

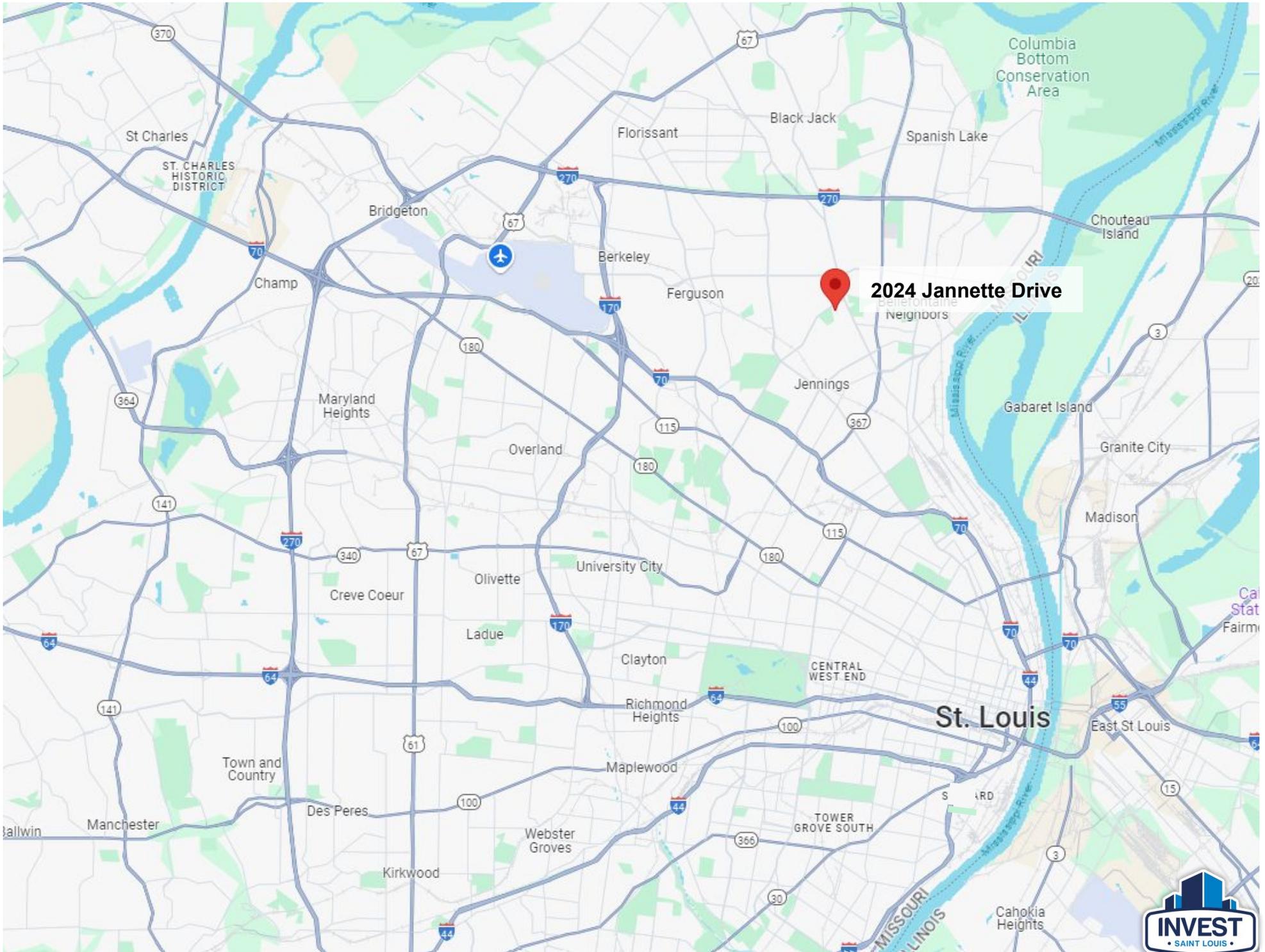


# 2024 Jannette Dr, St. Louis, MO 63136

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Rehab-Ready Ranch with Strong Rental Demand in a Great Area





**2024 Jannette Drive**



## Investment Overview:

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**Prime Rehab Opportunity:** This single-family home is perfect for investors seeking a fix-and-flip or rental property with significant equity potential.

**Multiple Exit Strategies:** Offers flexibility for either a quick flip or long-term rental with strong returns.

**Ideal for BRRRR Strategy:** A great candidate for Buy, Rehab, Rent, Refinance, Repeat, unlocking cash flow and appreciation.

**Pride of Ownership:** Located on a well-maintained block, reflecting a community that cares.

**Desirable North County Location:** Close to major highways, amenities, and anchored by the popular Pasadena Hills neighborhood and University of Missouri St. Louis.

**High Rental Demand:** Local rental market is strong, with potential rents over \$1,300/month.

**Renovation Started:** Much of the hard work is done—just add your finishing touches to bring this ranch back to life.

**Strong Comparable Sales:** Recent area sales of up to \$161,000 (within 1/4 mile) and \$169,000 (within 1/3 mile) underscore this property's value.



## 3-Bed, 2-Bath Homes Sold Nearby:

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Address	Bed / Bath Breakdown	Building Size (Square Feet)	Lot Size (Acres)	Sale Price	Price Square Foot	Sold Date
9121 Boyce Place	3 Beds / 2 Baths	1,356	0.219	\$175,000.00	\$129.06	April 2024
2575 Robley Drive	3 Beds / 2 Baths	1,102	0.171	\$169,900.00	\$154.17	March 2024
2055 Wilbert Drive	3 Beds / 2 Baths	1,009	0.178	\$165,000.00	\$160.06	August 2024
8915 Sumter Drive	3 Beds / 2 Baths	1,172	0.179	\$140,000.00	\$117.66	December 2023
<b>Averages:</b>	<b>N/A</b>	<b>1160</b>	<b>0.187</b>	<b>\$162,475.00</b>	<b>\$140.24</b>	<b>N/A</b>



# Nearby 3 Bedroom, 1.5+ Bathroom House Rentals:



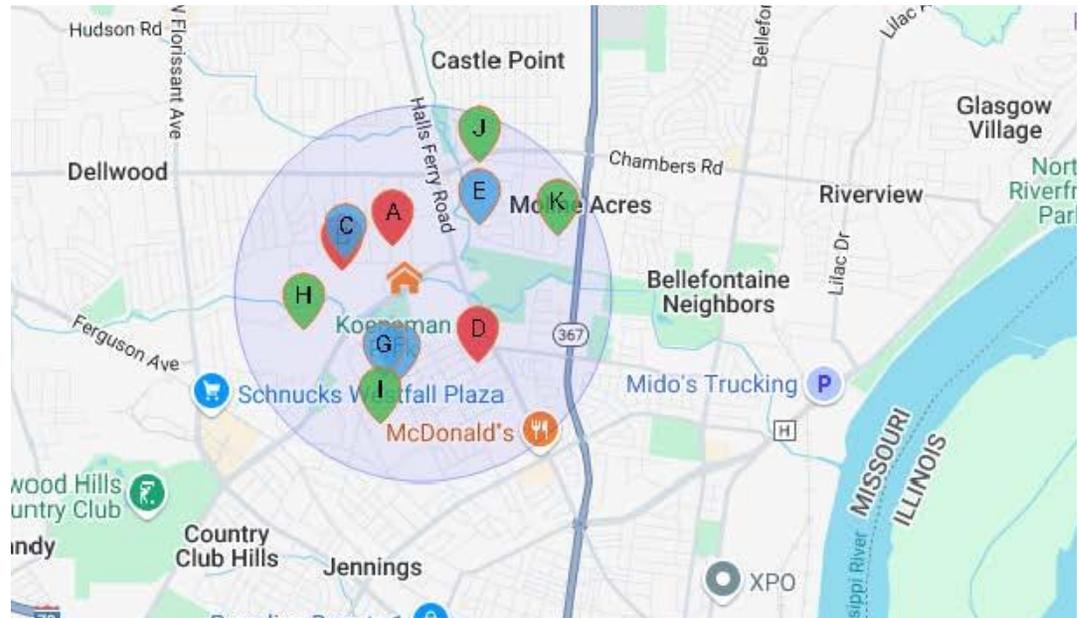
## 2024 Jannette Drive St. Louis, MO

Results based on 11, 3-bedroom, 1½ or more bath House rentals seen within 12 months in a 1.00 mile radius.

AVERAGE	MEDIAN	25 <sup>TH</sup> PERCENTILE	75 <sup>TH</sup> PERCENTILE
\$1,329 ±4%	\$1,275	\$1,218	\$1,441

### Summary Statistics

Sample Size	11
Sample Min	\$1,150
Sample Max	\$1,650
Sample Median	\$1,275
Sample Mean	\$1,329
Sample Standard Deviation	\$166
25th – 75th Percentile	\$1,218 – 1,441
10th – 90th Percentile	\$1,118 – 1,541
5th – 95th Percentile	\$1,058 – 1,601

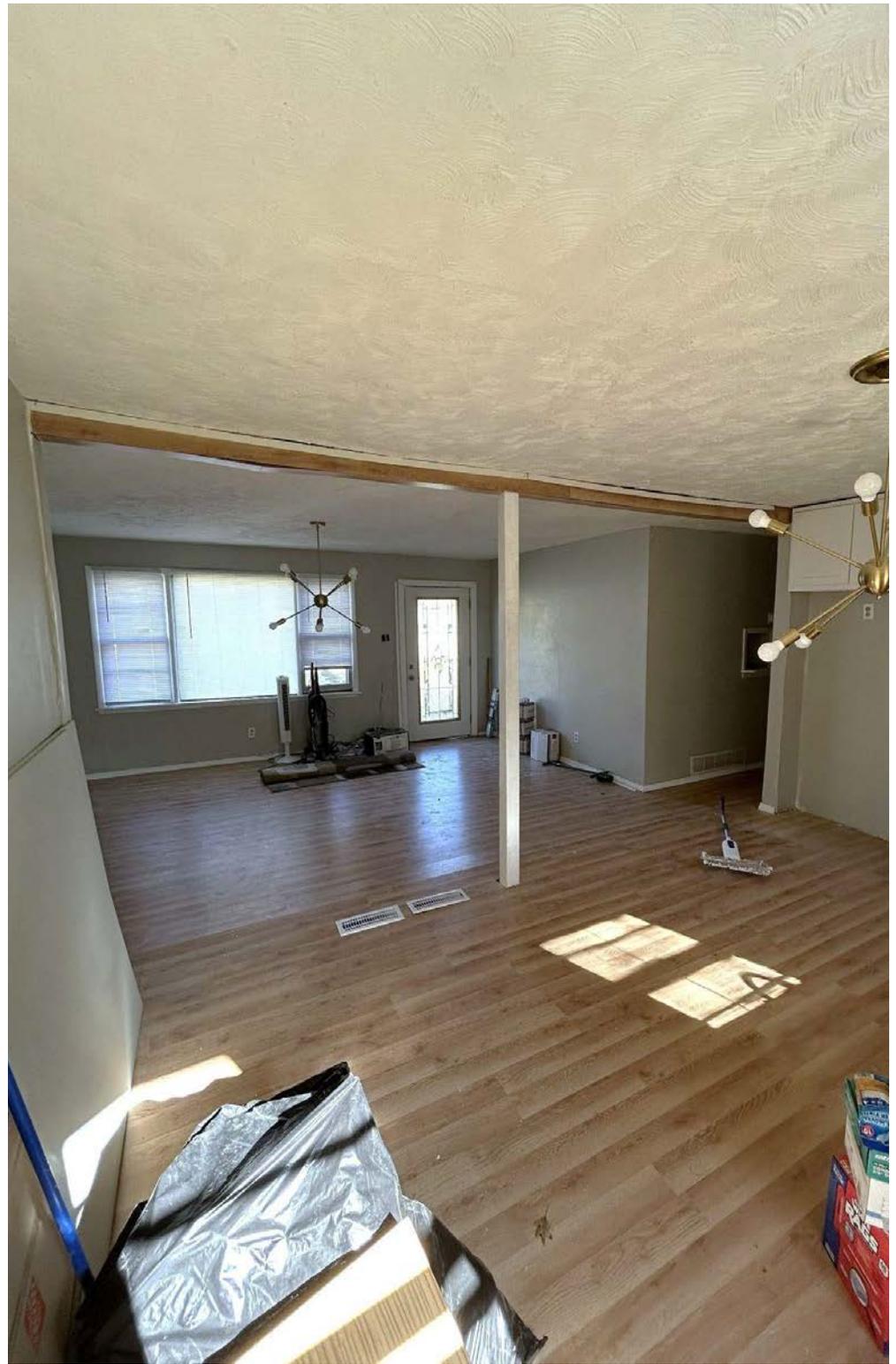


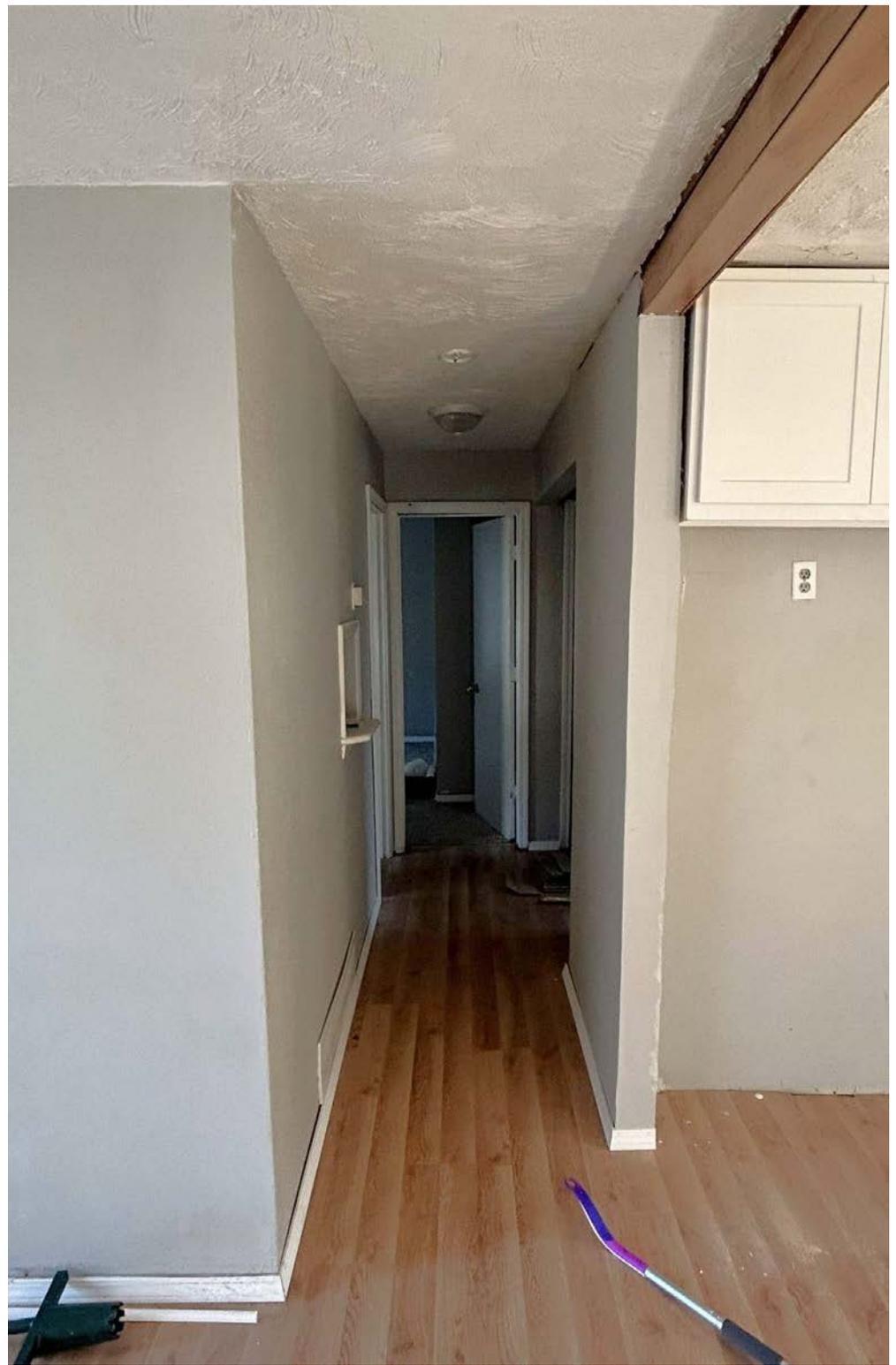
## Nearby 1 Bedroom, 1 Bathroom Apartment Rentals:

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Address	Bed / Bath Breakdown	Unit Square Footage	Rent Price
8792 Darnell Place, 63136	3 Beds / 1.5 Baths	1,220	\$1,275
1915 Nemnich Road, 63136	3 Beds / 2 Baths	1,000	\$1,300
2201 Lovett Drive, 63136	3 Beds / 2 Baths	1,150	\$1,350
9221 Leamont Drive, 63136	3 Beds / 2 Baths	1,400	\$1,500
9553 Winkler Drive, 63136	3 Beds / 2 Baths	1,852	\$1,545





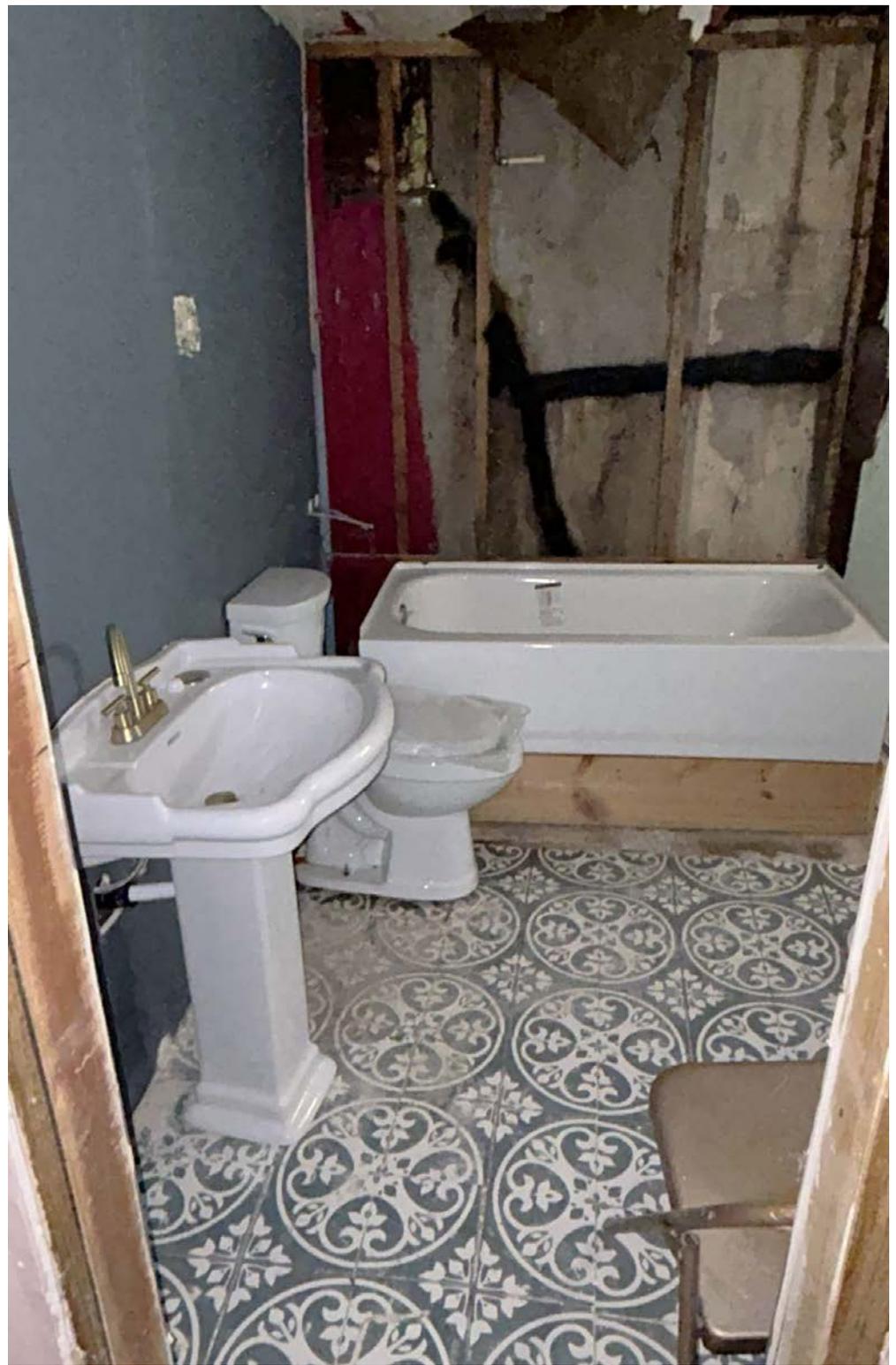
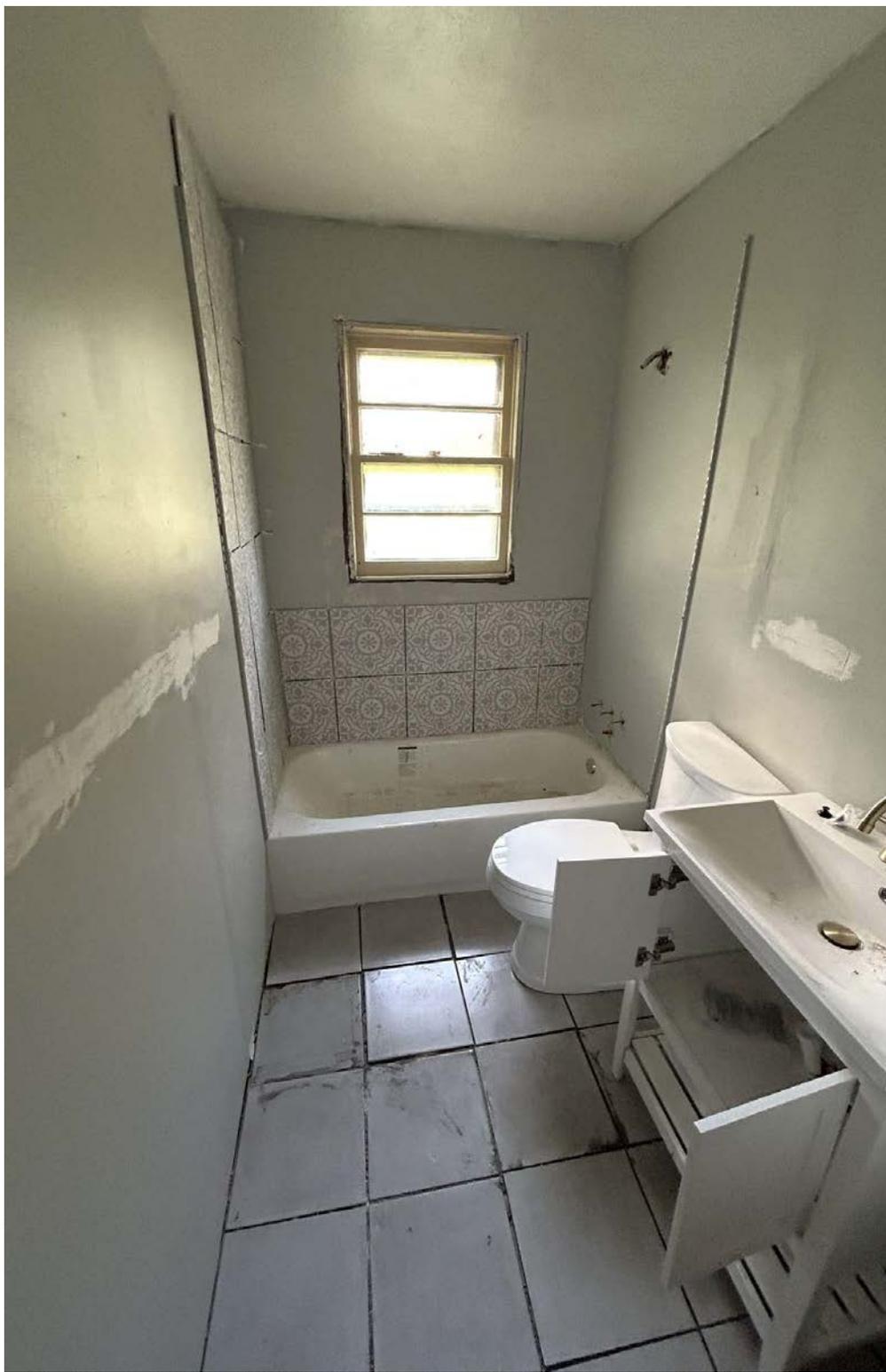


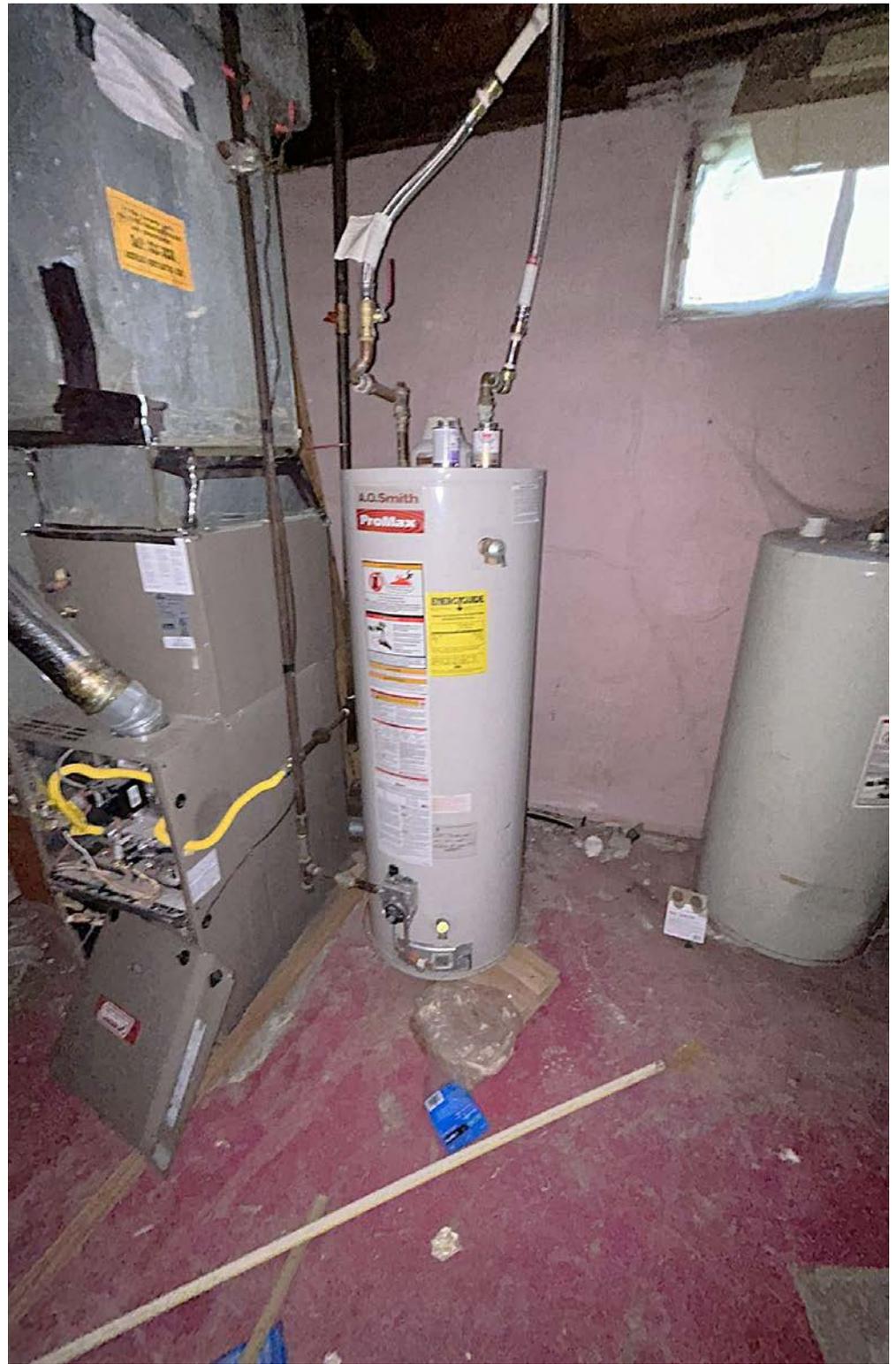


















## Invest St. Louis

2309 Thurman Ave.  
St. Louis, MO 63110  
Office: (314) 325-6201

*Invest St. Louis is a licensed real estate brokerage in the state of Missouri.*

### Disclaimer:

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**2024 Jannette Drive, 63136**

Priced at

**\$69,000**

## Contacts:

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**Jordan Schoen**

Broker

(314) 255-5117 Phone

Jordan@InvestSTL.com



**Matt Guignon**

Agent

(314) 707-8314 Phone

Matt@InvestSTL.com