



## Little Palm - Florida, USA

### Agent Info

Name: ArKadia  
Company Name:  
Country: United Kingdom  
Phone:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for: Sale  
Price: USD 298,227.31

### Location

Country: United States  
State/Region/Province: Florida  
Posted: Apr 25, 2025  
Description:  
Little Palm: Single Family Houses on Florida's Gulf Coast

Luxury 3-bed, 2-bath homes located in North Port and Port Charlotte on Florida's extraordinary Gulf Coast. These properties showcase a range of premium interior finishes, including granite countertops and luxury vinyl plank flooring, offering a perfect blend of style and functionality. Each home also features the convenience of a private garage.

Priced from \$299,900, these homes are designed to deliver outstanding rental returns, generating an estimated income of \$26,400 annually (approximately \$2,500 per month), with net returns exceeding 6.5%. We can offer phenomenal payment terms, requiring only 10% down, with the balance payable in March 2026.

### Why invest?

- \* Brand new 3 bed 2 bath homes
- \* 6.5% NET rental yields
- \* 10% Down | Balance March 2026
- \* Fully managed by Benoit Management



- \* Capitalise on huge demand for single-family homes

The active and vibrant communities of North Port and Port Charlotte make these locations incredibly appealing to potential residents—creating the ideal environment for investors seeking steady rental income.

Nestled between Sarasota and Fort Myers, Port Charlotte boasts over 165 miles of waterways, offering access to Charlotte Harbour, the Gulf of Mexico, and miles of stunning natural beaches. Meanwhile, North Port is celebrated for its archaeological history, natural springs, and its unique status as the only city in Florida with an entire state forest within its limits.

## Built to Rent Concept - Rentals Reimagined

The Build-to-Rent model elevates single-family living by combining the comfort of brand-new homes with luxurious finishes and professional management services. This approach targets the growing 'rent-by-choice' market, including:

- \* Millennials, with over 95 million unable to purchase homes due to financial constraints (43% have less than \$3,000 saved for a deposit).
- \* Baby Boomers, who are downsizing for retirement but prefer renting to maintain flexibility and leverage home equity for retirement expenses.

Rental demand for single-family homes is soaring, with annual rent growth at 4.5%, outpacing the 3% growth in multifamily apartments, according to John Burns Real Estate Consulting. The Little Palm development exceeds these benchmarks with net rental returns of 6.5%.

We offer a full-service residential development company to help buyers in the beginning stages with lot selection to property management, Led by Michael Heiderman and Fred Benoit, with a combined 30+ years in real estate and construction.

## Payment Terms:

- \* \$5,000 to reserve
- \* 10% in 30 days (-\$5,000)
- \* 20% when we pour the slab
- \* Balance on completion (Q3 2026)

## Why Florida

- \* Florida GDP has topped \$1 trillion, making it the 18th largest economy in the world



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- \* Southwest Florida is a high-growth population area, adding 24,000 residents last year
  - \* South West Florida International Airport welcomes 10.2 million passengers annually
  - \* Rental growth is outpacing inflation due to education, medical and travel investment
  - \* University campuses in Fort Myers support an annual alumni of circa 45,000 students
  - \* Lowest unemployment rate since 2007

Located along Florida's stunning Gulf Coast, North Port is a thriving city celebrated for its natural beauty, active lifestyle, and family-friendly atmosphere. It boasts the renowned Warm Mineral Springs and the expansive Myakka State Forest, offering endless opportunities for hiking, biking, and wildlife exploration.

With a growing population, top-rated schools, and a strong sense of community, North Port combines small-town charm with modern conveniences, making it a highly desirable place to live, work, and invest.

- \* Sarasota - 45 mins
- \* Fort Myers - 1 hr
- \* Florida Gulf Coast University - 1 hr
- \* Tampa / International Airport - 1 hr 20 mins
- \* University of South Florida - 1.5 hrs
- \* Naples - 1.5 hrs
- \* Walt Disney World® Resort - 2 hrs 15 mins
- \* Universal Studios Florida - 2.5 hrs
- \* Orlando - 2.5 hrs
- \* Miami - 3 hrs

## **Common**

Bedrooms: 3

## **Lease terms**

Date Available:

## **Additional information**



# IMLIX

**IMLIX Real Estate Marketplace**

<https://www.imlix.com/>

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Website URL:

[http://www.arkadia.com/JQSA-T35/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/JQSA-T35/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

19597-littlepalm

