



GOLDENSTONE WEALTH MANAGEMENT

Varshney & Villegas Private Investments

"Your Stepping Stone To A Golden Life"

WTF FOR 2022?



The Nature of Worry

“I remember the story of the old man who said on his deathbed that he had had lots of troubles in his life . . .

most of which had never happened.”

Winston Churchill

STRUCTURAL CHANGES

- How we use office space
- Where we live and work
- Telemedicine, Online shopping, Education, Technology, Tourism, Air Travel, Restaurants
- **Digital transformation-winners/losers**

History teachers in 30 years trying to explain everything that happened in 2020, like...





THE REALLY GOOD NEWS

- Economy V-Shaped Recovery (Or K, or L, or...)
- Vaccine Widely Available – How Many Do You Want?
- Stock Market Recovers - \$12 Trillion in New Wealth
- S&P Earnings \$145 compared to \$100, now \$205
- Economy back to pre-COVID and Higher
- Unemployment at 4% by 2022 – We Need You Back At Work
- Highest Household Savings, Lower Debt
- Booming Housing Market





THE **NOT** SO GOOD NEWS

- Delta Variant and More Variants to Come
- Developing World Still Behind on Vaccinations
- Inflation
- Labor Shortage
- Chips Shortage
- Energy Prices
- Supply Chain Problems
- Record Public Debt at \$26 Trillion with a T
- Record Stimulus and Money Supply
- Tapering Around the Corner
- Interest Rates Likely Headed Higher
- Out of Toilet Paper Again!!!
- Our Supply Chain Remains Outside the USA





ECONOMIC BAROMETER

Unemployment



Retail Sales



Consumer Confidence



Housing Market



US GDP



Consumer Spending



Purchasing Managers Index (Manufacturing/Services)



EMERGING TRENDS IN SACRAMENTO'S ECONOMY

sacramento
BUSINESS
REVIEW



A Post COVID World:
Is Sacramento better than the Bay Area?

Labor Markets & *Regional Economy*





	Avg. Weekly Earnings	Median Price per Square Foot	Difference
1 Year	+6.1%	+20.6%	-14.5%
3 Year Average	+4.1%	+8.6%	-4.5%
5 Years	+4.9%	+8.0%	-3.1%



The Small Business *Economy*



Figure 1 • Overall Sentiment
(January 2011 - January 2021)

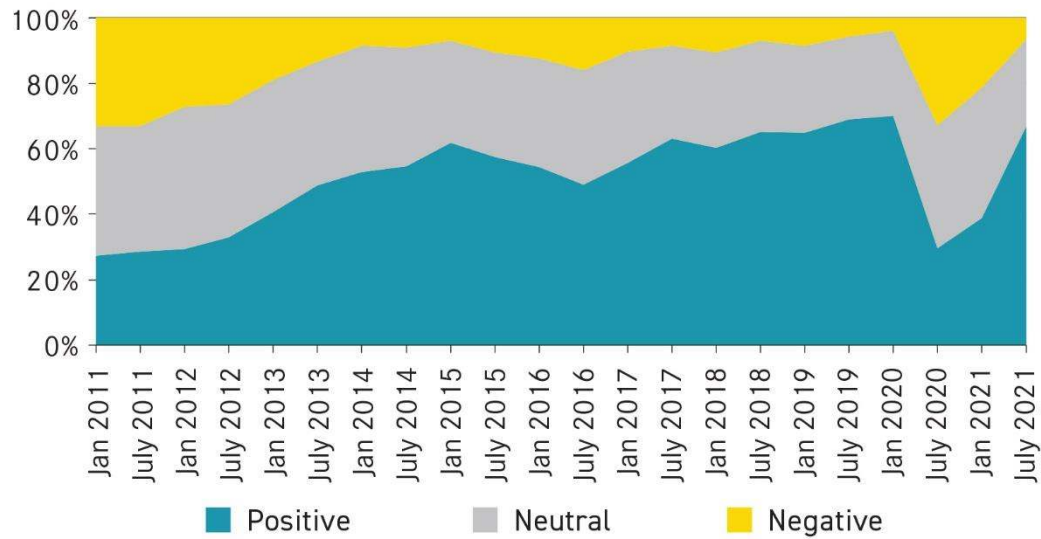
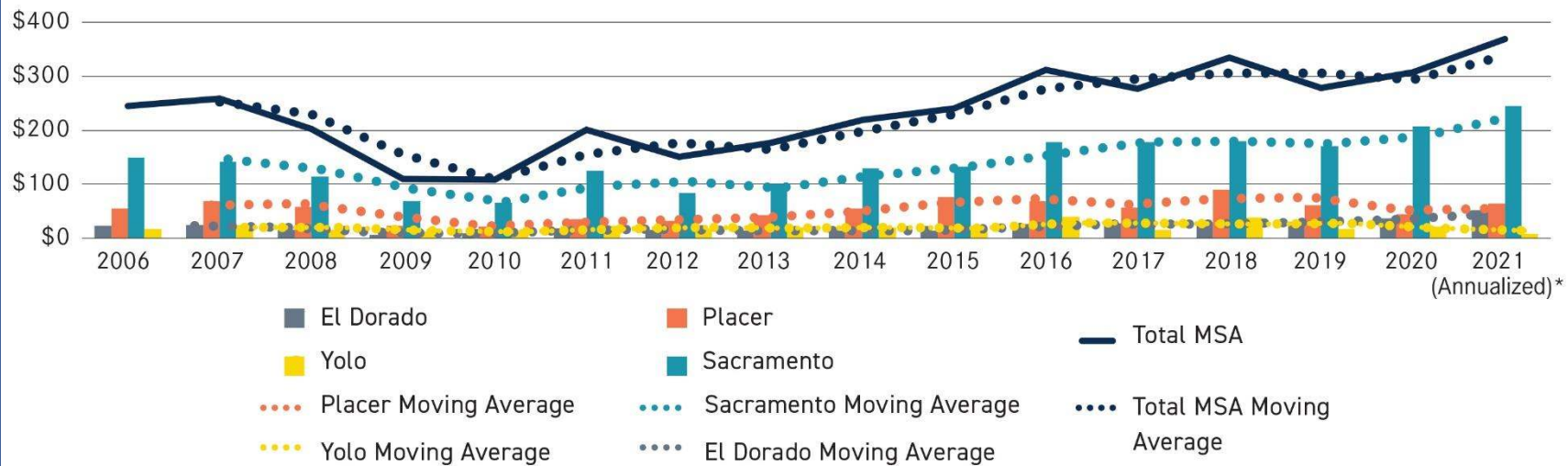




Figure 5 • Total SBA Loan Approvals By County

(in millions, 2-Year Moving Average)



Moving Average is average of two previous data points.

SBR/SAFE CREDIT UNION



Consumer Sentiment *Survey*





Figure 1
Regional and National Consumer Sentiment

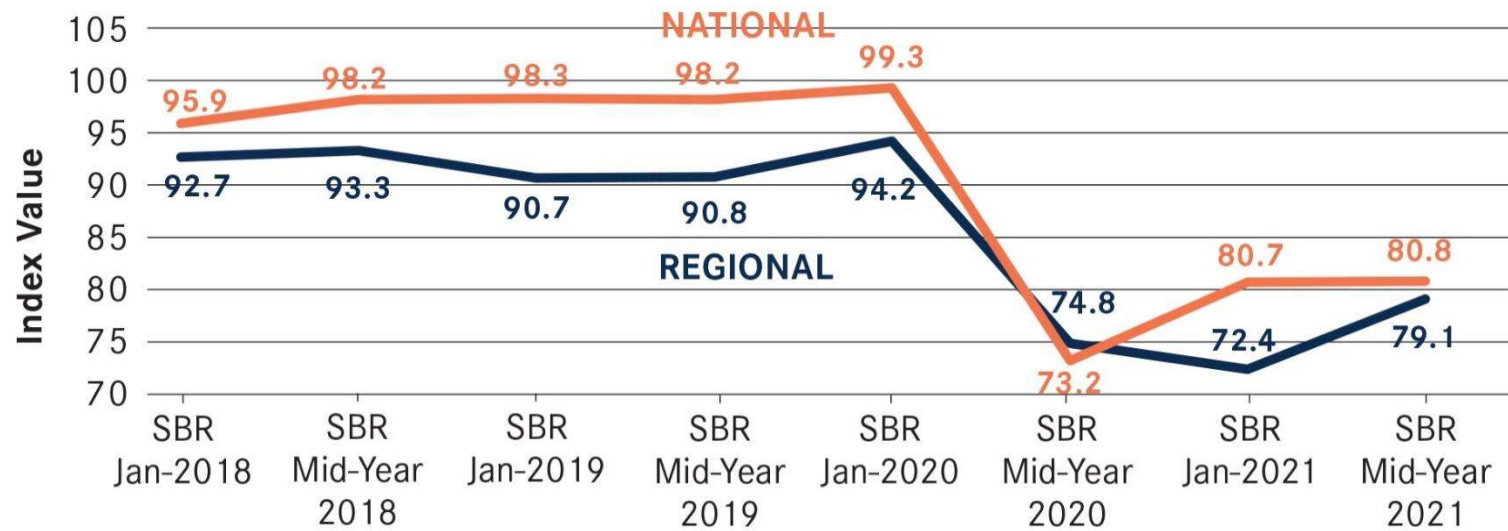
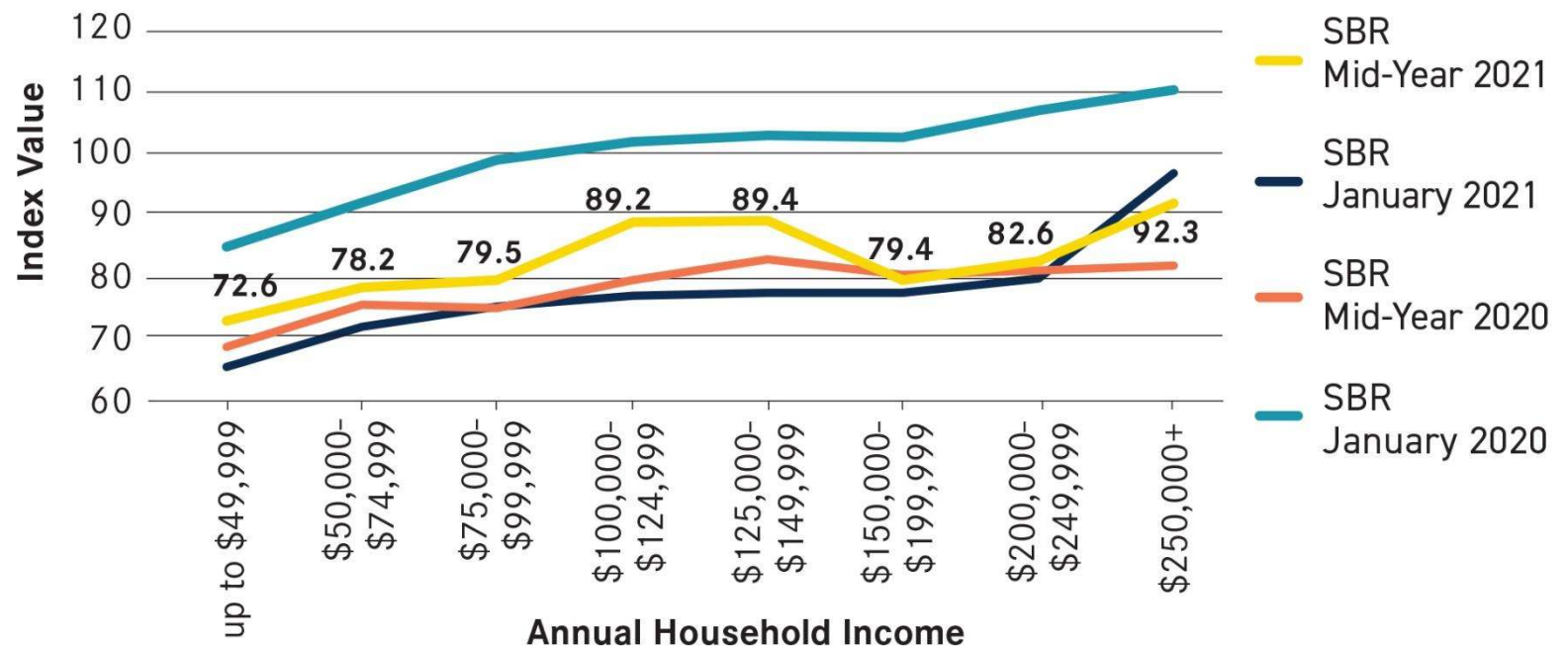




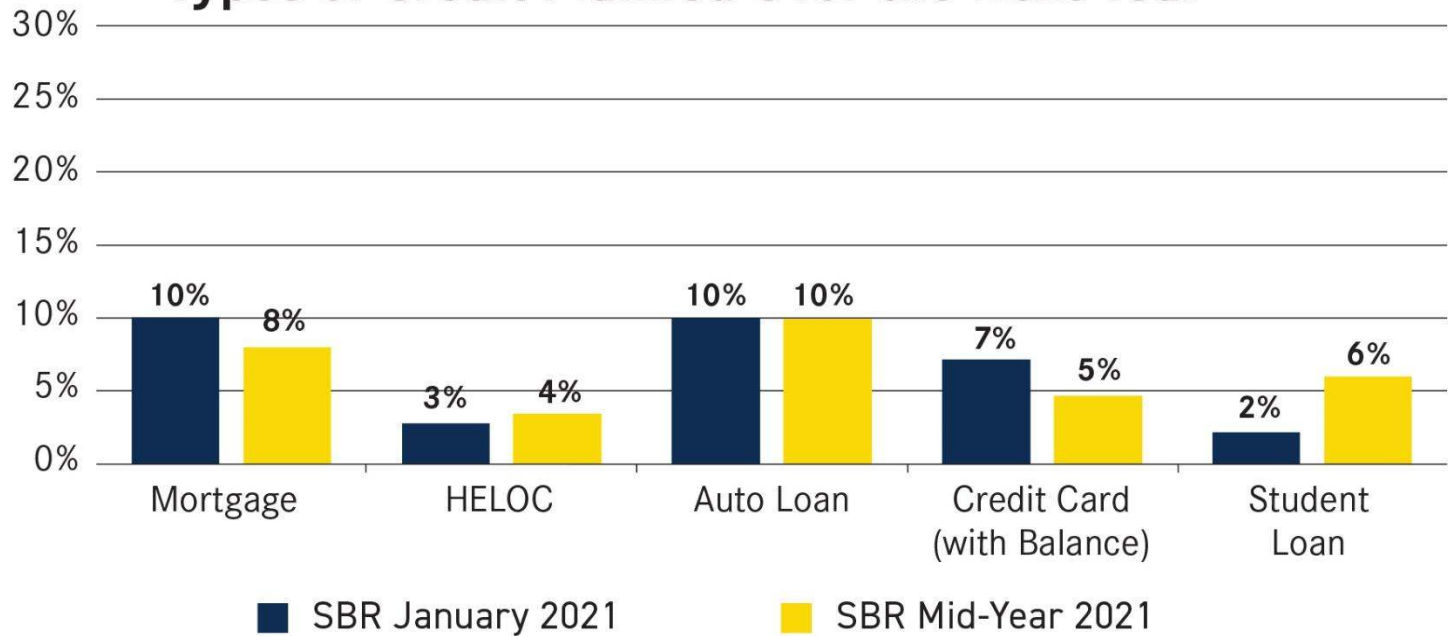
Figure 2
Index of Consumer Sentiment By Household Income Level





% of Respondents Reporting Plans to Acquire
Each Type of Credit Over the Next Year

Figure 3
Types of Credit Planned Over the Next Year





Real Estate



Figure 5
Median Home Prices & Cost Per Square Foot 2015 - 2020

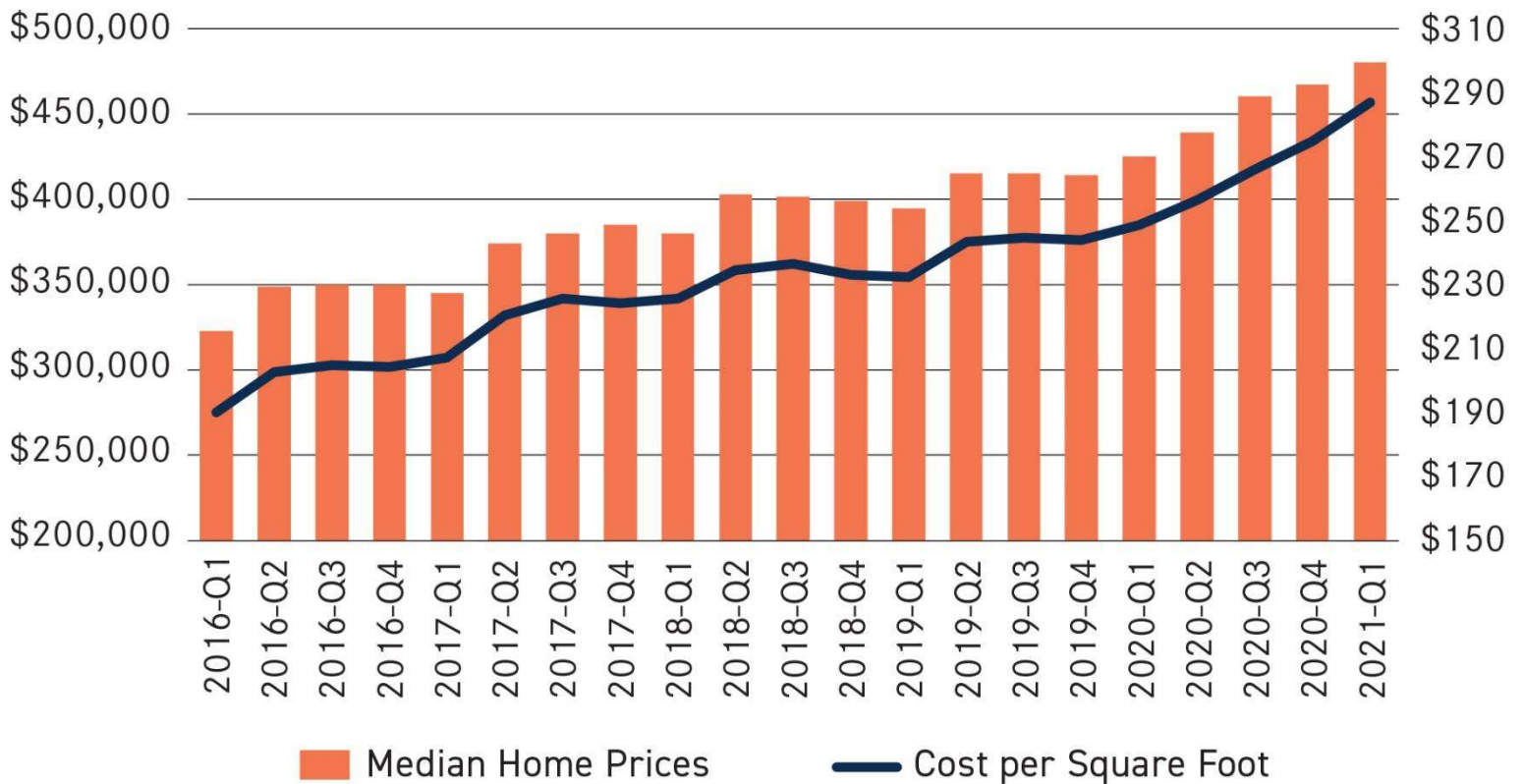
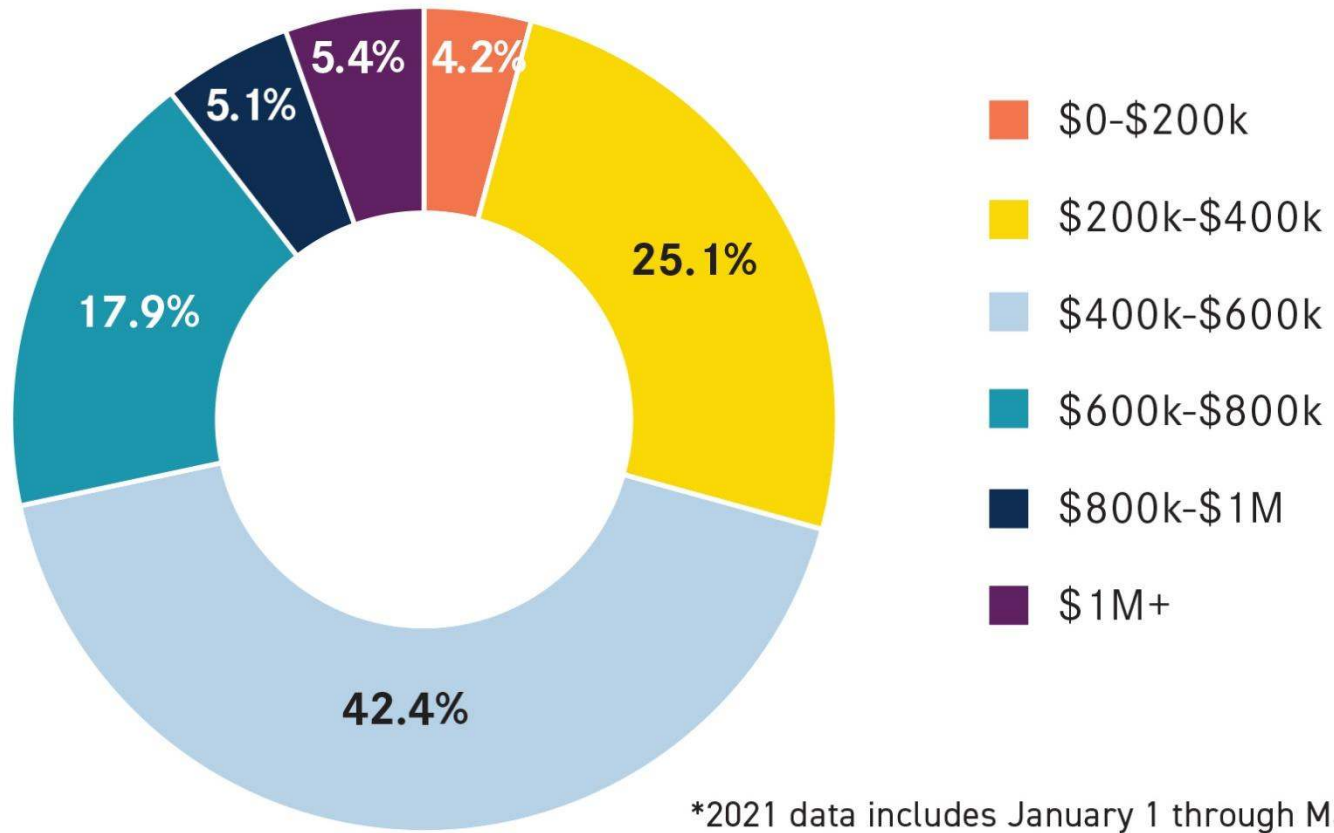




Figure 6
Home Sales by Price: YTD 2021



Sacramento is 14th Hottest Housing Market

SOURCE: ZILLOW

**BEHIND BOISE, AUSTIN, PHOENIX, TAMPA,
STAMFORD, CHARLOTTE, LAS VEGAS, STOCKTON,
ATLANTA, KNOXVILLE, KANSAS CITY, SEATTLE,
SAN DIEGO**

Median Home Value 540K+

1 YEAR INCREASE 24% (versus 17% national)

5 YEAR INCREASE 55% (versus 45% national)

Tight inventory

Household formation

Millennials first time home buyers

COVID move to suburbia/Work from home

In Search of Affordability

Low mortgage rates

Rising Wages/Income

Sacramento Housing Market At Its Lowest Affordability in 13 Years - SBJ

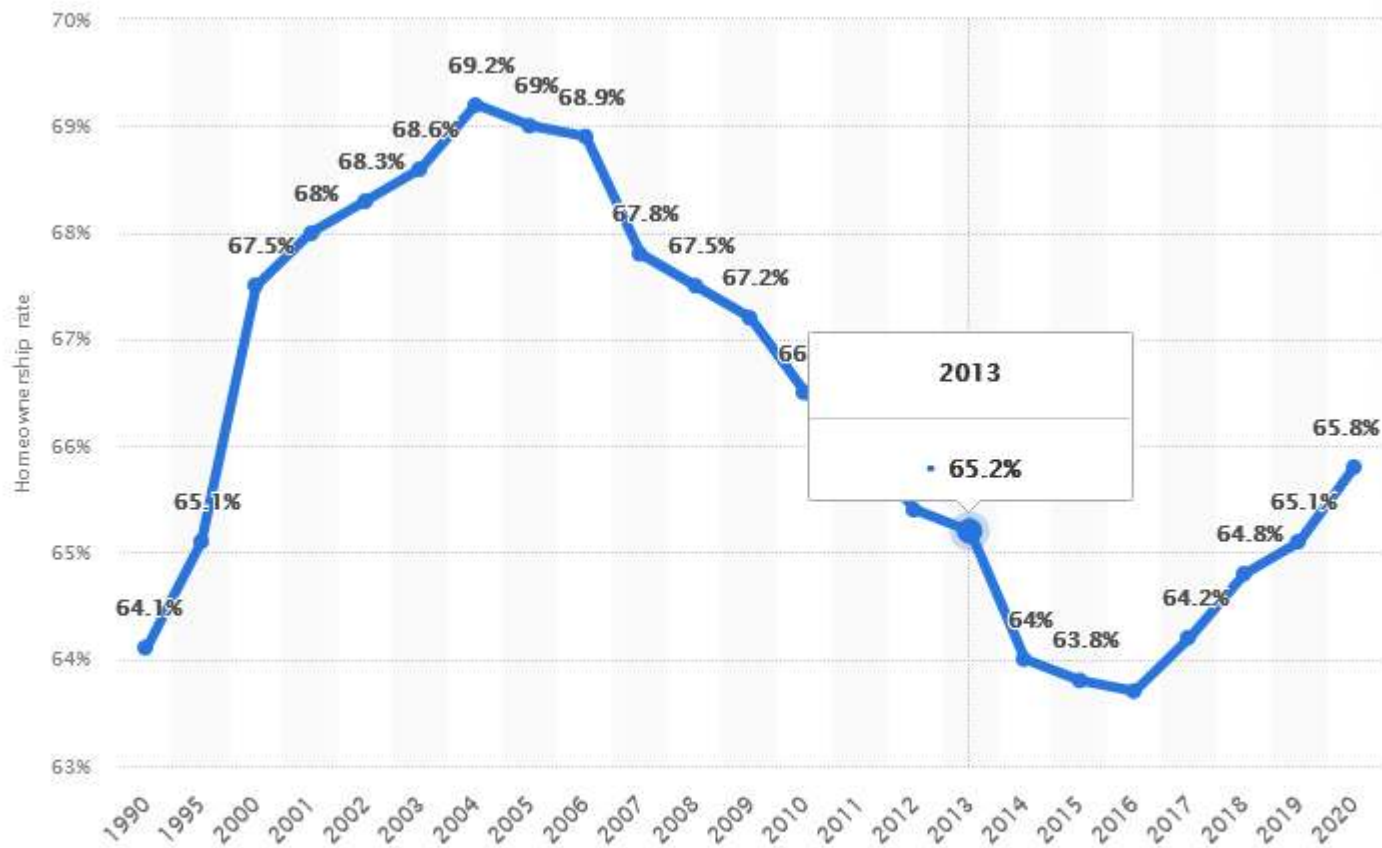
AFFORDABILITY BASED ON THE AMOUNT OF INCOME NEEDED TO MEET MONTHLY HOMEOWNERSHIP EXPENSES — INCLUDING MORTGAGE, PROPERTY TAXES AND INSURANCE — ON A MEDIAN-PRICED, SINGLE-FAMILY HOME, ASSUMING A 20 PERCENT DOWN PAYMENT AND A 28 PERCENT MAXIMUM “FRONT-END” DEBT-TO-INCOME RATIO. THAT REQUIRED INCOME WAS THEN COMPARED TO ANNUALIZED AVERAGE WEEKLY WAGE DATA FROM THE BUREAU OF LABOR STATISTICS

Sacramento Median Household Income Needed to Afford the Median Home Q2-2021

Sacramento: \$93,200
Placer: \$120,800
El Dorado: 125,600
Yolo: \$110,800

Median Home: 505K
Median Home: 655K
Median Home: 682K
Median Home: 600K

Home Ownership Rate – The American Dream

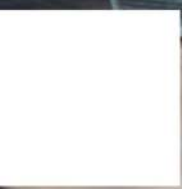


[Additional Information](#)

© Statista 2021

[Show source](#)

mento
NESS
REVIEW

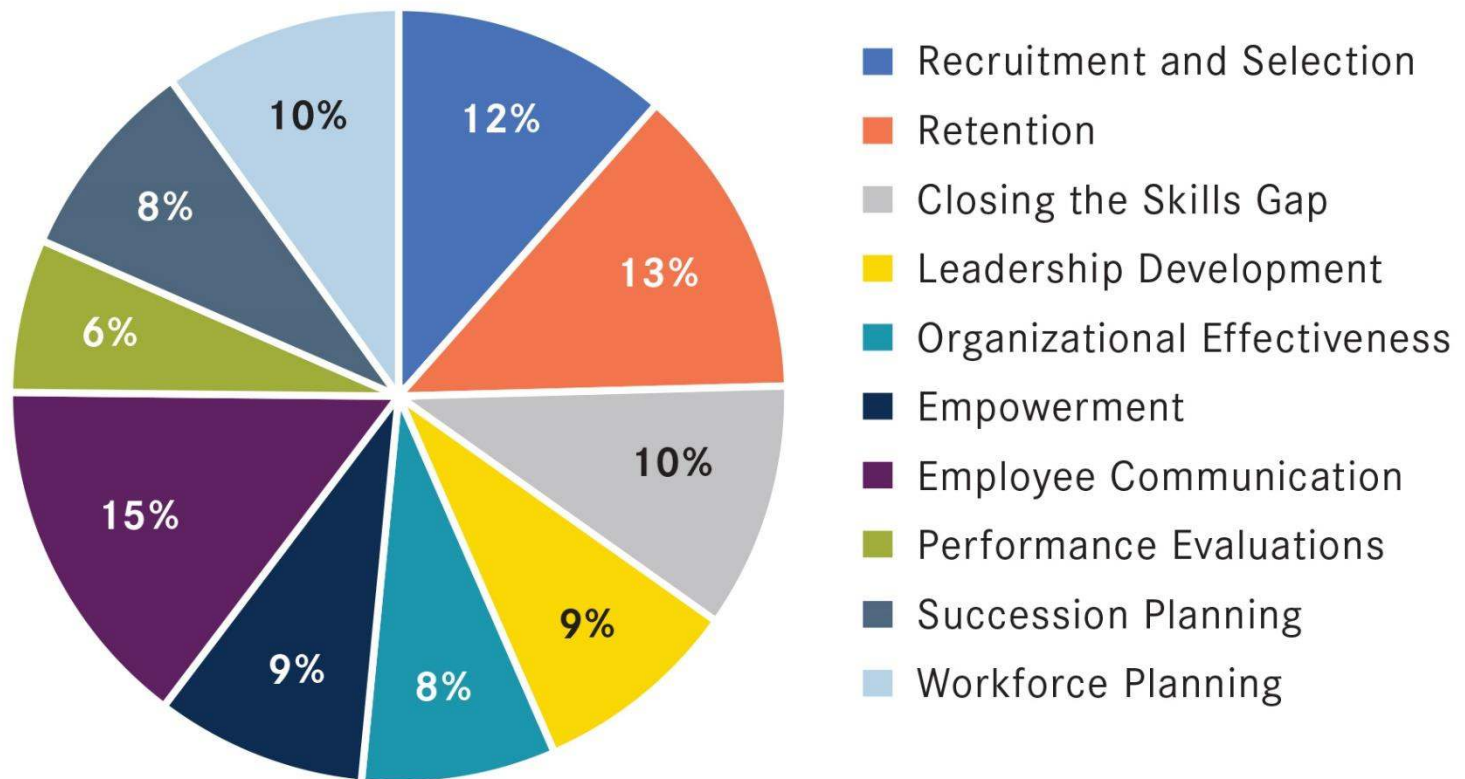


Human Capital

Trends

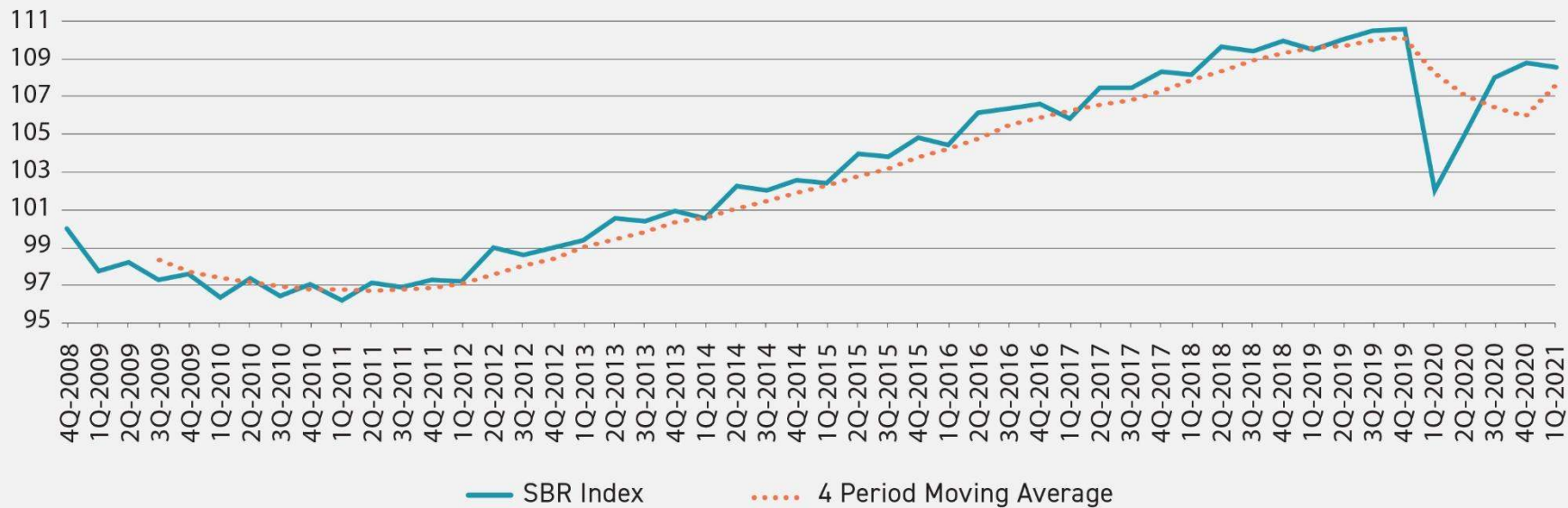


Figure 1
Human Capital Activities with Greatest Impact on Business Performance for Q3/Q4





Sacramento Region Financial Conditions Index



Owning the future – Megatrends Driving Returns

Technological breakthrough



Robotics & A.I.
Cybersecurity
FinTech

Demographics & social change



Genomics
Immunotherapy
Ageing

Rapid urbanization



Infrastructure
Megacities
Smart cities

Climate change & resource scarcity



Clean energy
Electric vehicles
Self-driving

Emerging global wealth



China & India
New consumers
Digital economy

**“We don’t have to be
smarter than the rest.
We have to be more
disciplined than the rest.”**

-Warren Buffett

Investments *Tax Mitigation* *Philanthropic Plans*
30 Years Experience *Roth IRAs* *Foundations* *Unbiased*
Custom-Tailored  *Trusted* *Respected*
Wealth Maximization *Confidence*
401Ks *Trusts* *SEPs*
Roth IRAs **GOLDENSTONE** *Estate Plans*
Independent **WEALTH MANAGEMENT** *Renowned*
Financial Planning *Retirement Planning* *No Commissions*
Fiduciary *No Conflict of Interest*

Thank You!

Your Stepping Stone To A Golden Life



DISCLOSURES

Goldenstone Wealth Management, LLC (“Goldenstone Wealth Management, “Goldenstone”) is an independent investment management and advisory firm. Please note that the use of the term “registered investment adviser” and description of Goldenstone Wealth Management and/or our advisors as “registered” does not imply a certain level of skill or training. You are encouraged to review our Brochure and Brochure Supplements for our firm’s associates who advise you for more information on the qualifications of our firm and our employees. Advisory services are only offered to clients or prospective clients where Goldenstone Wealth Management and its representatives are properly licensed or exempt from licensure. This presentation is solely for informational purposes. Past performance is no guarantee of future returns. Investing involves risk and possible loss of principal capital. No advice may be rendered by Goldenstone Wealth Management unless a client service agreement is in place.

The information contained in any third-party resource cited herein is not owned or controlled by Goldenstone. Goldenstone does not guarantee the accuracy or reliability of any information that may be found in such resources. Links to any third-party resource are provided as a courtesy for reference only and are not intended to be, and do not act as, an endorsement by Goldenstone of the third party or any of its content. The standard information provided in this presentation is for general purposes only and should not be construed as, or used as a substitute for, financial, investment or professional advice. If you have questions regarding your financial situation, you should consult your tax, legal, or investment advisor.