

NEWSLETTER

VENETIAN BAY EDITION



THIS MONTH'S TOPICS

Hedge Against Inflation
With These 3 Real Estate
Investment Types

Strawberry Pretzel
Parfait Recipe

Venetian Bay
Listings Available!

WORKING TOGETHER TO SERVE YOU BETTER



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The annual inflation rate in the United States is currently around 7.5%—the highest it has been since 1982.1 It doesn't matter if you're a cashier, lawyer, plumber, or retiree; if you spend U.S. dollars, inflation impacts you.

Economists expect the effects of inflation, like a higher cost of goods, to continue.2 Luckily, an investment in real estate can ease some of the financial strain.

Here's what you need to know about inflation, how it impacts you, and how an investment in real estate can help.

WHAT IS INFLATION AND HOW DOES IT IMPACT ME?

Inflation is a decline in the value of money. When the rate of inflation rises, prices for goods and services go up. Therefore, a dollar buys you a little bit less with every passing day.

The consumer price index, or CPI, is a standard measure of inflation. Based on the latest CPI data, prices increased 7.5% from January

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Hedge Against Inflation With These 3 Real Estate Investment Types

2021 to January 2022.¹ A little bit of inflation is considered healthy for the economy, but 7.5% in a single year is high. How does inflation affect your life? Here are a few of the negative impacts:

Decreased Purchasing Power

We touched on this already, but as prices rise, your dollar won't stretch as far as it used to. That means you'll be able to purchase fewer goods and services with a limited budget.

Increased Borrowing Costs

In an effort to curb inflation, the Federal Reserve is expected to raise the federal funds rate. Therefore, consumers are likely to pay a higher interest rate on new mortgages, car loans, and variable-rate credit cards.³

Lower Standard of Living

Wage growth tends to lag behind price increases. According to Moody Analytics, when adjusted for inflation, average weekly earnings in January were down 3.1% from a year earlier.⁴ As such, life is becoming less affordable for everyone. Inflation can force those on a fixed income, like retirees, to make lifestyle changes and prioritize essentials.

Eroded Savings

If you store all your savings in a bank account, inflation is even more damaging. As of February 2022,

the national average interest rate for a savings account is 0.06%, not nearly enough to keep up with inflation. And economists don't expect that rate to go much higher.³

One of the best ways to mitigate these effects is to find a place to invest your money other than the bank. Even though interest rates are expected to rise, they're unlikely to get high enough to beat inflation. If you hoard cash, the value of your money will decrease every year and more rapidly in years with elevated inflation.

REAL ESTATE: A PROVEN HEDGE AGAINST INFLATION

So where is a good place to invest your money to protect (hedge) against the impacts of inflation? There are several investment vehicles that financial advisors traditionally recommend, including:

Stocks

Some people invest in stocks as their primary inflation hedge. However, the stock market can become volatile during inflationary times, as we've seen in recent months.⁵

Commodities

Commodities are tangible assets, like oil, livestock, and minerals. The theory is that the price of commodities should climb alongside inflation. But the classic choice—gold—hasn't risen consistently during periods of inflation since the 1970s, according to data from Morningstar Direct.⁶

Inflation-Indexed Bonds

Treasury inflation-protected securities, or TIPS, are U.S. government-issued bonds that are indexed to the inflation rate. Bonds are considered low risk, but the returns they offer are generally low, as well.⁷

Real Estate

Real estate prices across the board tend to rise along with inflation and often rise faster than inflation.⁸ That's one of the reasons demand for real estate is soaring right now.⁹

We believe real estate is the best hedge against inflation. Owning real estate does more than protect your wealth—it can actually make you money. For example, home prices rose nearly 17% from 2020 to 2021, 10% ahead of the 7% inflation that occurred in the same timeframe.¹⁰

Plus, certain types of real estate investments can help you generate a stream of passive income. In the past year, property owners didn't just avoid the erosion of purchasing power caused by inflation; they got ahead.

TYPES OF REAL ESTATE INVESTMENTS

Though there are myriad ways to invest in real estate, there are three basic investment types that we recommend for beginner and intermediate investors. Remember that we can help you determine which options are best for your financial goals and budget.

Primary Residence

If you own your home, you're already ahead. The advantages of homeownership become even more apparent in inflationary times. As inflation raises

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CARL'S STATS

- Broker A, CDPE
- MBRA, AWR
- Top 1% of Realtors for United States 2019
- Personally Ranked #1 In North America 2020
- Personally Ranked #1 in Florida 2012-2020
- Leader of #1 Ranked Team in Florida 2012-2020
- Leader of #2 Real Estate Team in North America 2020

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20 22

VENETIAN BAY TEAM VASILE SALES

Statistics don't lie.
We personally SOLD all these homes.

Solds

STREET NAME	BR	BA	CLOSED PRICE	SQFT	\$ PER SQFT	AGENT
3317 Meleto Boulevard	3	2	\$399,000.00	1,617	\$246.75	Carl/Team Vasile
424 Luna Bella Lane 228	3	3	\$345,000.00	2,172	\$158.84	Carl/Team Vasile
3655 Pini Ave	3	2	\$370,000.00	1,682	\$219.97	Carl/Team Vasile
208 Venetian Palms Boulevard	4	3	\$465,000.00	2,095	\$221.96	Carl/Team Vasile
3449 Medici Boulevard	4	4	\$400,000.00	2,379	\$168.14	Carl/Team Vasile
424 Luna Bella Lane 229	3	2	\$295,000.00	1,659	\$177.82	Carl/Team Vasile
3061 Borassus Drive	2	2	\$472,000.00	1,738	\$271.58	Carl/Team Vasile
2912 Linari Ct	5	4	\$881,402.00	3,159	\$264.32	Carl/Team Vasile
3525 Casalta Circle	3	3	\$375,000.00	2,124	\$176.55	Carl/Team Vasile
3430 Leonardo Lane	3	2	\$565,000.00	2,317	\$243.85	Carl/Team Vasile
3348 W Locanda Circle	3	2	\$621,000.00	2,206	\$281.50	Carl/Team Vasile
3096 Borassus Drive	3	2	\$500,000.00	1,716	\$291.38	Carl/Team Vasile

Pendings

STREET ADDRESS	BR	BA	LIST PRICE	SQFT	\$ PER SQFT	AGENT
430 Venetian Palms Blvd	3	2.5	\$325,100.00	1,758	-	Carl/Team Vasile
3363 Pegaso Avenue	4	3	\$551,000.00	4,382	-	Carl/Team Vasile
234 Caryota Ct	3	2	\$364,972	1,505	-	Carl/Team Vasile
3459 Medici Blvd	3	2	\$389,672	2,311	-	Carl/Team Vasile
3085 Borassus Dr	3	2	\$635,000	1,820	-	Carl/Team Vasile
2922 Meleto Blvd	4	2	\$374,872	2,063	-	Carl/Team Vasile
270 Ventian Palms Blvd	3	2	\$589,983	1,767	-	Carl/Team Vasile
3451 Medici Blvd	4	3	\$424,873	2,372	-	Carl/Team Vasile
424 Luna Bella Ln #234	2	2	\$289,900	1,492	-	Carl/Team Vasile
3416 Medici Blvd	3	2	\$389,873	2,311	-	Carl/Team Vasile

STREET NAME	BR	BA	SELL PRICE	LIVING SQFT	\$ PER SQFT	AGENT
3016 Borassus Dr	4	3	\$320,378.00	2,113	\$151.62	CARL/TEAM VASILE
3591 Romea Cr	3	2	\$264,990.00	2,020	\$131.18	CARL/TEAM VASILE
3339 Tesoro Circle	3	2	\$379,872.00	1,847	\$204.66	CARL/TEAM VASILE
2930 Bella Flore Tc	3	3	\$469,000.00	2,030	\$231.03	CARL/TEAM VASILE
3018 Borassus Dr	4	3	\$335,740.00	2,113	\$158.89	CARL/TEAM VASILE
3401 Meleto Blvd	4	3	\$325,000.00	2,186	\$148.67	CARL/TEAM VASILE
513 Bacio St	3	2	\$370,000.00	1,889	\$195.87	CARL/TEAM VASILE
3562 Maribella Dr	3	2	\$465,000.00	1,974	\$235.56	CARL/TEAM VASILE
3355 Caterina Dr	3	2	\$450,000.00	2,247	\$200.27	CARL/TEAM VASILE
3029 Borassus Dr	4	3	\$338,740.00	2,113	\$160.31	CARL/TEAM VASILE
3325 Pintello Ave	4	2	\$284,462.00	1,662	\$171.15	CARL/TEAM VASILE
3319 E Locanda Circle	3	2	\$470,000.00	2,123	\$221.38	CARL/TEAM VASILE
2938 Meleto Blvd	4	2	\$271,620.00	2,070	\$131.21	CARL/TEAM VASILE
3363 Luna Bella Lane	3	3	\$355,000.00	2,136	\$166.20	CARL/TEAM VASILE
572 Luna Bella Lane	3	2	\$455,000.00	2,438	\$186.63	CARL/TEAM VASILE
318 Leoni St	4	3	\$480,000.00	2,169	\$221.30	CARL/TEAM VASILE
2810 Casanova Ct	4	2	\$599,000.00	2,952	\$202.91	CARL/TEAM VASILE
424 Luna Bella Lane #227	2	2	\$239,000.00	1,492	\$160.18	CARL/TEAM VASILE
3219 Modena Way	4	3	\$645,000.00	2,569	\$251.07	CARL/TEAM VASILE
3007 Borassus	3	3	\$400,000.00	2,006	\$199.40	CARL/TEAM VASILE
3581 Casalta Cr	3	2	\$324,900.00	1,877	\$173.09	CARL/TEAM VASILE
3557 Casalta Cr	3	2	\$320,000.00	2,030	\$137.93	CARL/TEAM VASILE
3421 Medici Blvd	4	4	\$330,000.00	2,402	\$137.39	CARL/TEAM VASILE
3344 Torre Blvd	3	2	\$310,000.00	1,942	\$159.63	CARL/TEAM VASILE
3365 Pintello Ave	4	2	\$339,873.00	2,162	\$157.20	CARL/TEAM VASILE
3457 Medici Blvd	3	2	\$314,000.00	2,402	\$130.72	CARL/TEAM VASILE
3656 Pini Avenue	3	2	\$460,000.00	2,032	\$226.38	CARL/TEAM VASILE
508 Campana St	3	2	\$540,000.00	2,184	\$247.25	CARL/TEAM VASILE
2819 S Asciano Ct	3	3	\$670,188.00	2,457	\$272.76	CARL/TEAM VASILE
3301 Modena Way	3	2	\$775,000.00	2,045	\$378.97	CARL/TEAM VASILE
324 Leoni St	3	2	\$435,000.00	1,852	\$234.88	CARL/TEAM VASILE
2827 Casanova Ct	4	3	\$995,000.00	3,397	\$292.91	CARL/TEAM VASILE
3204 Medici Blvd	3	3	\$570,000.00	2,381	\$239.40	CARL/TEAM VASILE
206 Venetian Palms Blvd	3	3	\$412,000.00	2,040	\$201.96	CARL/TEAM VASILE
3339 Torre blvd	3	2	\$351,000.00	2,002	\$175.32	CARL/TEAM VASILE
3355 Torre Blvd	3	2	\$355,000 .00	2,101	\$168.97	CARL/TEAM VASILE
3363 Torre Blvd	3	2	\$340,900.00	1,941	\$175.63	CARL/TEAM VASILE
3463 Tesoro Circle	3	2	\$499,000.00	2,245	\$222.27	CARL/TEAM VASILE
3078 Borassus Dr	3	2	\$599,000.00	2,099	\$285.37	CARL/TEAM VASILE
2940 Meleto Blvd	3	2.5	\$309,000.00	1,758	\$175.76	CARL/TEAM VASILE
308 Leoni St	4	3	\$567,900.00	2,185	\$259.91	CARL/TEAM VASILE
3017 King Palm Drive	4	3	\$549,879.00	2,186	\$251.55	CARL/TEAM VASILE
3501 Venetian Villa Circle	4	2	\$445,000.00	2,142	\$207.74	CARL/TEAM VASILE
3433 Torre Blvd	2	2	\$340,000.00	1,973	\$172.33	CARL/TEAM VASILE
2913 Linari Ct	4	3	\$885,000.00	2,624	\$337.27	CARL/TEAM VASILE
3323 Montese St	3	2	\$389,000.00	1,920	\$202.60	CARL/TEAM VASILE
2917 Linari Court	4	4	\$1,600,000.00	4,029	\$397.12	CARL/TEAM VASILE
3432 Medici Boulevard	3	2	\$330,000.00	2,034	\$162.24	CARL/TEAM VASILE
2942 Bella Flora Ter	3	3	\$501,936.00	2,084	\$240.86	CARL/TEAM VASILE
424 Luna Bella Lane #226	4	4	\$359,000.00	2,263	\$158.64	CARL/TEAM VASILE
3339 Torre Boulevard	3	2	\$351,000.00	2,002	\$175.32	CARL/TEAM VASILE
3320 Gallia St	4	2	\$370,000.00	1,662	\$222.62	CARL/TEAM VASILE
330 Venetian Palms Dr	-	-	\$411,900.00	-	-	CARL/TEAM VASILE
424 Luna Bella Lane #430	3	3	\$334,000.00	1,953	\$171.02	CARL/TEAM VASILE
3060 Borassus Drive	3	2	\$590,000.00	2,169	\$273.27	CARL/TEAM VASILE
3356 Pegaso Ave	3	2	\$405,000.00	2,836	\$142.80	CARL/TEAM VASILE
3357 Tesoro Circle	3	2	\$459,000.00	1,636	\$280.56	CARL/TEAM VASILE
3201 Meleto Blvd	3	2	\$395,000.00	1,643	\$240.41	CARL/TEAM VASILE
3370 Caterina Drive	4	3	\$655,000.00	2,548	\$257.06	CARL/TEAM VASILE

2021 Venetian Bay Team Vasile SOLD! Statistics don't lie.

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SOLD 424 Luna Bella Lane 229 | \$314,972

Rare 3 bedroom, 3 bathroom condo is located in the Tuscany Square community within Venetian Bay. Large open floor plan with spacious rooms and private garage parking. The community is gated and secured. Located on the 2nd floor of a 4 story building you have the security and privacy on your side with electric gates and each building has its own elevator



SOLD 206 Venetian Palms | \$412,000

Your like new home is ready for you to move in. This rare 3 bedroom, 3 full bathroom and yes 3 car garage lake view home is only 1 year old and hardly ever lived in. Offering quartz counters, stainless appliances, high end tile, and many other wonderful features. You won't be disappointed.

SOLD 424 Luna Bella Lane 330 | \$344,000

Rare 3-bedroom, 3-bathroom condo is located in the Tuscany Square community within Venetian Bay. Large open floor plan with spacious rooms and private garage parking. The community is gated and secured. Located on the 3rd floor of a 4 story building you have the security and privacy on your side with electric gates and each building has its own elevator.



PENDING 3085 Borassus Dr | \$635,000

Amazing Johnson Group built home, as like new as you can get. This is by far one of the rarest and most unique homes you will ever find. Offering a space that with a touch of a button turns the outside to the inside. There is a huge lanai with a built-in kitchen/grill, fireplace, cedar tongue and groove ceilings that when you hit a button the electric weather shutters come down to enclose it completely in.

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SOLD 424 Luna Bella Lane 228 | \$354,900

Rare 3-bedroom, 3-bathroom condo is located in the Tuscany Square community within Venetian Bay. This is one of the largest and most open floor plans offer here. Large open floor plan with spacious rooms and private garage parking. The community is gated and secured. Located on the 2nd floor of a 4 story building you have the security and privacy on your side with electric gates and each building has its own elevator.



PENDING 270 Venetian Palms Blvd | \$589,983

Amazing Johnson Group built home, as like new as you can get. Located on a premier lakefront lot with an amazing solar heated salt filtered pool. This amazing home can be all yours. Offering 3 bedrooms and 2 bathrooms with high end vinyl plank flooring throughout, 12 ft ceilings, granite, counters, soft close doors and drawers, skylight, huge lanai.

PENDING 234 Caryota Court | \$364,972

This beautiful 3 bedroom, 2 bath, 2 car garage home completed in August of 2020 sits on one of the most beautiful lots in the Palms located within the Venetian Bay subdivision. The layout of this 1504 square foot home features a formal dining room or den area, great room, with the master bedroom located at the back of the home to be front and center of the waterfront lot, with preservation bordering the back of the lake.



SOLD 3525 Casalta Cir | \$375,000

Most likely the nicest home in the Palms of Venetian Bay. Offering a custom salt filtered pool with wifi controls, updated ac, level 4 cambria quartz counters, electric blinds in dining and living area, double doors at entry with built in blinds, plantation shutters throughout the home, 3 sun tunnels to let in all natural light, built in electric fireplace, epoxy painted garage floor, and so much more.

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PENDING 3451 Medici Blvd | Listed at \$424,873

Your like new Platinum built town home awaits you. Located in the very desirable golf community of Venetian Bay offered with all kinds of upgrades, such as granite throughout, custom wood look tile, stainless appliances, custom backsplash, tiled stairs, tiled countertop wall, custom barn door, master bedroom down stairs AND another master upstairs, balcony and much much more.



PENDING 3459 Medici Blvd | Listed at \$389,672

Your like new Platinum built town home awaits you. Offering 3 bedrooms and 2.5 bathrooms. Located in the very desirable golf community of Venetian Bay offered with all kinds of upgrades, such as granite throughout, custom wood look tile, stainless appliances, master bedroom down stairs, 2 balconies and much much more.

PENDING 3416 Medici Blvd | Listed at \$389,873

Your like new Platinum built town home awaits you. Offering 3 bedrooms and 2.5 bathrooms. Located in the very desirable golf community of Venetian Bay offered with all kinds of upgrades, such as granite throughout, custom wood look tile, stainless appliances, master bedroom down stairs, 2 balconies and much much more.



SOLD 3449 Medici Blvd | \$400,000

Your like new Platinum built town home awaits you. Located in the very desirable golf community of Venetian Bay offered with all kinds of upgrades, such as granite throughout, custom wood look tile, stainless appliances, mater bedroom down stairs AND another master upstairs. balcony and much much more.

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SOLD 2917 Linari Court | \$1,599,000

MOST LIKELY THE NICEST HOME IN ALL OF VENETIAN BAY, IS THIS EXECUTIVE ESTATE HOME, OFFERING 4 BEDROOM, 4 BATH PLUS OFFICE/DEN CUSTOM BUILT HOME WITH A HUGE OVERSIZED 3 CAR GARAGE THAT IS ALSO AIR CONDITIONED.



SOLD 3363 Pegaso Avenue | \$599,000

This is truly a home that can accommodate all lifestyles and needs. Your estate style home without the estate price awaits you here. The first floor features a bedroom or home office, dining, family room, living room, kitchen, and a bath. The second floor offers a large suite along with 2 other bedrooms, another full bath, and a gathering room.

SOLD 3096 Borassus Drive | \$500,000

Amazing Johnson Group built home, as like new as you can get. Hardly lived located on a premier lakefront lot with views of the tranquil fountain. This amazing home can be all yours. Offering 3 bedrooms and 2 bathrooms with high end vinyl plank flooring throughout, 12 ft ceilings, quartz counters, soft close doors and drawers, skylight, huge lanai, extra wide paver driveway and so much more. A true must see, won't last long.



SOLD 3430 Leonardo Lane | \$565,000

Spectacular is what you will say the moment you walk into this rare 3 bedroom 3 bathroom townhouse with a ground level floor bedroom. Features include an oversized 2 car garage, quartz counters, custom tile throughout with carpet in bedrooms, just to many wonderful upgrades and features to mention them all.

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prices throughout the economy, the value of your home is likely to go up concurrently. At the same time, you've locked in a set mortgage payment for the next 30 years, so you'll be immune to rising rental costs.

If you don't already own your primary residence, homeownership is a worthwhile goal to pursue. Though the task of saving enough for a down payment may seem daunting, there are several strategies that can make homeownership easier to achieve. If you're not sure how to get started with the home buying process, contact us. Our team can help you find the strategy and property that fits your needs and budget.

Whether you already own a primary residence or are still renting, now is a good time to also start thinking about an investment property. The types of investment properties you'll buy as a solo investor generally fall into two categories: long-term rentals and short-term rentals.

Long-Term (Traditional) Rentals

A long-term or traditional rental is a dwelling that's leased out for an extended period. An example of this is a single-family home where a tenant signs a one-year lease and brings all their own furniture.

Long-term rentals are a form of housing. For most tenants, the rental serves as their primary resi

dence, which means it's a necessary expense. This unique quality of long-term rentals can help to provide stable returns in uncertain times, especially when we have high inflation.

To invest in a long-term rental, you'll need to budget for maintenance, repairs, property taxes, and insurance. You'll also need to have a plan for managing the property. But a well-chosen investment property should pay for itself through rental income, and you'll benefit from appreciation as the property rises in value.

We can help you find an ideal long-term rental property to suit your budget and investment goals. Reach out to talk about your needs and our local market opportunities.

Short-Term (Vacation) Rentals

Short-term or vacation rentals function more like hotels in that they offer temporary accommodations. A short-term rental is defined as a residential dwelling that is rented for 30 days or less. The furniture and other amenities are provided by the property owner, and today many short-term rentals are listed on websites like Airbnb and Vrbo.

A short-term rental can potentially earn you a higher return than a long-term rental, but this comes at the cost of daily, hands-on management. With a short-term rental, you're not just entering the real estate

business; you're entering the hospitality business, too.

Done right, short-term rentals can be both a hedge against inflation and a profitable source of income. As a bonus, when the home isn't being rented you have an affordable vacation spot for yourself and your family!

Contact us today if you're interested in exploring options in either the long-term or short-term rental market. Mortgage rates are expected to rise, so you'll want to act fast to maximize your investment return.

WE'RE INVESTED IN HELPING YOU

Inflation is a fact of life in the U.S. economy. Luckily, you can prepare for inflation with a carefully managed investment portfolio that includes real estate. Owning a primary residence or investing in a short-term or long-term rental will help you both mitigate the effects of inflation and grow your net worth, which makes it a strategic move in our current financial environment.

If you're ready to invest in real estate to build wealth and protect yourself from rising inflation, contact us. Our team can help you find a primary residence or investment property that meets your financial goals.

Sources:

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Strawberry Pretzel Parfait

www.dessertfortwo.com

Total Time: 30 min | Servings: 2

INGREDIENTS

- 12 strawberries, diced
- 2 tsp granulated sugar
- 1 cup pretzel mini twists
- 2 tbsp unsalted butter, melted
- pinch of cinnamon
- 3/4 cup whole milk yogurt
- 2 tbsp brown sugar

INSTRUCTIONS

- Place strawberries in a shallow dish and sprinkle sugar on top. Stir to combine.
- Add pretzels to food processor, pulse until broken into small chunks.
- Drizzle melted butter and cinnamon over pretzels and pulse to combine.
- In a bowl, add the yogurt and brown sugar. Whisk together to break up any brown sugar lumps.
- Into each serving vessel, layer yogurt, strawberries, and pretzel mixture. Repeat. Garnish with extra yogurt and crushed pretzels.

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 424 Luna Bella Lane, Suite 135, New Smyrna Beach, FL 32168
 3132 S. Ridgewood Ave, South Daytona, FL 32119
 602 W Indian Blvd, Suite 6, Edgewater, FL 32132

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