

# 2104/2106 Fernwood St, Port Charlotte FL



**DONT MISS OUT!**

## DEAL OF THE WEEK



**Rented**

**4 Bed 4 Bath | 2,104 Sqft**

**Purchase Price: \$399,900**  
**Monthly Rent: \$2,890**

**Rates as low as**  
**3.75% (5.068% APR)**

**2 Years of FREE**  
**Property Management**  
**Rent Protection**

**Monthly Cash Flow Yr 1: \$572**  
**6 Year Projected Profit: \$220,612**  
**10 Year Projected Profit: \$498,832**  
**6 Year Annualized Return: 25.9%**  
**10 Year Annualized Return:: 23.0%**

**25% Down: \$99,975**  
**Estimated Cash to Close: \$120,138**



**Southern Impression Homes**

**904-670-7248 | info@sihomesfl.com**

APR = Annual Percentage Rate. \*Buyer must qualify with Seller's preferred lender, CMG Home Loans, to be eligible for the financing incentives listed above. Offer subject to change at any time. Valid for contracts fully executed on or after 06/30/26. The Free Property Management incentive is only available through Builder's preferred property manager, SunCoast Property Management. If Buyer selects one of the above Builder Incentives for a property that is expected to receive a Certificate of Occupancy more than 45 days after the Effective Date of the Purchase and Sale Agreement and Builder is unwilling or unable to provide the Interest Rate, Loan Type or Buyer Paid Points listed above at the time the Certificate of Occupancy is received, Builder will, at Buyer's request, terminate the Agreement and provide a full refund of Buyer's Deposit. If a property is eligible for Rent Protection and a tenant does not move into the property within 90 days following the date upon which Buyer closed on the property, Seller shall be required to fulfill the estimated rent amount to Buyer. Buyer's deposit into Buyer's PM account for a period of up to 90 days. For the avoidance of doubt, once a tenant moves into the property, Seller shall be relieved of all obligation under the Rent Protection clause. Buyer must use Builder's preferred property manager, SunCoast Property Management to be eligible for Rent Protection. Down Payment Requirements: 10/6 ARM options require 25% down payment. 30-year fixed options require 20% or 25% down payment depending on the option chosen. To be eligible for the Buyer Paid Points listed above, Buyer's credit score must be 745 or greater. Buyers with a credit score of 715 to 744 will be subject to additional Buyer Paid Points in the amount of 1.5% of the loan amount. Buyers with a credit score below 715 may not be eligible for the Builder Incentives listed above. However, if approved, Buyer will be subject to additional Buyer Paid Points in the amount of 2.5% of the loan amount. Buyer Paid Points are calculated by multiplying the loan amount by Buyer Paid Points %. Seller Paid Closing Costs are calculated by multiplying the Purchase Price by the % Seller Paid Closing Costs. If the Property is eligible for Rate Protection based on the incentive Option selected by Purchaser, then Purchaser shall have a one (1) time option to elect an Incentive Option for the same Loan Type with a lower Interest Rate or lower Buyer Paid Points (the "Alternate Incentive Option") if such Alternate Incentive Option is offered by Seller on or before the date that is thirty (30) days prior to Closing. Purchaser may only elect the Alternate Incentive Option while Seller is offering such Alternate Incentive Option. Purchaser may elect to proceed with such Alternate Incentive Option no later than twenty-five (25) days prior to Closing. The Closing will not be rescheduled based on this paragraph. CKF Construction Services, LLC. CGC1505442

