

5203 LOUISIANA

5203 Louisiana Avenue
St. Louis, MO 63111



For more information contact:

Nick Smyrniotis

Vice President, Multifamily Sales

314.716.2213

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Price: \$260,000

PROPERTY HIGHLIGHTS

- Fully Occupied
- Individually Metered
- Gas Forced Air Heat and Window Unit Cooling
- Updated Electric and Plumbing
- 3 Car Detached Garage for Additional Income
- Listed with 12% Cash on Cash and 9.83% Cap Rate

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ANALYSIS

Analysis Date November 2019

PROPERTY

Property Type	MultiFamily
Property	5203 Louisiana
Property Address	5203 Louisiana Avenue, St. Louis, MO 63111
Year Built	1927

PURCHASE INFORMATION

Purchase Price	\$260,000
Units	6
Total Rentable Sq. Ft.	3,800

INCOME & EXPENSE

Gross Operating Income	\$38,076
Monthly GOI	\$3,173
Total Annual Expenses	(\$12,382)
Monthly Expenses	(\$1,032)

FINANCIAL INFORMATION

Down Payment \$60,000

LOANS

Type	Debt	Term	Amortization	Rate	Payment	LO Costs
Balloon	\$240,000	5 years	25 years	4.50000%	\$1,334	

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ACQUISITION COSTS

Purchase Price, Points and Closing Costs	\$260,000
Investment - Cash	\$60,000
First Loan	\$240,000

INVESTMENT INFORMATION

Purchase Price	\$260,000
Price per Unit	\$43,333
Price per Sq. Ft.	\$68.42
Income per Unit	\$6,680
Expenses per Unit	(\$2,064)

INCOME, EXPENSES & CASH FLOW

GROSS SCHEDULED INCOME	\$40,080
Total Vacancy and Credits	(\$2,004)
Operating Expenses	(\$12,382)
NET OPERATING INCOME	\$25,694
Debt Service	(\$16,008)
CASH FLOW BEFORE TAXES	\$9,686

FINANCIAL INDICATORS

Cash on Cash Return Before Taxes	16.14%
Debt Coverage Ratio	1.61
Capitalization Rate	9.88%
Gross Rent Multiplier	6.49
Gross Income / Square Feet	\$10.55
Gross Expenses / Square Feet	(\$3.26)
Operating Expense Ratio	32.52%

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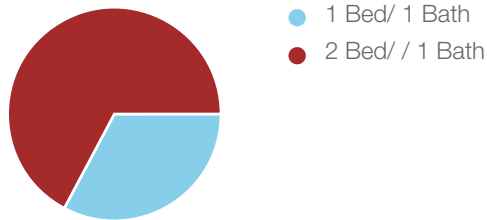
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UNIT MIX REPORT

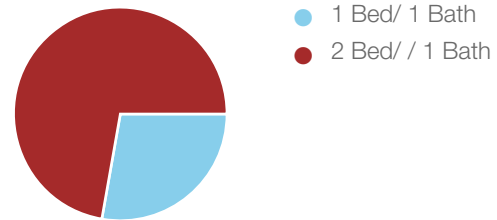
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Units	Type	Approx. SqFt	Avg. Rents	Monthly	Mkt Rents	Monthly
2	1 Bed/ 1 Bath	550	\$440	\$880	\$475	\$950
4	2 Bed/ / 1 Bath	675	\$615	\$2,460	\$650	\$2,600
6		3,800		\$3,340		\$3,550

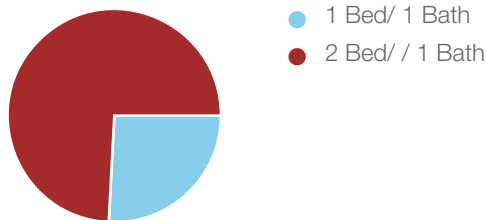
UNIT MIX



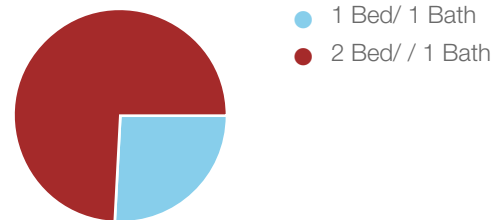
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



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INVESTMENT SUMMARY

PRICE	\$260,000
Year Built	1927
Units	6
Price/Unit	\$43,333
RSF	3,800
Price/RSF	\$68.42
Floors	2
Cap Rate	9.88%
Market Cap Rate	12.38%
GRM	6.49
Market GRM:	6.1

FINANCING SUMMARY

LOAN AMOUNT	\$240,000
Down Payment	\$60,000
Loan Type	Balloon
Interest Rate	4.5%
Term	5 years
Monthly Payment	\$1,334
DCR	1.61

UNIT MIX & ANNUAL SCHEDULED INCOME

Type	Units	Actual	Total	Market	Total
1 Bed/ 1 Bath	2	\$5,280	\$10,560	\$5,700	\$11,400
2 Bed/ / 1 Bath	4	\$7,380	\$29,520	\$7,800	\$31,200
TOTALS	6		\$40,080		\$42,600

ANNUALIZED INCOME

Description	Actual	Market
Gross Potential Rent	\$40,080	\$42,600
- Less: Vacancy	(\$2,004)	(\$2,130)
Effective Gross Income	\$38,076	\$40,470
- Less: Expenses	(\$12,382)	(\$8,280)
Net Operating Income	\$25,694	\$32,190
- Debt Service	(\$16,008)	(\$16,008)
Net Cash Flow after Debt Service	\$9,686	\$16,182
+ Principal Reduction	\$5,317	\$5,317
TOTAL RETURN	\$15,003	\$21,499

ANNUALIZED EXPENSES

Description	Actual	Market
Building Insurance	\$3,050	\$2,000
Maintenance	\$2,000	\$2,000
Taxes - Real Estate	\$3,052	\$0
Utility - Water and Trash	\$2,084	\$2,084
Utility - MSD	\$2,196	\$2,196
TOTAL EXPENSES	\$12,382	\$8,280
EXPENSES PER RSF	\$3.26	\$2.18
EXPENSES PER UNIT	\$2,064	\$1,380

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Description	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS SCHEDULED INCOME	\$40,080	\$42,084	\$44,188	\$46,398	\$48,717
General Vacancy	(\$2,004)	(\$2,104)	(\$2,209)	(\$2,320)	(\$2,436)
Total Operating Expenses	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)
NET OPERATING INCOME	\$25,694	\$27,598	\$29,597	\$31,696	\$33,900
Loan Payment	(\$16,008)	(\$16,008)	(\$16,008)	(\$16,008)	(\$16,008)
NET CASH FLOW (b/t)	\$9,686	\$11,590	\$13,589	\$15,688	\$17,892
Cash On Cash Return b/t	16.14%	19.32%	22.65%	26.15%	29.82%

Description	Year 6	Year 7	Year 8	Year 9	Year 10
GROSS SCHEDULED INCOME	\$51,153	\$53,711	\$56,397	\$59,216	\$62,177
General Vacancy	(\$2,558)	(\$2,686)	(\$2,820)	(\$2,961)	(\$3,109)
Total Operating Expenses	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)
NET OPERATING INCOME	\$36,214	\$38,643	\$41,195	\$43,874	\$46,686
Loan Payment	\$0	\$0	\$0	\$0	\$0
NET CASH FLOW (b/t)	\$36,214	\$38,643	\$41,195	\$43,874	\$46,686
Cash On Cash Return b/t	13.37%	14.27%	15.21%	16.20%	17.24%

* b/t = before taxes; a/t = after taxes

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Description	Year 11	Year 12	Year 13	Year 14	Year 15
GROSS SCHEDULED INCOME	\$65,286	\$68,550	\$71,978	\$75,577	\$79,356
General Vacancy	(\$3,264)	(\$3,428)	(\$3,599)	(\$3,779)	(\$3,968)
Total Operating Expenses	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)
NET OPERATING INCOME	\$49,640	\$52,741	\$55,997	\$59,416	\$63,006
Loan Payment	\$0	\$0	\$0	\$0	\$0
NET CASH FLOW (b/t)	\$49,640	\$52,741	\$55,997	\$59,416	\$63,006
Cash On Cash Return b/t	18.33%	19.47%	20.67%	21.94%	23.26%

Description	Year 16	Year 17	Year 18	Year 19	Year 20
GROSS SCHEDULED INCOME	\$83,323	\$87,490	\$91,864	\$96,457	\$101,280
General Vacancy	(\$4,166)	(\$4,374)	(\$4,593)	(\$4,823)	(\$5,064)
Total Operating Expenses	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)
NET OPERATING INCOME	\$66,775	\$70,733	\$74,889	\$79,252	\$83,834
Loan Payment	\$0	\$0	\$0	\$0	\$0
NET CASH FLOW (b/t)	\$66,775	\$70,733	\$74,889	\$79,252	\$83,834
Cash On Cash Return b/t	24.65%	26.11%	27.65%	29.26%	30.95%

* b/t = before taxes; a/t = after taxes

ANNUAL PROPERTY OPERATING DATA

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Description	Year 1	Year 2	Year 3	Year 4	Year 5
Income					
Rental Income	\$40,080	\$42,084	\$44,188	\$46,398	\$48,717
GROSS SCHEDULED INCOME	\$40,080	\$42,084	\$44,188	\$46,398	\$48,717
General Vacancy	(\$2,004)	(\$2,104)	(\$2,209)	(\$2,320)	(\$2,436)
GROSS OPERATING INCOME	\$38,076	\$39,980	\$41,979	\$44,078	\$46,282
Expenses					
Building Insurance	(\$3,050)	(\$3,050)	(\$3,050)	(\$3,050)	(\$3,050)
Maintenance	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)
Taxes - Real Estate	(\$3,052)	(\$3,052)	(\$3,052)	(\$3,052)	(\$3,052)
Utility - Water and Trash	(\$2,084)	(\$2,084)	(\$2,084)	(\$2,084)	(\$2,084)
Utility - MSD	(\$2,196)	(\$2,196)	(\$2,196)	(\$2,196)	(\$2,196)
TOTAL OPERATING EXPENSES	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)
NET OPERATING INCOME	\$25,694	\$27,598	\$29,597	\$31,696	\$33,900

Description	Year 6	Year 7	Year 8	Year 9	Year 10
Income					
Rental Income	\$51,153	\$53,711	\$56,397	\$59,216	\$62,177
GROSS SCHEDULED INCOME	\$51,153	\$53,711	\$56,397	\$59,216	\$62,177
General Vacancy	(\$2,558)	(\$2,686)	(\$2,820)	(\$2,961)	(\$3,109)
GROSS OPERATING INCOME	\$48,596	\$51,025	\$53,577	\$56,256	\$59,068
Expenses					
Building Insurance	(\$3,050)	(\$3,050)	(\$3,050)	(\$3,050)	(\$3,050)
Maintenance	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)
Taxes - Real Estate	(\$3,052)	(\$3,052)	(\$3,052)	(\$3,052)	(\$3,052)
Utility - Water and Trash	(\$2,084)	(\$2,084)	(\$2,084)	(\$2,084)	(\$2,084)
Utility - MSD	(\$2,196)	(\$2,196)	(\$2,196)	(\$2,196)	(\$2,196)
TOTAL OPERATING EXPENSES	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)
NET OPERATING INCOME	\$36,214	\$38,643	\$41,195	\$43,874	\$46,686

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Description	Year 11	Year 12	Year 13	Year 14	Year 15
Income					
Rental Income	\$65,286	\$68,550	\$71,978	\$75,577	\$79,356
GROSS SCHEDULED INCOME	\$65,286	\$68,550	\$71,978	\$75,577	\$79,356
General Vacancy	(\$3,264)	(\$3,428)	(\$3,599)	(\$3,779)	(\$3,968)
GROSS OPERATING INCOME	\$62,022	\$65,123	\$68,379	\$71,798	\$75,388
Expenses					
Building Insurance	(\$3,050)	(\$3,050)	(\$3,050)	(\$3,050)	(\$3,050)
Maintenance	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)
Taxes - Real Estate	(\$3,052)	(\$3,052)	(\$3,052)	(\$3,052)	(\$3,052)
Utility - Water and Trash	(\$2,084)	(\$2,084)	(\$2,084)	(\$2,084)	(\$2,084)
Utility - MSD	(\$2,196)	(\$2,196)	(\$2,196)	(\$2,196)	(\$2,196)
TOTAL OPERATING EXPENSES	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)
NET OPERATING INCOME	\$49,640	\$52,741	\$55,997	\$59,416	\$63,006

Description	Year 16	Year 17	Year 18	Year 19	Year 20
Income					
Rental Income	\$83,323	\$87,490	\$91,864	\$96,457	\$101,280
GROSS SCHEDULED INCOME	\$83,323	\$87,490	\$91,864	\$96,457	\$101,280
General Vacancy	(\$4,166)	(\$4,374)	(\$4,593)	(\$4,823)	(\$5,064)
GROSS OPERATING INCOME	\$79,157	\$83,115	\$87,271	\$91,634	\$96,216
Expenses					
Building Insurance	(\$3,050)	(\$3,050)	(\$3,050)	(\$3,050)	(\$3,050)
Maintenance	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)	(\$2,000)
Taxes - Real Estate	(\$3,052)	(\$3,052)	(\$3,052)	(\$3,052)	(\$3,052)
Utility - Water and Trash	(\$2,084)	(\$2,084)	(\$2,084)	(\$2,084)	(\$2,084)
Utility - MSD	(\$2,196)	(\$2,196)	(\$2,196)	(\$2,196)	(\$2,196)
TOTAL OPERATING EXPENSES	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)	(\$12,382)
NET OPERATING INCOME	\$66,775	\$70,733	\$74,889	\$79,252	\$83,834

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Description	Year 1	Year 2	Year 3	Year 4	Year 5
Cash Flow - To Date	\$9,686	\$21,276	\$34,865	\$50,552	\$68,444
Net Resale Proceeds	\$90,317	\$95,878	\$101,694	\$107,778	\$114,141
Invested Capital	(\$60,000)	(\$60,000)	(\$60,000)	(\$60,000)	(\$60,000)
Net Return on Investment	\$40,003	\$57,154	\$76,559	\$98,330	\$122,585
Internal Rate of Return	66.67%	42.15%	35.33%	32.37%	30.85%
Modified IRR	66.67%	39.73%	31.54%	27.45%	24.93%
NPV (cash flow + reversion)	\$40,003	\$57,154	\$76,559	\$98,330	\$122,585
PV (NOI + reversion)	\$350,694	\$378,292	\$407,889	\$439,584	\$473,484

Description	Year 6	Year 7	Year 8	Year 9	Year 10
Cash Flow - To Date	\$104,658	\$143,301	\$184,496	\$228,370	\$275,056
Net Resale Proceeds	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000
Invested Capital	(\$270,859)	(\$270,859)	(\$270,859)	(\$270,859)	(\$270,859)
Net Return on Investment	\$158,799	\$197,442	\$238,637	\$282,511	\$329,197
Internal Rate of Return	45.94%	41.97%	39.35%	37.57%	36.33%
Modified IRR	38.83%	34.12%	30.65%	28.00%	25.89%
NPV (cash flow + reversion)	\$369,658	\$408,301	\$449,496	\$493,370	\$540,056
PV (NOI + reversion)	\$509,698	\$548,341	\$589,536	\$633,409	\$680,096

* a/t = after taxes; Modified IRR = Modified Internal Rate of Return; PV = Present Value; NPV = Net Present Value; NOI

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Description	Year 11	Year 12	Year 13	Year 14	Year 15
Cash Flow - To Date	\$324,696	\$377,437	\$433,434	\$492,850	\$555,856
Net Resale Proceeds	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000
Invested Capital	(\$270,859)	(\$270,859)	(\$270,859)	(\$270,859)	(\$270,859)
Net Return on Investment	\$378,837	\$431,578	\$487,575	\$546,991	\$609,997
Internal Rate of Return	35.47%	34.86%	34.43%	34.13%	33.93%
Modified IRR	24.18%	22.75%	21.55%	20.51%	19.61%
NPV (cash flow + reversion)	\$589,696	\$642,437	\$698,434	\$757,850	\$820,856
PV (NOI + reversion)	\$729,736	\$782,477	\$838,474	\$897,890	\$960,895

Description	Year 16	Year 17	Year 18	Year 19	Year 20
Cash Flow - To Date	\$622,631	\$693,364	\$768,253	\$847,505	\$931,339
Net Resale Proceeds	\$325,000	\$325,000	\$325,000	\$325,000	\$325,000
Invested Capital	(\$270,859)	(\$270,859)	(\$270,859)	(\$270,859)	(\$270,859)
Net Return on Investment	\$676,772	\$747,505	\$822,394	\$901,646	\$985,480
Internal Rate of Return	33.78%	33.69%	33.62%	33.58%	33.55%
Modified IRR	18.82%	18.12%	17.50%	16.94%	16.43%
NPV (cash flow + reversion)	\$887,631	\$958,364	\$1,033,253	\$1,112,505	\$1,196,339
PV (NOI + reversion)	\$1,027,671	\$1,098,404	\$1,173,293	\$1,252,545	\$1,336,379

* a/t = after taxes; Modified IRR = Modified Internal Rate of Return; PV = Present Value; NPV = Net Present Value; NOI

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Description	Year 1	Year 2	Year 3	Year 4	Year 5
Gross Rent Multiplier	8.11	7.72	7.35	7.00	6.67
Capitalization Rate	9.88%	10.61%	11.38%	12.19%	13.04%
Cash On Cash Return b/t	16.14%	19.32%	22.65%	26.15%	29.82%
Cash On Cash Return a/t	16.14%	19.32%	22.65%	26.15%	29.82%
Debt Coverage Ratio	1.61	1.72	1.85	1.98	2.12
Gross Income per Sq. Ft.	\$10.55	\$11.07	\$11.63	\$12.21	\$12.82
Expenses per Sq. Ft.	(\$3.26)	(\$3.26)	(\$3.26)	(\$3.26)	(\$3.26)
Net Income Multiplier	12.65	11.78	10.98	10.25	9.59
Operating Expense Ratio	32.52%	30.97%	29.50%	28.09%	26.75%
Loan To Value Ratio	72.21%	70.50%	68.71%	66.84%	0.00%

Description	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Rent Multiplier	6.35	6.05	5.76	5.49	5.23
Capitalization Rate	13.93%	14.86%	15.84%	16.87%	17.96%
Cash On Cash Return b/t	13.37%	14.27%	15.21%	16.20%	17.24%
Cash On Cash Return a/t	13.37%	14.27%	15.21%	16.20%	17.24%
Debt Coverage Ratio	N/A	N/A	N/A	N/A	N/A
Gross Income per Sq. Ft.	\$13.46	\$14.13	\$14.84	\$15.58	\$16.36
Expenses per Sq. Ft.	(\$3.26)	(\$3.26)	(\$3.26)	(\$3.26)	(\$3.26)
Net Income Multiplier	8.97	8.41	7.89	7.41	6.96
Operating Expense Ratio	25.48%	24.27%	23.11%	22.01%	20.96%
Loan To Value Ratio	0.00%	0.00%	0.00%	0.00%	0.00%

* b/t = before taxes; a/t = after taxes

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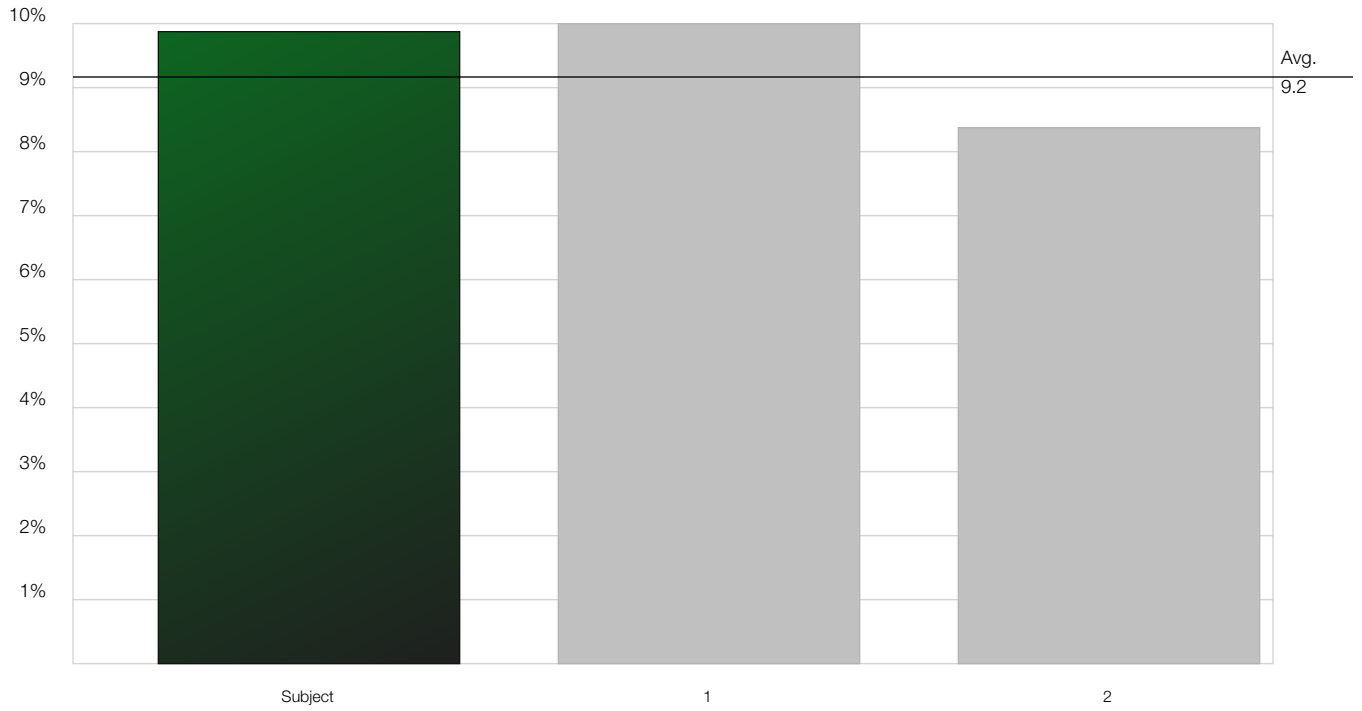
Description	Year 11	Year 12	Year 13	Year 14	Year 15
Gross Rent Multiplier	4.98	4.74	4.52	4.30	4.10
Capitalization Rate	19.09%	20.28%	21.54%	22.85%	24.23%
Cash On Cash Return b/t	18.33%	19.47%	20.67%	21.94%	23.26%
Cash On Cash Return a/t	18.33%	19.47%	20.67%	21.94%	23.26%
Debt Coverage Ratio	N/A	N/A	N/A	N/A	N/A
Gross Income per Sq. Ft.	\$17.18	\$18.04	\$18.94	\$19.89	\$20.88
Expenses per Sq. Ft.	(\$3.26)	(\$3.26)	(\$3.26)	(\$3.26)	(\$3.26)
Net Income Multiplier	6.55	6.16	5.80	5.47	5.16
Operating Expense Ratio	19.96%	19.01%	18.11%	17.25%	16.42%
Loan To Value Ratio	0.00%	0.00%	0.00%	0.00%	0.00%

Description	Year 16	Year 17	Year 18	Year 19	Year 20
Gross Rent Multiplier	3.90	3.71	3.54	3.37	3.21
Capitalization Rate	25.68%	27.21%	28.80%	30.48%	32.24%
Cash On Cash Return b/t	24.65%	26.11%	27.65%	29.26%	30.95%
Cash On Cash Return a/t	24.65%	26.11%	27.65%	29.26%	30.95%
Debt Coverage Ratio	N/A	N/A	N/A	N/A	N/A
Gross Income per Sq. Ft.	\$21.93	\$23.02	\$24.17	\$25.38	\$26.65
Expenses per Sq. Ft.	(\$3.26)	(\$3.26)	(\$3.26)	(\$3.26)	(\$3.26)
Net Income Multiplier	4.87	4.59	4.34	4.10	3.88
Operating Expense Ratio	15.64%	14.90%	14.19%	13.51%	12.87%
Loan To Value Ratio	0.00%	0.00%	0.00%	0.00%	0.00%

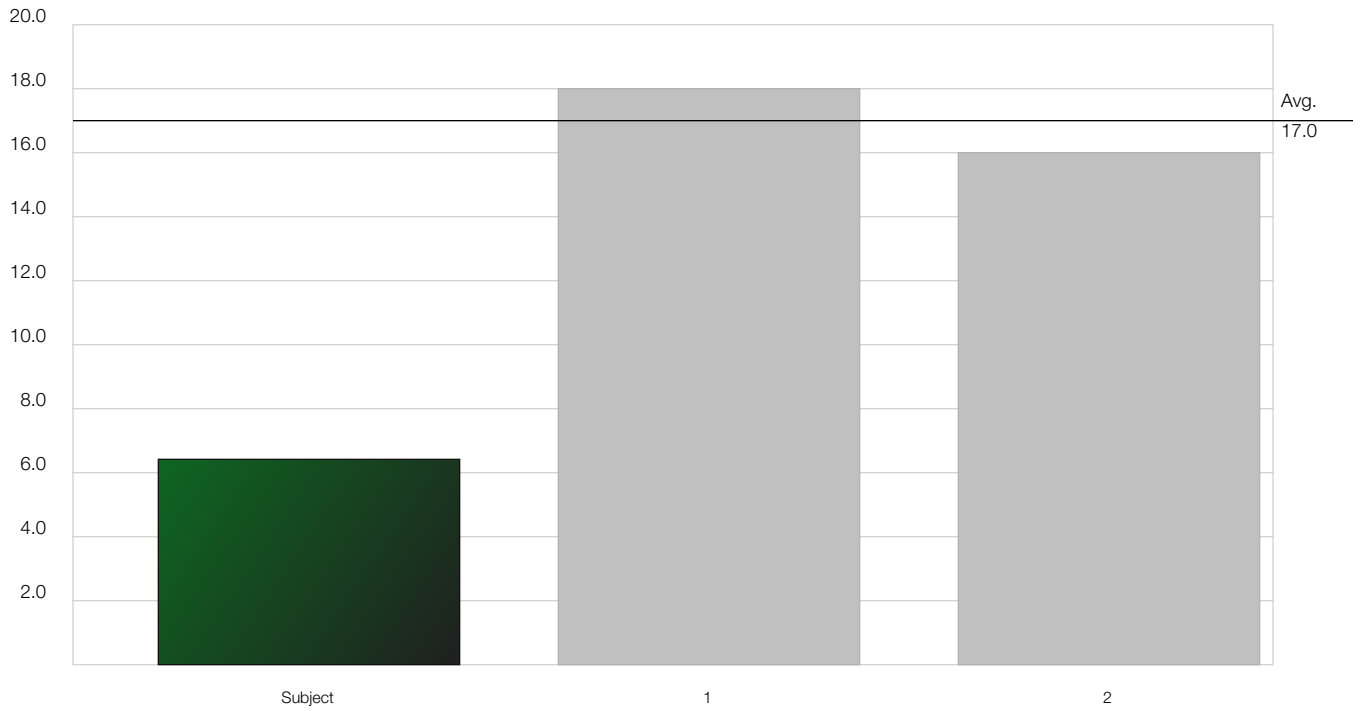
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Cap Rate

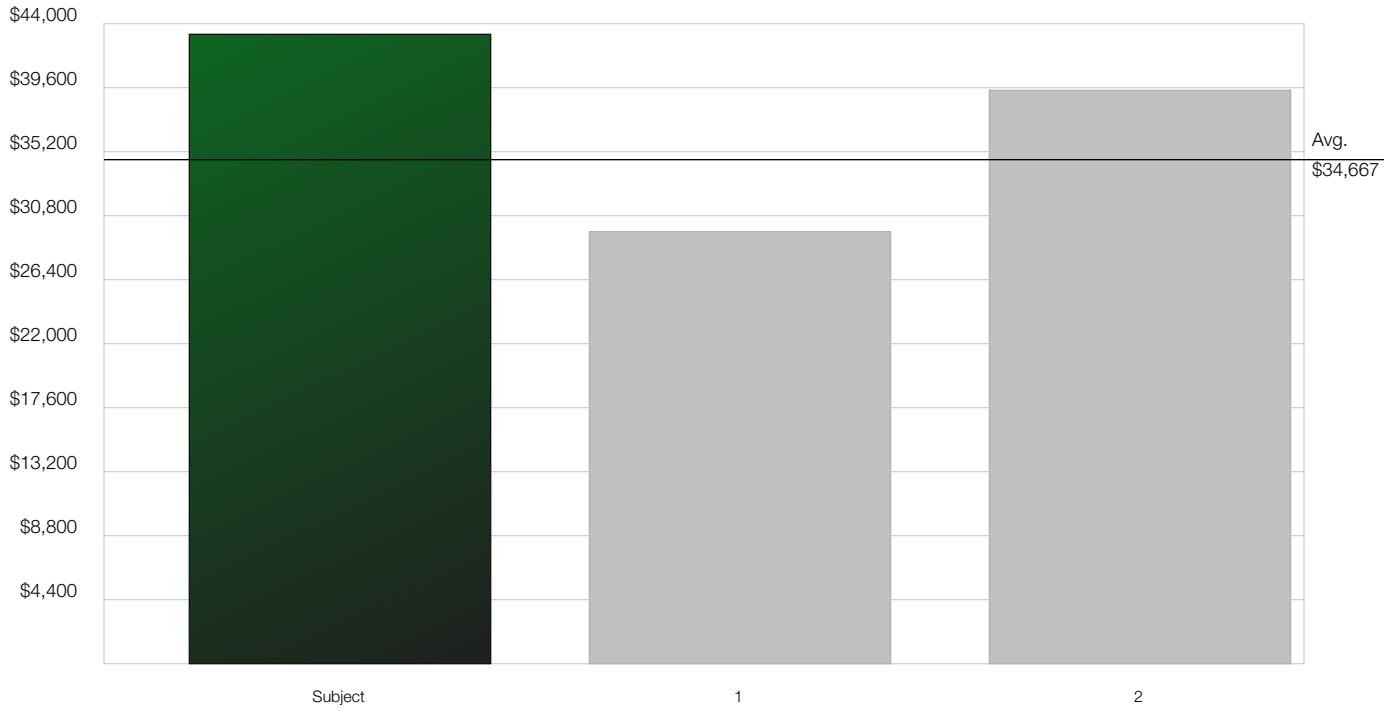


Gross Rent Multiplier

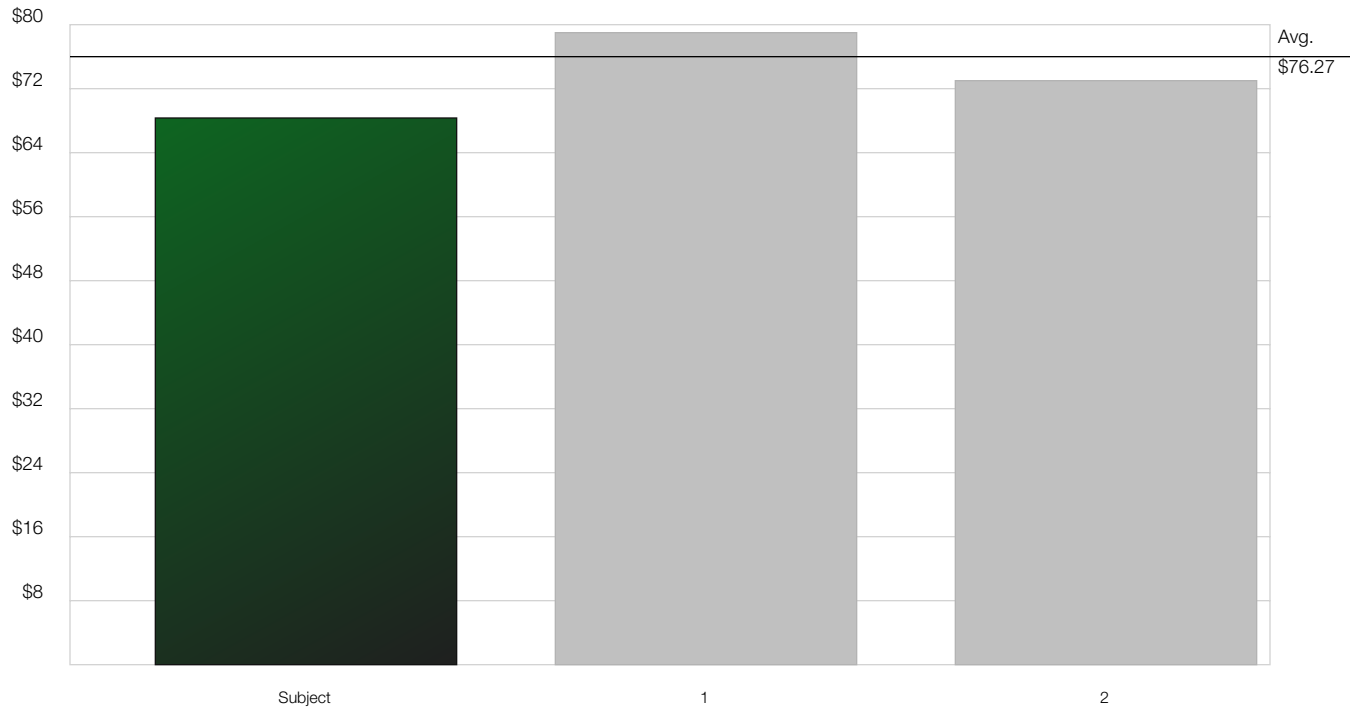


5203 Louisiana
5203 Louisiana Avenue | St. Louis, MO 63111

Price per Unit



Price per Sq. Ft.



5203 Louisiana
5203 Louisiana Avenue | St. Louis, MO 63111



5203 Louisiana

5203 Louisiana Avenue, St. Louis, MO 63111

Sale Price	\$260,000	# Units	Unit Type
Units	6	2	1 Bed/ 1 Bath
Price / Unit	\$43,333	4	2 Bed/ / 1 Bath
Price/SqFt	\$68.42		
Cap Rate	9.88%		
GRM	6.49		
Year Built	1927		



4250 Virginia

4236-50 Virginia Avenue, Saint Louis, MO 63111

1	Sale Price	\$595,000	# Units	Unit Type
	Units	20	20	1 Bedroom / 1 Bath
	Price / Unit	\$29,750		
	Price/SqFt	\$79.23		
	Acres	0.190		
	Cap Rate	10.0%		
	GRM	18.0		
	Year Built	1964		
	Sale Date	3/22/2018		
	Days-On-Market	206		



Bates Apartments

1000 Bates Street, Saint Louis, MO 63111

2	Sale Price	\$475,000	# Units	Unit Type
	Units	12	6	Studio/Efficiency
	Price / Unit	\$39,583	6	1 Bedroom / 1 Bath
	Price/SqFt	\$73.30		
	Acres	0.180		
	Cap Rate	8.4%		
	GRM	16.0		
	Year Built	1923		
	Sale Date	7/3/2018		
	Days-On-Market	25		

SALE COMPARABLES

5203 Louisiana
5203 Louisiana Avenue | St. Louis, MO 63111

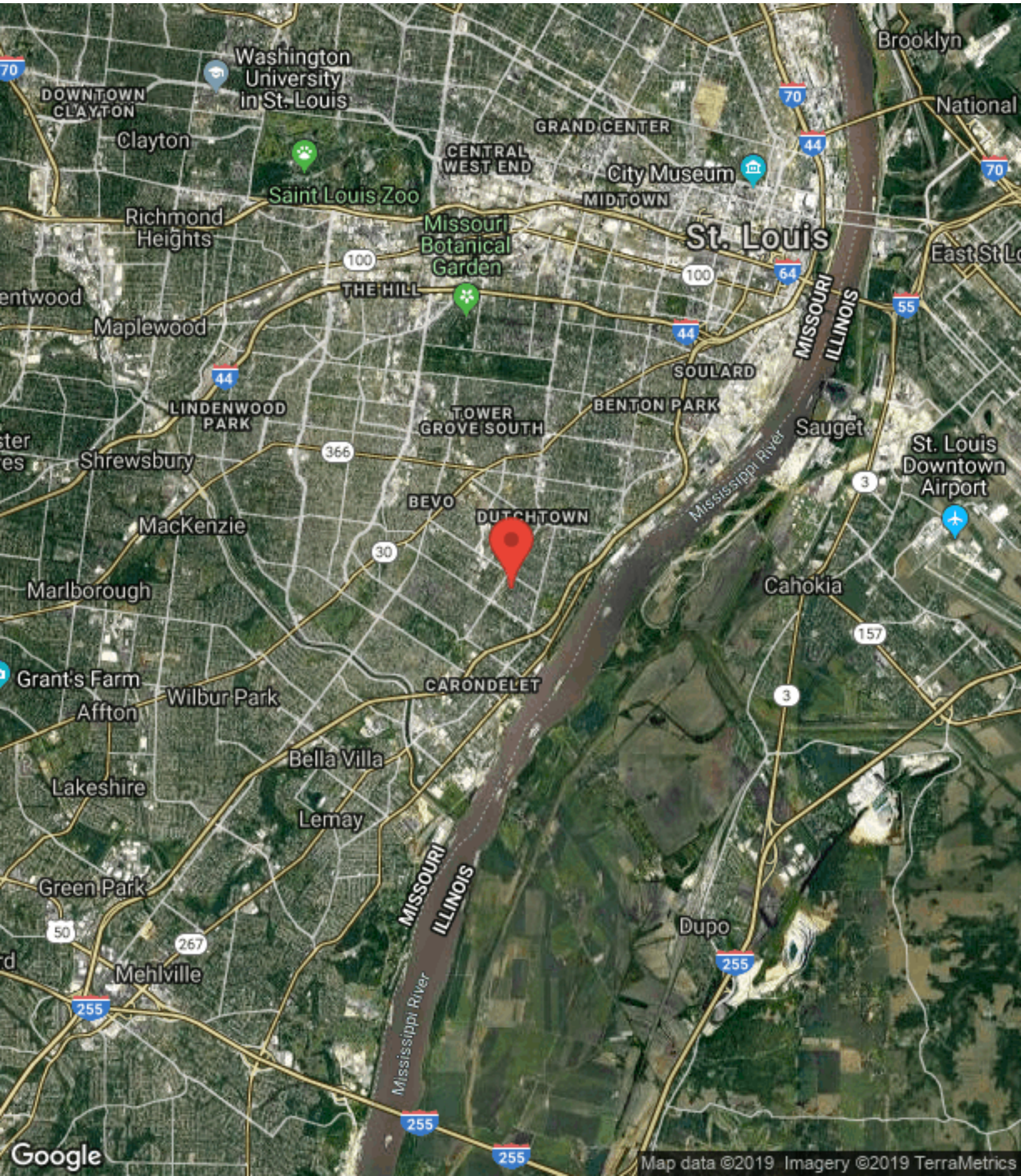


S 5203 Louisiana Avenue
St. Louis, MO, 63111
\$260,000

1 4236-50 Virginia Avenue
Saint Louis, MO, 63111
\$595,000

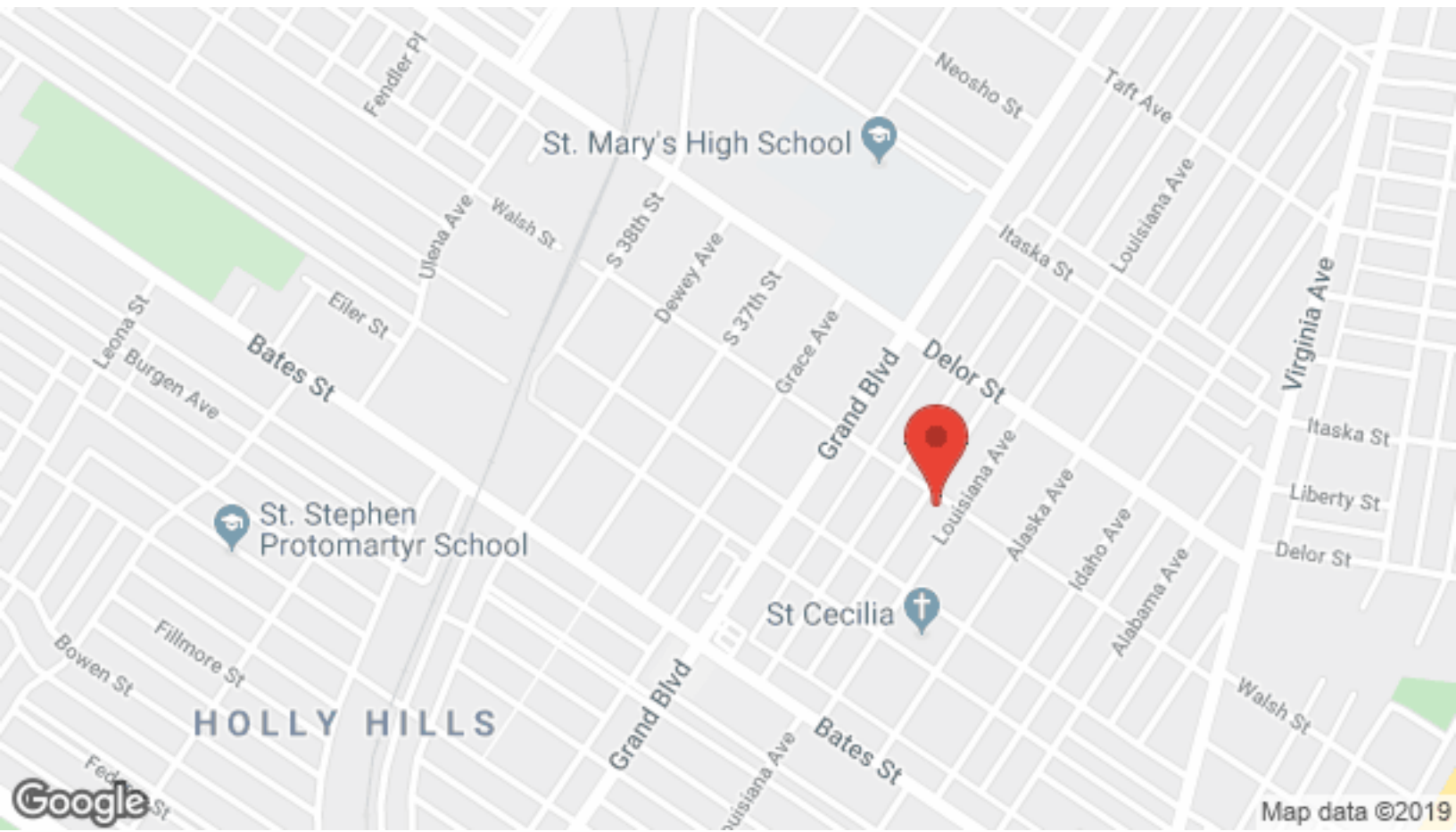
2 1000 Bates Street
Saint Louis, MO, 63111
\$475,000

5203 Louisiana
5203 Louisiana Avenue | St. Louis, MO 63111



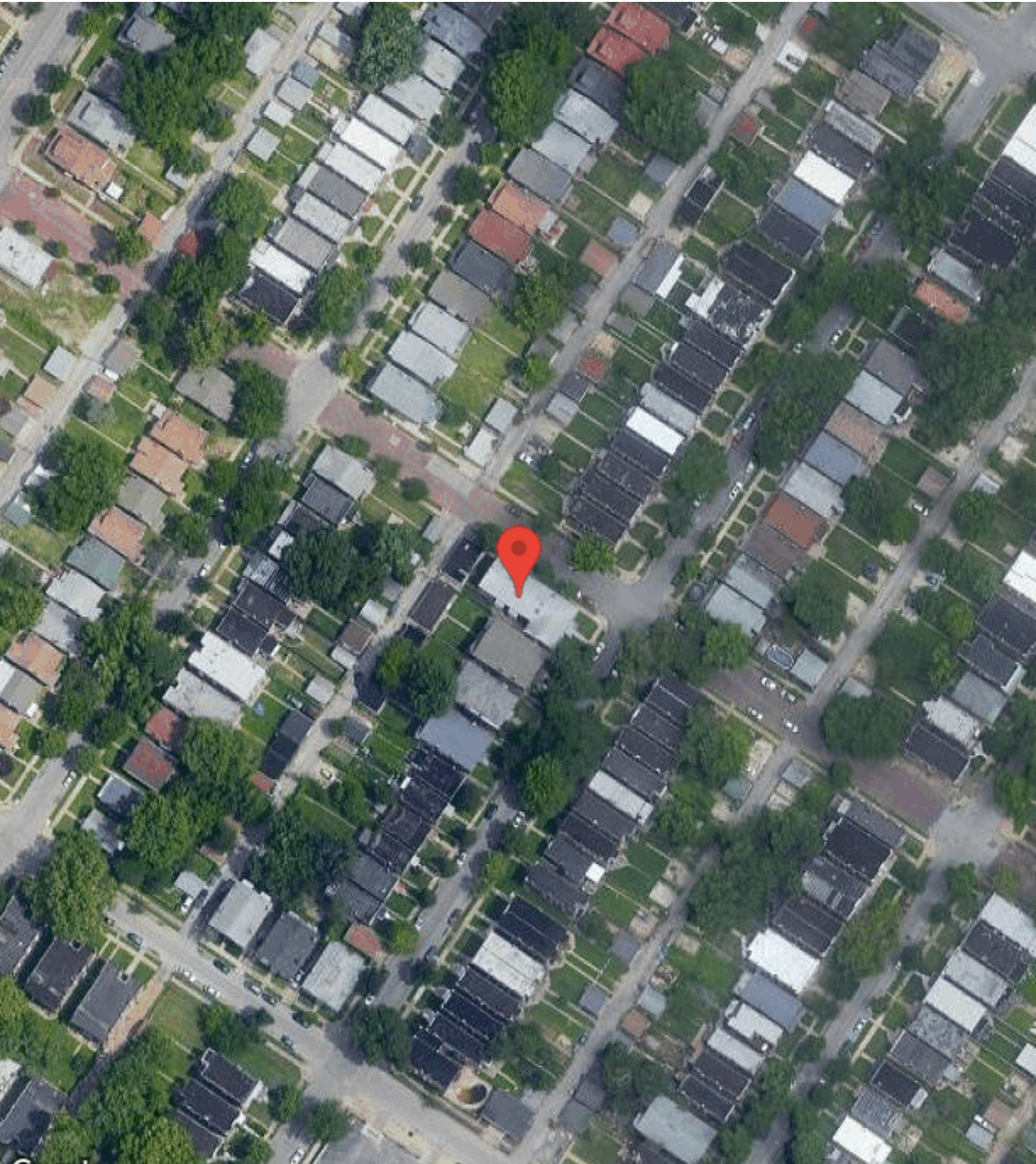
LOCATION MAP

5203 Louisiana
5203 Louisiana Avenue | St. Louis, MO 63111

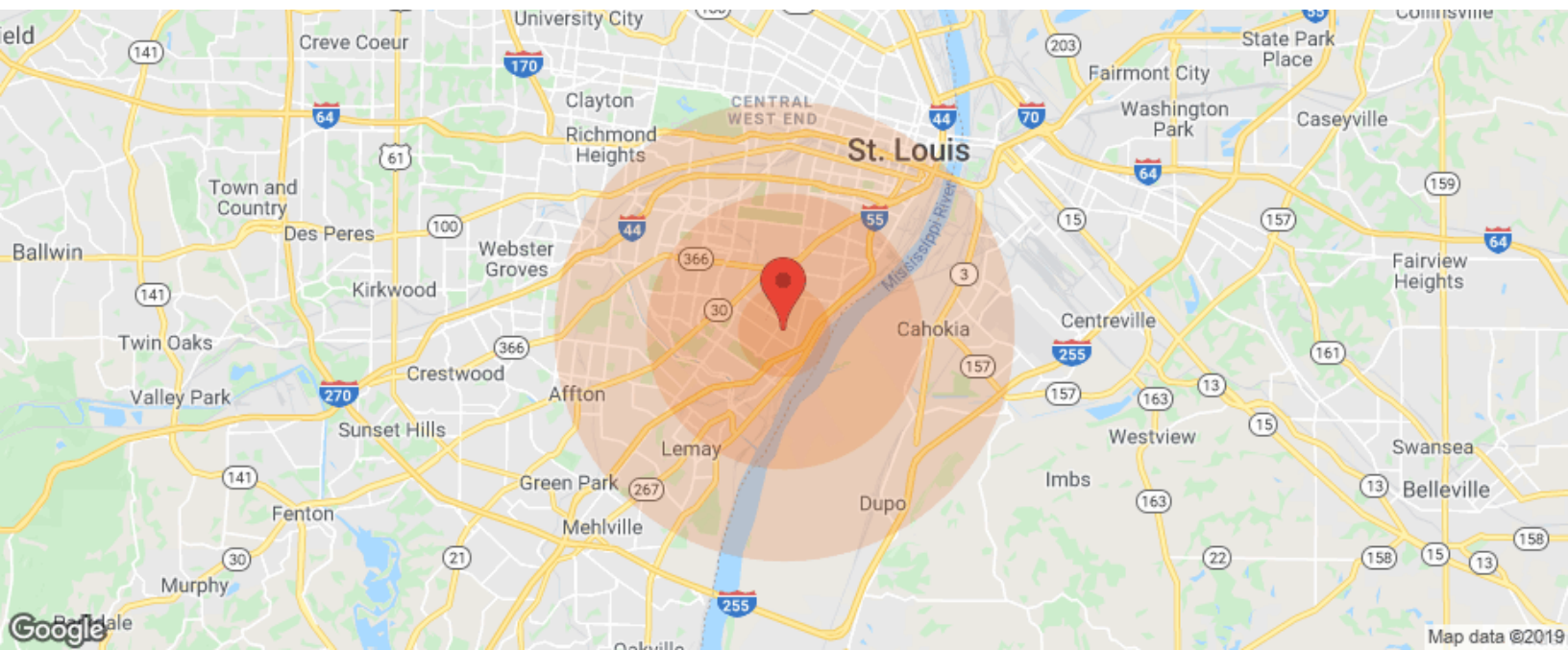


AERIAL MAP

5203 Louisiana
5203 Louisiana Avenue | St. Louis, MO 63111



5203 Louisiana
5203 Louisiana Avenue | St. Louis, MO 63111



Population	1 Mile	3 Mile	5 Mile
Male	12,594	65,848	137,302
Female	13,379	69,612	145,562
Total Population	25,973	135,460	282,864

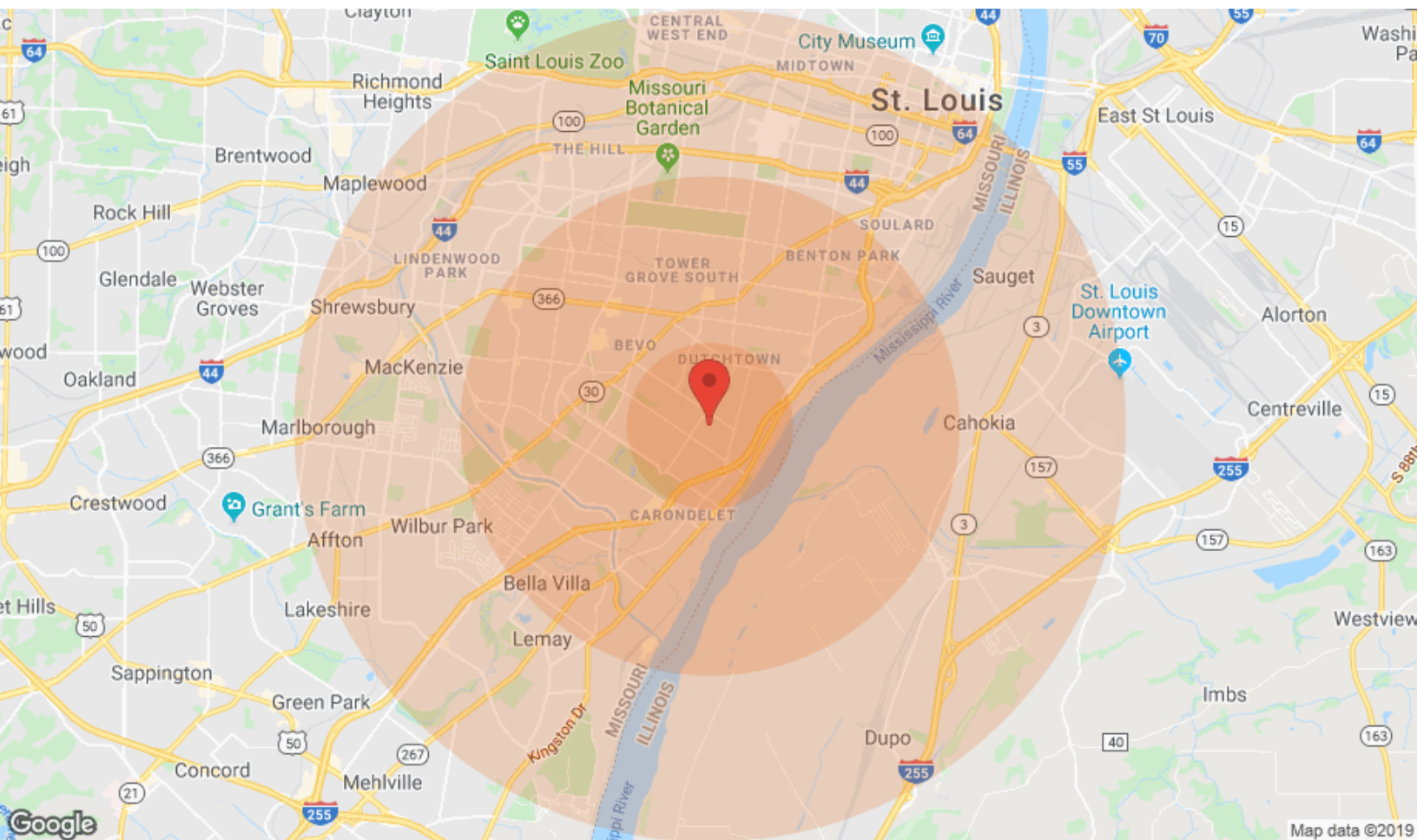
Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	1,726	8,119	15,197
Ages 5-9	2,234	10,170	18,372
Ages 10-14	1,901	8,773	15,917
Ages 15-19	1,734	8,096	15,003
Ages 20-24	1,718	8,325	15,962
Ages 25-29	1,762	8,699	17,568
Ages 30-34	1,752	9,035	19,127
Ages 35-39	1,808	9,644	20,818
Ages 40-44	1,863	10,295	22,072
Ages 45-49	1,898	10,714	22,482
Ages 50-54	1,850	10,183	21,331
Ages 55-59	1,592	8,981	19,112
Ages 60-64	1,241	7,181	16,021
Ages 65-69	922	5,311	12,518
Ages 70-74	629	3,764	9,398
Ages 75-79	418	2,646	7,093
Ages 80-84	284	1,749	5,131
Ages 85+	641	3,775	9,742

Race Characteristics	1 Mile	3 Mile	5 Mile
Non Hispanic White	15,266	91,316	204,069
Population Black	8,666	36,196	65,567
Population Am In/AK Nat	24	68	85

Household Income	1 Mile	3 Mile	5 Mile
Median	\$34,767	\$37,649	\$40,421
< \$10000	1,130	6,679	14,394
\$10000-\$14999	1,172	4,823	8,904
\$15000-\$19999	761	4,253	8,473
\$20000-\$24999	846	4,098	9,152
\$25000-\$29999	835	3,817	8,153
\$30000-\$34999	868	3,972	8,128
\$35000-\$39999	685	3,568	7,002
\$40000-\$44999	675	3,415	7,156
\$45000-\$49999	619	2,890	5,990
\$50000-\$60000	773	5,508	11,812
\$60000-\$74000	696	5,301	12,312
\$75000-\$99999	1,125	6,037	13,099
\$100000-\$124999	443	2,456	6,927
\$125000-\$149999	99	1,494	3,328
\$150000-\$199999	103	899	2,566
> \$200000	47	628	1,439

Housing	1 Mile	3 Mile	5 Mile
Total Units	13,837	73,241	153,329
Occupied	11,475	61,813	131,699
Owner Occupied	5,858	32,657	69,979
Renter Occupied	5,617	29,156	61,720
Vacant	2,362	11,428	21,630

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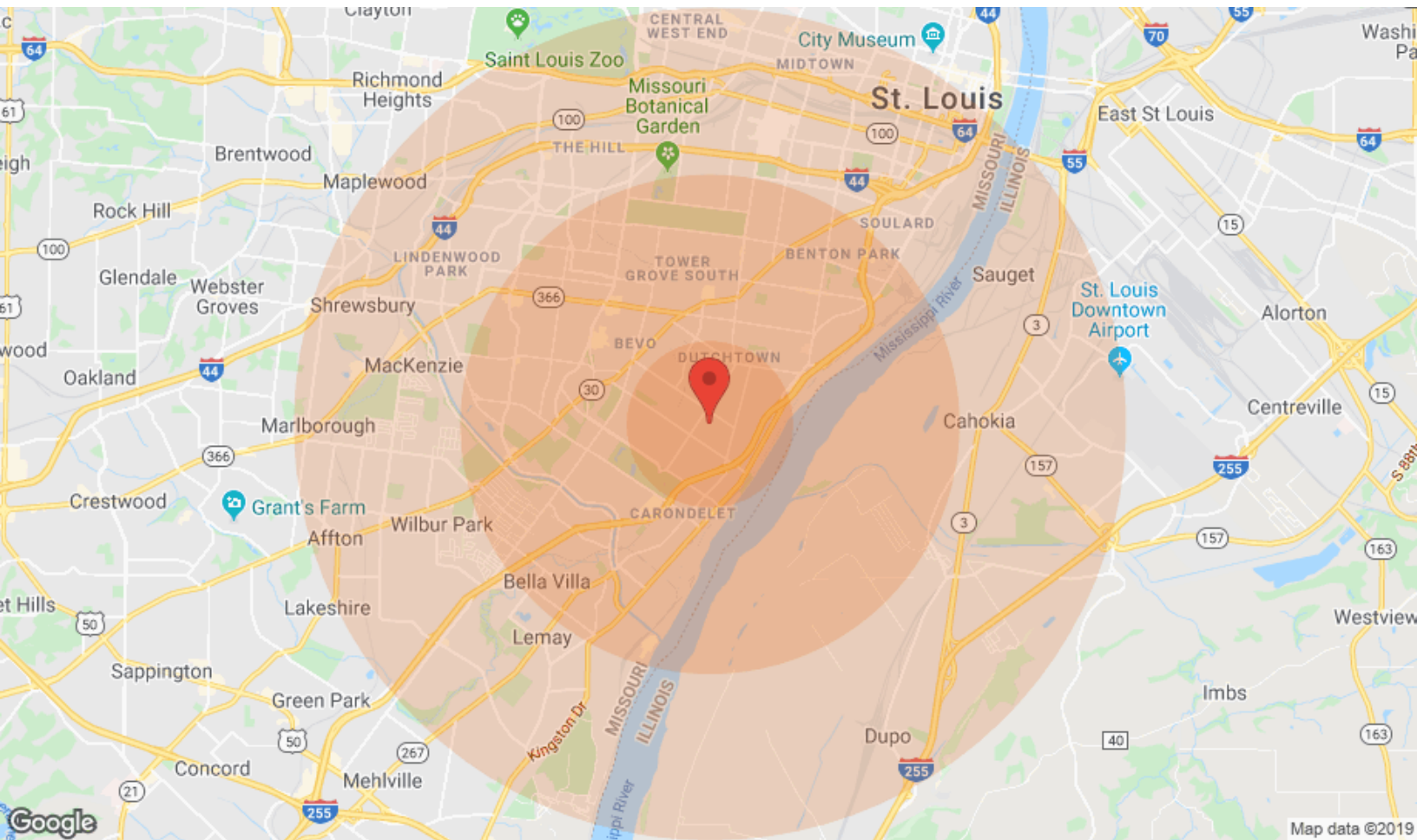


Population	1 Mile	3 Mile	5 Mile
Male	12,594 (48.49 %)	65,848 (48.61 %)	137,302 (48.54 %)
Female	13,379 (51.51 %)	69,612 (51.39 %)	145,562 (51.46 %)
Total Population	25,973	135,460	282,864

Race Demographics	1 Mile	3 Mile	5 Mile
Population Non Hispanic White	15,266	91,316	204,069
Population Black	8,666	36,196	65,567
Population Am In/Ak Nat	24	68	85

Housing	1 Mile	3 Mile	5 Mile
Housing Units	13,837	73,241	153,329
Occupied Units	11,475	61,813	131,699
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Renter Occupied Units	5,617	29,156	61,720
Vacant Units	2,362	11,428	21,630

5203 Louisiana
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Household Income	1 Mile	3 Mile	5 Mile
Median Income	\$34,767	\$37,649	\$40,421
Less than \$10,000	1,130	6,679	14,394
\$10,000 - \$14,999	1,172	4,823	8,904
\$15,000 - \$19,999	761	4,253	8,473
\$20,000 - \$24,999	846	4,098	9,152
\$25,000 - \$29,999	835	3,817	8,153
\$30,000 - \$34,999	868	3,972	8,128
\$35,000 - \$39,999	685	3,568	7,002
\$40,000 - \$44,999	675	3,415	7,156
\$45,000 - \$49,999	619	2,890	5,990
\$50,000 - \$59,999	773	5,508	11,812
\$60,000 - \$74,999	696	5,301	12,312
\$75,000 - \$99,999	1,125	6,037	13,099
\$100,000 - \$124,999	443	2,456	6,927
\$125,000 - \$149,999	99	1,494	3,328
\$150,000 - \$199,999	103	899	2,566
Greater than \$200,000	47	628	1,439

Age Breakdown	1 Mile	3 Mile	5 Mile
Ages 0-4	1,726 (6.65 %)	8,119 (5.99 %)	15,197 (5.37 %)
Ages 5-9	2,234 (8.60 %)	10,170 (7.51 %)	18,372 (6.49 %)
Ages 10-14	1,901 (7.32 %)	8,773 (6.48 %)	15,917 (6.49 %)
Ages 15-19	1,734 (6.68 %)	8,096 (5.98 %)	15,003 (5.30 %)
Ages 20-24	1,718 (6.61 %)	8,325 (6.15 %)	15,962 (5.64 %)
Ages 25-29	1,762 (6.78 %)	8,699 (6.42 %)	17,568 (6.21 %)
Ages 30-34	1,752 (6.75 %)	9,035 (6.67 %)	19,127 (6.76 %)
Ages 35-39	1,808 (6.96 %)	9,644 (7.12 %)	20,818 (7.36 %)
Ages 40-44	1,863 (7.17 %)	10,295 (7.60 %)	22,072 (7.80 %)
Ages 45-49	1,898 (7.31 %)	10,714 (7.91 %)	22,482 (7.95 %)
Ages 50-54	1,850 (7.12 %)	10,183 (7.52 %)	21,331 (7.54 %)
Ages 55-59	1,592 (6.13 %)	8,981 (6.63 %)	19,112 (6.76 %)
Ages 60-64	1,241 (4.78 %)	7,181 (5.30 %)	16,021 (5.66 %)
Ages 65-69	922 (3.55 %)	5,311 (3.92 %)	12,518 (4.43 %)
Ages 70-74	629 (2.42 %)	3,764 (2.78 %)	9,398 (3.32 %)
Ages 75-79	418 (1.61 %)	2,646 (1.95 %)	7,093 (2.51 %)
Ages 80-84	284 (1.09 %)	1,749 (1.29 %)	5,131 (1.81 %)
Ages 85+	641 (2.47 %)	3,775 (2.79 %)	9,742 (3.44 %)