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ADDENDA

**Summary of Salient Facts**

**Property Type:** City of Eureka Water Delivery and Wastewater Collection Systems  
Eureka, Missouri

**Facilities:** Water delivery and wastewater collection systems. The water delivery system serves 4,009 customers and the wastewater collection system serves 3,957 customers. The subject property includes the facilities that comprise the delivery of public water and collection of wastewater. Please refer to the attached report prepared by Flinn Engineering for a list of the infrastructure, system assets, and facilities.

**Date of Inspection:** December 10, 2019 (Dinan, Schneider, Batis)  
March 18, 2020 (Batis)

**Date of Value:** March 18, 2020

**Date of Report:** March 23, 2020

**Type of Value:** Market Value

**Property Rights:** Fee Simple Estate

**Value Conclusions:**

Market Value of Water Delivery System:	\$18,000,000 Eighteen Million Dollars
Market Value of Wastewater Collection System:	\$10,000,000 Ten Million Dollars

**The Appraisal Process**

The client requested an opinion of Market Value for the City of Eureka water delivery and wastewater collection systems, located in the City of Eureka, Missouri. In arriving at opinions of value for the two subject property systems, we followed an orderly set of steps that has led us to the final conclusions of market value. This procedure is known as the "Appraisal Process" and is summarized in the exhibit below.

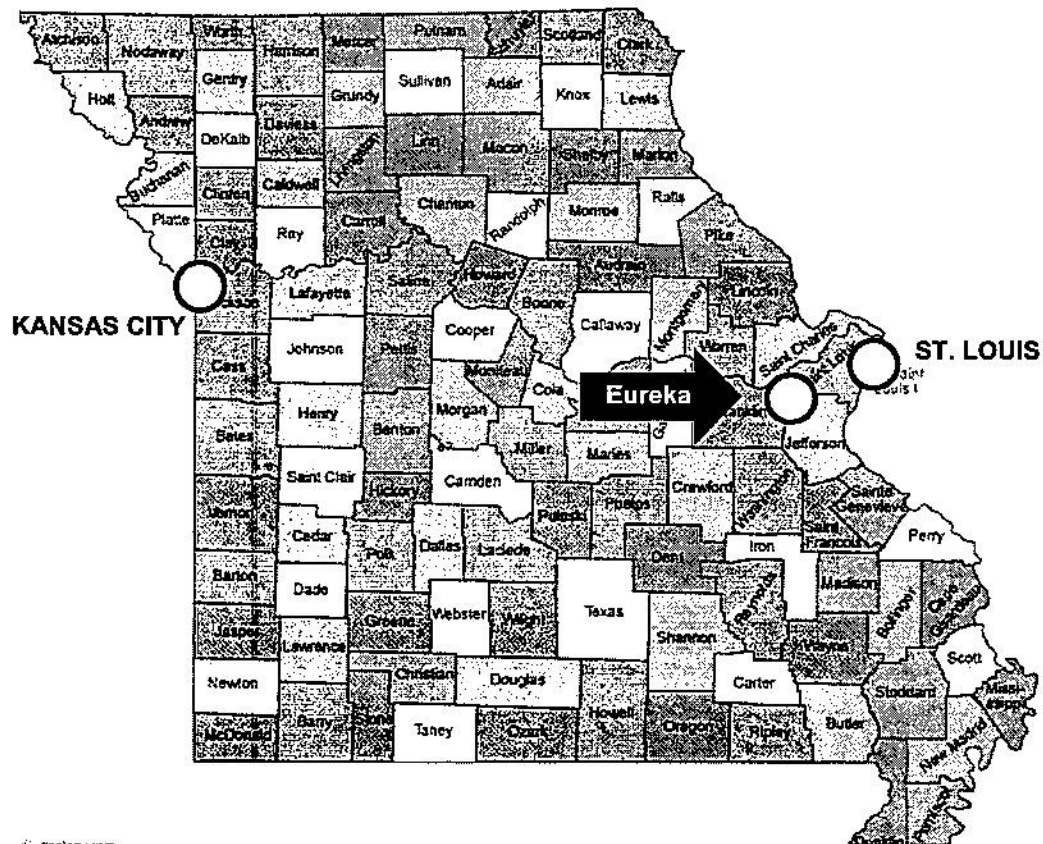
<b>The Valuation Process</b>	
<b>Identification of the Problem</b>	
Identify client and intended users Identify the intended use Identify the purpose of the assignment Identify the effective date of the opinion Identify the relevant characteristics of the property Assignment conditions	
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### Identification of the Subject Property

The real estate identified herein as the subject property consists of a combination of water and wastewater infrastructure and related components that are owned and operated by the City of Eureka (Eureka, Missouri).

There are 4,009 customers for the water delivery system and 3,957 customers for the wastewater collection system. The subject property assets include related facilities and infrastructure that are part of the water delivery and wastewater collection systems.

The City of Eureka is located in St. Louis County, Missouri, approximately 24 miles southwest of the downtown area of St. Louis.





### **Property Rights Appraised**

The property rights appraised for the subject property parcels include the Fee Simple Estate of the properties which is defined as:

*Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.<sup>2</sup>*

A fee simple estate implies absolute ownership unencumbered by any other interest or estate.

### **Legal Descriptions**

No legal descriptions have been provided for this assignment. The real property included in this valuation assignment includes some parcels of land owned in fee plus some permanent easements that are assumed for the facilities. In addition, all mains are presumed to be located in public rights of way. Please refer to the Special Assumptions and Limiting Conditions for an explanation regarding the appraisal assignment assumptions relative to the presumed permanent easements.

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<sup>2</sup> *The Appraisal of Real Estate*, 14<sup>th</sup> Edition, (Chicago, Illinois: Appraisal Institute, 2013), p. 5.

## **Definition of Market Value**

The purpose of this appraisal assignment is to arrive at opinions of market value for the subject property water and wastewater systems. The market value opinions are of the subject property systems as private utility company systems (the intended use).

Market Value is defined as:

*The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.<sup>3</sup>*

*Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:*

1. *Buyer and seller are typically motivated;*
2. *Both parties are well informed or well advised, and acting in what they consider their best interest;*
3. *A reasonable time is allowed for exposure in the open market;*
4. *Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
5. *The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

## **Effective Dates**

Date of physical inspection of the property:	December 10, 2019 And March 18, 2020
Effective date of value:	March 18, 2020
Date of report:	March 23, 2020

The "Date of physical inspection of the property" is identified as March 18, 2020, even though there were several inspection dates by the appraisers. All of the inspection dates were within the period from December 10, 2019, to March 18, 2020.

<sup>3</sup> *The Appraisal of Real Estate*, 14th Edition, (Chicago, Illinois: Appraisal Institute, 2013), p. 59



### **Exposure Time and Marketing Time**

The estimated marketing time of a property implicitly assumes the property would be marketed in a manner typical in the market for that particular type of property, including utilization of the normal channels of exposure; also, implicit is the assumption that the asking price would be reasonably close to the market value of the property; and, the sale terms would conform to the market value definition included herein.

Based upon the conditions which prevailed in the local market effective March 18, 2020, we have concluded a reasonable market time for the subject property systems, each as a whole, is 12 to 24 months and the exposure time for the subject properties is also estimated to be from 12 to 24 months.

### **Intended Use and Intended User of the Appraisal**

The intended use of this appraisal report is to assist the client (City of Eureka, Missouri) and Missouri American Water with the acquisition of the City of Eureka water and wastewater systems by Missouri American Water. The intended users of this appraisal report include the client (for asset disposition), Missouri American Water Company (for acquisition), and any regulatory agency with jurisdiction over the transfer of the assets of the water and wastewater systems from the City of Eureka to Missouri American Water Company.

### **History of the Subject Property**

Pursuant to Standards Rule 1-5 of USPAP, we are required to consider and analyze any current Agreement of Sale, option, or listing of the property being appraised. We are also required to consider and analyze any sales of the subject property that have occurred within the last three years.

To the best of our knowledge, and based upon discussions with the client, the subject property has not been the subject of any sales, listings, offerings or contracts during the last three years.



## Scope of Work

The subject property systems are reportedly owned and operated by the City of Eureka. In addition to receiving and reviewing numerous pertinent documents from the client pertaining to the subject property water and wastewater systems, we inspected the subject property, met with officials from the City of Eureka, and collected market data for this assignment.

Proper and accepted appraisal methodology in the subject matter is (1) governed by Missouri legislation<sup>4</sup>, and (2) guided by the binding requirements of the Uniform Standards of Professional Appraisal Practice (USPAP).<sup>5</sup>

Explicit in the SCOPE OF WORK RULE section of the current (2020-2021) edition of USPAP is the requirement of the real estate appraiser to include research and analysis necessary to develop credible assignment results. The standard for acceptability of Scope of Work is, in part, what an appraiser's peers' actions would be in performing the same or similar assignment.<sup>6</sup>

In accordance with USPAP, consideration was given to the market standards in the appraisal profession established in other market areas by qualified appraisers performing similar assignments. In our opinion, the applicable professional standards of valuation of utility systems generally in Missouri -- and specifically in the case of the valuation of the Eureka systems -- are similar to those established and utilized in other market areas, including Illinois.

Illinois has similar legislation in place regulating the procedures for acquisitions of public utility systems by investor-owned companies. Although not identical, the procedures and framework for valuation are considered to be very similar.<sup>7</sup>

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<sup>4</sup> The Missouri legislation mandates the inclusion and participation of three independent professional real estate appraisers, all of which shall be licensed in the State of Missouri. Missouri Revised Statutes, Chapter 393, Section 393.321.1 (August 28, 2016).

<sup>5</sup> USPAP is developed, interpreted, and amended by The Appraisal Standards Board (ASB) of The Appraisal Foundation. State and federal regulatory authorities enforce the content of the current or applicable edition of USPAP. All state licensed/certified professional real estate appraisers must adhere to USPAP.

<sup>6</sup> USPAP, 2020-2021 Edition, Page 14.

<sup>7</sup> On August 9, 2013, P.A. 98-0213, codified as 220 ILCS 5/9-210.5, went into effect in Illinois. That Section of the Public Utilities Act ("Act") provides an alternate procedure that a large public utility may choose in establishing the ratemaking rate base of a water or sewer utility that the large public utility is acquiring. Among other things, Section 9-210.5 requires that if the utility company elects the procedures of that Section of the Act, three appraisals shall be performed, the appraisers must be selected by the Illinois Commerce Commission, and each appraiser must be State certified general real estate appraiser under the Illinois Real Estate Licensing Act of 2002.

**Scope of Work**

(Continued)

The Illinois legislation has been in place for a few years. In Illinois, there have been several conveyances of utility systems from the public sector to investor-owned companies that were subject to the recently-enacted legislation governing such transactions.

The standards for valuation in Illinois have been established by the market and are consistently followed by the professional appraisers who engage in valuation assignments of public utility systems pursuant to the applicable governing legislation. The industry-accepted framework for the valuation of utility system assets includes the application of the Cost Approach and the application of the Sales Comparison Approach, and the omission of the Income Capitalization Approach.

The Income Capitalization Approach is not relied on in the typical appraisals of the utility systems due to the generally limited information available from the market necessary for the credible and reliable application of the Income Capitalization Approach. For instance, a proper application of the Income Capitalization Approach would require substantial detail from competing/alternate utility systems in the market, including, but not limited to, income levels from all sources (historic and future expectations), operating expense details, and market-derived capitalization rates used to convert projected net operating income into present value.

One of the factors impacting the challenges of obtaining necessary income and expense data from other systems pertains to the fact that most of the municipal-owned utility systems include public water and sanitary sewer, and often the management and budget operations for the two systems are not separated. Therefore, we have not applied the Income Capitalization Approach in the valuation of the subject property system. The omission of the Income Capitalization Approach does not result in a misleading analysis or conclusion of value. The omission of the Income Capitalization Approach is in compliance with USPAP, and is consistent with the actions of peers for similar assignments.

We applied the Cost Approach in arriving at an opinion of value for the system. The Cost Approach to Value included an analysis and valuation of the parcels in fee, the permanent easements necessary for the water delivery and wastewater systems, the contributory value of the buildings and improvements situated on the fee parcels, and the infrastructure and components that comprise the Eureka water delivery and wastewater systems.

## **Scope of Work**

(Continued)

We then reviewed limited market data pertaining to sales of other utility systems in order to apply the Sales Comparison Approach. In our selection of market data, we included transactional data pertaining to utility systems located in Illinois. The market data available for utility systems acquired in Missouri is very limited, with Missouri American Water Company being the primary entity acquiring systems. Therefore, it is reasonable and acceptable to expand the search for comparable market data to areas outside the borders of Missouri. We selected the Illinois market due to the following factors: proximity, availability of relatively current market data, similarity of legislative rules governing the valuation process, and the existence of a competitive market environment with multiple buyers influencing the balance of supply and demand.

Also required by Missouri statute pertaining to the valuation is the inclusion of a professional engineer's report addressing the depreciated cost estimates for the components and infrastructure relating to the water delivery and wastewater system. For purposes of this appraisal report, we are relying, in part, on a report prepared by Flinn Engineering, dated March 16, 2020, in which Flinn Engineering arrives at an opinion of the depreciation cost new of the infrastructure components of the City of Eureka water and wastewater systems. We reviewed the Flinn Engineering report, consulted with its author, and reviewed the data Flinn relied on in forming their opinions. Furthermore, we reviewed other engineering data and reports pertaining to the subject system as well as several other water and sewer systems. Based upon our reviews and independent research, we find the report prepared by Flinn Engineering to be thorough, prepared in compliance with industry standards, and credible. Therefore, we have relied on the opinions rendered in the Flinn Engineering report. Our reliance on the Flinn report is consistent with the Appraisal Institute's Guide Note 4 which addresses the conditions for an appropriate reliance by appraisers of reports prepared by others.<sup>8</sup>

The Flinn Engineering report does not give any value consideration to the land/easement rights being acquired by Missouri American Water Company as part of its acquisition of the City of Eureka water and wastewater systems, nor does the Flinn report include any contributory value for the parcels owned in fee that are included with the systems. Therefore, we arrived at an independent opinion of the market value of the easements and fee parcels being acquired as part of the purchase of the subject property water and wastewater systems by Missouri American Water Company.

Finally, we prepared this appraisal report in compliance with the applicable standards as set forth in the 2020-2021 Edition of USPAP.

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<sup>8</sup> The Appraisal Institute has adopted Guide Notes to the Institute's Standards of Professional Practice ("SPP"). The Guide Notes are not part of the SSP but provide guidance on how the standards requirements may apply to specific situations.

## **Special Assumptions and Limiting Conditions**

In addition to the Statement of Assumptions and Limiting Conditions found attached hereto, this appraisal report is prepared specifically to the following Special and Limiting Conditions.

### **INFORMATION PROVIDED BY THE CLIENT**

We have been provided information for this assignment by the client (City of Eureka) and from representatives from Missouri American Water Company. The information is assumed to be correct, accurate, and complete. This includes, but is not limited to, all information pertaining to the subject property systems (financial, physical, legal) as well as all information pertaining to other systems acquired by American Water.

We reserve the right to revise all opinions and conclusions presented herein upon receiving or becoming aware of any information that is inconsistent with and/or contradicts the information provided by the client and the City of Eureka.

### **WATER AND SEWER MAINS PRESUMED TO BE LOCATED IN PUBLIC RIGHTS OF WAY**

The valuation of the subject property water delivery and wastewater collection systems includes the water and sewer mains that are located throughout the community and that connect the facilities. According to City of Eureka officials, the water mains and sewer mains are located in public rights of way.

We reserve the right to revise all opinions and conclusions presented herein upon receiving or becoming aware of any information that is inconsistent with and/or contradicts the assumptions outlined above.

### **IDENTIFICATION OF THE PARCELS OWNED IN FEE**

Part of this analysis includes the valuation of parcels of land owned in fee by the City of Eureka. Surveys of the parcels had not been performed at the time of this report; therefore, the parcels are described herein based upon information from public sources, namely the county assessor's office, as well as information provided by officials from the City of Eureka.

We reserve the right to revise all opinions and conclusions presented herein upon receiving or becoming aware of any information that is inconsistent with and/or contradicts the land sizes/characteristics as reported herein for the parcels owned by the City of Eureka in fee.

**Special Assumptions and Limiting Conditions**

(Continued)

**THE FLINN ENGINEERING REPORT**

The Flinn Engineering report referenced in the Scope of Work section of this report is assumed to be accurate, complete, and prepared in compliance with applicable industry standards.

We reserve the right to revise all opinions and conclusions presented herein upon receiving or becoming aware of any information that is inconsistent with and/or contradicts the information, analysis, opinions, and conclusions presented in the Flinn report. We also reserve the right to revise all opinions and conclusions presented herein upon receiving more detailed and complete information regarding the age and condition of the existing water and sewer mains.

**THE TERM "INSPECTION"**

Throughout this appraisal report, any reference to the appraisers' "inspection", "subject property inspection", "inspection of the subject property", "inspection of the subject water and sewer systems", etc., refers to the appraisers' customary task of viewing the subject property for purposes of observing the condition, layout, design, and utility of the real property (land and building), as is typical in the appraisal professional and in the framework of completing the appraisal process.

The reference to the term "inspection" in the context of the appraisers' work should not be interpreted to suggest the appraisers have any expertise and/or qualifications in the assessment of the condition and functionality of any mechanical and non-mechanical components of the subject water delivery and wastewater systems.

The appraisers refer the client and intended/authorized users of this appraisal report to the Flinn Engineering report for an assessment of the water and wastewater systems' infrastructure components. The three professional real estate appraisers co-signing this appraisal report are not qualified to independently detect and assess the condition and functionality of the water and wastewater systems' infrastructure components. However, the three professional real estate appraisers co-signing the attached appraisal report assume that the water delivery and wastewater systems' components (including the plant, pumps, and all related facilities) are in proper working order and have been maintained adequately to meet all pertinent codes and regulatory requirements.



**Special Assumptions and Limiting Conditions**

(Continued)

**CUSTOMER COUNTS**

According to officials from the City of Eureka, the subject property water delivery system serves 4,009 customers and the wastewater collection system serves 3,957 customers. The customer count provided by Eureka officials reflects the number of customers based upon the most recent available billing records. This appraisal is based upon the assumption that the customer counts provided by City of Eureka officials is accurate.

**PRESUMED PERMANENT EASEMENTS FOR LIFT STATIONS**

Part of this analysis includes the valuation of lift stations that are located on private property (as opposed to property owned by the City of Eureka). This appraisal assumes there are permanent easements that convey to the City of Eureka limited real property rights, including the right to use, maintain, inspect, repair and replace the components of the lift stations, as needed. This appraisal assumes the City of Eureka has permanent and legal means of access to the facilities as well as the property rights necessary for the continued use and maintenance, repair, and replacement of the facilities.

**ENVIRONMENTAL ISSUES**

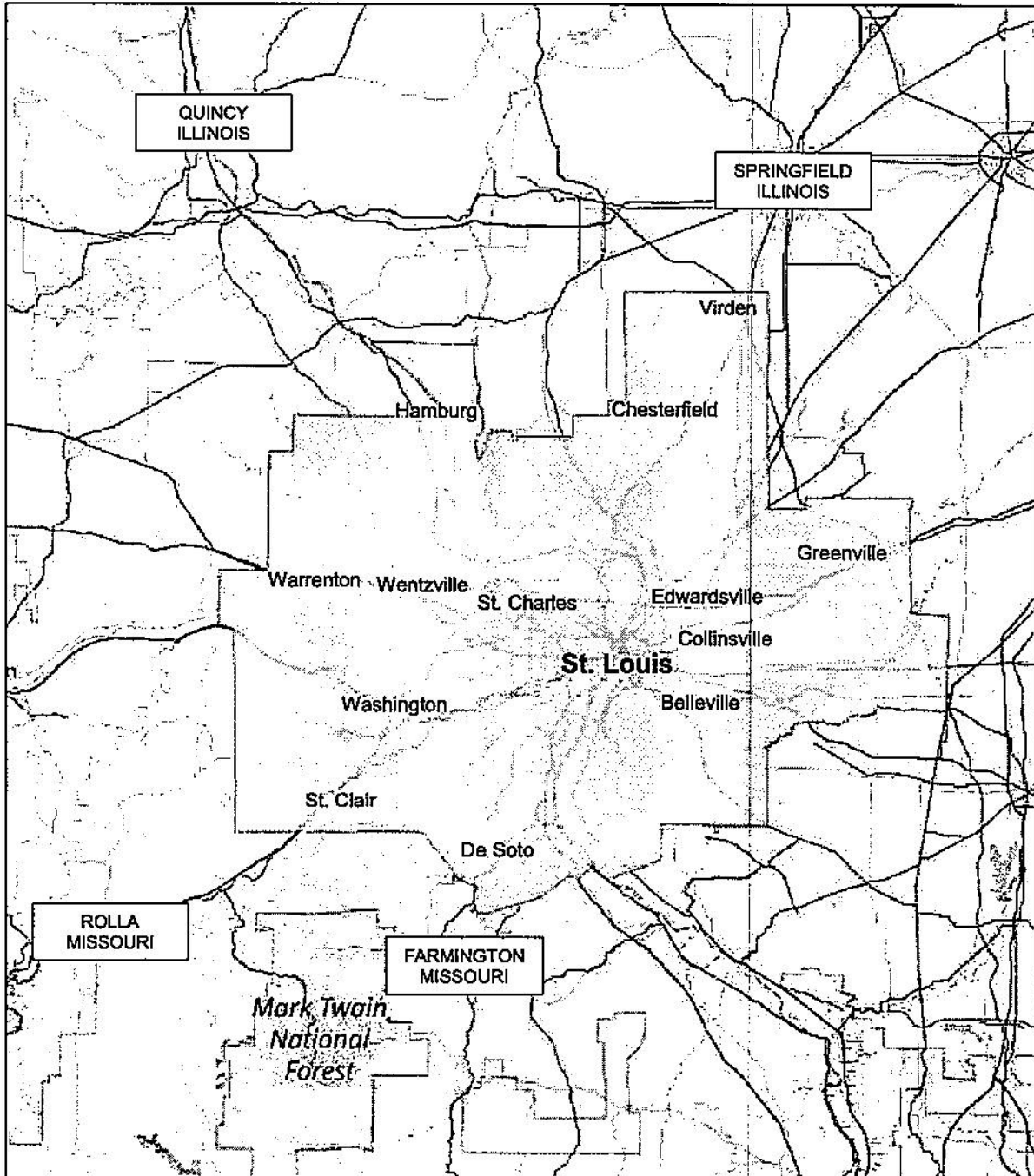
This report has not taken into consideration the possibility of the existence of any environmental hazards or substances, including but not limited to asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous material), or the cost of encapsulation or removal thereof. Should the client have concern over the existence of such substances or any other hazardous items on the subject properties, the appraisers consider it imperative for the client to retain the services of a qualified, independent engineer or contractor to determine the existence and extent of any hazardous materials, as well as the cost associated with any required or desirable treatment or removal thereof. Under such circumstances, the valuation stated herein would be void.

**SOILS AND SUBSOILS**

This appraisal report gives no consideration to the potential impact on the subject property regarding any archeological findings; in addition, the cost of preparing any archeological studies/reports for the subject property is not incorporated into this valuation. It is assumed for purposes of this appraisal that there are no hidden or unapparent conditions of the property or subsoils that render the subject property more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them. It is also assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.

**Regional Overview**

The subject property is located within the municipal limits of the City of Eureka, in St. Louis County, Missouri. St. Louis County is one of seven Missouri counties and the City of St. Louis along with eight Illinois Counties which comprise the St. Louis Metropolitan Statistical Area (MSA). The exhibit below illustrates the approximate boundaries of the MSA.





### St. Louis County Overview

The subject property is located in St. Louis County. The map below shows the location of the City of Eureka relative to the St. Louis County borders. The county's population is estimated to be 1,010,659 according to 2019 census bureau data. The county seat is Clayton (population of 16,889) which is located in the east part of the county near the City of St. Louis. On the following page is demographic data pertaining to St. Louis County.

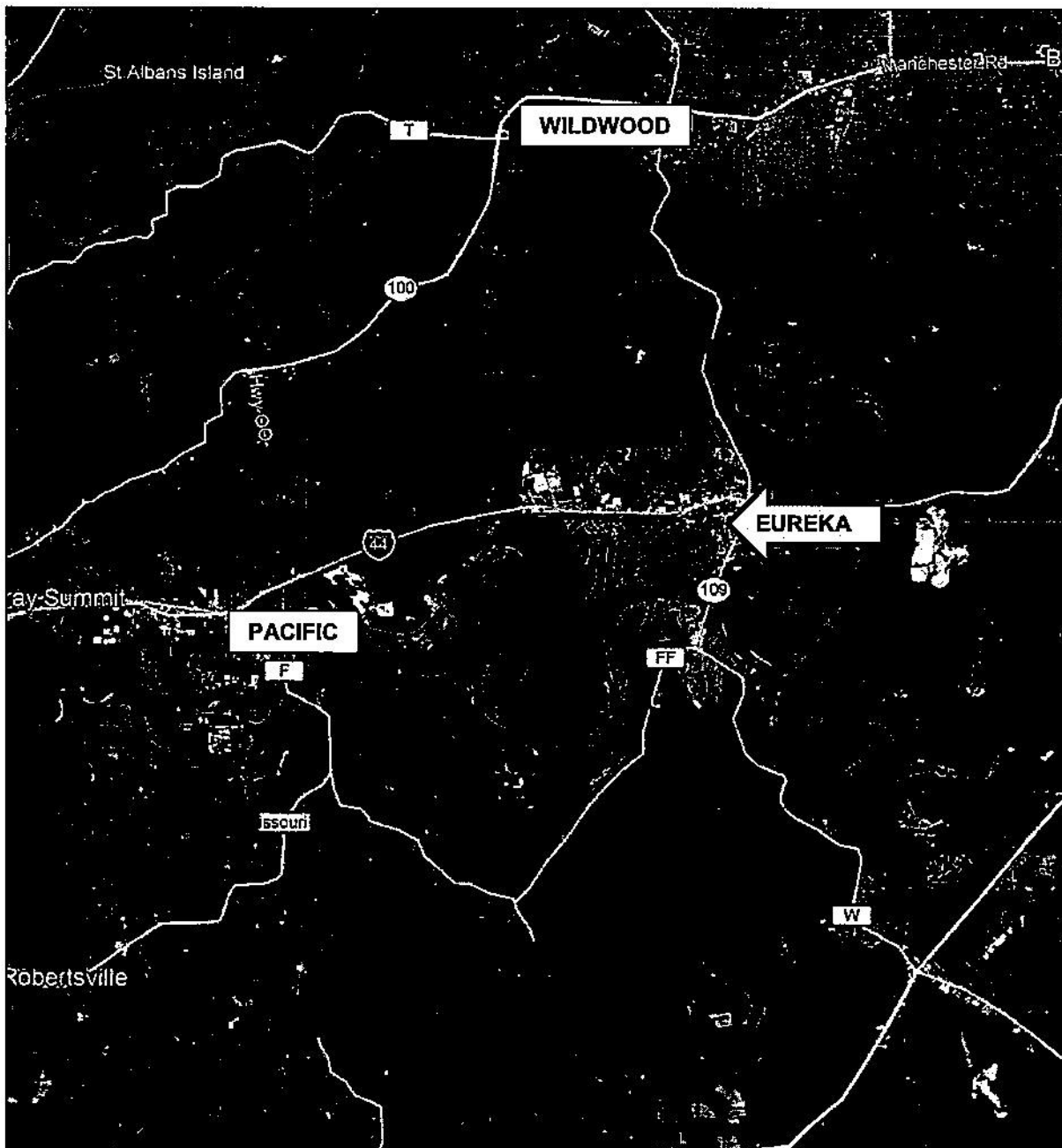


**St. Louis County Overview**  
(Continued)

POPULATION		HOUSING	
Total Population	1,010,659	Total Housing Units	444,088 (100%)
Population in Households	991,268	Owner Occupied HU	275,802 (62.1%)
Population in Families	795,112	Renter Occupied HU	132,262 (29.8%)
Population in Group Qtrs	19,391	Vacant Housing Units	36,024 ( 8.1%)
Population Density	1,990	Median Home Value	\$228,088
Diversity Index <sup>1</sup>	52	Housing Affordability Index <sup>2</sup>	129
INCOME		HOUSEHOLDS	
Median Household Income	\$66,374	Total Households	408,064
Average Household Income	\$99,581	Average Household Size	2.43
Per Capita Income	\$40,289	Family Households	261,930
Wealth Index <sup>3</sup>	130	Average Family Size	3
GROWTH RATE / YEAR		2010-2019	2019-2024
Population		0.13%	0.18%
Households		0.09%	0.16%
Families		-0.06%	0.06%
Median Household Income			3.0%
Per Capita Income			2.76%
<b>St. Louis County MO - Peer Comparisons by Rank and Percentile</b>			
The table below compares St. Louis County to the other 115 counties and county equivalents in Missouri by rank and percentile using July 1, 2019 data. The location Ranked # 1 has the highest value. A location that ranks higher than 75% of its peers would be in the 75th percentile of the peer group.			
Variable Description	Rank	Percentile	
Total Population	# 1	100th	
Population Density	# 2	99th	
Diversity Index	# 4	97th	
Median Household Income	# 5	97th	
Per Capita Income	# 2	99th	

### City of Eureka Overview

The subject property systems are owned by and located in the City of Eureka, St. Louis County, Missouri, approximately 19 miles southwest of the St. Louis County Government Center (in Clayton), 24 miles southwest of the Central Business District of the City of St. Louis, and 20 miles southwest of Lambert-St. Louis International Airport. Nearby communities to the subject include Wildwood to the north and Pacific to the west. Interstate 44 extends through the community and is a direct link from St. Louis to the east with Springfield Missouri to the southwest. Approximately 65,000 vehicles pass through Eureka on Interstate 44 every day (see traffic count map on following page).





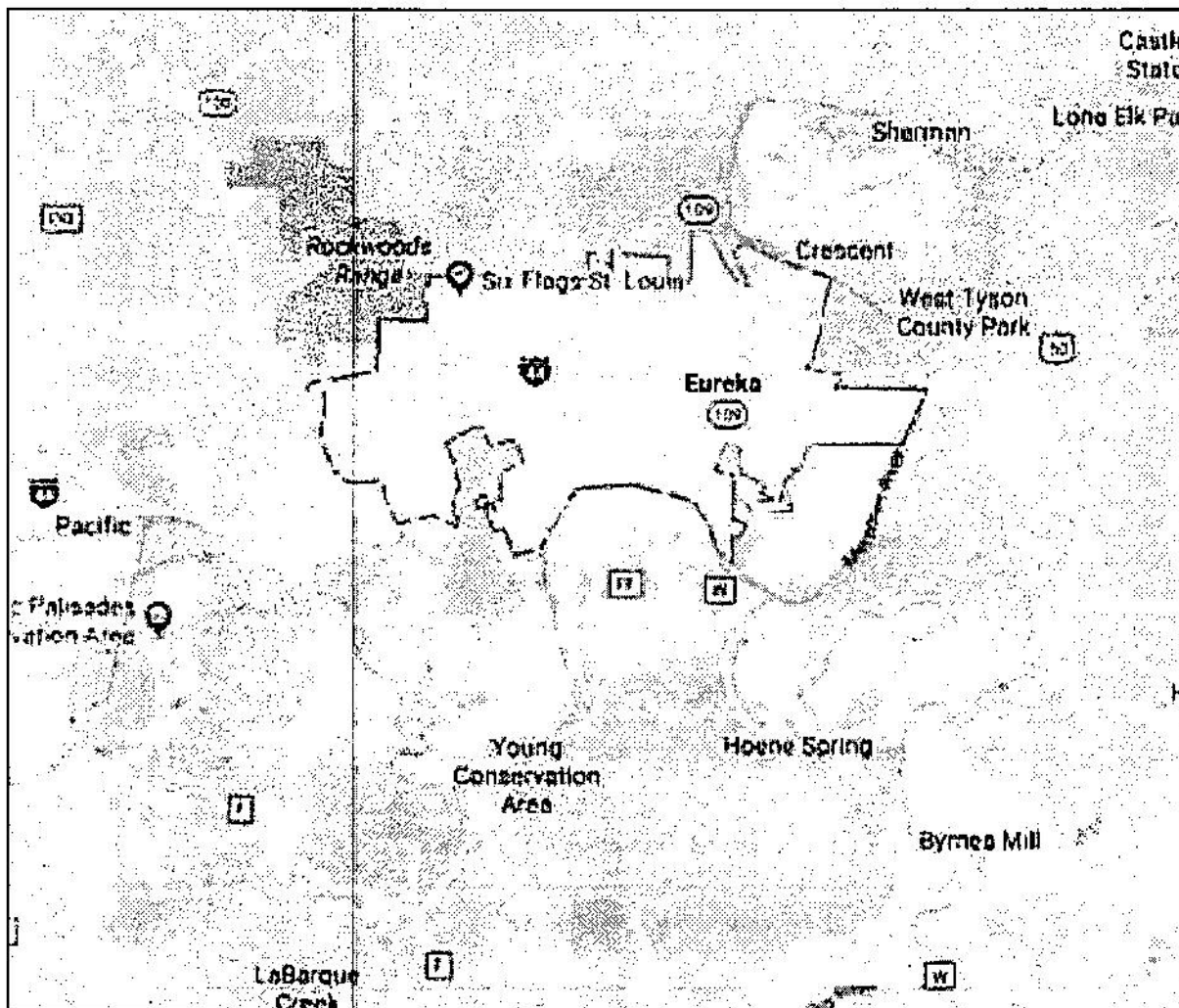
**City of Eureka Overview**

(Continued)

**History**

The present site of the City of Eureka, Missouri, had already been a settlement for many years when, in 1853, a railroad engineer found a valley through the hill country and a construction site was set up on the site. The Missouri and Pacific Railroad surveyor used the name "Eureka", in the same manner as the early Greeks used the exclamation upon finding a precious gem.

Eureka was formally incorporated on April 7, 1954. In 1958, the City established the Police Department and enacted ordinances which allowed for an elected City Marshal. On June 1, 1958, Charles Branson was elected the first City Marshal/Chief of Police, a position he held until retiring in April, 1985 (27 years).





## **City of Eureka Overview**

(Continued)

### ***Eureka Today***

The City of Eureka is located within the Rockwood School District. The Rockwood School District has been awarded the "Distinction in Performance" award by the Missouri Department of Elementary and Secondary Education and a "Gold Medal" rating from Expansion Management Magazine.

Eureka is also home to two private elementary schools and many preschools and moms day out programs. In addition to the outstanding local elementary, middle & high schools, Eureka is within easy driving distance of many technical schools, two-year & four-year colleges and universities. Eureka is uniquely situated to take advantage of local community colleges located in the Tri-County area (St. Louis, Franklin and Jefferson Counties).

The Eureka area is known for the Six Flags St. Louis amusement park which has been expanded to include a water park. This complex is at the west edge of the City. One other major mixed-use development in the area is The Legends, a golf course and 500 residential unit community that is located south of the subject.

This area of St. Louis County has large undeveloped tracts of land between Highway 141 and Eureka. The main reason is the amount of publicly held land including Lone Elk Park, Tyson Park, Beaumont Scout Reservation, Washington University Research Center, and the LaSalle Institute. In addition, Times Beach was subsequently remediated and turned into Route 66 State Park.

The Parks and Recreation Department of Eureka has grown considerably over the past few years, having accomplished many things with more projects ahead. The Department currently oversees and maintains over 164 acres of park and public land, which includes nine parks, featuring trails, playgrounds, tennis, basketball, sand volleyball and handball courts, baseball, football and soccer fields, a stocked lake, disc golf course and a Community Center.

The City opened The Timbers, a state-of-the-art Recreation Center and Municipal Pool. Eureka has a city-wide trail system; having most recently completed the Flat Creek segment, which connects the trail system to Route 66 State Park. The Parks & Recreation Department provides a multitude of recreational and cultural programming throughout the year that helps to foster community interest and a shared sense of place among residents and visitors alike.

## **City of Eureka Overview**

(Continued)

### ***Land Use***

Located in the general area are a combination of retail, commercial, and institutional uses. There are a number of older strip shopping centers that have considerable amounts of vacant space including an approximate 125,600 square foot shopping center located at 100-111 Hilltop Village Center Drive. Additional uses in the general area include the Six Flags amusement park located near a Holiday Inn hotel on the west side of the community. Throughout other areas of Eureka are commercial uses located along the outer road and include strip shopping centers, fast food restaurants, and single tenant retail stores.

### ***Access***

Eureka is conveniently located along Interstate 44 in the southwestern corridor of St. Louis County. The primary North/South arterial in the area is Highway 109. Highway 109 to the North provides access to communities such as Wildwood, Chesterfield and Ellisville, and to the South, northern Jefferson County.

The City of Eureka is located just several minutes east of Franklin County and approximately 20 minutes west of the City of St. Louis, providing nearby access to concerts, shopping, employers, the arts and countless other activities and attractions throughout the entire St. Louis Metropolitan Area. Access to Eureka is considered to be average on an overall basis.

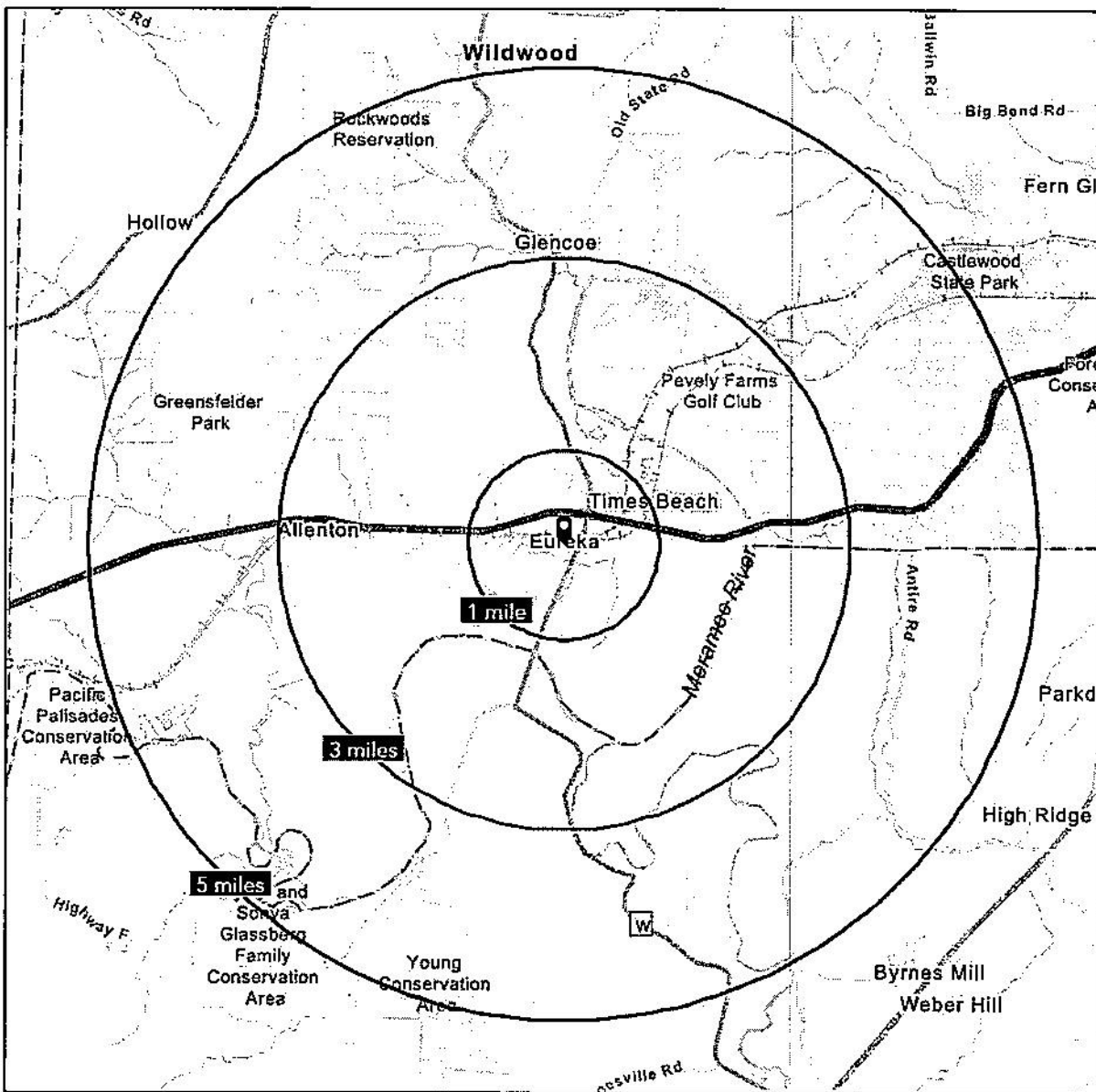


### City of Eureka Overview

(Continued)

#### **Population and Demographics**

According to U.S. Census Bureau data, the total 2019 population within approximately 5 miles of the approximate center of Eureka is 27,912 and the approximate population within 1 mile of the center of the community is 2,934. There are 1,120 housing units within 1 mile of the approximate center of Eureka and 835 (75%) are owner-occupied. The exhibit below shows rings of 1, 3 and 5 miles from the approximate center of the City of Eureka. On the following two pages are exhibits with corresponding demographic data.



**City of Eureka Overview**  
(Continued)



**esri**

**Executive Summary**

Eureka, Missouri  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 38.50184  
Longitude: 90.52801

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,186	10,154	21,824
2010 Population	2,696	12,954	25,637
2019 Population	2,934	14,590	27,912
2024 Population	3,031	15,149	28,825
2000-2010 Annual Rate	2.12%	2.47%	1.62%
2010-2019 Annual Rate	0.92%	1.29%	0.92%
2019-2024 Annual Rate	0.65%	0.75%	0.65%
2019 Male Population	49.3%	49.5%	51.2%
2019 Female Population	50.7%	50.5%	48.8%
2019 Median Age	38.8	39.8	40.7

In the identified area, the current year population is 27,912. In 2010, the Census count in the area was 25,637. The rate of change since 2010 was 0.92% annually. The five-year projection for the population in the area is 28,825 representing a change of 0.65% annually from 2019 to 2024. Currently, the population is 51.2% male and 48.8% female.

**Median Age**

The median age in this area is 38.8, compared to U.S. median age of 38.5.

**Race and Ethnicity**

	1 mile	3 miles	5 miles
2019 White Alone	93.7%	93.7%	91.5%
2019 Black Alone	1.0%	0.9%	3.0%
2019 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2019 Asian Alone	2.0%	2.2%	2.7%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	0.5%	0.5%	0.5%
2019 Two or More Races	2.5%	2.3%	2.1%
2019 Hispanic Origin (Any Race)	2.9%	2.6%	2.3%

Persons of Hispanic origin represent 2.3% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 20.0 in the identified area, compared to 64.8 for the U.S. as a whole.

**Households**

	1 mile	3 miles	5 miles
2019 Wealth Index	150	185	195
2000 Households	734	3,318	6,977
2010 Households	993	4,469	8,599
2019 Total Households	1,076	5,031	9,390
2024 Total Households	1,111	5,225	9,707
2000-2010 Annual Rate	3.07%	3.02%	2.11%
2010-2019 Annual Rate	0.87%	1.29%	0.96%
2019-2024 Annual Rate	0.64%	0.76%	0.67%
2019 Average Household Size	2.64	2.86	2.83

The household count in this area has changed from 8,599 in 2010 to 9,390 in the current year, a change of 0.96% annually. The five-year projection of households is 9,707, a change of 0.67% annually from the current year total. Average household size is currently 2.83, compared to 2.83 in the year 2010. The number of families in the current year is 7,400 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.  
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

**City of Eureka Overview**  
(Continued)

		Executive Summary		
		Eureka, Missouri Rings: 1, 3, 5 mile radii		Prepared by Esri Latitude: 38.501643 Longitude: -90.628801
		1 mile	3 miles	5 miles
<b>Mortgage Income</b>				
	2019 Percent of Income for Mortgage	14.6%	14.8%	15.0%
<b>Median Household Income</b>				
	2019 Median Household Income	\$87,434	\$101,943	\$103,649
	2024 Median Household Income	\$104,117	\$113,541	\$113,894
	2019-2024 Annual Rate	3.55%	2.18%	1.90%
<b>Average Household Income</b>				
	2019 Average Household Income	\$112,966	\$127,378	\$131,343
	2024 Average Household Income	\$130,518	\$145,015	\$147,998
	2019-2024 Annual Rate	2.93%	2.63%	2.42%
<b>Per Capita Income</b>				
	2019 Per Capita Income	\$38,571	\$44,180	\$45,334
	2024 Per Capita Income	\$44,759	\$50,307	\$50,979
	2019-2024 Annual Rate	3.02%	2.63%	2.37%
<b>Households by Income</b>				
Current median household income is \$103,649 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$113,894 in five years, compared to \$69,180 for all U.S. households				
Current average household income is \$131,343 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$147,998 in five years, compared to \$99,638 for all U.S. households				
Current per capita income is \$45,334 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$50,979 in five years, compared to \$36,530 for all U.S. households				
<b>Housing</b>				
	2019 Housing Affordability Index	150	150	148
	2000 Total Housing Units	768	3,509	7,346
	2000 Owner Occupied Housing Units	673	3,042	6,284
	2000 Renter Occupied Housing Units	61	275	693
	2000 Vacant Housing Units	34	192	369
	2010 Total Housing Units	1,069	4,791	9,154
	2010 Owner Occupied Housing Units	810	3,889	7,692
	2010 Renter Occupied Housing Units	183	580	907
	2010 Vacant Housing Units	76	322	555
	2019 Total Housing Units	1,120	5,212	9,785
	2019 Owner Occupied Housing Units	835	4,235	8,176
	2019 Renter Occupied Housing Units	242	796	1,214
	2019 Vacant Housing Units	44	181	395
	2024 Total Housing Units	1,149	5,385	10,089
	2024 Owner Occupied Housing Units	871	4,430	8,498
	2024 Renter Occupied Housing Units	240	794	1,209
	2024 Vacant Housing Units	38	160	382
Currently, 83.6% of the 9,785 housing units in the area are owner occupied; 12.4% renter occupied; and 4.0% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 9,154 housing units in the area - 84.0% owner occupied, 9.9% renter occupied, and 6.1% vacant. The annual rate of change in housing units since 2010 is 3.01%. Median home value in the area is \$317,883, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.39% annually to \$340,570.				
<p>Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.</p> <p>Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.</p>				
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