

# PRIVATE AIR

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## LUXURY HOMES

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Ryan Perrone, President of Nautilus Homes with his team, one of the fastest growing custom luxury homebuilders in Southwest Florida and his current projects in Venice, Florida.

# LA DOLCE VITA IN FLORIDA

The trend in investing in Southern Florida is currently red hot. Opportunities to “Envision Venice” should be at the top of your property investment portfolio

By: E.J. Webber

Investing in good, viable commodities and businesses should have at the top of the list real estate as well. Ultra net worth individuals know this and can sense a great deal when it comes to placing money in the area of housing investment opportunities. Take a place called Venice, Florida for example.

Venice, as its namesake in Italy implies, is located on an island very near Naples, Florida. Venice shares the same innate qualities of its exclusive relative Naples, on the shores of the Gulf of Mexico – and the best part – it shares the same signs of becoming the next playground for the wealthy. This means now is the time for getting in on the ground floor.

Early signs that Venice is becoming the new place to find that pot of gold at the end of the proverbial investing rainbow are: that luxury businesses are setting up shop in the area, the

population is steadily increasing to almost a 10% rise since 2000 and now stands at just over 20,000 residents, and a stronger than expected employment rate. In addition, since 2002 there has also been a decrease in the average age suggesting that fewer retirees and more young families have chosen to live there. And with the cost of living 20% less than the national average – there is plenty of room for growth.

Ryan Perrone, President of Nautilus Homes, one of the fastest growing custom luxury homebuilders in Southwest Florida is one of those investors who clearly see the growth potential. “While the housing environment in Venice hasn’t reached that of Naples yet, the potential is there. With the median property prices at \$153,435 in comparison to Naples’ \$591,400, there is immense opportunity for Venice residents to welcome the change and set the stage.”








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Nautilus Homes recently completed construction of a home of 4,200 square feet for example, with more projects to come. The quality of craftsmanship of their work is already adding value to residential neighborhoods that in turn, brings higher net worth individuals into the area.

Federal regulations aside, the Venice political and business entities have also decided that they want to grow now and have allocated funds. “You want cities that work with you and not fights against you. Redeveloping downtown, envisioning the arts and other amenities, are now on the front burner here. They go hand in hand with building a community,” says Perrone.

With changes in the atmosphere, the projections are optimistic. One can expect to see a greater influx of solid development creating a presence

here; developers like Nautilus Homes are enhancing the community that is in need of facelifts or new construction. Asked to comment on the near financial future of the area, Perrone stated that: “The economy in general is up and the construction trend is reinforced by the historic connection that Venice has, the proximity to Naples and Sarasota, and the number of private planes lined up in Naples are all part of the economic trend.”

The key to real estate investing according to many, including Perrone, is to recognize the trend before others do. A top rated cardiac hospital, a 10-mile bicycle friendly Legacy trail connecting to Saratoga, great restaurants, a major equestrian center, and a culturally keen community - even without gondolas - should help in putting out the welcome mat in Venice, the “City on the Gulf.” ✈