



Southern  
Impression  
Homes



# PORT CHARLOTTE

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## MARKET REPORT

# PORT CHARLOTTE, FLORIDA MARKET REPORT

## Key Facts

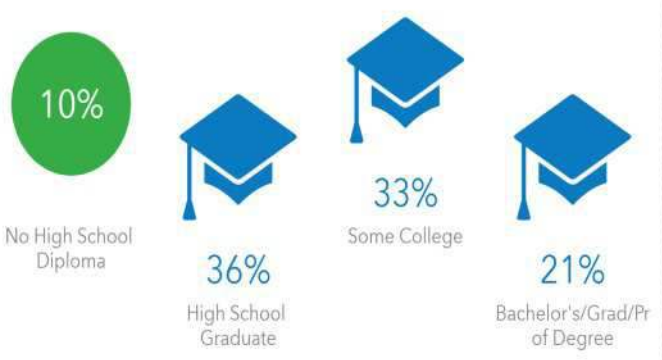


Polygon Area: 24.61 square miles

### KEY FACTS



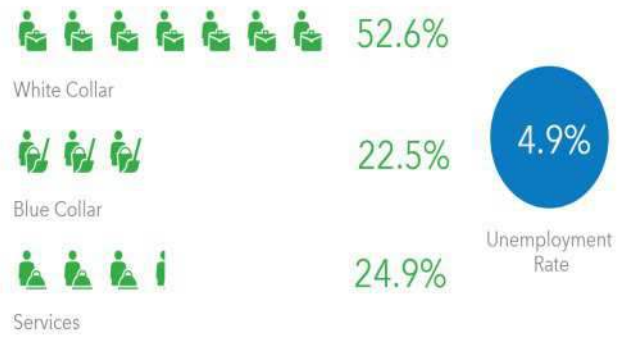
### EDUCATION



### BUSINESS



### EMPLOYMENT



### INCOME



### Households By Income

The largest group: \$50,000 - \$74,999 (17.2%)  
The smallest group: \$200,000+ (3.0%)

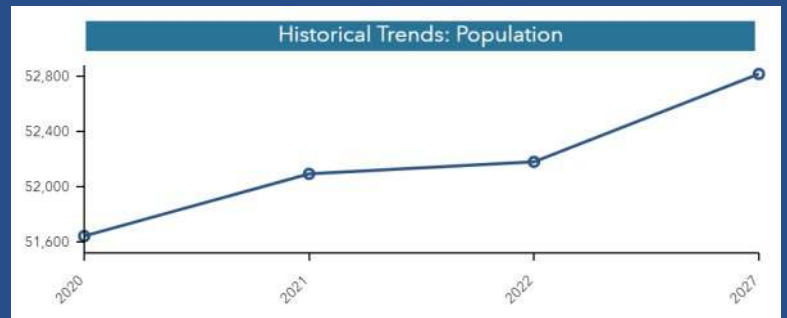
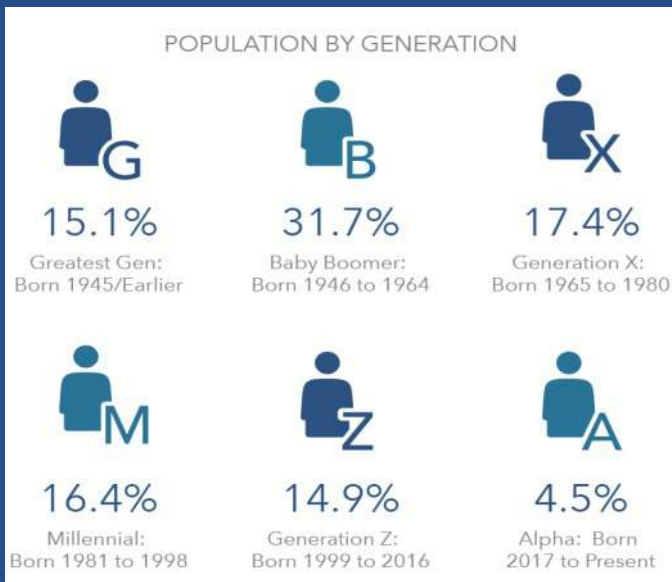
Indicator ▲	Value	Diff
<\$15,000	9.3%	+1.9%
\$15,000 - \$24,999	13.7%	+2.6%
\$25,000 - \$34,999	10.5%	+1.7%
\$35,000 - \$49,999	14.7%	+0.8%
\$50,000 - \$74,999	17.2%	-0.6%
\$75,000 - \$99,999	12.4%	-1.3%
\$100,000 - \$149,999	14.7%	-1.4%
\$150,000 - \$199,999	4.5%	-1.4%
\$200,000+	3.0%	-2.3%

Bars show deviation from Charlotte County





As an upcoming lively area with a prosperous economy and growing population, Port Charlotte boasts impressive investor property purchase opportunities. One of the largest factors for the attractive cost of living is the relatively low cost of real estate in the market.



In the identified area, the current year population is 52,179. In 2020, the Census count in the area was 51,641. The rate of change since 2020 was 1.04%. The five-year projection for the population in the area is 52,816 representing a change of 1.22% from 2022 to 2027.

Charlotte County is one of the top regions in the nation for population growth, according to a recent U.S. Census Bureau report.

“Charlotte County is still the biggest bargain on the Gulf Coast when it comes to real estate,”  
- Charlotte County Communications Manager Brian Gleason

“[Charlotte County] is one of Florida’s most relaxed, peaceful communities...with a historic ambiance and intimate feeling, it’s a small town that seems more like a neighborhood.”  
- City Communications Manager Melissa Reichert

Port Charlotte has seen a 1.9% increase in the job market over the last year.

Future job growth over the next ten years is set to be 38.9%.

**AVERAGE COMBINED INCOME PER HOUSEHOLD RANGE: \$50,000-74,999**

Port Charlotte is a vibrant and well known area located close to popular tourist destination in Southwest Florida. As more baseball teams are calling Port Charlotte their spring training home, the influx of sports fans are contributing to Port Charlotte's fast growing economy. Port Charlotte has seen incredible growth to its population and industry throughout its history, which makes a positive outlook for the future that will continue as people and businesses move into the area.



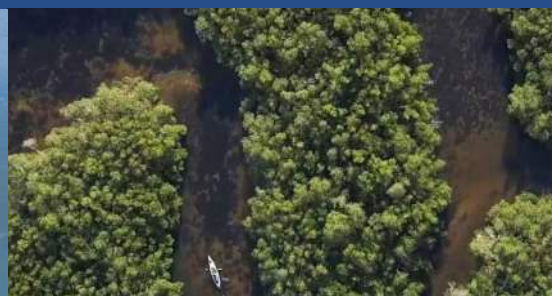
Located about halfway between Sarasota and Fort Myers, Port Charlotte features more than 165 miles of waterways with access to Charlotte Harbor, Gulf of Mexico, and miles of natural beaches. Port Charlotte also offers miles of hiking trails, wildlife viewing at Tippecanoe Environmental Park, and outdoor activities. Charlotte Sports Park is home to the Tampa Bay Rays spring training facility. Port Charlotte's active community makes it an attractive place for potential residents and makes it the ideal place for investors.



With a large population and land mass comes a large tenant pool. About **39% of Port Charlotte residents are renters**. This makes it easy to see why many investors would be interested in the housing market in Port Charlotte, FL.



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





# Demographics



## TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

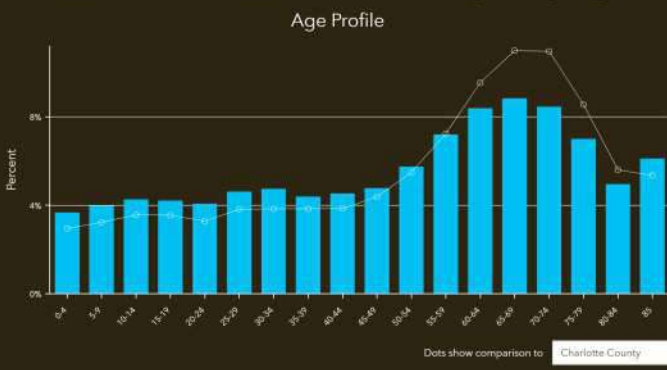
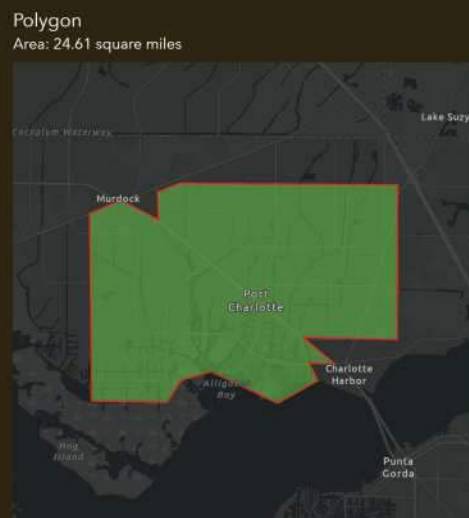
Tapestry LifeMode	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	6,437	28.54%	11.26%	253
Cozy Country Living (L6)	666	2.95%	12.06%	24
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	0	0.00%	10.79%	0
Senior Styles (L9)	10,923	48.43%	5.80%	835
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	4,529	20.08%	6.01%	334
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

**Key Facts**

- \$220,280** Median Home Value
- \$51,799** Median HH Income
- 4.3** Home Value to Income Ratio
- 55.7** Median Age
- 22,555** Households

**Education**

- 10%** No HS Diploma
- 36%** HS Graduate
- 33%** Some College
- 21%** Degree or Higher



**Households By Income**

The largest group: \$50,000 - \$74,999 (17.2%)  
The smallest group: \$200,000+ (3.0%)

Indicator ▲	Value	Diff
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Bars show deviation from **Charlotte County**

**Tapestry Segments**

- 9D Senior Escapes** 7,271 households **32.2%** of Households
- 5E Midlife Constants** 6,405 households **28.4%** of Households
- 12C Small Town Sincerity** 3,582 households **15.9%** of Households

CLICK EACH PROFILE TO LEARN MORE

**9D Senior Escapes** 7,271 households **32.2%** of Households

- Household Type: Married Couples w/No Kids
- Median Age: 56
- Employment: Retired; Svcs; Prof; Admin
- Education: HS Diploma Only
- Income: \$44,200
- Race / Ethnicity: White

View full segment profile

**12C Small Town Sincerity** 3,582 households **15.9%** of Households

- Household Type: Singles
- Median Age: 41
- Employment: Svcs; Prof
- Education: HS Diploma Only
- Income: \$36,600
- Race / Ethnicity: White

View full segment profile

**5E Midlife Constants** 6,405 households **28.4%** of Households

- Household Type: Married Couples w/No Kids
- Median Age: 48
- Employment: Prof; Svcs
- Education: College Degree
- Income: \$59,100
- Race / Ethnicity: White

View full segment profile

*One of the most important factors for real estate?*

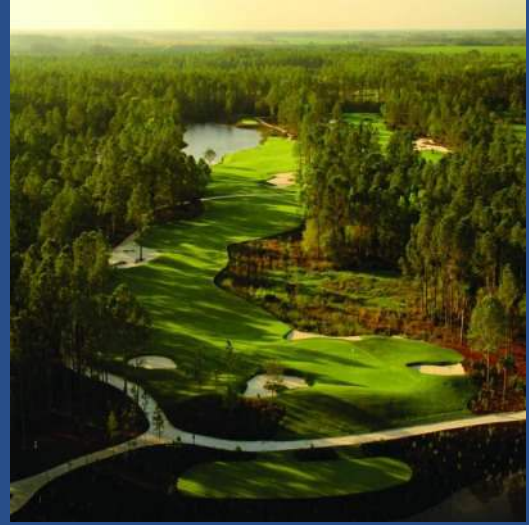
# LOCATION



*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!



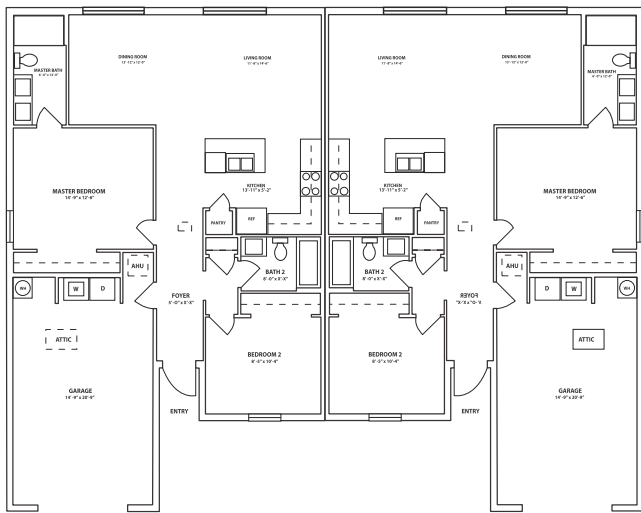
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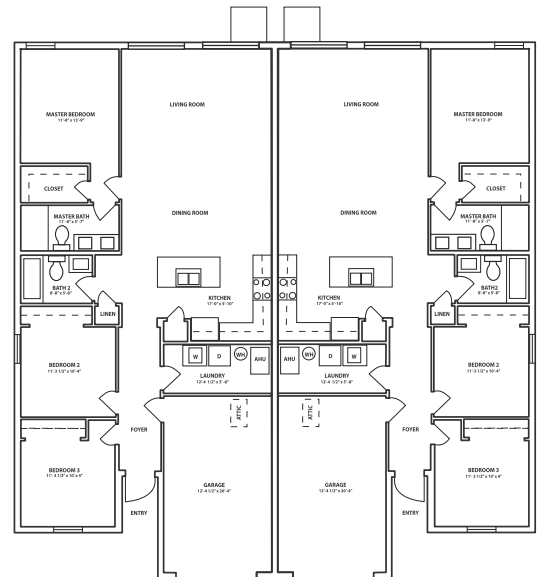
PORT CHARLOTTE VILLA  
**2158 - 1 STORY**  
2 Bedroom | 2 Bath | 1 Car Garage  
2,158 Square Feet



Floor plans and elevations are artist's renderings for illustration purposes only. Features, sizes, and details are approximate and will vary from the homes as built. Builder reserves the right to change and/or alter materials, specifications, features, dimensions, and designs without prior notice or obligation. ©2020 Southern Impression Homes



PORT CHARLOTTE VILLA  
**2732 - 1 STORY**  
3 Bedroom | 2 Bath | 1 Car Garage  
2,732 Square Feet



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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



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.



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Carter Funk  
Managing Partner



Peggy Funk  
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Sales Manager



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Director of Operations



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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.

VISIT OUR WEBSITE TO LEARN MORE

[www.SouthernImpressionHomes.com](http://www.SouthernImpressionHomes.com)