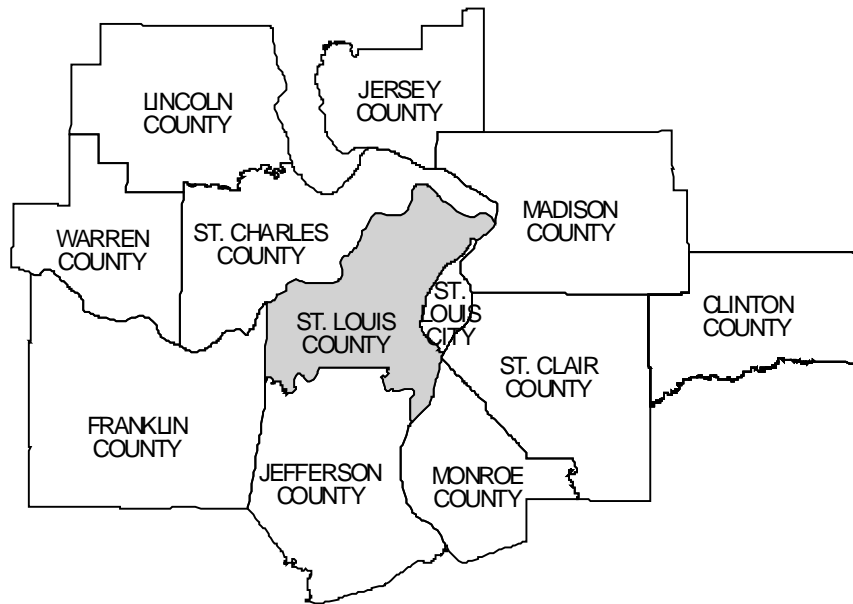
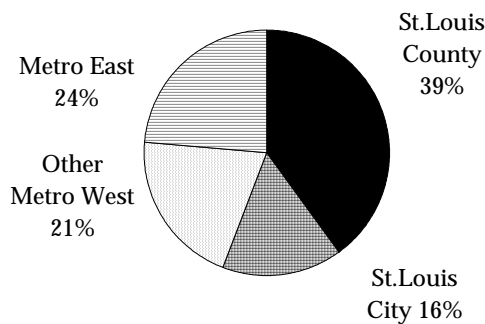


ST. LOUIS COUNTY IN THE REGIONAL CONTEXT



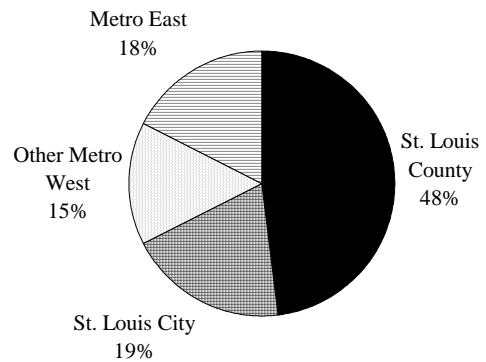
The St. Louis Metropolitan Region's Largest Employer



Once a bedroom community for the City of St. Louis, St. Louis County has established itself as the employment center for the St. Louis metropolitan area. The County has a greater share of the metropolitan area's jobs (48 percent) than of its population (39 percent). Today a greater number of people commute into St. Louis County than out of it to go to work.

Metropolitan Area Population, 1990

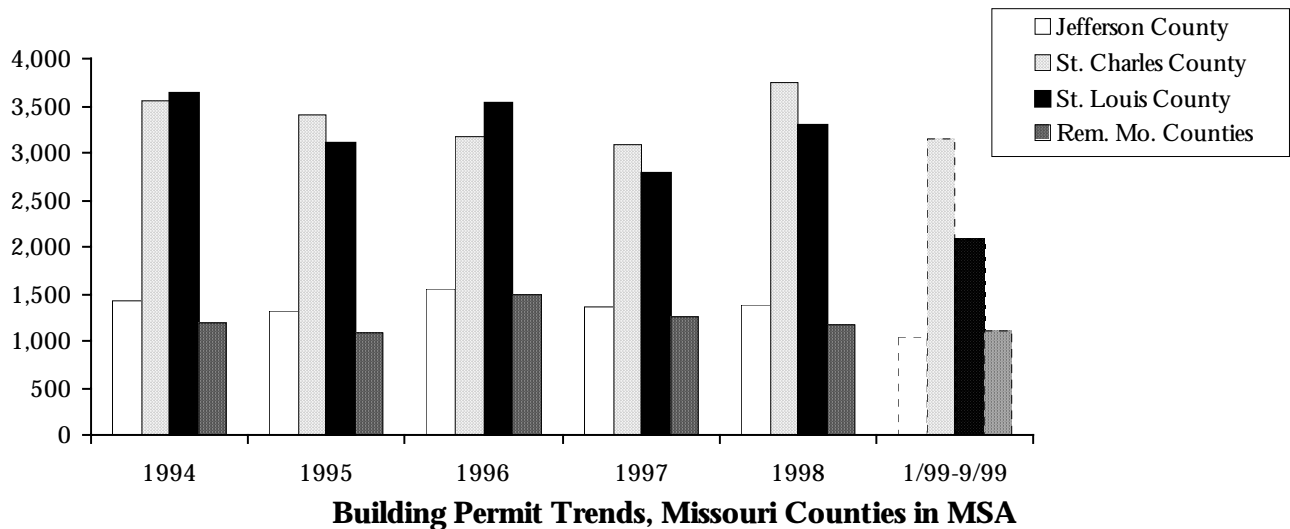
The County's population growth rate was a dramatic 73 percent in the 1950s and 35 percent in the 1960s. Just when the population growth rate slowed to less than 3 percent per decade in the 1970s and 1980s, job growth took off. The number of jobs in St. Louis County grew 34 percent in the 1970s and 43 percent in the 1980s. Today St. Louis County, with its over 1,000,000 population and over 756,000 jobs, has the largest share of the metropolitan area's population and an even larger share of its jobs.



Metropolitan Area Employment, 1997

Residential Construction Trends

St. Louis County continues to be a regional leader in the issuance of residential building permits. St. Charles County began to exceed St. Louis County in this category in 1995 for the first time, as the availability of building sites in much of St. Louis County has diminished. While the number of buildable undeveloped lots remaining in St. Louis County is limited, St. Louis County residents continue to demand new housing and are adapting to space limitations. The recent trend toward single-family attached housing makes efficient use of land while meeting the demand for housing with modern amenities in convenient locations without the demands of maintaining large yards. Several of the attached single-family developments offer housing with values in excess of \$200,000.

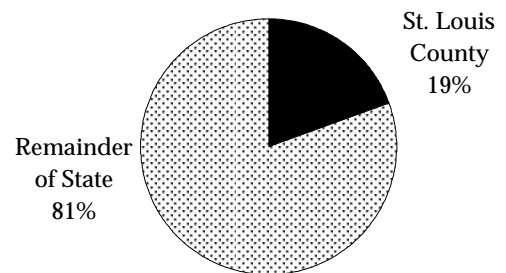


The outer-ring counties in Missouri, while growing in population, have not achieved the levels of residential construction that they had in the 1980s. St. Charles County is the exception, with the highest levels of residential construction (29,349 units in the 1990s through September, 1999). Jefferson County, with 12,064 units, issued 41 percent as many permits as St. Charles County in the 1990s, and Franklin County less than one-fourth as many (6,468).

MISSOURI'S LARGEST COUNTY

Population

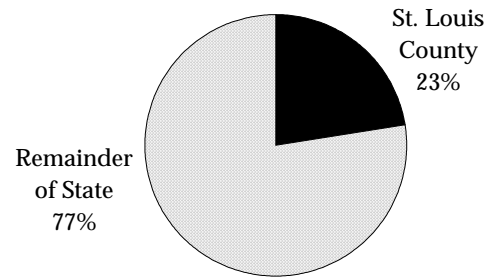
St. Louis County's 993,508 people at the 1990 Census represented nearly a fifth of the State of Missouri's 5,117,073 population. While St. Louis County's population growth has slowed to only about 2 percent a decade since 1970, St. Louis County remains the most populous county in the State. The only other county with a population of over one half million is Jackson County (Kansas City), with a population of 633,232. Only two other counties and the City of St. Louis exceed 200,000 in population: St. Louis City with 396,685, St. Charles County with 212,907, and Greene County (Springfield) with 207,949.



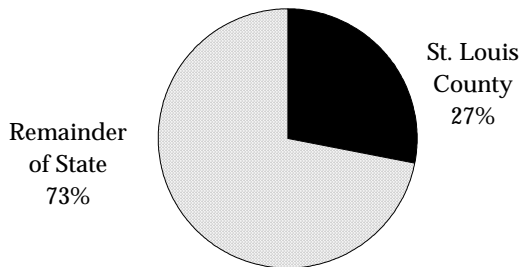
**Population,
State of Missouri, 1990**

Employment

St. Louis County's rapid job growth in the past two decades has brought the County's share of the State of Missouri's jobs to 23 percent: nearly one-quarter of all of the jobs in the State are located in St. Louis County. However, statewide job growth accelerated to 12.2 percent from 1990 to 1997, outpacing St. Louis County's 9.5 percent job growth for the same period.



Jobs in Missouri, 1997



**Total Personal Income,
State of Missouri, 1997**

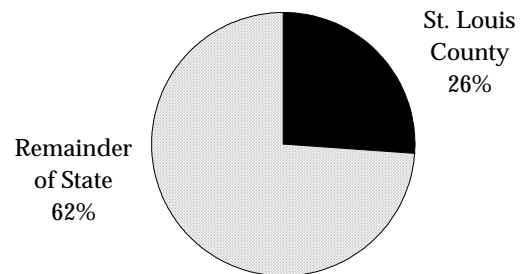
Personal Income

The County's high personal income is a reflection of its impressive job growth in recent years. St. Louis County's \$34.4 billion of total personal income in 1997 comprised 27 percent of the State total of \$127.8 billion. The County's per capita personal income (PCPI) of \$34,350 in 1997 was the highest

in the state and 45 percent higher than the state average of \$23,629. It was 30 percent higher than the national average of \$26,412. The County's 33 percent PCPI growth rate from 1990 to 1997 was one percentage point higher than that of the U.S. (32 percent) but one percentage point lower than that of the State of Missouri (34 percent).

Assessed Value

St. Louis County has the largest base of real and personal property assessed valuation in the State of Missouri, comprising approximately 26 percent of the state total. In 1999, St. Louis County had an assessed real property value in excess of 15 billion dollars, while the entire state had an assessed real property value of just over 60 billion dollars.



**Assessed Value of Real and Personal
Property, Missouri, 1999**