



SAINT LOUIS, MO

GATEWAY TO PROSPERITY: WHERE HISTORIC STABILITY MEETS MODERN GROWTH

St. Louis stands as Missouri's economic powerhouse and the nation's geographic center, offering investors exceptional value in a market where 55% of households rent. Home to major employers including Boeing, Anheuser-Busch, Express Scripts, and world-renowned medical institutions like Barnes-Jewish Hospital and Washington University, St. Louis combines Fortune 500 stability with emerging tech sector growth. With rent increases of 3.6% projected through 2025 and Missouri leading the nation in employment growth at 2.4%, this market delivers both immediate cash flow and long-term appreciation potential.

Key Investment Highlights

Exceptional Value Metrics: Median home prices of \$240,000 with average rents of \$1,249-\$1,387 generate strong cash-on-cash returns

Economic Powerhouse: Major employers including Boeing, Express Scripts, and Anheuser-Busch anchor a \$152 billion GDP economy with diverse healthcare, finance, and manufacturing sectors

Accelerating Rent Growth: 3.6% projected annual rent increases through 2025, consistently ranking in top 15 U.S. markets for rent appreciation over past two years

Missouri Tax Advantages: Business-friendly state leading nation in 2.4% employment growth, low cost of living 11% below national average, and landlord-favorable regulations

PROPERTY EXAMPLES



PROPERTY INFORMATION	
6204 Virginia Ave, Saint Louis, MO	
<i>Single Family Home</i>	
Purchase Price	\$135,000
Number of Bedrooms	3
Number of Bathrooms	1
Car Storage	0
Rent Assumption for Calculations	\$1,200
Estimated Annual Property Taxes	\$873
Estimated Annual Homeowners Insurance	\$864
Estimated Annual HOA Dues	\$0
Estimated Annual Management Fee	\$1,296
Lease Fee	\$0
Year Built	1908
Square Footage	1,408
Price Per Square Foot	\$96
Vacancy Rate	5%
Maintenance Rate	5%
Property Management Fee	9%
Appreciation Rate	4%
SUMMARY OF RETURNS BY PURCHASE METHOD	
Conventional Financing - Estimated Monthly Gross Income	\$228.72
Conventional Financing - Estimated Cash on Cash Year 1	10.17%
Conventional Financing - Estimated Total ROI Year 1	23.12%



PROPERTY INFORMATION	
1122 Maple Ave, Saint Louis, MO	
<i>Single Family Home</i>	
Purchase Price	\$100,000
Number of Bedrooms	3
Number of Bathrooms	1
Car Storage	0
Rent Assumption for Calculations	\$1,000
Estimated Annual Property Taxes	\$1,459
Estimated Annual Homeowners Insurance	\$704
Estimated Annual HOA Dues	\$0
Estimated Annual Management Fee	\$1,080
Lease Fee	\$0
Year Built	1956
Square Footage	912
Price Per Square Foot	\$110
Vacancy Rate	5%
Maintenance Rate	5%
Property Management Fee	9%
Appreciation Rate	4%
SUMMARY OF RETURNS BY PURCHASE METHOD	
Conventional Financing - Estimated Monthly Gross Income	\$200.19
Conventional Financing - Estimated Cash on Cash Year 1	12.01%
Conventional Financing - Estimated Total ROI Year 1	24.09%

PROPERTY MANAGEMENT

350 Properties Managed
 Out of state investors: **100%**
95% Global Occupancy Rate

Rents Collected by the 10th **95%**
 Avg. Tenant Turnover: **3-5 Weeks**
10% Property Management Fee