Morganford Plaza

Price: $2,400,000

3725 - 3741 MORGANFORD ROAD
ST. LOUIS, MO 63116

FOR SALE

3725 Morganford Road

Property Highlights

- 24 Ones / 16 Twos
- Proximity to dining and entertainment
- Ample parking
- All brick buildings
- All new HVAC System
- Copper Stacks, TPO Roofs
- Upgrade Premiums of $125-150/Unit with interior enhancements
- Well Maintained Asset with all Major Capital Requirments Completed. ie Roofs, HVAC, Plumbing, Electric

Apartment Advisors Of America

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Analysis

Analysis Date	August 2021

Property

Property Type	MultiFamily
Property	Morganford Plaza
Address	3725 Morganford Road
City, State	St. Louis, MO 63116
Year Built	1965

Purchase Information

Purchase Price	$2,400,000
Units	40
Total Rentable SF	25,280
Lot Size	1.020 acres
Resale Valuation	6.50% (Capitalization of NOI)

Income & Expense

Gross Operating Income	$293,551
Monthly GOI	$24,463
Total Annual Expenses	($110,120)
Monthly Expenses	($9,177)

Financial Information

Initial Equity	$663,227

Loans

Type	Debt	Term	Amort	Rate	Payment	LO Costs
Assumed	$1,736,773	335 months remaining	30 years	5.10%	$9,719	$17,368

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Investment Overview

Morganford Plaza offers an excellent opportunity for an investor to modernize the cosmetic finishes in order to bolster rents significantly. The owner has already proved this concept by achieving $695 rents for updated one bedroom units and $800 rent for two bedroom units. With continued cosmetic renovations to the interior finishes, significant premiums of $125-$150 can be achieved. Interior upgrades to achieve maximum rents include, items such as vinyl plank flooring, updated countertops, new appliances, and updated fixtures. facelift kitchen cabinets and paint. These updates will allow a new buyer to significantly push annual rental income, NOI and overall Value!

While the majority of unit interiors remain mostly classic from a finish perspective, the asset has received several upgrades including new TPO roofs, ALL new HVAC systems, updated laundry facility and improved grounds. The high-quality physical asset will allow for new ownership to focus on driving top-end rental growth with unit interior upgrades

Morganford Plaza offers freddie mac, non recourse assumable debt with a 30 year amortization in place for 7 more years.

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Acquisition Costs

Purchase Price, Points and Closing Costs	$2,417,368
Investment - Cash	$680,595
First Loan (Assumed)	$1,736,773

Investment Information

Purchase Price	$2,400,000
Price per Unit	$60,000
Price per SF	$94.94
Expenses per Unit	($2,753)

Income, Expenses & Cash Flow

Gross Scheduled Income	**$302,364**
Total Vacancy and Credits	($8,813)
Operating Expenses	($110,120)
Net Operating Income	**$183,431**
Debt Service	($116,626)
Cash Flow Before Taxes	**$66,806**

Financial Indicators

Cash-on-Cash Return Before Taxes	9.82%
Debt Coverage Ratio	1.57
Capitalization Rate	7.64%
Gross Rent Multiplier	7.94
Gross Income / Square Feet	$11.96
Gross Expenses / Square Feet	($4.36)
Operating Expense Ratio	37.51%

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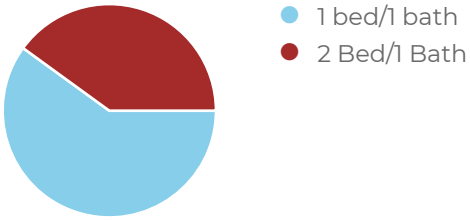
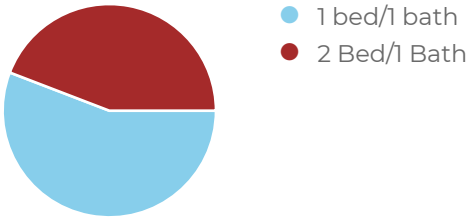
Units	Type	Approx. SqFt	Avg. Rents	Monthly	Mkt Rents	Monthly
24	1 bed/1 bath	600	$564	$13,536	$695	$16,680
16	2 Bed/1 Bath	680	$684	$10,944	$800	$12,800
40		**25,280**		**$24,480**		**$29,480**

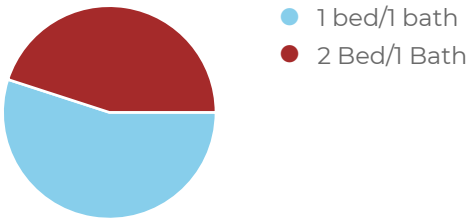
UNIT MIX



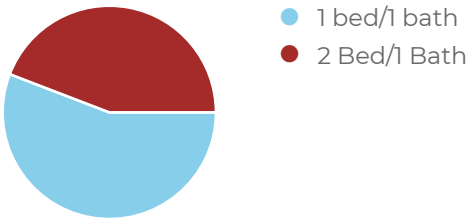
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



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Description Year Ending	Year 1 07/2022	Year 2 07/2023	Year 3 07/2024	Year 4 07/2025	Year 5 07/2026	Year 6 07/2027	Year 7 07/2028
1 bed/1 bath 24 Units $564.00 per unit	$162,432	$167,305	$172,324	$177,494	$182,819	$188,303	$193,952
2 Bed/1 Bath 16 Units $684.00 per unit	$131,328	$135,268	$139,326	$143,506	$147,811	$152,245	$156,812
Total Income	**$293,760**	**$302,573**	**$311,650**	**$320,999**	**$330,629**	**$340,548**	**$350,765**

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Investment Summary

Price	$2,400,000
Year Built	1965
Units	40
Price/Unit	$60,000
RSF	25,280
Price/RSF	$94.94
Lot Size	1.02 acres
Floors	2
APN	41700303700
Cap Rate	7.64%
Pro Forma Cap Rate	9.94%
GRM	7.94
Pro Forma GRM	6.62

Financing Summary

Loan 1 (Assumed)	**$1,736,773**
Initial Equity	$663,227
Interest Rate	5.1%
Term	30 years
Monthly Payment	$9,719
DCR	1.57

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Pro Forma	Total
1 bed/1 bath	24	$6,768	$162,432	$8,340	$200,160
2 Bed/1 Bath	16	$8,208	$131,328	$9,600	$153,600
Totals	**40**		**$293,760**		**$353,760**

Annualized Income

Description	Actual	Pro Forma
Gross Potential Rent	**$293,760**	**$353,760**
- Less: Vacancy	($8,813)	($10,613)
+ Misc. Income	$8,604	$8,604
Effective Gross Income	**$293,551**	**$351,751**
- Less: Expenses	($110,120)	($113,138)
Net Operating Income	**$183,431**	**$238,614**
- Debt Service	($116,626)	($116,626)
Net Cash Flow after Debt Service	**$66,806**	**$121,988**
+ Principal Reduction	$28,715	$28,715
Total Return	**$95,521**	**$150,703**

Annualized Expenses

Description	Actual	Pro Forma
Property Management Fee	$18,142	$21,226
Advertising	$1,092	$1,092
Building Insurance	$13,968	$13,968
Cleaning	$2,248	$2,248
Leasing Fees	$4,202	$4,202
Grounds	$1,875	$1,875
Turns/Maintenace	$13,758	$13,758
Occupancy Inspections	$850	$850
Maintenance	$12,994	$12,994
Taxes - Real Estate	$18,896	$18,830
Utilities Total	$22,095	$22,095
Total Expenses	**$110,120**	**$113,138**
Expenses Per RSF	**$4.36**	**$4.48**
Expenses Per Unit	**$2,753**	**$2,828**

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Description Year Ending	Year 1 07/2022	Year 2 07/2023	Year 3 07/2024	Year 4 07/2025	Year 5 07/2026	Year 6 07/2027	Year 7 07/2028
Income							
Rental Income	$293,760	$302,573	$311,650	$320,999	$330,629	$340,548	$350,765
Billboard	$2,004	$2,004	$2,004	$2,004	$2,004	$2,004	$2,004
Misc.	$6,600	$6,600	$6,600	$6,600	$6,600	$6,600	$6,600
Gross Scheduled Income	**$302,364**	**$311,177**	**$320,254**	**$329,603**	**$339,233**	**$349,152**	**$359,369**
Turnover Vacancy	($3,940)	($4,058)	($4,180)	($4,305)	($4,434)	($4,567)	($4,704)
General Vacancy	($4,873)	($5,019)	($5,170)	($5,325)	($5,485)	($5,649)	($5,819)
Gross Operating Income	**$293,551**	**$302,100**	**$310,904**	**$319,973**	**$329,315**	**$338,936**	**$348,846**
Expenses							
Property Management Fee	($18,142)	($18,671)	($19,215)	($19,776)	($20,354)	($20,949)	($21,562)
Advertising	($1,092)	($1,114)	($1,136)	($1,159)	($1,182)	($1,206)	($1,230)
Building Insurance	($13,968)	($14,247)	($14,532)	($14,823)	($15,119)	($15,422)	($15,730)
Cleaning	($2,248)	($2,293)	($2,339)	($2,386)	($2,433)	($2,482)	($2,532)
Leasing Fees	($4,202)	($4,286)	($4,372)	($4,459)	($4,548)	($4,639)	($4,732)
Grounds	($1,875)	($1,913)	($1,951)	($1,990)	($2,030)	($2,070)	($2,112)
Turns/Maintenace	($13,758)	($14,033)	($14,314)	($14,600)	($14,892)	($15,190)	($15,494)
Occupancy Inspections	($850)	($867)	($884)	($902)	($920)	($938)	($957)
Maintenance	($12,994)	($13,254)	($13,519)	($13,789)	($14,065)	($14,346)	($14,633)
Taxes - Real Estate	($18,896)	($19,274)	($19,659)	($20,053)	($20,454)	($20,863)	($21,280)
Utilities Total	($22,095)	($22,537)	($22,988)	($23,447)	($23,916)	($24,395)	($24,883)
Total Operating Expenses	**($110,120)**	**($112,488)**	**($114,909)**	**($117,384)**	**($119,914)**	**($122,500)**	**($125,144)**
Operating Expense Ratio	**37.51%**	**37.24%**	**36.96%**	**36.69%**	**36.41%**	**36.14%**	**35.87%**
Net Operating Income	**$183,431**	**$189,611**	**$195,995**	**$202,590**	**$209,401**	**$216,436**	**$223,702**

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Property Management Fee	($18,142)	($18,671)	($19,215)	($19,776)	($20,354)	($20,949)	($21,562)
Advertising	($1,092)	($1,114)	($1,136)	($1,159)	($1,182)	($1,206)	($1,230)
Building Insurance	($13,968)	($14,247)	($14,532)	($14,823)	($15,119)	($15,422)	($15,730)
Cleaning	($2,248)	($2,293)	($2,339)	($2,386)	($2,433)	($2,482)	($2,532)
Leasing Fees	($4,202)	($4,286)	($4,372)	($4,459)	($4,548)	($4,639)	($4,732)
Grounds	($1,875)	($1,913)	($1,951)	($1,990)	($2,030)	($2,070)	($2,112)
Turns/Maintenace	($13,758)	($14,033)	($14,314)	($14,600)	($14,892)	($15,190)	($15,494)
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Taxes - Real Estate	($18,896)	($19,274)	($19,659)	($20,053)	($20,454)	($20,863)	($21,280)
Utilities Total	($22,095)	($22,537)	($22,988)	($23,447)	($23,916)	($24,395)	($24,883)
Total Expenses	**($110,120)**	**($112,488)**	**($114,909)**	**($117,384)**	**($119,914)**	**($122,500)**	**($125,144)**
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Description Year Ending	Year 1 07/2022	Year 2 07/2023	Year 3 07/2024	Year 4 07/2025	Year 5 07/2026	Year 6 07/2027	Year 7 07/2028
Resale Proceeds							
Projected Property Value	$2,917,099	$3,015,313	$3,116,762	$3,221,548	$3,329,779	$3,441,563	$3,557,012
Resale Expenses	$0	$0	$0	$0	$0	$0	$0
Proceeds Before Debt Payoff	$2,917,099	$3,015,313	$3,116,762	$3,221,548	$3,329,779	$3,441,563	$3,557,012
Tax Basis							
Basis at Acquisition	$2,400,000	$2,400,000	$2,400,000	$2,400,000	$2,400,000	$2,400,000	$2,400,000
Depreciation	($83,616)	($170,880)	($258,144)	($345,408)	($432,672)	($519,936)	($603,552)
Adjusted Tax Basis	$2,316,384	$2,229,120	$2,141,856	$2,054,592	$1,967,328	$1,880,064	$1,796,448
Tax From Sale							
Resale Tax Gain (Loss)	$600,715	$786,193	$974,906	$1,166,956	$1,362,451	$1,561,499	$1,760,564
Resale Tax Benefit (Cost)	$0	$0	$0	$0	$0	$0	$0
After-Tax Cashflow From Sale							
Loan Principal Balance	($1,708,058)	($1,677,844)	($1,646,052)	($1,612,600)	($1,577,402)	($1,540,366)	($1,501,396)
Net Resale Proceeds	**$1,209,041**	**$1,337,469**	**$1,470,710**	**$1,608,948**	**$1,752,377**	**$1,901,197**	**$2,055,616**

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Income							
Rental Income	$293,760	$302,573	$311,650	$320,999	$330,629	$340,548	$350,765
Billboard	$2,004	$2,004	$2,004	$2,004	$2,004	$2,004	$2,004
Misc.	$6,600	$6,600	$6,600	$6,600	$6,600	$6,600	$6,600
Gross Scheduled Income	**$302,364**	**$311,177**	**$320,254**	**$329,603**	**$339,233**	**$349,152**	**$359,369**
Turnover Vacancy	($3,940)	($4,058)	($4,180)	($4,305)	($4,434)	($4,567)	($4,704)
General Vacancy	($4,873)	($5,019)	($5,170)	($5,325)	($5,485)	($5,649)	($5,819)
Gross Operating Income	**$293,551**	**$302,100**	**$310,904**	**$319,973**	**$329,315**	**$338,936**	**$348,846**
Expenses							
Property Management Fee	($18,142)	($18,671)	($19,215)	($19,776)	($20,354)	($20,949)	($21,562)
Advertising	($1,092)	($1,114)	($1,136)	($1,159)	($1,182)	($1,206)	($1,230)
Building Insurance	($13,968)	($14,247)	($14,532)	($14,823)	($15,119)	($15,422)	($15,730)
Cleaning	($2,248)	($2,293)	($2,339)	($2,386)	($2,433)	($2,482)	($2,532)
Leasing Fees	($4,202)	($4,286)	($4,372)	($4,459)	($4,548)	($4,639)	($4,732)
Grounds	($1,875)	($1,913)	($1,951)	($1,990)	($2,030)	($2,070)	($2,112)
Turns/Maintenace	($13,758)	($14,033)	($14,314)	($14,600)	($14,892)	($15,190)	($15,494)
Occupancy Inspections	($850)	($867)	($884)	($902)	($920)	($938)	($957)
Maintenance	($12,994)	($13,254)	($13,519)	($13,789)	($14,065)	($14,346)	($14,633)
Taxes - Real Estate	($18,896)	($19,274)	($19,659)	($20,053)	($20,454)	($20,863)	($21,280)
Utilities Total	($22,095)	($22,537)	($22,988)	($23,447)	($23,916)	($24,395)	($24,883)
Total Operating Expenses	**($110,120)**	**($112,488)**	**($114,909)**	**($117,384)**	**($119,914)**	**($122,500)**	**($125,144)**
Operating Expense Ratio	**37.51%**	**37.24%**	**36.96%**	**36.69%**	**36.41%**	**36.14%**	**35.87%**
Net Operating Income	**$183,431**	**$189,611**	**$195,995**	**$202,590**	**$209,401**	**$216,436**	**$223,702**
Debt Service							
Loan Interest	($87,910)	($86,411)	($84,834)	($83,174)	($81,427)	($79,590)	($77,656)
Principal Payments	($28,715)	($30,214)	($31,792)	($33,452)	($35,198)	($37,036)	($38,969)
Before-Tax Cash Flow	**$66,806**	**$72,986**	**$79,370**	**$85,964**	**$92,775**	**$99,810**	**$107,076**
Projected Property Value	**$2,917,099**	**$3,015,313**	**$3,116,762**	**$3,221,548**	**$3,329,779**	**$3,441,563**	**$3,557,012**
Resale Expenses	$0	$0	$0	$0	$0	$0	$0
Proceeds Before Debt Payoff	**$2,917,099**	**$3,015,313**	**$3,116,762**	**$3,221,548**	**$3,329,779**	**$3,441,563**	**$3,557,012**
Loan Principal Balance	($1,708,058)	($1,677,844)	($1,646,052)	($1,612,600)	($1,577,402)	($1,540,366)	($1,501,396)
Net Proceeds From Sale	**$1,209,041**	**$1,337,469**	**$1,470,710**	**$1,608,948**	**$1,752,377**	**$1,901,197**	**$2,055,616**
Before Tax IRR	**87.46%**	**48.95%**	**37.71%**	**32.25%**	**28.98%**	**26.78%**	**25.18%**

*Cash Flow IRR based upon net cash flow and principal payments

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Before-Tax Cash Flow Year Ending	Year 1 07/2022	Year 2 07/2023	Year 3 07/2024	Year 4 07/2025	Year 5 07/2026	Year 6 07/2027	Year 7 07/2028
Before-Tax Cash Flow							
Gross Scheduled Income	**$302,364**	**$311,177**	**$320,254**	**$329,603**	**$339,233**	**$349,152**	**$359,369**
Turnover Vacancy	($3,940)	($4,058)	($4,180)	($4,305)	($4,434)	($4,567)	($4,704)
General Vacancy	($4,873)	($5,019)	($5,170)	($5,325)	($5,485)	($5,649)	($5,819)
Total Operating Expenses	($110,120)	($112,488)	($114,909)	($117,384)	($119,914)	($122,500)	($125,144)
Net Operating Income	**$183,431**	**$189,611**	**$195,995**	**$202,590**	**$209,401**	**$216,436**	**$223,702**
Loan Payment	($116,626)	($116,626)	($116,626)	($116,626)	($116,626)	($116,626)	($116,626)
Before-Tax Cash Flow	**$66,806**	**$72,986**	**$79,370**	**$85,964**	**$92,775**	**$99,810**	**$107,076**
Cash-On-Cash Return	**9.82%**	**10.72%**	**11.66%**	**12.63%**	**13.63%**	**14.67%**	**15.73%**

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Description Year Ending	Year 1 07/2022	Year 2 07/2023	Year 3 07/2024	Year 4 07/2025	Year 5 07/2026	Year 6 07/2027	Year 7 07/2028
Equity (appreciation)	$517,099	$615,313	$716,762	$821,548	$929,779	$1,041,563	$1,157,012
Equity (loan reduction)	$28,715	$58,930	$90,722	$124,173	$159,371	$196,407	$235,377
After-Tax Cash Flow	**$66,806**	**$139,792**	**$219,161**	**$305,125**	**$397,900**	**$497,710**	**$604,786**
Totals - To Date	$612,620	$814,034	$1,026,644	$1,250,847	$1,487,050	$1,735,680	$1,997,175
Invested Capital	($680,595)	($680,595)	($680,595)	($680,595)	($680,595)	($680,595)	($680,595)
ROIC - To Date	90.01%	119.61%	150.85%	183.79%	218.49%	255.02%	293.45%

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Loan 1 (Assumed)

Debt Service Analysis	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Principal Payments	$28,715	$30,214	$31,792	$33,452	$35,198	$37,036	$38,969
Interest Payments	$87,910	$86,411	$84,834	$83,174	$81,427	$79,590	$77,656
Total Debt Service	**$116,626**	**$116,626**	**$116,626**	**$116,626**	**$116,626**	**$116,626**	**$116,626**
Principal Balance Analysis							
Beginning Principal Balance	$1,790,000	$1,708,058	$1,677,844	$1,646,052	$1,612,600	$1,577,402	$1,540,366
Principal Reductions	$28,715	$30,214	$31,792	$33,452	$35,198	$37,036	$38,969
Ending Principal Balance	**$1,708,058**	**$1,677,844**	**$1,646,052**	**$1,612,600**	**$1,577,402**	**$1,540,366**	**$1,501,396**

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Description Year Ending	Year 1 07/2022	Year 2 07/2023	Year 3 07/2024	Year 4 07/2025	Year 5 07/2026	Year 6 07/2027	Year 7 07/2028
Cash Flow - To Date	$66,806	$139,792	$219,161	$305,125	$397,900	$497,710	$604,786
Net Resale Proceeds	$1,209,041	$1,337,469	$1,470,710	$1,608,948	$1,752,377	$1,901,197	$2,055,616
Invested Capital	($680,595)	($680,595)	($680,595)	($680,595)	($680,595)	($680,595)	($680,595)
Net Return on Investment	$595,252	$796,666	$1,009,276	$1,233,479	$1,469,682	$1,718,312	$1,979,807
Before Tax Calculations							
PV (NOI + reversion)	$3,100,531	$3,388,356	$3,685,800	$3,993,176	$4,310,807	$4,639,026	$4,978,178
After Tax Calculations							
IRR	87.46%	48.95%	37.71%	32.25%	28.98%	26.78%	25.18%
Modified IRR	87.46%	47.33%	35.41%	29.50%	25.87%	23.36%	21.50%
NPV	$595,252	$796,666	$1,009,276	$1,233,479	$1,469,682	$1,718,312	$1,979,807

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Description Year Ending	Year 1 07/2022	Year 2 07/2023	Year 3 07/2024	Year 4 07/2025	Year 5 07/2026	Year 6 07/2027	Year 7 07/2028
Key Ratios and Multipliers							
Capitalization Rate	7.64%	7.90%	8.17%	8.44%	8.73%	9.02%	9.32%
Gross Rent Multiplier	9.65	9.69	9.73	9.77	9.82	9.86	9.90
Net Income Multiplier	15.90	15.90	15.90	15.90	15.90	15.90	15.90
Operating Expense Ratio	37.51%	37.24%	36.96%	36.69%	36.41%	36.14%	35.87%
Amounts per SF							
Gross Income	$11.96	$12.31	$12.67	$13.04	$13.42	$13.81	$14.22
Expenses	($4.36)	($4.45)	($4.55)	($4.64)	($4.74)	($4.85)	($4.95)
Loan Metrics							
Loan To Value Ratio	58.55%	55.64%	52.81%	50.06%	47.37%	44.76%	42.21%
Debt Coverage Ratio	1.57	1.63	1.68	1.74	1.80	1.86	1.92
Cash-On-Cash Measures							
Before-Tax	9.82%	10.72%	11.66%	12.63%	13.63%	14.67%	15.73%
After-Tax	9.82%	10.72%	11.66%	12.63%	13.63%	14.67%	15.73%

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NET PROCEEDS FROM SALE

Adjusted Basis

Basis At Acquisition	**$2,400,000**
-Depreciation	($603,552)
Adjusted Basis at Sale	**$1,796,448**

Capital Gain

Sale Price	**$3,557,012**
-Sale Expenses	$0
-Adjusted Basis at Sale	($1,796,448)
Gain or (Loss)	**$1,760,564**
-Depreciation (limited to gain)	($603,552)
Capital Gain from Appreciation	**$1,157,012**

Sale Proceeds

Sale Price	**$3,557,012**
-Sale Expenses	($0)
-Mortgage Balance	($1,501,396)
Before-Tax Sale Proceeds	**$2,055,616**
-Tax On Depreciation	
-Tax On Capital Gain	
After-Tax Sale Proceeds	**$2,055,616**

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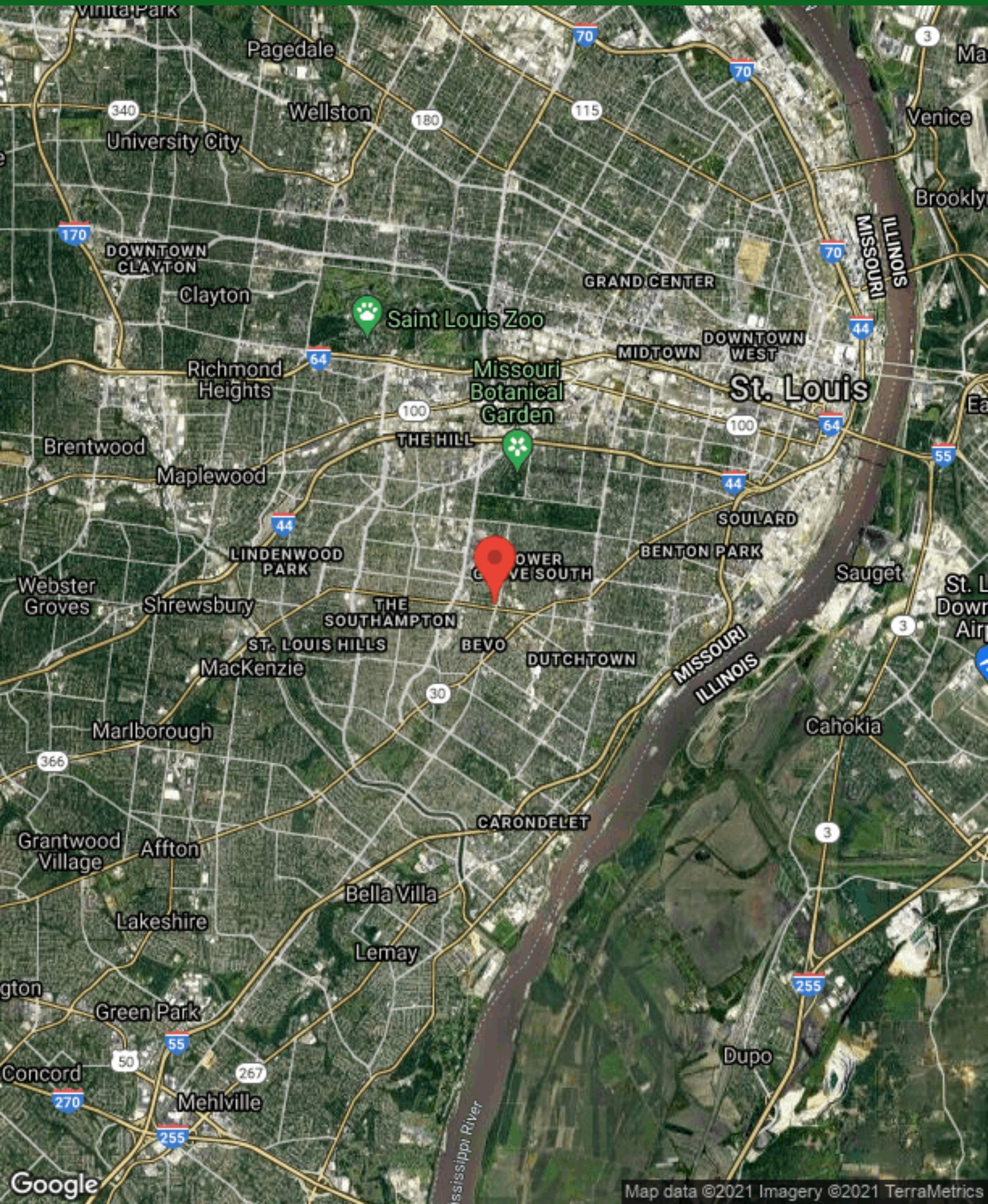
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Wellston
University City
Venice
DOWNTOWN CLAYTON
Clayton
GRAND CENTER
Saint Louis Zoo
MIDTOWN
DOWNTOWN WEST
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THE HILL
Brentwood
Maplewood
SOULARD
LINDENWOOD PARK
BENTON PARK
Webster Groves
Shrewsbury
Sauget
THE SOUTHAMPTON
ST. LOUIS HILLS
BEVO
DUTCHTOWN
MacKenzie
MISSOURI
ILLINOIS
Marlborough
Cahokia
CARONDELET
Grantwood Village
Affton
Bella Villa
Lakeshire
Lemay
Green Park
Concord
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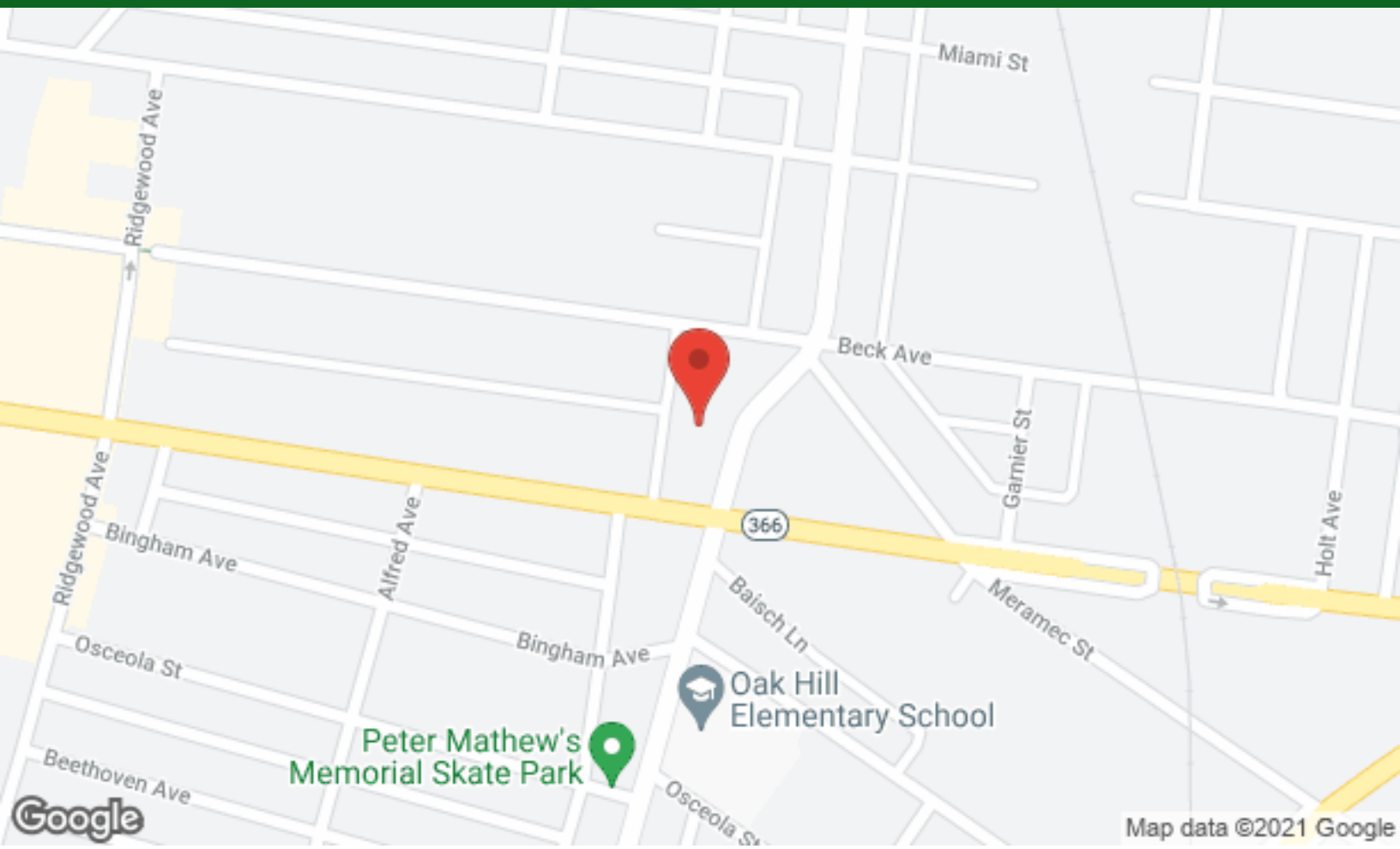
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Beck Ave
Garnier St
Holt Ave
366
Bingham Ave
Alfred Ave
Baisch Ln
Meramec St
Osceola St
Oak Hill
Elementary School
Peter Mathew's
Memorial Skate Park
Beethoven Ave
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CENTRAL
WEST END
Saint Louis
Science Center
MIDTOWN
The Gateway Arch
St. Louis
Richmond
Heights
FOREST PARK
SOUTHEAST
100
64
55
THE HILL
Brentwood
Maplewood
44
Missouri
Botanical
Garden
SOULARD
LINDENWOOD
PARK
BENTON PARK
Webster
Groves
Shrewsbury
THE
SOUTHAMPTON
Sauget
3
ST. LOUIS HILLS
BEVO
DUTCHTOWN
MacKenzie
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MISSOURI
ILLINOIS
Marlborough
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CARONDELET
Grantwood
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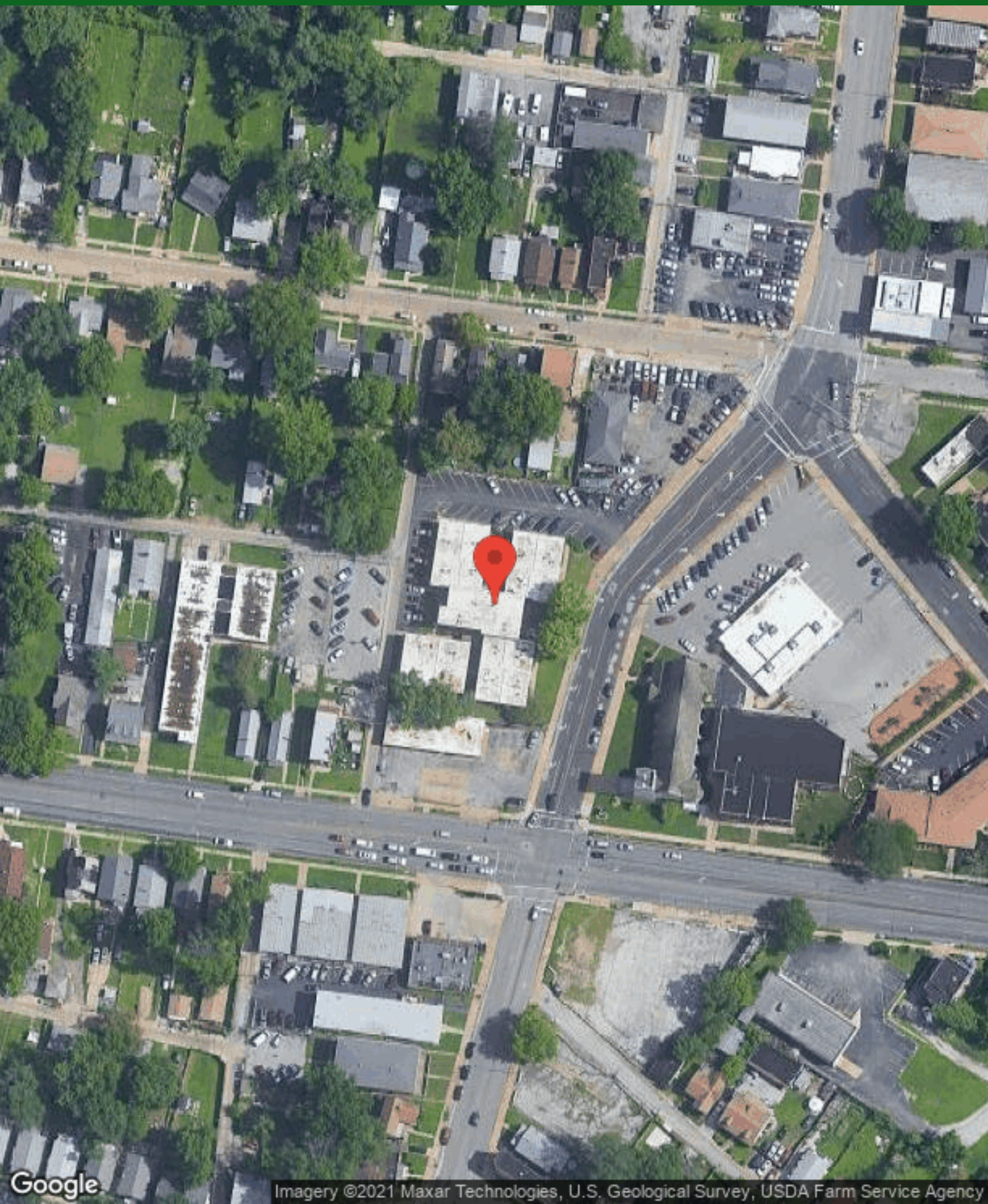
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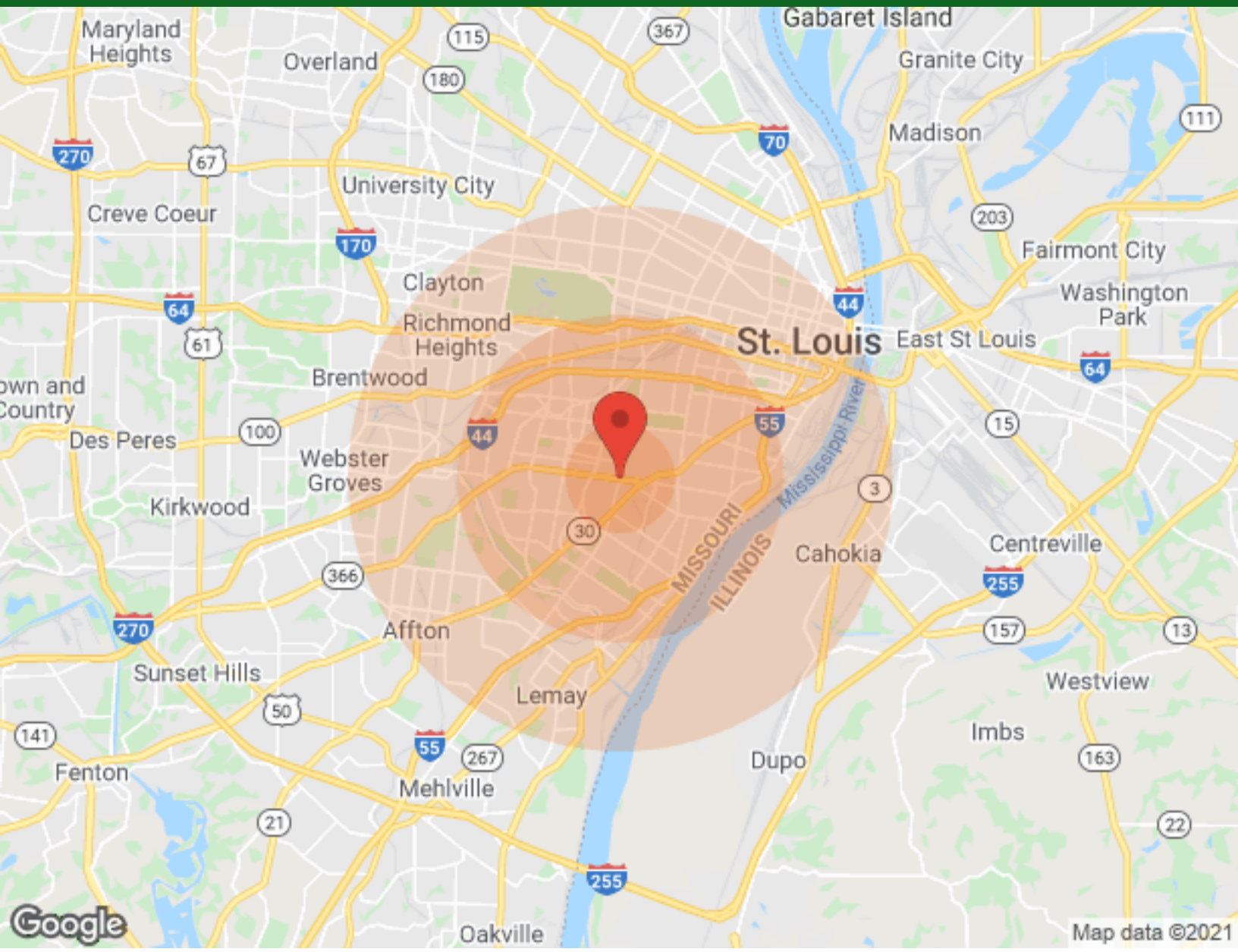

Population	1 Mile	3 Miles	5 Miles
Male	15,354	83,388	168,762
Female	15,741	88,407	180,913
Total Population	31,095	171,795	349,675

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,258	32,574	60,534
Ages 15-24	3,626	19,643	38,391
Ages 55-64	3,632	21,226	43,238
Ages 65+	3,208	22,704	53,665

Race	1 Mile	3 Miles	5 Miles
White	19,964	118,217	240,797
Black	7,820	44,916	91,241
Am In/AK Nat	18	70	99
Hawaiian	N/A	N/A	2
Hispanic	2,662	7,990	11,099
Multi-Racial	3,810	11,866	17,086

Income	1 Mile	3 Miles	5 Miles
Median	$32,962	$39,096	$41,207
< $15,000	3,039	14,239	30,386
$15,000-$24,999	2,278	10,307	21,095
$25,000-$34,999	1,929	9,920	18,910
$35,000-$49,999	2,440	12,816	23,855
$50,000-$74,999	2,278	14,045	28,231
$75,000-$99,999	1,053	8,254	15,710
$10,0000-$149,999	549	6,302	13,495
$150,000-$199,999	208	1,505	3,786
> $200,000	113	926	3,494

Housing	1 Mile	3 Miles	5 Miles
Total Units	16,905	95,942	190,431
Occupied	14,489	81,402	162,490
Owner Occupied	6,680	43,186	82,682
Renter Occupied	7,809	38,216	79,808
Vacant	2,416	14,540	27,941

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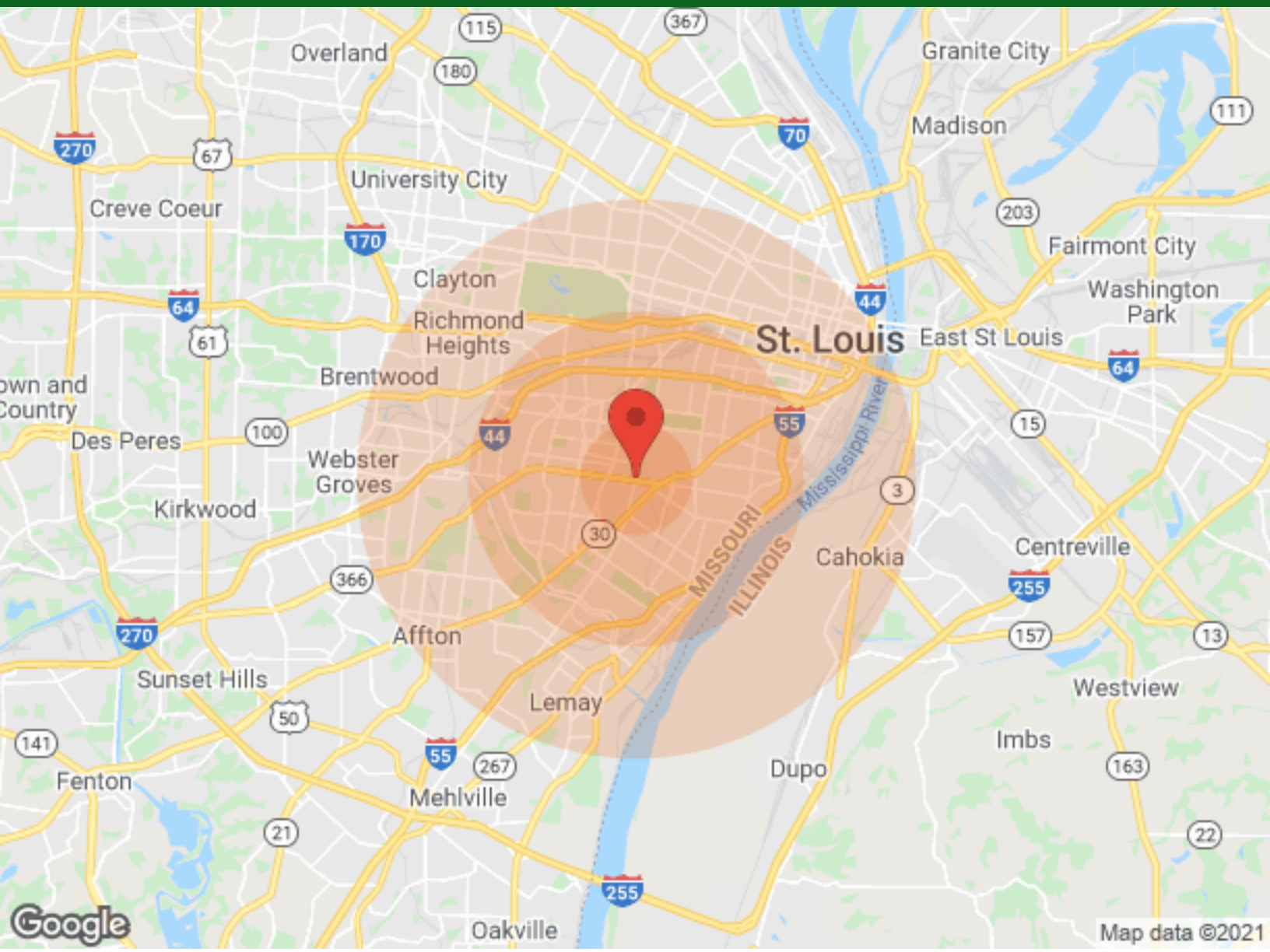

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Race	1 Mile	3 Miles	5 Miles
White	19,964	118,217	240,797
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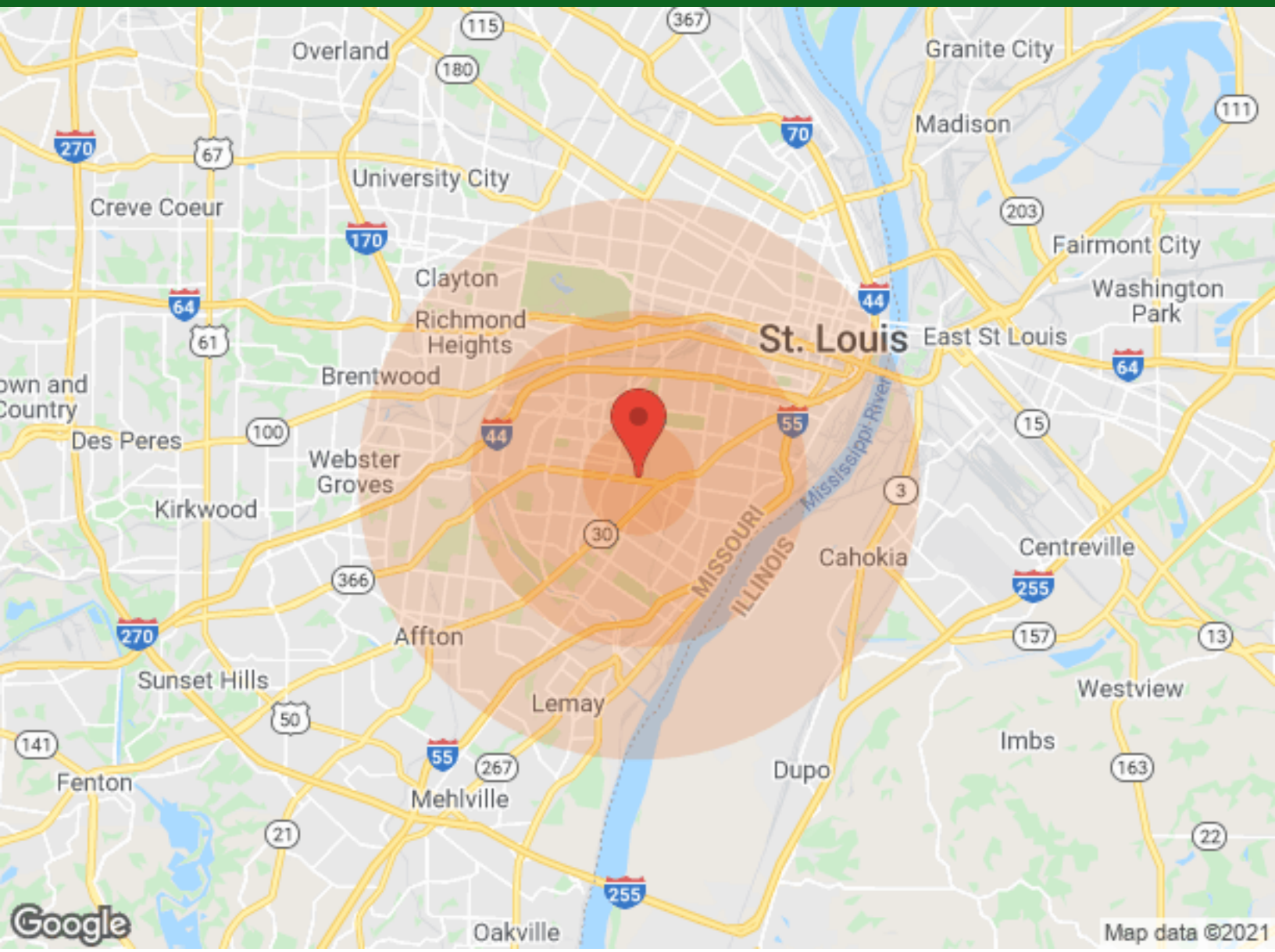

Age	1 Mile	3 Miles	5 Miles
Ages 0-4	1,916	10,006	18,748
Ages 5-9	2,369	12,216	22,379
Ages 10-14	1,973	10,352	19,407
Ages 15-19	1,771	9,539	18,444
Ages 20-24	1,855	10,104	19,947
Ages 25-29	2,041	10,867	22,223
Ages 30-34	2,182	11,582	24,293
Ages 35-39	2,408	12,522	26,296
Ages 40-44	2,609	13,412	27,414
Ages 45-49	2,666	13,960	27,560
Ages 50-54	2,465	13,305	26,061
Ages 55-59	2,063	11,735	23,466
Ages 60-64	1,569	9,491	19,772
Ages 65-69	1,102	7,071	15,470
Ages 70-74	709	5,031	11,589
Ages 74-79	464	3,537	8,643
Ages 80-84	282	2,314	6,174
Ages 85+	651	4,751	11,789

Income	1 Mile	3 Miles	5 Miles
Median	$32,962	$39,096	$41,207
< $10,000	1,952	8,443	19,601
$10,000-$14,999	1,087	5,796	10,785
$15,000-$19,999	1,109	5,032	10,287
$20,000-$24,999	1,169	5,275	10,808
$25,000-$29,999	930	4,844	9,558
$30,000-$34,999	999	5,076	9,352
$35,000-$39,999	915	4,644	8,296
$40,000-$44,999	812	4,584	8,451
$45,000-$49,999	713	3,588	7,108
$50,000-$60,000	1,189	7,022	13,640
$60,000-$74,000	1,089	7,023	14,591
$75,000-$99,999	1,053	8,254	15,710
$10,0000-$124,999	292	4,294	8,912
$125,000-$149,999	257	2,008	4,583
$150,000-$199,999	208	1,505	3,786
> $200,000	113	926	3,494

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