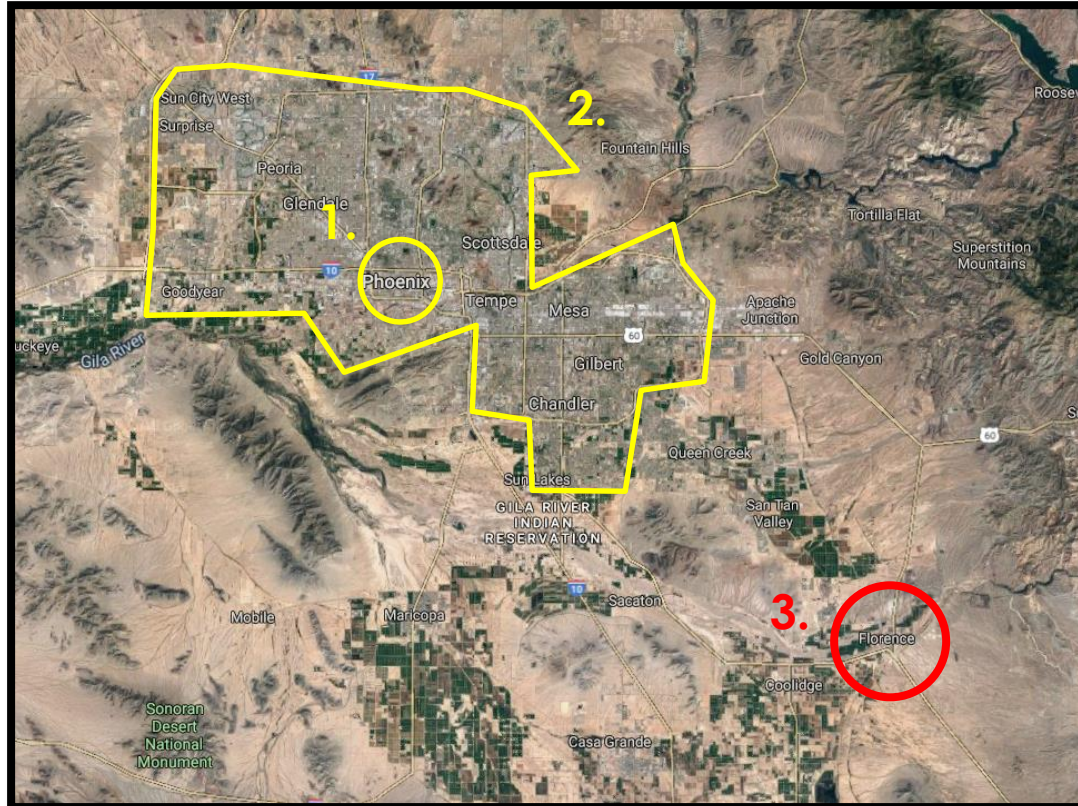
# Income Averaging – an Amazing Tool

Florence Park Apartments



DOMINIUM

# Florence is not Phoenix – 60 miles

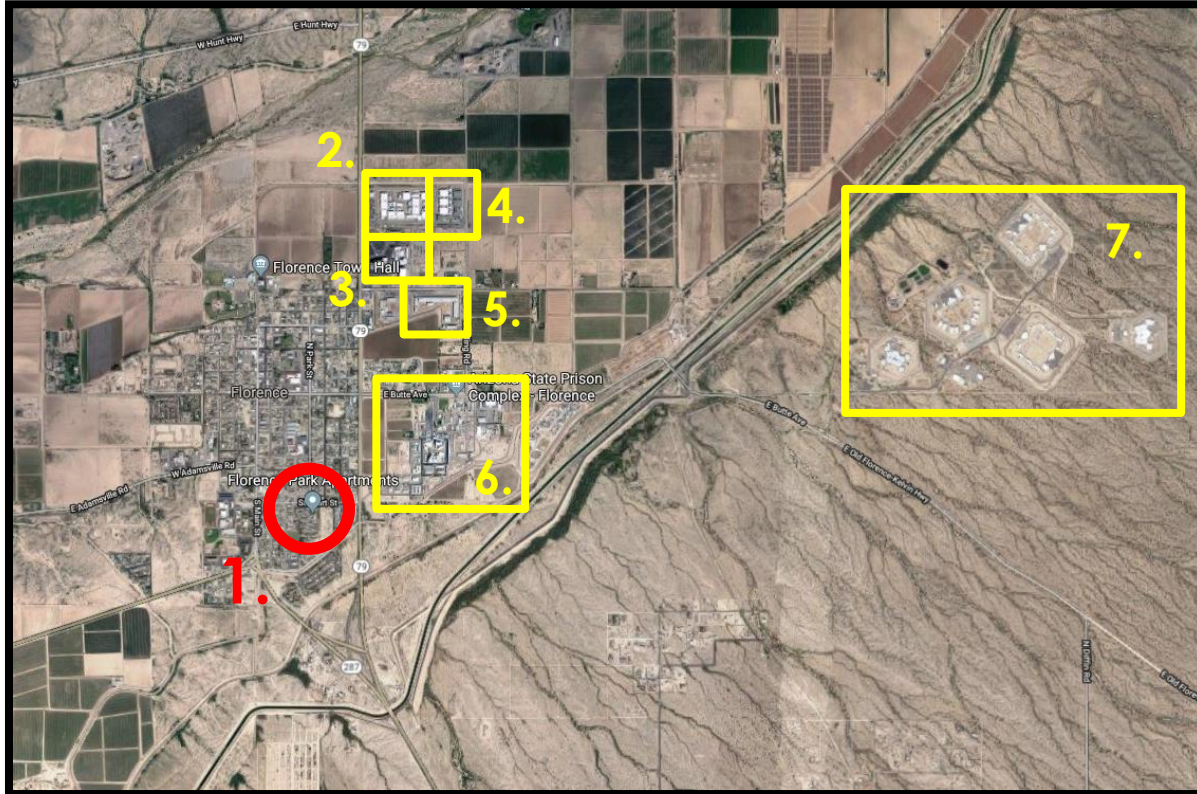


**Florence is a 60-minute drive from DT Phoenix**

- 1. Phoenix core**
- 2. Phoenix metro boundary**
- 3. Town of Florence**



# Prison Capital of AZ – Income Dispersion



## 1. Florence Park Apartments

2. CCA Central AZ Detention Center

3. Pinal County Jail

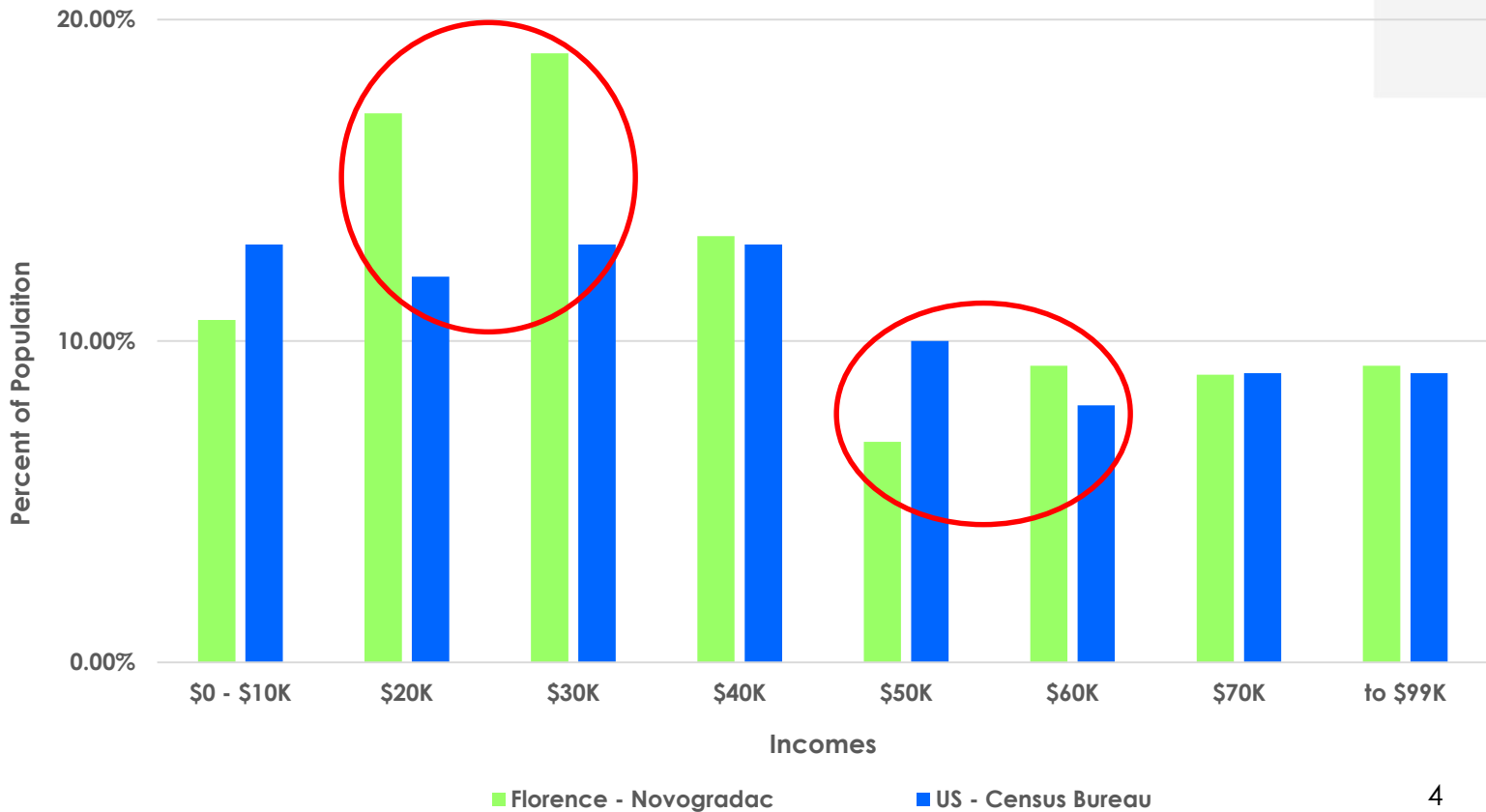
4. Florence Correctional Center

5. Central AZ Correctional Facility

6. Florence Prison Complex

7. AZ Department Of Corrections – Eyman Complex

# Florence / US Income Dispersion



Preserving 55% rents by using 70% incomes

Set-Aside	Prior	Inc Avg
30%	7	
50%	42	53
60%	21	35
70%		
Mkt	18	