



Southern
Impression
Homes



LEHIGH ACRES

MARKET REPORT

LEHIGH ACRES, FLORIDA MARKET REPORT

Key Facts



Polygon
Area: 92.3 square miles

KEY FACTS

113,546

Population



3.0

Average
Household Size

34.5

Median Age

\$57,456

Median Household
Income

EDUCATION

18%

No High School
Diploma



37%

High School
Graduate



28%

Some College



16%

Bachelor's/Grad/
of Degree

BUSINESS



2,060

Total Businesses



12,390

Total Employees

EMPLOYMENT



45.7%

White Collar



31.3%

Blue Collar



23.1%

Services



4.7%

Unemployment
Rate

INCOME



\$57,456

Median Household
Income



\$23,407

Per Capita Income



\$104,469

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (22.4%)

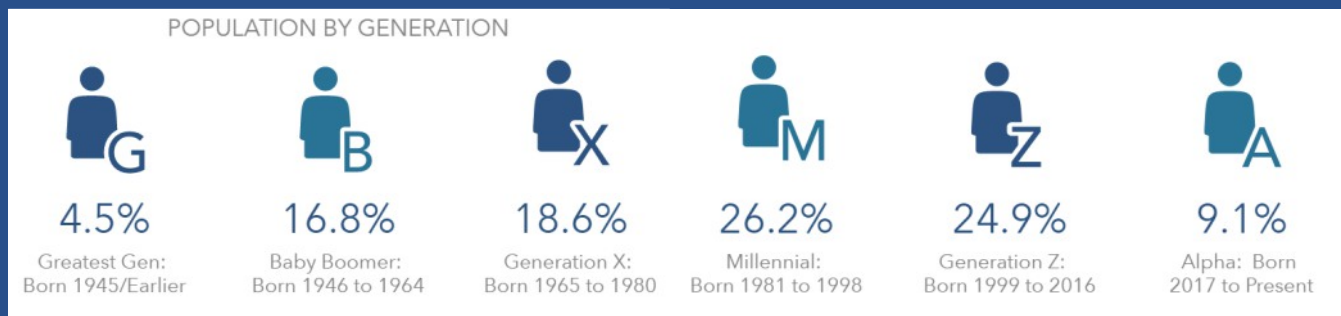
The smallest group: \$200,000+ (1.6%)

Indicator ▲	Value	Diff	
<\$15,000	8.2%	-3.0%	
\$15,000 - \$24,999	8.2%	-4.1%	
\$25,000 - \$34,999	9.4%	-2.4%	
\$35,000 - \$49,999	15.3%	-3.9%	
\$50,000 - \$74,999	22.4%	+6.4%	
\$75,000 - \$99,999	17.4%	+1.8%	
\$100,000 - \$149,999	14.6%	+5.7%	
\$150,000 - \$199,999	3.0%	+0.1%	
\$200,000+	1.6%	-0.5%	

Bars show deviation from Hendry County



As a fast growing, up-and-coming community, Lehigh Acres offers impressive investor property purchase opportunities. Lehigh Acres' proximity to the Gulf of Mexico and popular tourist destinations, makes this area a desirable place to live. The fast growing population makes it an attractive market for real estate.



Future job growth over the next ten years is set to be 41.6%.

Lehigh Acres has seen a 1.9% increase in the job market over the last year.

Retail, Tourism, Construction and Services employ most Lehigh Acres' residents.

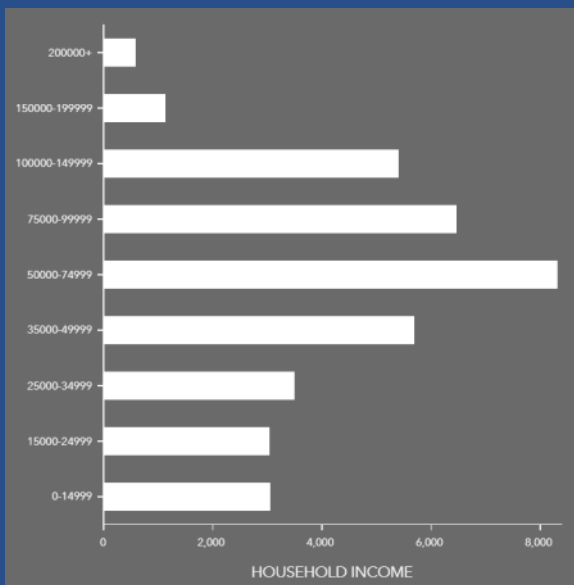
The trend in the Lehigh Acres real estate market is **affordability**. Affordable investment properties are a staple of many Florida markets, but it is particularly true with the Lehigh Acres housing forecast. Your return on investment will continue to increase over the time that you buy and hold your properties.



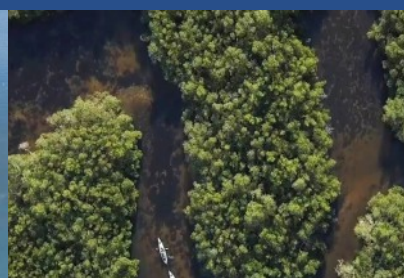
Lehigh Acres' economy is growing every day. Only 12 miles east of Fort Myers, Lehigh Acres is home to endless ponds, 16 well-stocked lakes, and 175 miles of canals. Lehigh Acres is a perfect destination for fishing enthusiasts from beginners to pros.

The close proximity to the Gulf of Mexico and nearby barrier islands makes for daily beach trips. Along with the endless water activities, Lehigh Acres is filled with championship golf courses and miles of natural parks. This charming suburban retreat is the ideal place for families or seniors seeking an affordable and laid-back lifestyle. Major factors for this attractive cost of living is the relatively low cost of real estate in the market.

With a large population and land mass comes a large tenant pool. About **40% of Lehigh Acres residents are renters**. This makes it easy to see why many investors would be interested in the housing market in Lehigh Acres, FL.



The healthy Household Income in Lehigh Acres is high enough to support increasing rental rates.



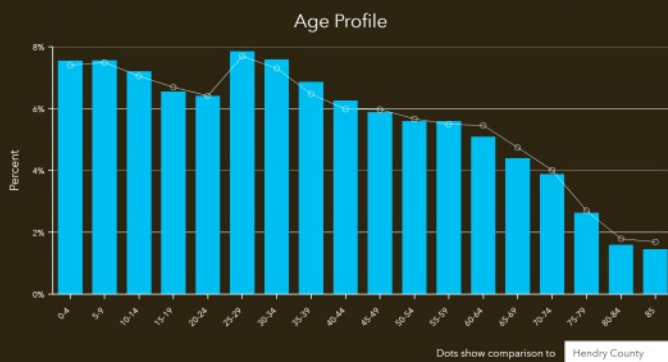
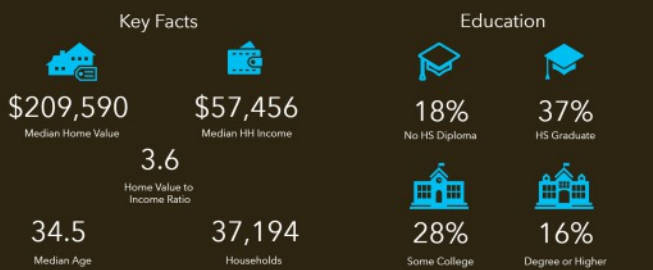
Demographics



TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode	Households	HHs %	% US HHs	Index
Learn more...				
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	4,795	12.89%	7.63%	169
GenXurban (L5)	2,552	6.86%	11.26%	61
Cozy Country Living (L6)	1,906	5.12%	12.06%	42
Sprouting Explorers (L7)	20,109	54.07%	7.20%	751
Middle Ground (L8)	764	2.05%	10.79%	19
Senior Styles (L9)	2,028	5.45%	5.80%	94
Rustic Outposts (L10)	290	0.78%	8.30%	9
Midtown Singles (L11)	2,072	5.57%	6.16%	90
Hometown (L12)	1,721	4.63%	6.01%	77
Next Wave (L13)	958	2.58%	3.78%	68
Scholars and Patriots (L14)	0	0.00%	1.61%	0



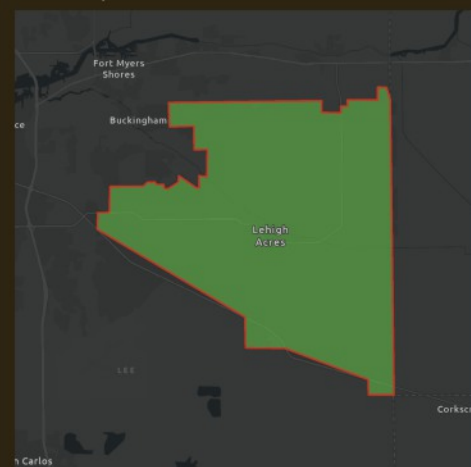
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Bars show deviation from **Hendry County**

Polygon
Area: 92.3 square miles



Tapestry Segments

7A	Up and Coming Families 10,752 households	28.9% of Households
7C	Urban Edge Families 6,039 households	16.2% of Households
4C	Middleburg 4,795 households	12.9% of Households

Source: Esri. The vintage of the data is 2022.
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CLICK EACH PROFILE
TO LEARN MORE

7A

Up and Coming Families
10,752 households

28.9%
of Households

Household Type:
Married Couples

Median Age:
32

Employment:
Prof; Svcs

Education:
College Degree

Income:
\$82,300

Race / Ethnicity:
White

View full segment profile

Married Couples

Single Family

4C

Middleburg
4,795 households

12.9%
of Households

Household Type:
Married Couples

Median Age:
37

Employment:
Prof; Svcs

Education:
College Degree

Income:
\$69,200

Race / Ethnicity:
White

View full segment profile

Married Couples

Single Family

7C

Urban Edge Families
6,039 households

16.2%
of Households

Household Type:
Married Couples

Median Age:
33

Employment:
Svcs; Admin

Education:
HS Diploma Only

Income:
\$57,400

Race / Ethnicity:
White; Black

View full segment profile

Married Couples

Single Family

One of the most important factors for real estate?

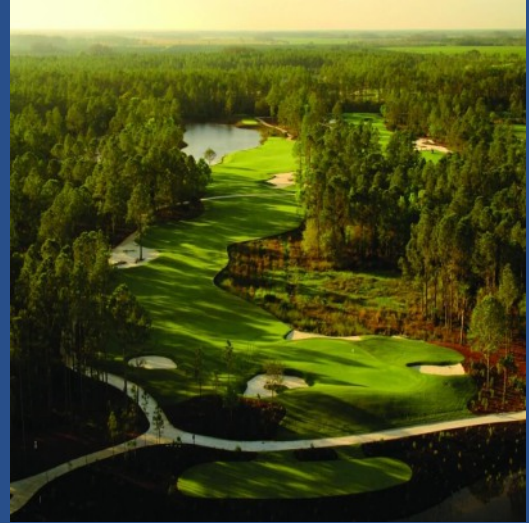
LOCATION



beaches



shopping



scenic views

Offering water views, year-round warm weather, various outdoor amenities, water sports and retail shopping, this area has everything needed to make it a great area for real estate investing. There are several state parks offering boar tours, camping sites, horseback riding, picnic areas, and much more! In addition to all these amenities, you are close to the ocean and many famous golf courses. There is a large retail sector here as well including some of the most popular stores and brands. All of these features make this an attractive market for tenants to live and work, making it a great place to invest in real estate!



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LEHIGH ACRES

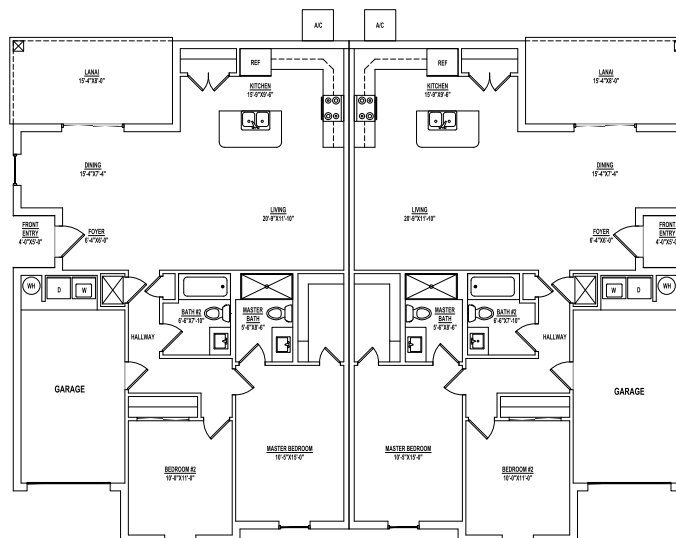


LEHIGH ACRES VILLA

2264- 1 STORY

2 Bedroom | 2 Bath | 1 Car Garage

2264 Square Feet





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SUNCOAST
Property Management, LLC

Southern Impression Homes, along with SunCoast Property Management are transforming the property management and the build-to-rent industry by affording investors the connection between quality investments and a superior level of dedicated management services

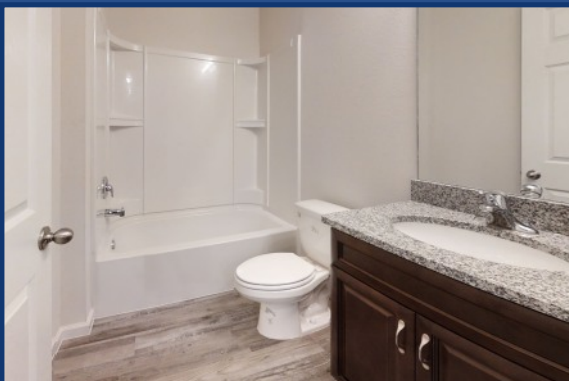
Standard Finishes



Vinyl Plank Flooring



Stainless Steel Appliances



Granite or Quartz Countertops
in Kitchen & Baths



Attractive Exteriors

About Us

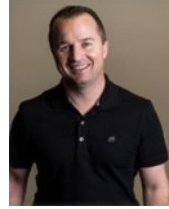


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Homes



Southern Impression Homes is dedicated in designing and building homes with the highest form of quality possible. Along with incorporating craftsmanship, beauty, and functionality into our homes, we aim to develop a sense of community as well as creating long lasting relationships with our customers. We strive to make your experience in home buying and leasing stress free, with a high level of customer service.

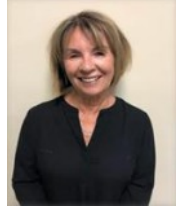
Suncoast Property Management is a full-service real estate firm, currently managing approximately 2000 properties across Florida and Georgia including Jacksonville, St. Augustine, Palm Coast, Ocala, Cape Coral, Punta Gorda and the Greater Atlanta Area. We offer full services for: Turn, Renovation, Collections (including field collections), Maintenance, Field Maintenance Technicians, Accounting, Marketing, Application Processing, and dedicated Leasing Agents. Suncoast utilizes a wide variety of tools to syndicate our rental listings to hundreds of online websites such as; our website, ShowMojo, Zillow, Hot Pads, Trulia, Realtor.com. We also utilize self-entry lockboxes and the Multiple Listing Service. Our Owners have 24/7 access to their online Owners Portal where they can find their Monthly Accounting Statements, Delinquency Report, Open and Closed Maintenance Request, all documents pertaining to any active lease, community messages from the Staff of Suncoast, and the ability to make contributions when necessary.



Chris Funk
President & CEO



Carter Funk
Managing Partner



Peggy Funk
Broker



Leslie Adamson
CFO



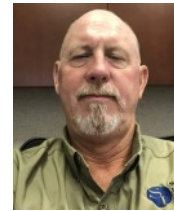
Ariane Godby
Sales Manager



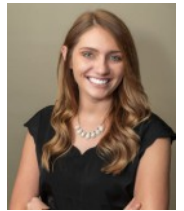
Jessica This
Director of Operations



Len Gorney
COO



John McDaniel
Director of
Construction



Becky House
Director of Property
Management

We would love to speak with you, in detail, about our property management services and how we may benefit your portfolio. Please schedule a day/time with our Investor Relations Manager to speak with you about our services and answer any questions that you may have prior to joining our Property Management Family.

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www.SouthernImpressionHomes.com