

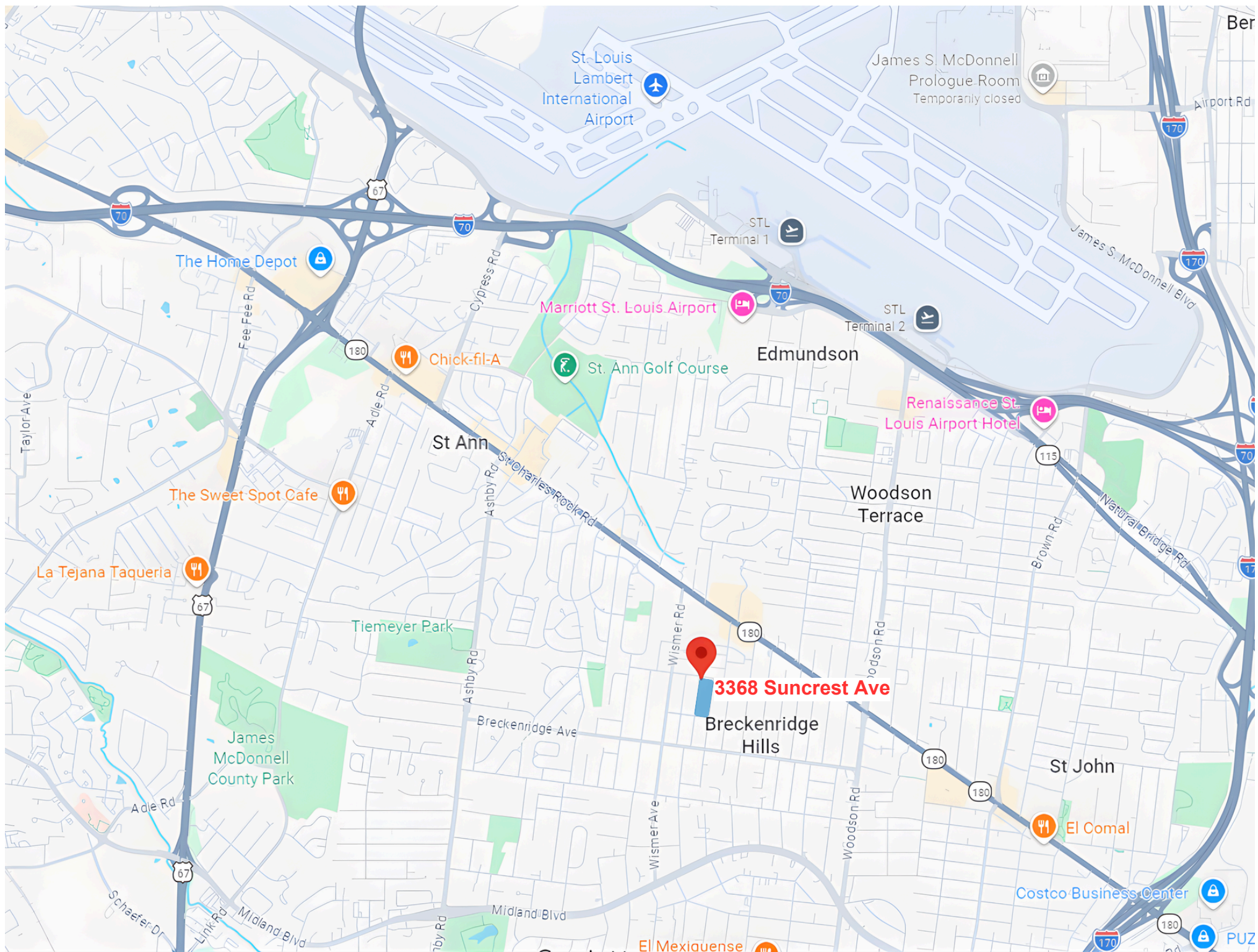


**3368 Suncrest Ave, Saint Louis, MO 63114**

**Centrally Located Turnkey Rental Near Airport & Highways**







## Investment Summary

Turnkey, cash-flowing rental in a highly convenient St. Louis location. 3368 Suncrest is centrally located near major highways, the airport, shopping, and large employers — making it an easy property to rent and a strong long-term hold for investors.

The home has been recently updated with tasteful, low-maintenance finishes, offering a clean and efficient layout with 4 bedrooms and 2 bathrooms. It is currently leased for \$1,650/month, providing immediate income from day one.



### **Key Highlights:**

- Centrally located near highways, airport, shopping, and major employers
- Recently updated with low-maintenance, neutral finishes
- Currently leased for \$1,650/month
- 4 Bed / 2 Bath
- Great option for a new investor or a clean addition to an existing portfolio
- Excellent rental comps indicating significant room to increase rent over the years.

A strong, stabilized rental with updates already completed — ideal for investors looking for simplicity, stability, and immediate returns.





# Rent Comparables



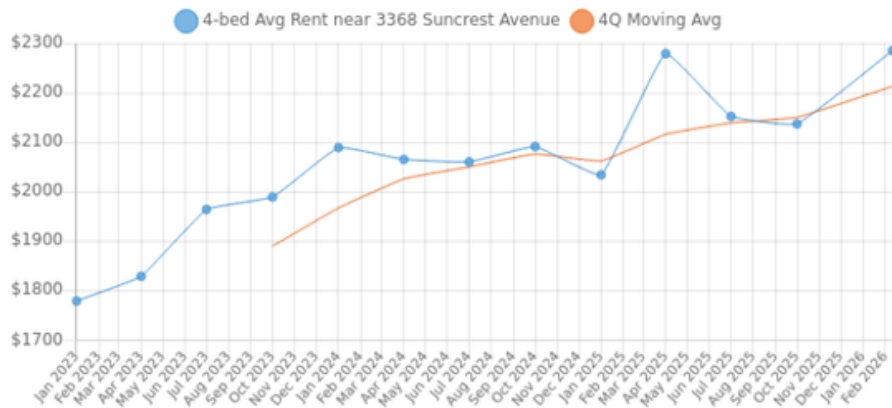
## 3368 Suncrest Avenue St. Louis, MO

Results based on 37, 4-bedroom, 1½ or more bath rentals seen within 12 months in a 5.00 mile radius.

AVERAGE	MEDIAN	25TH PERCENTILE	75TH PERCENTILE
\$2,285 $\pm 5\%$	\$2,100	\$1,800	\$2,770

Report generated: Feb 2026

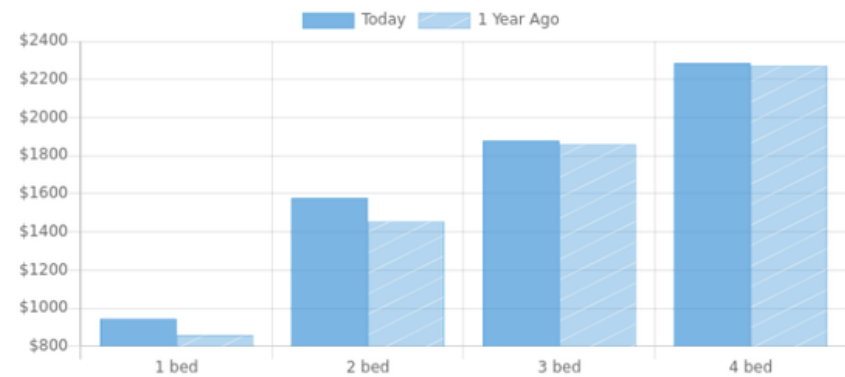
### Historical Trend Line



### Summary Statistics

Sample Size	37
Sample Min	\$800
Sample Max	\$3,800
Sample Median	\$2,100
Sample Mean	\$2,285

### Average Rent by Bedroom Type

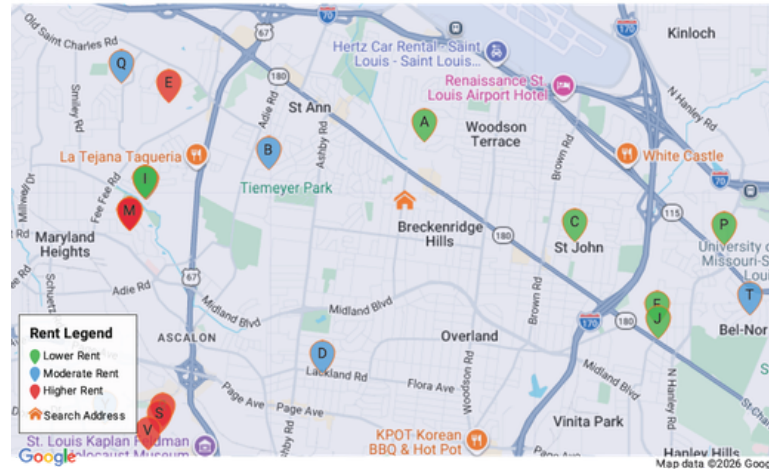


Sample Standard Deviation	\$719
25th – 75th Percentile	\$1,800 – 2,770
10th – 90th Percentile	\$1,364 – 3,205
5th – 95th Percentile	\$1,103 – 3,466





# Rent Comparables



Label	Address	Distance (mi)	Rent (\$)	Size (sqft)	\$/sqft	Beds	Baths	Building Type	Last Seen
A	9826 Winn Dr, St. Louis, MO 63134	0.78	1450	1248	1.16	4	2	House	Jan 1, 2026
B	10900 St Boniface Ln, St Ann, MO 63074	1.74	2150	1514	1.42	4	2.5	House	Jul 1, 2025
C	3410 Mc Kibbon, St. Louis, MO 63114	1.89	1500	1166	1.29	4	1.5	House	Oct 1, 2025
D	10310 Lackland Rd, Overland, MO 63114	2.18	2157	2200	0.98	4	2.5	House	Nov 1, 2025
E	11256 Tea Olive Dr, Bridgeton, MO 63044	3.09	3495	2504	1.4	4	2.5	House	Nov 1, 2025
F	8213 John Pl, St. Louis, MO 63114	3.09	1800	1456	1.24	4	2	House	May 1, 2025
G	11035 Mars Ln, Maryland Heights, MO 63043	3.1	2100	1825	1.15	4	2	House	Oct 1, 2025
H	11039 Mars Ln, Maryland Heights, MO 63043	3.11	1800	1850	0.97	4	2	House	Apr 1, 2025
I	11039 Mars Ln, Maryland Heights, MO 63043	3.11	1800	1800	1	4	2	House	Mar 1, 2025
J	8129 St Charles Ln, St. Louis, MO 63114	3.18	1600	1192	1.34	4	2	House	Oct 1, 2025
K	188 Birchwood Trail Dr, Maryland Heights, MO 63043	3.29	2995	3035	0.99	4	3	House	Nov 1, 2025



# INCOME, EXPENSES & PROFORMA – 3368 Suncrest Dr.

## PRO FORMA INCOME & EXPENSES

	Monthly	Yearly
Gross Rent Income	\$2,000	\$24,000
Vacancy Loss	-\$75	-\$900
<b>Effective Gross Income (EGI) after Vacancy</b>	<b>\$1,925</b>	<b>\$23,100</b>

## OPERATING EXPENSES

	Monthly	Yearly
Property Taxes	\$151	\$1,812
Insurance	\$125	\$1,500
Utilities	\$100	\$1,200
Maintenance and Repairs	\$75	\$900
<b>Total Operating Expenses</b>	<b>\$451</b>	<b>\$5,412</b>

## NET OPERATING INCOME (NOI)

	Monthly	Yearly
Effective Gross Income	\$1,575	\$18,900
Total Expenses	-\$451	-\$5,412
<b>Total Net Operating Income</b>	<b>\$1,124</b>	<b>\$13,488</b>

## INVESTOR SNAPSHOT

Total Rentable SF:	Approx. 1,600–1,800 SF (4BR SFR)
Gross Potential Income:	\$24,000
Vacancy Assumption:	~3.75% (\$900 annually)
Effective Gross Income:	\$23,100
NOI:	\$13,488
Asset Type:	Single-Family Rental
Strategy:	Turnkey Hold / Long-Term Cash Flow

*\*Pro Forma rents modeled at \$2,000/month based on projected market performance and comparable rental data.*

*\*Vacancy estimated at approximately \$900 annually.*

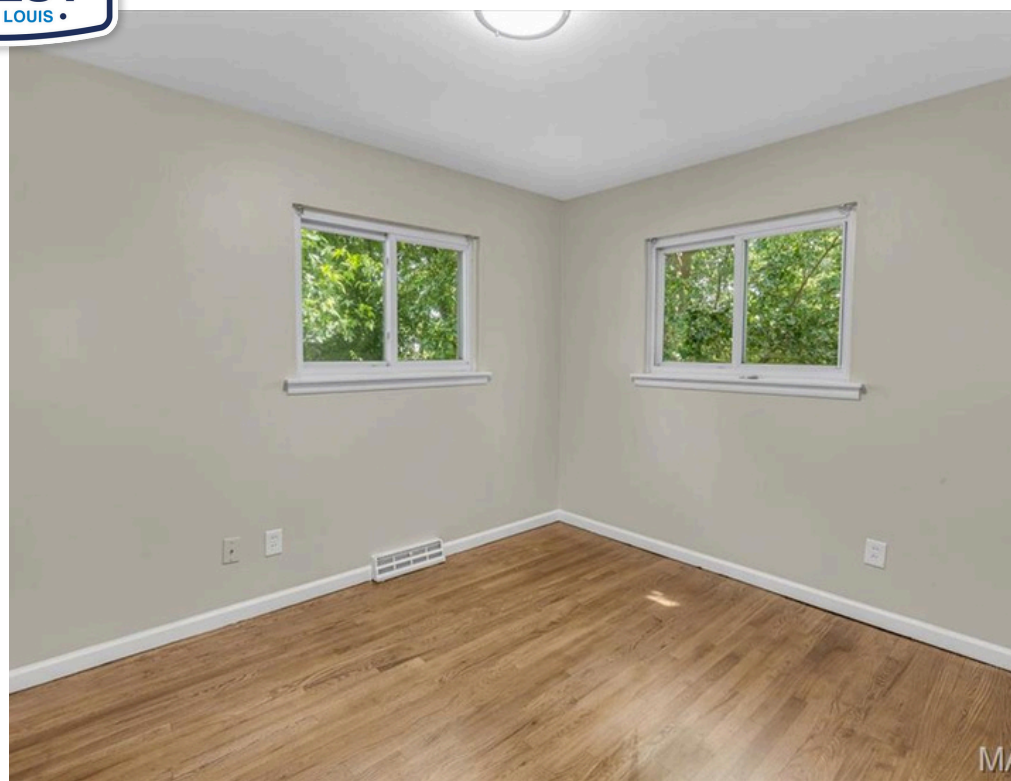
*\*Operating expenses reflect current tax, insurance, utilities, and maintenance assumptions.*

*\*Projected Annual Net Operating Income: \$17,687.*

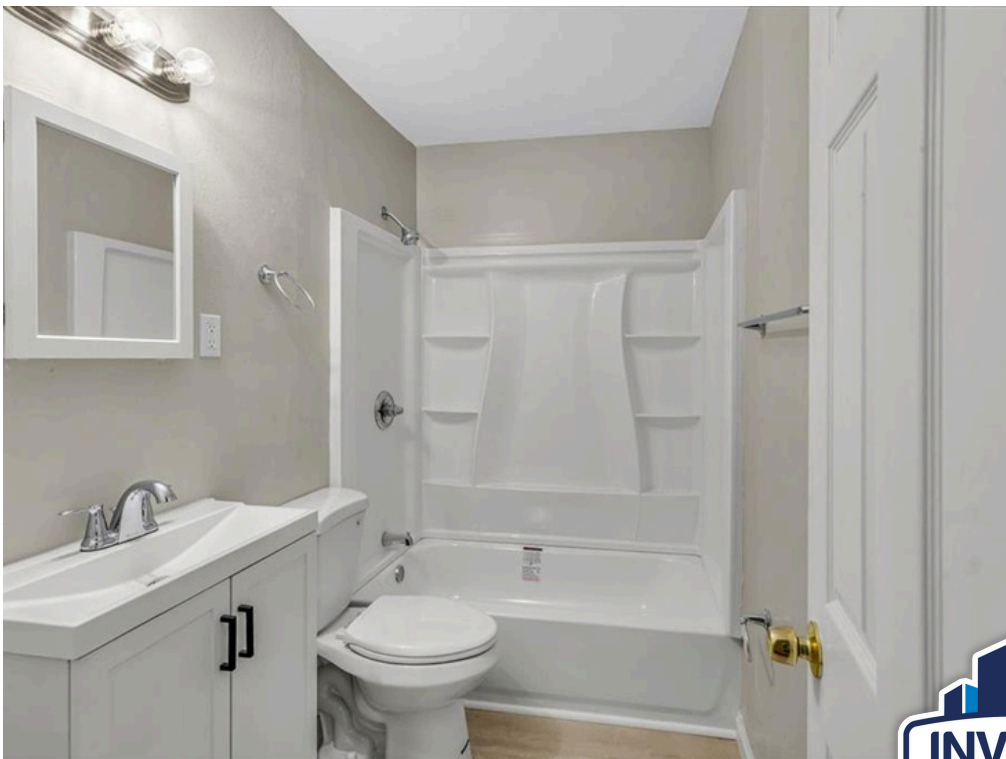














## **Invest St. Louis**

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*Invest St. Louis is a licensed real estate  
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**3368 Suncrest Ave, St.  
Louis, MO 63114**

**Priced at:**

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**\$164,900**

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## **Contact:**

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