Part V Schedule of Accommodation & Approximate Cost

Location address Beach Road, Sandymount, Dublin 4

	Net sq m	Sq ft	Cost per Sq Ft €	Estimated Cost per unit €	Estimated Site development costs €	Estimated Plot Value €	Total cost per unit €	Unit No's	Total cost €	Open Market - Sales Price per Unit €	Sales Price Overall €
2 bed - 0.12	83.60	900	265	238,414	48,024	46,381	332,819	1	332,819	540,000	540,000
1 bed - 0.13	55.00	592	265	156,851	31,595	30,514	218,960	1	218,960	400,000	400,000
2 bed - 0.14	78.50	845	265	223,870	45,094	43,552	312,516	1	312,516	540,000	540,000
1 bed - 0.15	51.00	549	265	145,444	45,094	28,295	218,833	1	218,833	400,000	400,000
1 bed - 0.16	48.20	519	265	137,459	48,024	26,741	212,224	1	212,224	400,000	400,000
1 bed - 1.16	51.40	553	265	146,585	48,024	28,517	223,125	1	223,125	400,000	400,000
1 bed - 1.17	54.40	586	265	155,140	31,250	30,181	216,571	1	216,571	400,000	400,000
1 bed - 1.18	55.00	592	265	156,851	31,250	30,514	218,615	1	218,615	400,000	400,000
2 bed - 1.19	78.50	845	265	223,870	45,094	43,552	312,516	1	312,516	540,000	540,000
1 bed - 1.20	51.00	549	265	145,444	45,094	28,295	218,833	1	218,833	400,000	400,000
1 bed - 1.21	56.40	607	265	160,844	32,399	31,291	224,534	1	224,534	400,000	400,000
Common area				**incl**							
Total Nett	663.0										
Above costs do not include professional fees, development contributions etc.											