

RESIDENTIAL OCCUPANCY REPORT - DEC. 2009

The report below was conducted by the Downtown St. Louis Community Improvement District and details properties that are open and properties that have been open for one full year. The point when a property is open one full year is considered an accurate reflection of the property's absorption. To be included as "Open one full year", the property must have had its first occupant prior to December 31, 2008. All data was collected through direct research and is accurate to the extent that information provided by developers, property managers, brokers, agents, residents, and public records was correct and complete at the time the information was gathered. The boundaries of Downtown St. Louis are the Mississippi River, Chouteau Ave., Jefferson Ave., and Cass Ave plus the blocks of Wells Fargo that are west of Jefferson Ave. The entire Murphy Park Apartments complex is included in this report, even though a portion of the complex lies north of Cass Ave.

As of December 31, 2009	Units Available	Units Occupied	Total Number of Residents	Residents per Unit	% Occupancy
GRAND TOTAL (80 properties)	8,149	6,965	12,507	1.80	85%
All Properties Open					
Properties (79 properties)	7,541	6,677	12,173	1.82	89%
Sale Properties (39)	1,821	1,592	2,297	1.44	87%
Rental Properties (47)	5,720	5,085	9,876	1.94	89%
- Below Market Rate (20)	2,688	2,450	5,337	2.18	91%
- Market Rate (36)	3,032	2,635	4,539	1.72	87%
All Properties (Open one full year)					
Properties (76 properties)	7,034	6,306	11,682	1.85	90%
Sale Properties (38)	1,807	1,590	2,291	1.44	88%
Rental Properties (42)	5,227	4,716	9,391	1.99	90%
- Below Market Rate (18)	2,545	2,364	5,242	2.22	93%
- Market Rate (33)	2,682	2,352	4,149	1.76	88%
Properties Since 2000 (Open one full year)					
Properties (62 properties)	4,236	3,736	5,572	1.49	88%
Sale Properties (35)	1,728	1,511	2,160	1.43	87%
Rental Properties (31)	2,508	2,225	3,412	1.53	89%
- Below Market Rate (11)	997	953	1,548	1.62	96%
- Market Rate (26)	1,511	1,272	1,864	1.47	84%

Notes:

1. Plaza Square Apartments is included in the Grand Total, but not in the other numbers. Fulton Bag Lofts did not report their numbers and are not included in the report. Not included due to their small number of units are: Blanke Building Condos, Peach Building, and the TM Sayman Building.
2. Several properties have mixture of sale, below market rate rental, and market rate rental. Six (6) properties have both sale and market rate rental units. Nine (9) properties have both below market rate rental and market rate rental units. One (1) property has sale, below market rate rental, and market rate rental units. With the property counts, these are included in each individual category, but counted only once in total properties.
3. Properties opened with their first resident in the previous twelve months: 1818 Washington, Cambridge Heights Homes, Motor Lofts (rental), Packard Lofts (rental), Railton, and The Ventana (rental).

