

L'ARZERE HOUSE DOSSIER

Fondamenta de L'Arzere, 2257, 30100 Venezia VE, Italy

Built in:

1800

Commercial Area:

400 sq. meters

Actual Area:

284 sq. meters

5 bedrooms

5 bathrooms

4 floors

18 rooms

Courtyard

Link to Website:

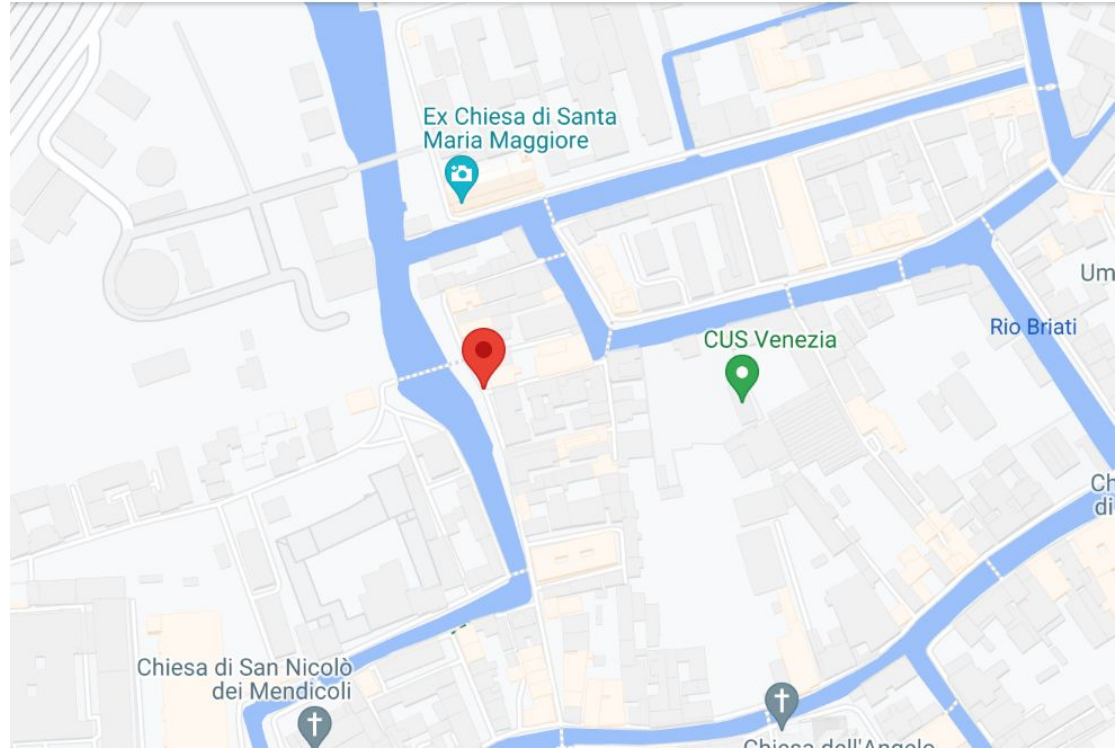
<https://www.engelvoelkers.com/it/exposes/396decc8-d418-55a7-b295-f2890209d5ab>



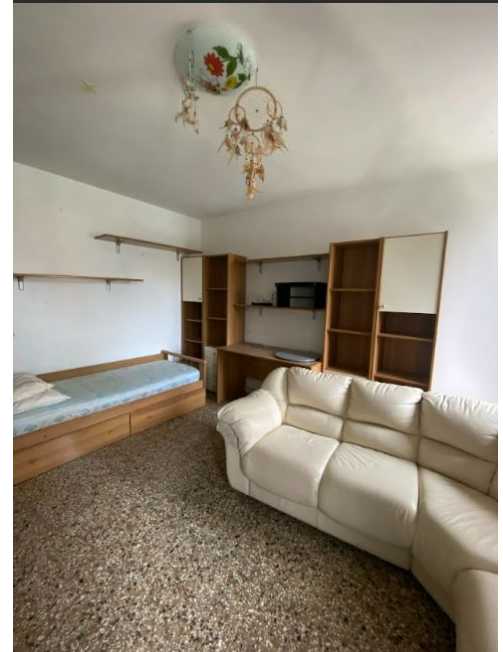
HOW TO REACH IT

Linea 2 (ACTV)

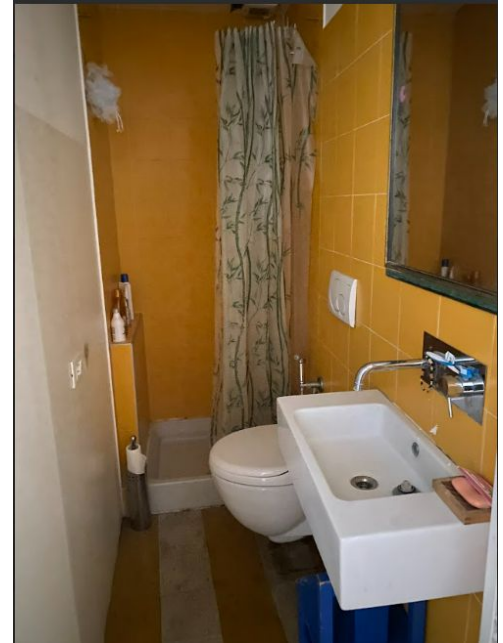
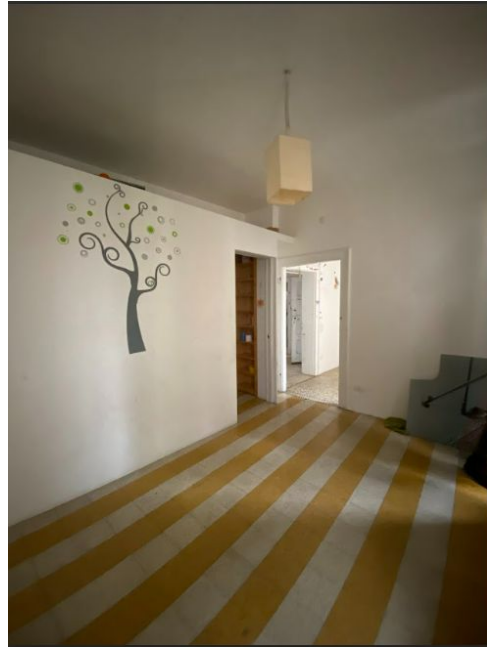
- from the terminal to boat stop "San Basilio"



INTERIORS



INTERIORS

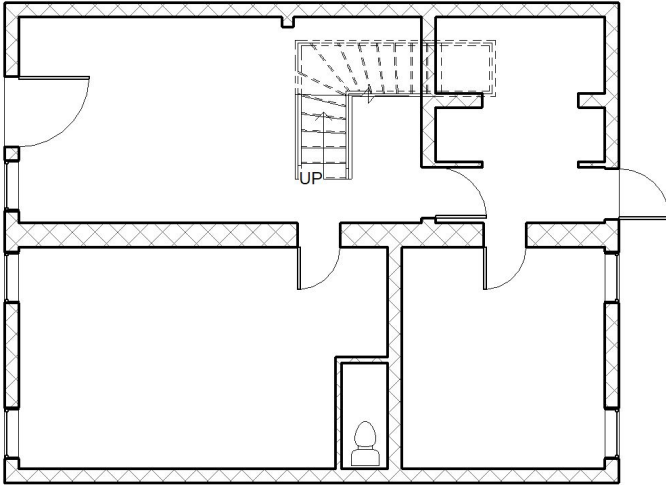


INTERIORS



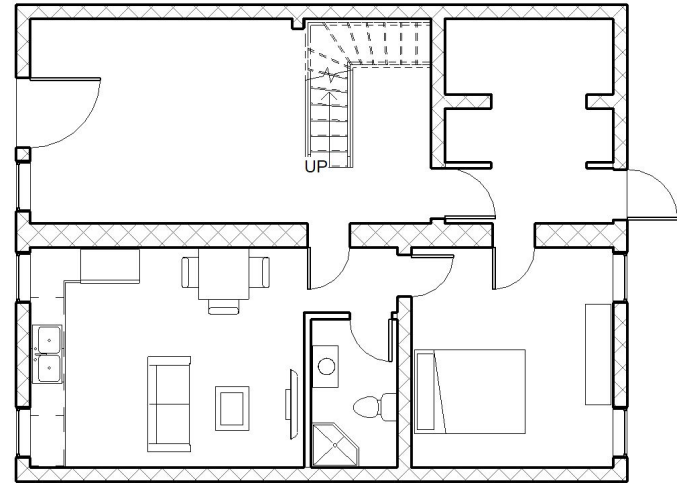
CURRENT FLOOR PLANS

Ground Floor



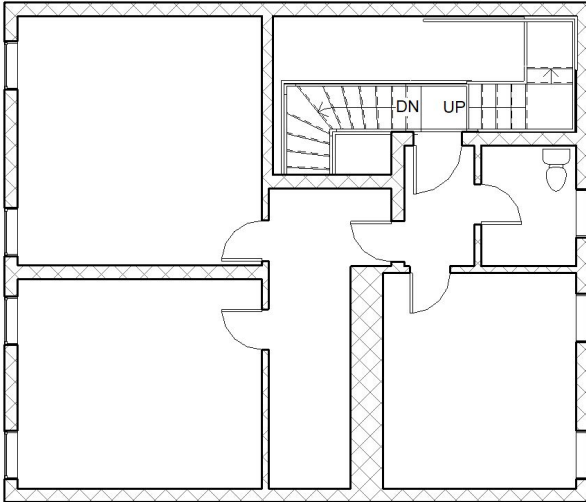
UPDATED FLOOR PLANS

Ground Floor



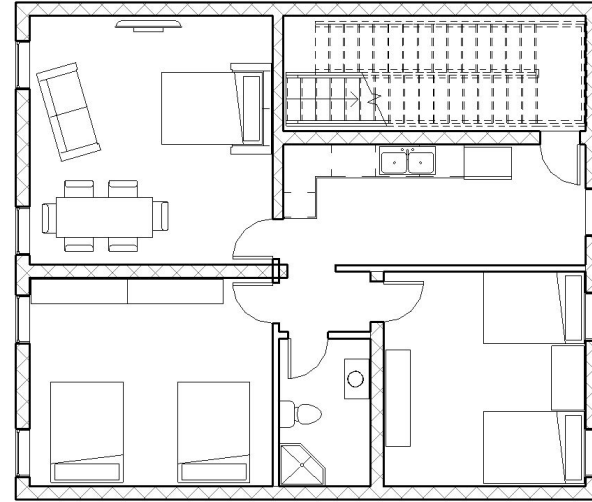
CURRENT FLOOR PLANS

First Floor



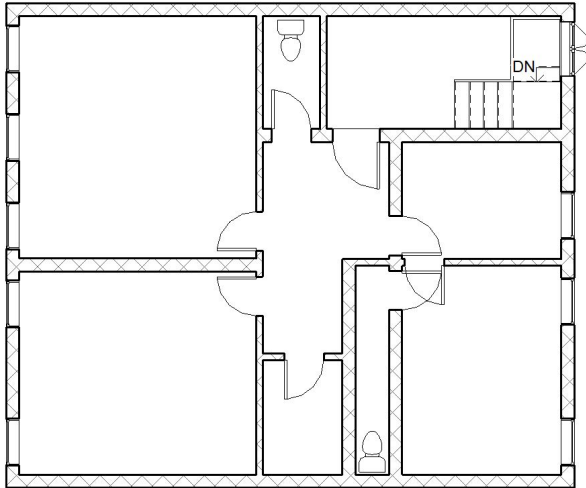
UPDATED FLOOR PLANS

First Floor



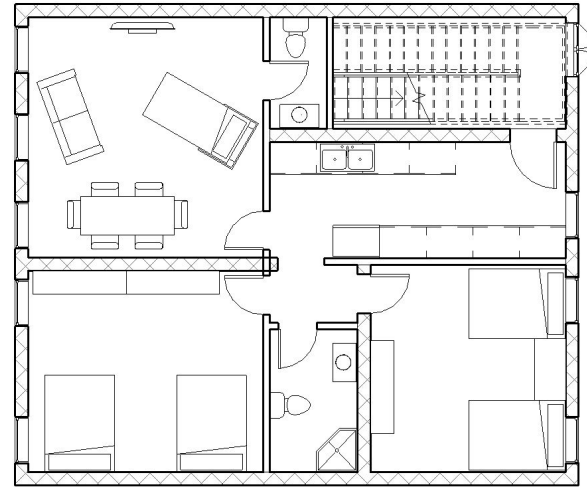
CURRENT FLOOR PLANS

Second Floor



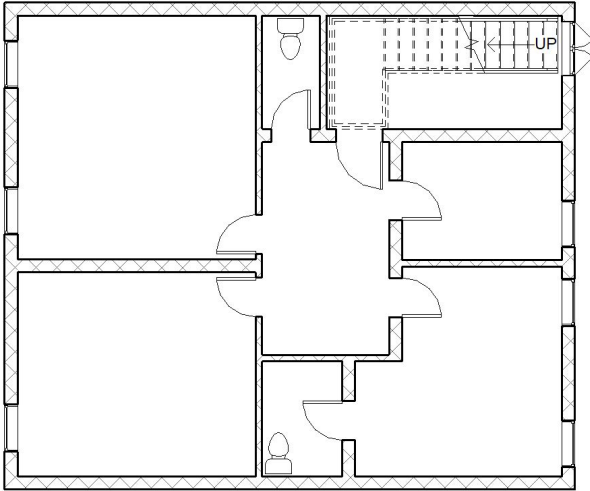
UPDATED FLOOR PLANS

Second Floor



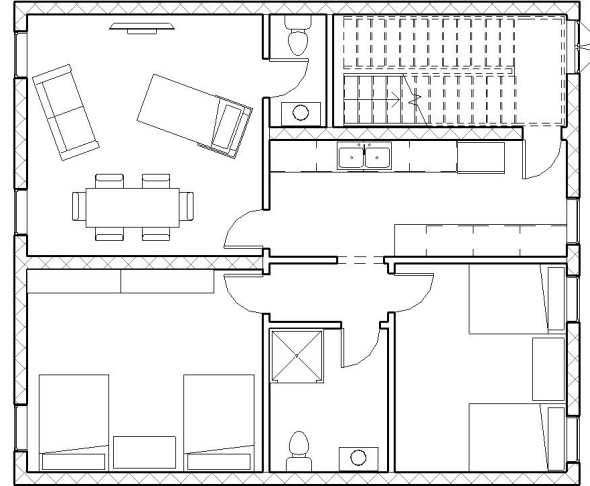
CURRENT FLOOR PLANS

Third Floor



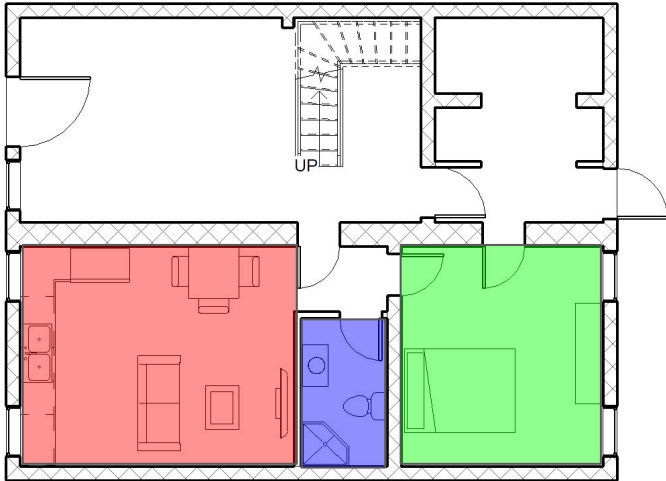
UPDATED FLOOR PLANS

Third Floor



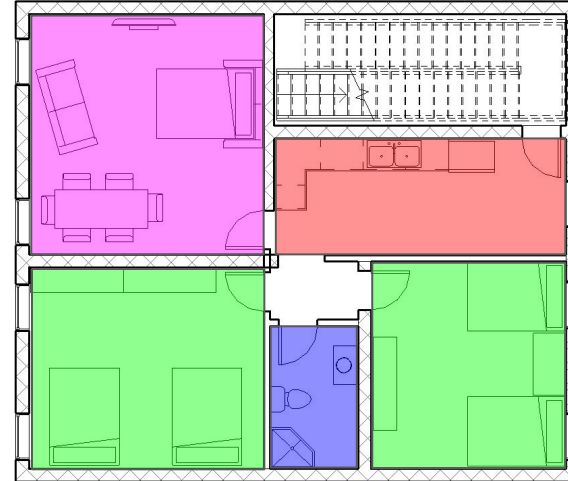
UPDATED FLOOR PLANS BREAKDOWN

Ground Floor



1 unit
1 bed
1 bath
kitchen/living room

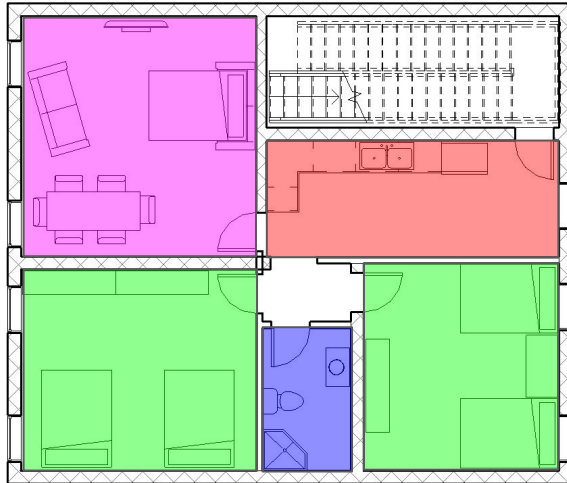
First Floor



1 unit
5 beds
1 bath
kitchen
common room

UPDATED FLOOR PLANS BREAKDOWN

Second Floor



1 unit
5 beds
2 bath
kitchen
common room

Third Floor



1 unit
5 beds
2 bath
kitchen
living room

FINANCIAL ANALYSIS

Beds And Units Breakdown

Unit for Resident	1
Unit for Students/Rentals	3
Beds per Unit	5
Total Student/Rental Accommodation	15

Venetian Resident

Rent Per Month	€555
Yearly Rent	€6.660

Short Term Rentals

Price Per Night	€251
Beds Available	15
Occupancy Rate	70%
Nights Available	365
Yearly Revenue	€199.057

Total Yearly Revenue: €418.927

MORTGAGE ANALYSIS

Total Cost

Asking Price	€1.200.000
Estimated Renovation Cost	€493.500
Total Cost	€1.693.500

Mortgage Breakdown

Private Investment (PI) (30%)	€508.050
Private Investment Rate (10%)	€50.805
Loan Payment (80%)	€1.185.450
Mortgage Rate	8%
Loan Duration	30 years
Monthly Mortgage Due	€8,698
Yearly Mortgage Due	€104.381

COST COMPARISON:

Yearly Payment Due:

€155.186

Total Yearly Revenue:

€199.057

Yearly Profit Made:

€43.871