

MADONNA HOUSE DOSSIER

Calle de la Madonna, 6814, Campo dei Santi Giovanni e Paolo, 30122 Venezia VE, Italy

Built in:

1600

Commercial Area:

452 sq. meters

Actual Area:

660 sq. meters

5 bedrooms

3 bathrooms

4 floors

15 rooms

Private garden

50 sq. meters

Link to Website:

<https://www.coldwellbanker.it/en/i-1838331-sale-independent-apartment-venezia-castello/>



HOW TO REACH IT

Linea 2 (ACTV)

- from the terminal to the bus station (“*P.le Roma*” stop)
- from the train station (“*Ferrovia*” stop)



INTERIORS



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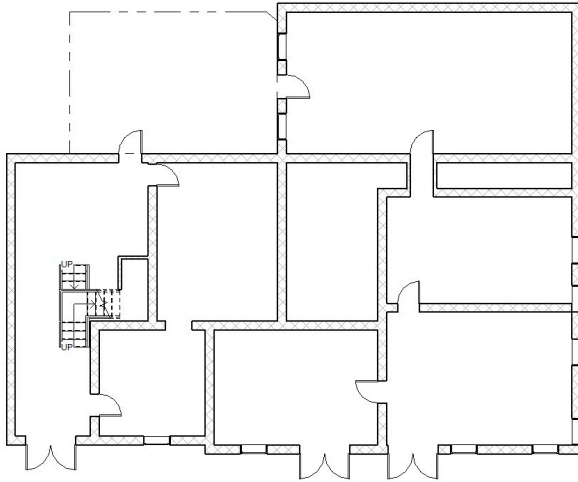


INTERIORS



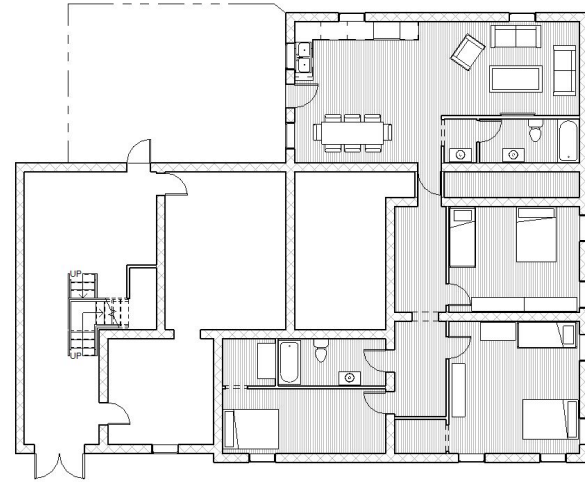
CURRENT FLOOR PLANS

Ground Floor



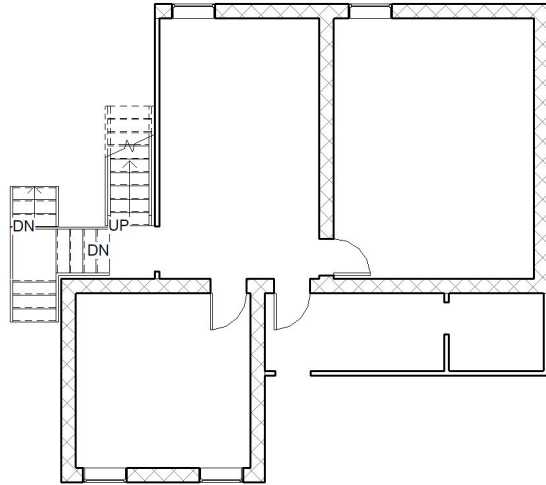
UPDATED FLOOR PLANS

Ground Floor



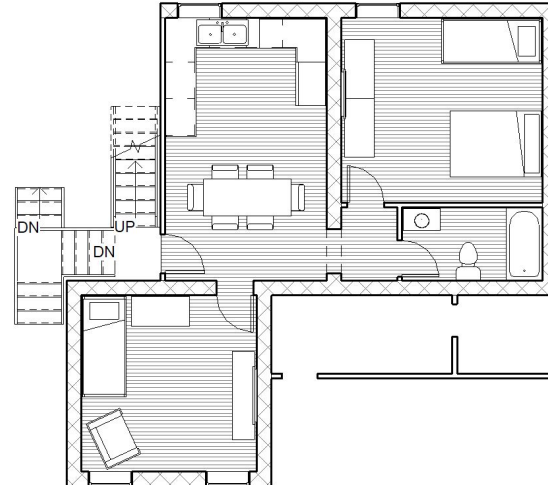
CURRENT FLOOR PLANS

Mezzanine Floor



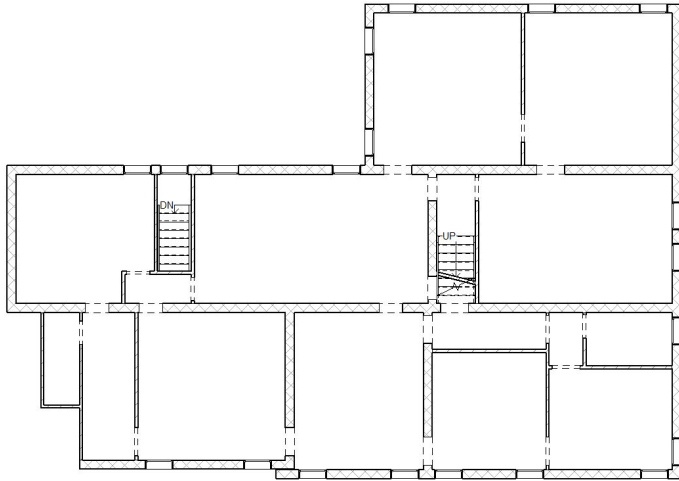
UPDATED FLOOR PLANS

Mezzanine Floor



CURRENT FLOOR PLANS

First Floor



UPDATED FLOOR PLANS

First Floor



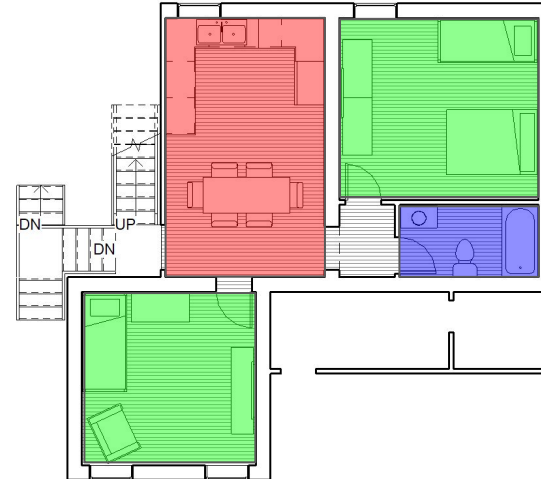
UPDATED FLOOR PLANS BREAKDOWN

Ground Floor



1 unit
7 beds
2 bathrooms
kitchen/living room

Mezzanine Floor



1 unit
5 beds
1 bathroom
kitchen

UPDATED FLOOR PLANS BREAKDOWN

First Floor



- 3 units
- 12 beds
- 3 bathrooms
- 3 kitchens
- 2 common rooms

FINANCIAL ANALYSIS

Beds And Units Breakdown

Unit for Resident	0
Unit for Students/Rentals	5
Beds per Unit	7, 5, 3
Total Student/Rental Accommodation	24

Short Term Rentals

Average Price Per Night	€230
Occupancy Rate	70%
Nights Available	158
Yearly Revenue	€249.902

WPI Student Renting

Number of Residents (Students) Yearly	63
Current Student Living Cost	€3.907
Yearly Revenue	€246.141
Total Yearly Revenue:	€496,043

MORTGAGE ANALYSIS

Total Cost

Asking Price	€1.500.000
Estimated Renovation Cost	€1.320.000
Total Cost	€2.820.000

Mortgage Breakdown

Private Investment (PI) (30%)	€846.000
Private Investment Rate (10%)	€84.600
Loan Payment (80%)	€1.974.000
Interest Rate	8%
Loan Duration	30 years
Monthly Mortgage Due	€14,485
Yearly Mortgage Due	€173.814

COST COMPARISON:

Yearly Mortgage Due:

€258.414

Total Yearly Revenue:

€496.043

Yearly Profit Made:

€237.629