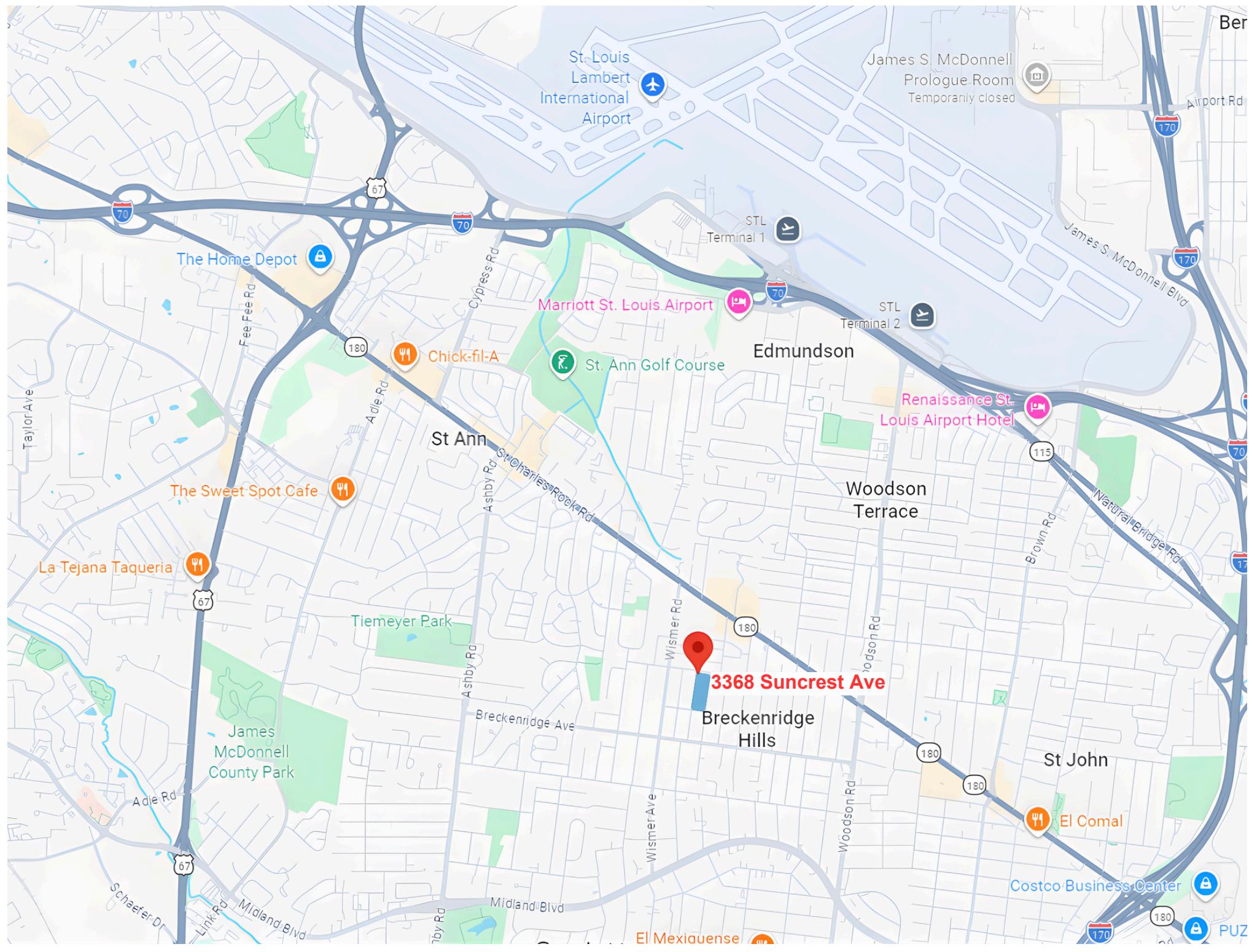




**3368 Suncrest Ave, Saint Louis, MO 63114**

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





## Investment Summary

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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



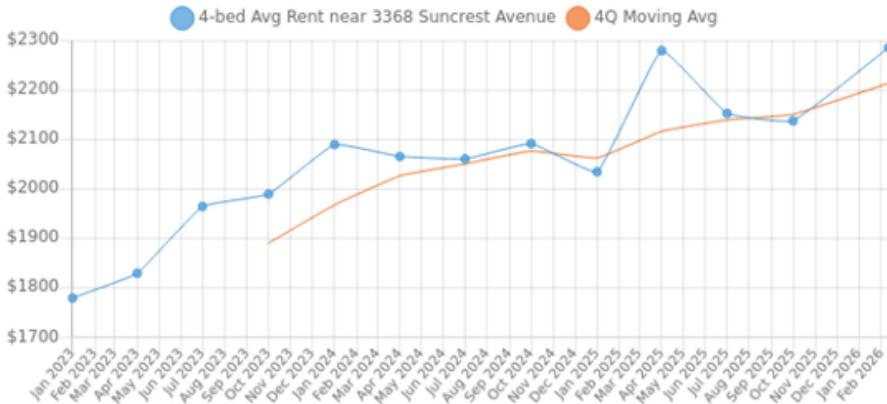
## 3368 Suncrest Avenue St. Louis, MO

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

AVERAGE	MEDIAN	25 <sup>TH</sup> PERCENTILE	75 <sup>TH</sup> PERCENTILE
\$2,285 <small>±5%</small>	\$2,100	\$1,800	\$2,770

Report generated: Feb 2026

### Historical Trend Line



### Average Rent by Bedroom Type

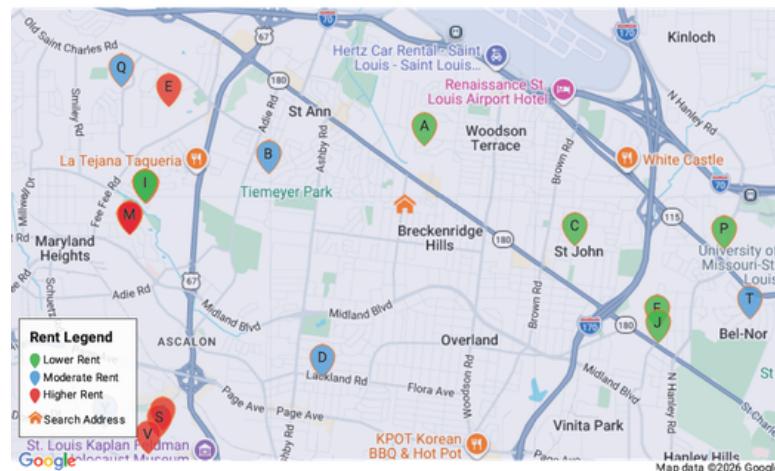


### Summary Statistics

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

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 brokerage in the state of Missouri.*

### **Disclaimer:**

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**3368 Suncrest Ave, St. Louis, MO 63114**

**Priced at:**

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**\$164,900**

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