



REI Nation
A Memphis Invest Company

ST. LOUIS, MO MARKET OVERVIEW

AT A GLANCE: ST. LOUIS, MO

KEY INDUSTRIES

Aviation, Biotechnology, Chemicals, Electrical Utilities, Food & Beverage Manufacturing, Refining, Research, Telecommunications, and Transportation.

COMPANIES THAT CALL ST. LOUIS HOME

Express Scripts, Emerson Electric, Monsanto, Reinsurance Group of America, Jones Financial (Edward Jones), Anheuser-Busch, and Nestlé Purina PetCare.

GOOD TO KNOW

- Nine of the ten Fortune 500 companies based in Missouri are located within the St. Louis metropolitan area.
- Known for its growing medical, pharmaceutical, and research presence due to institutions such as Washington University in St. Louis, Saint Louis University, and Barnes-Jewish Hospital.
- Home to 2 professional sports teams: MLB St. Louis Cardinals and NHL St. Louis Blues.
- The Mississippi River and Missouri River in St. Louis play a large role in moving goods.
- Home to the nation's third-largest railroad hub.

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2.8M

METRO
POPULATION

56.6%

RENTER
POPULATION

\$190K - \$250K

AVG. HOME PRICE
(POST-REHAB)

ABOUT ST. LOUIS, MO

THE GATEWAY TO THE WEST

At REI Nation, we continually push forward to offer our investors new opportunities in new investment markets. When you partner with REI Nation, you know that you're not only getting the best in services and advisers, but you receive to world-class markets on the rise, like St. Louis, Missouri.





IN THE BUSINESS OF JOB CREATION

St. Louis has seen a surge of grassroots efforts to improve the city. What this has created is an environment that encourages “disruptors” and innovators—from small business owners and craftsmen to city officials and students. Volunteer programs and public-private partnerships have led to the clean-up and reconstruction of areas of the city, fostering a renewed sense of pride in St. Louis.

This doesn’t begin to cover the renewed tourism efforts in St. Louis, including a \$380 million dollar renovation project in the Gateway Arch National Park, in addition to the \$8 billion poured into development citywide.

HISTORY OF EXPANSION

Nicknamed as the Gateway to the West, this city has a history deeply rooted in exploration and expansion. Acquired in the historic Louisiana Purchase, St. Louis served as the jumping off point for many Americans pushing westward including the Lewis and Clark expedition and later the building of the transcontinental railroad.

TOURISM

St. Louis has a booming tourism industry and hosts more than 25 million visitors each year and generates over \$1 billion in local, state, and federal taxes annually. The amount of visitors is enough to support the hospitality industry which employs more than 88,000 residents of the St. Louis area. One of the biggest factors that drives this high volume of tourism is that the city offers more free major attractions than any U.S. city outside of the nation's capital. St. Louis' long list of free attractions include: The Saint Louis Zoo, Saint Louis Art Museum, Saint Louis Science Center, Missouri History Museum, Anheuser-Busch InBev Brewery, The Old Courthouse, Cahokia Mounds, Laumeier Sculpture Park, Lewis & Clark State Historic Site, Purina Farms, and The Grant's Farm Animal Preserve.



SITES &
SOUNDS



TECHNOLOGY SURGE

The growth in St. Louis is not due to aesthetic improvements alone. Through the rise of tech career opportunities with employers like Boeing, Unisys, and the Scott Air Force Base, the quality of living and job opportunities has risen. Such opportunities, as well as jobs in the healthcare and education sectors, are attracting young professionals.

These technology companies, however, in many respects, set the stage for revitalization by settling in St. Louis and bringing new, higher-paying jobs into the region.

RENTER NATION

Beyond the growing job market, we have to note the specific benefits of the St. Louis real estate market. With a surge of 21,000 new jobs in 2017 thanks to startup growth, rental demand has grown with it. The opportunities are attracting a growing population, and that population needs housing. With over half of St. Louis renting (only 43.6 percent were owner-occupants between 2013 and 2017 according to the U.S. Census Bureau), it's safe to say that rental demand will continue to climb with population growth.





WHY INVEST IN ST. LOUIS?

The St. Louis, Missouri market is full of vast potential for real estate investors. With its budding tech and startup scene bringing in population growth and rental demand while revitalization efforts surge, turnkey real estate investors have much to gain in the St. Louis real estate market.

Partnering with REI Nation yields the expertise and attention to detail in management and service to grow your portfolio and your bottom line in the up-and-coming St. Louis market.