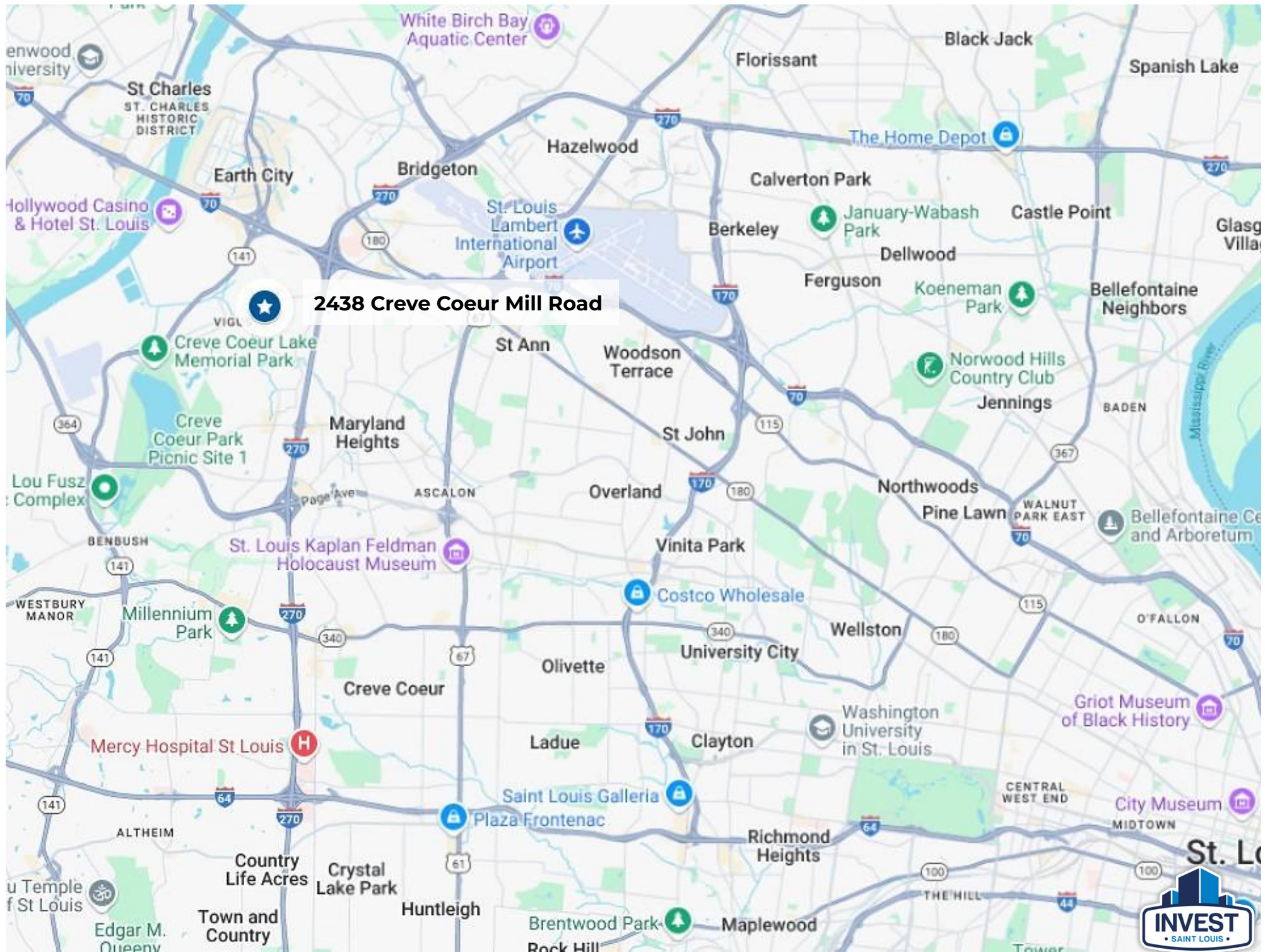




2438 Creve Coeur Mill Rd, Maryland Heights, Missouri 63043

Cash-Flowing Home on a Large Lot in the Heart of Maryland Heights





Investment Overview:

Charming Home in Desirable Maryland Heights

This 3-bedroom, 1-bathroom single-family home offers 1,587 square feet of living space on a spacious 12,197 square foot (.28 acre) lot. Built in 1940, the home spans two stories and sits in a sought-after Maryland Heights location close to the airport and many major employers.

Interior Features

The home includes a large kitchen area, a double-sink vanity in the bathroom, and a spiral staircase leading to the semi-finished basement. Flooring is a mix of hardwood, tile, and carpet throughout. Additional highlights include a spacious living room with a large fireplace and a built-in bar and storage area—perfect for entertaining or relaxing.

Outdoor Space

Enjoy a generous outdoor area with a patio—ideal for gatherings, gardening, or simply enjoying the quiet surroundings.



Investment Overview (Cont.):

Bonus Basement Space

The semi-finished basement offers extra flexibility for a rec room, workspace, or additional storage.

This property blends vintage charm with plenty of space, both inside and out, in a location that continues to attract homeowners and investors alike.

Investment Highlights:

Currently cash-flow positive, the property generates \$26,160 in gross annual income and a Year 1 Net Operating Income of \$17,931. The attractive location and affordable price point offer multiple viable exit strategies. With steady cash flow, long-term appreciation, and favorable tax advantages, this home is well-positioned to serve as a productive, low-maintenance investment for years to come.

7-Year Pro Forma:

FINANCING CALCULATIONS							
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Maintenance	0.0%	2.0%	2.0%	2.0%	2.5%	3.0%	3.0%
Property Appreciation	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Rental Appreciation	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Tax/Insurance/HOA Appreciation	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Revenues							
Rental Income	\$ 26,160	\$ 26,945	\$ 27,753	\$ 28,586	\$ 29,443	\$ 30,327	\$ 31,236
Vacancy Rate	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Rental Income	\$ 26,160	\$ 26,945	\$ 27,753	\$ 28,586	\$ 29,443	\$ 30,327	\$ 31,236
Expenses							
Property Taxes	\$ 3,283	\$ 3,332	\$ 3,382	\$ 3,433	\$ 3,485	\$ 3,537	\$ 3,590
Insurance	\$ 2,330	\$ 2,365	\$ 2,400	\$ 2,436	\$ 2,473	\$ 2,510	\$ 2,548
Property Mgmt	\$ 2,616	\$ 2,694	\$ 2,775	\$ 2,859	\$ 2,944	\$ 3,033	\$ 3,124
Lease Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HOA	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance & Repairs	\$ -	\$ 539	\$ 555	\$ 572	\$ 736	\$ 910	\$ 937
Total Expenses	\$ 8,229	\$ 8,931	\$ 9,113	\$ 9,300	\$ 9,638	\$ 9,989	\$ 10,198
Net Operating Income (NOI)	\$ 17,931	\$ 18,014	\$ 18,640	\$ 19,286	\$ 19,805	\$ 20,337	\$ 21,038
Cash Flow							
NOI (Cash Available)	\$ 17,931	\$ 18,014	\$ 18,640	\$ 19,286	\$ 19,805	\$ 20,337	\$ 21,038
Mortgage	\$ 14,969	\$ 14,969	\$ 14,969	\$ 14,969	\$ 14,969	\$ 14,969	\$ 14,969
Total Cash Flow	\$ 2,962	\$ 3,045	\$ 3,671	\$ 4,317	\$ 4,836	\$ 5,368	\$ 6,069
Loan Principal Payments	\$ 1,905	\$ 2,042	\$ 2,190	\$ 2,348	\$ 2,518	\$ 2,700	\$ 2,895
Appreciation	\$ 12,500	\$ 13,125	\$ 13,781	\$ 14,470	\$ 15,194	\$ 15,954	\$ 16,751
Total Return	\$ 17,366	\$ 18,212	\$ 19,642	\$ 21,135	\$ 22,548	\$ 24,022	\$ 25,715
Total ROI	31%	33%	35%	38%	40%	43%	46%
Average ROI						38%	
Estimated Value at Year 7						\$351,775.11	
Loan Paid Down over 7 Years						\$16,598.60	



Single-Family Home Sales Nearby:

Address	Bed / Bath Breakdown	Square Footage	Sales Price	Date Sold
12240 Creve Coeur Ridge Court	3 Beds / 2 Baths	1,160	\$268,000	September 2024
2525 Salem Drive	3 Beds / 1 Bath	952	\$265,000	May 2025
11943 Loxley Lane	3 Beds / 1 Bath	900	\$250,000	July 2024
12023 Glengrove Drive	3 Beds / 2 Baths	1,036	\$240,824	July 2024
Averages	N/A	1,012	\$255,956	N/A



3 Bedroom / 1 Bathroom House Rentals Nearby:



2438 Creve Coeur Mill Rd Maryland Heights, MO 63043

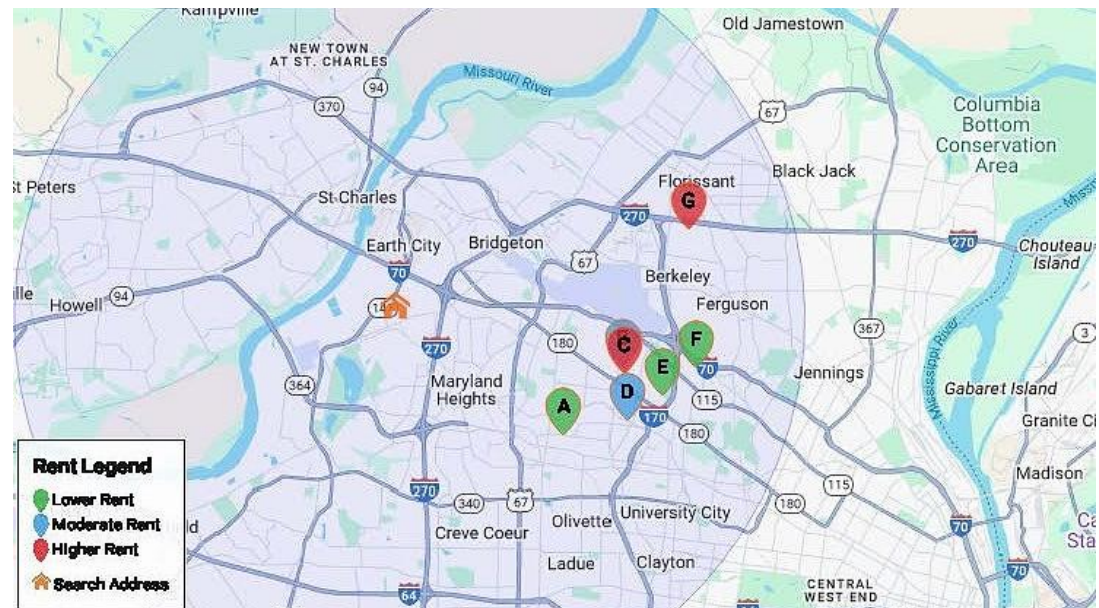
Results based on 7, 3-bedroom, single bath House rentals seen within 12 months in a 10.00 mile radius.

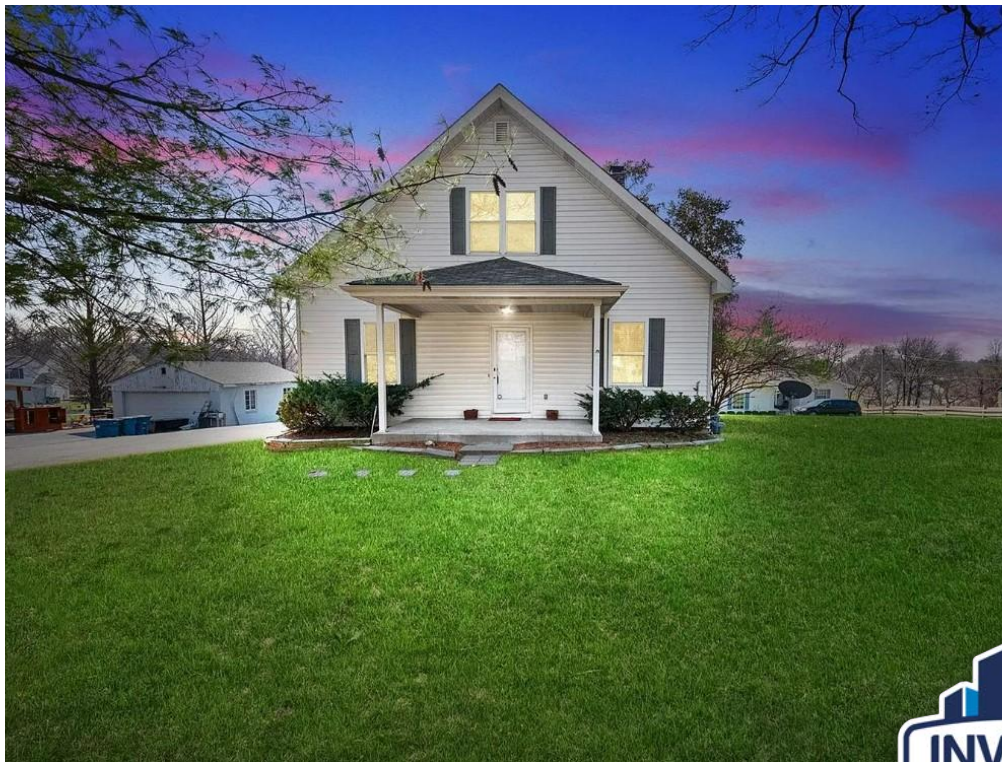
A min/max Price or SQFT has been set.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$1,514 $\pm 4\%$	\$1,495	\$1,415	\$1,613

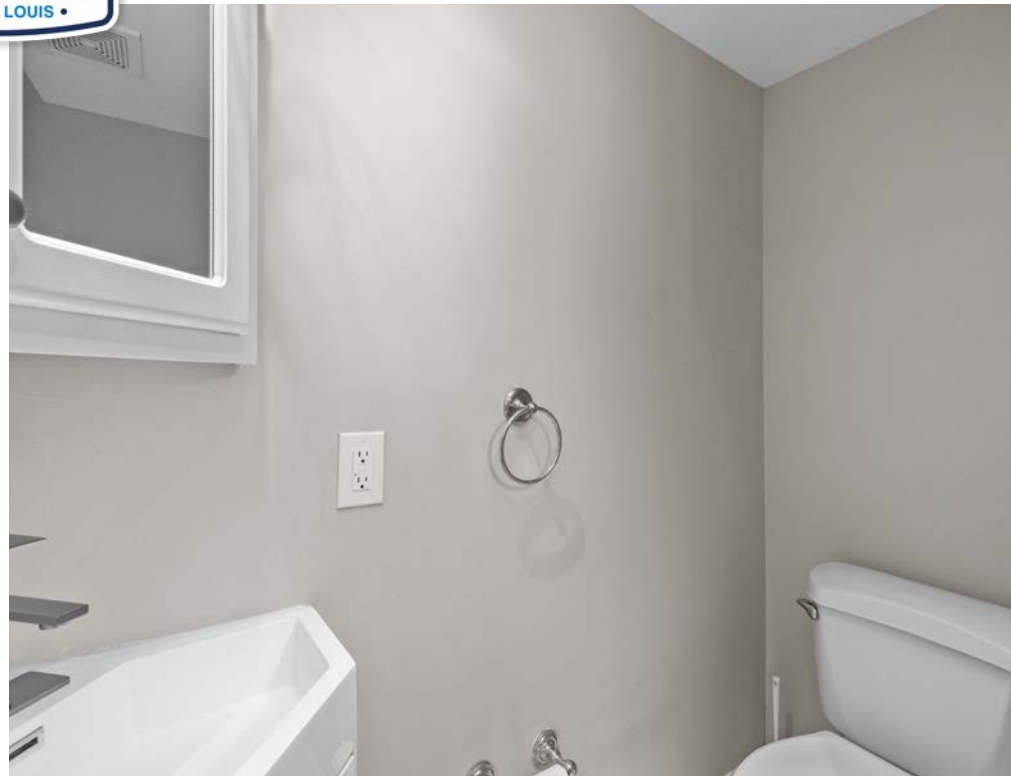
Summary Statistics

Sample Size	7
Sample Min	\$1,345
Sample Max	\$1,730
Sample Median	\$1,495
Sample Mean	\$1,514
Sample Standard Deviation	\$147
25th – 75th Percentile	\$1,415 – 1,613
10th – 90th Percentile	\$1,326 – 1,702
5th – 95th Percentile	\$1,273 – 1,755





























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2438 Creve Coeur Mill Road

Classic Two-Story Home
in the Heart of Maryland Heights

Priced at

\$245,000

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