

Executive Summary

Intruding Kensington Park Apartments of Fairfield Iowa Jefferson County Iowa.

This then unit three property rental complex is perfectly located near the bypass to Iowa city Ottumwa burling and mount pleasant. It is ½ mile from The Jeffersonian County health center where nurses find this very convert living. The brand-new Cambridge Child Care center ¼ mile away make this ideal for single mons and small families. Just a bike ride away is Jefferson County Park a family favorite location. It is on mile from the center of a thriving small town nominated as the fasted growing small town in the Midwest.

Fairfield - The Best of All Worlds Serves over 15,000 Jefferson County Population

What is the median household income in Jefferson County?

The median household income in Jefferson County is \$56,824 (U.S. Census Bureau ACS 5-Year Estimates, 2023).

What is the poverty rate in Jefferson County?

The poverty rate in Jefferson County is 7.5% (U.S. Census Bureau ACS 2023).

What is the median home value in Jefferson County?

\$161,200 (U.S. Census Bureau ACS 2023).

What is the average rent in Jefferson County?

The median gross rent in Jefferson County is \$881 per month (U.S. Census Bureau ACS 2023).

What percentage of Jefferson County residents have a college degree?

41.6% of adults in Jefferson County hold a bachelor's degree or higher (U.S. Census Bureau ACS 2023).

- We value beautification, increasing community pride and creating an appealing community.
- We value cultural richness, arts, and recreation, enriching our lives by creating and sustaining a high quality of life and a wide variety of activities for all.
- We value economic strength and vitality as a foundation for sustaining and growing our population, developing jobs and opportunities through diverse economic activities that create a better quality of life for all.

- We value education, nurturing growth, and achievement for all.
- We value harmony and respect, fostering a shared sense of community among a varied and diverse population.
- We value the preservation of small-town life for its simplicity, security, and sense of community.
- We value our natural environment, sustaining us and enriching our lives.
- We value our unique identity and reputation, fostering civic pride and providing a consistent means of promoting our community.
- According to an article in [The New York Times](#), the city "thrives largely on its abundance of [start-up](#) companies".^[25] Members of the community have established over 400 businesses in areas such as software, manufacturing, and trading.^[26] The Agri-Industrial Products company was founded in 1978 and became one of the nation's largest manufacturers of construction warning barrels and other products made of plastic.^[25] The city is also home to Creative Edge, a ceramic tile manufacturer.^[27]
- In 1990, [Iowa Governor Terry Branstad](#) called the city "one of the state's economic superstars".^[28] A 1997 report said the city had a significant number of entrepreneur businesses including a [tofu](#) company, several software firms, a chimney supplies wholesaler, [wholefoods](#) grocery store, an oil brokerage, and a telecommunications company.^[29] These new companies were reported in 1999 to have "created up to 1,500 jobs in high tech businesses ranging from telecommunications companies to Internet providers to PC-oriented magazines".^[30] Later, the city was dubbed "Silicorn Valley" because of the preponderance of new businesses that were Internet and information based, founded by practitioners of the Transcendental Meditation technique.^{[25][30]}
- In the 1990s, Fairfield had an average of \$10 million in new construction each year. Some of the construction was in the Maharishi Sthapatya Veda style of architecture^{[31][32]} and included entrances that face either due east or due north,^[33] causing some businesses and homeowners to close their south and west facing entrances.^[34] Eco friendly subdivisions that border Fairfield and also use the architectural principles of Maharishi Sthapatya Veda include Cypress Villages, a 145-acre (0.59 km²) development north of the city, and Abundance Ecovillage, an off-the-grid community of 14 homes built in three clusters^[35] north of Fairfield. The first LEED Platinum home in the state of Iowa was built nearby in the Cypress Villages Subdivision. Cypress Villages applied to the state for incorporation as it could not be annexed into either Fairfield or Maharishi Vedic City. That request was denied until such time as more services could be offered by the community.^{[36][37][38][39][40][41][42]} In addition, nearby [Maharishi Vedic City](#), located two miles (3 km) north of Fairfield, began as a subdivision and [incorporated](#) as a city in 2001.^[43] The city sponsors an annual Eco-Fair and has more [solar energy](#) homes and green building than any other city in Iowa.^[44]

- In 2003, a report by the National Center for Small Communities selected Fairfield as a recipient of The Grassroots Rural Entrepreneurship Award, saying that the city "has become recognized as one [of] the nation's most entrepreneurial small towns." The report said that Fairfield had created over 2,000 jobs in the previous 15 years and that new construction averages \$10 million per year.^[45] That same year, it received the Community Vitality Center's Entrepreneurial Community of the Year award.^[46] According to City officials, Fairfield received investments of over \$200 million in venture capital from approximately 1990 to 2004.^[47] A 2004 National Public Radio report said that over the past 20 years "TM proponents" had created thousands of jobs and more than 200 businesses.^[31]
- In 2008, the city was the "home of 40 [software development](#) and [telecom](#) companies"^[48] and according to a 2009 report from the University of Iowa's Community Vitality Center, Fairfield has had more than \$250 million invested across 50 different companies since 1990. These companies have included various financial services as well as those in marketing, software and telecom. This has created 3000 local jobs, plus "12,000 jobs globally, and nearly \$1 billion in new equity".^[49]
- In 2009, the Fairfield Entrepreneurs Association (FEA) celebrated its 20th year. In 2011, the FEA published the Fairfield Edge magazine that contains profiles of over 40 businesses and organizations and describes the entrepreneurial culture of Fairfield and "asset quilting" to support civic and social entrepreneurship. In 2003, the city began hosting National Rural Entrepreneurial Gatherings, which are now called the FRED Conference (Focus on Rural Entrepreneurial Development). An article in the IEDC Economic Development Journal described Fairfield as a Rural Renaissance City because of its entrepreneurial population.^[46]
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[Cambridge Investment Research](#) Five Star Rating , This company is Fairfield's largest employer with over 700 on campus now employed with above average salaries. It is located directly north 15 minutes' drive at the north edge of town. Many employees live in surrounding towns as there is a shortage of housing in Fairfield Iowa study done by University of Iowa This adds to the 100% occupancy of and waiting list of Kensington park apartments

More About Cambridge www.joincambridge.com

Maharishi International University, formerly Maharishi University of Management, is a private university in Fairfield, Iowa, United States. It was founded in 1971 by Maharishi Mahesh Yogi and practices a "consciousness-based education" system that includes the Transcendental Meditation technique. Its founding principles are the development of the full potential of the

individual, fulfilling economic aspirations while maximizing proper use of the environment and bringing spiritual fulfillment and happiness to humanity [Continued in Wikipedia/](#).

This accounts for may rentals by faculty staff as well as students on capus housing is at a shortage and we get a lot if overflow. What very relevant is that they are perinatally closing about 300 trailer units. This will add to the positive pressure on rental units in Fairfield. This will add a lot of value to using the 3.5 add additional R3 property for more units in the future.

Summary considering all of this Fairfield will continue to grow and over a stable rental optimates and continue to experience the unique 100% occupancy in the future