

Appendix 1 - Proposed Costings

<b>APPENDIX 1 - PROPOSED COSTINGS</b>		
<b>Part V - Raven Rock, Sandyford, Dublin 18</b>		<b>10 Units</b>
	<i>GIFA Area</i>	569
1.00	Construction Costs	€ 3,140,990
2.00	Other Development Costs	€ 502,558
	<b>Subtotal - Construction &amp; Development Costs</b>	<b>€ 3,643,549</b>
3.00	Existing use value land	€ 305,000
	<b>Subtotal- Construction, Development Costs and Use Value Land</b>	<b>€ 3,948,549</b>
4.00	Profits on Costs 15%	€ 592,282
5.00	VAT on Construction 13.5%	€ 424,034
5.01	VAT on Fees 23%	€ 92,182
<b>TOTAL ESTIMATED COST</b>		<b>€ 5,057,046</b>
<b>TOTAL ESTIMATED COST PER UNIT (Average)</b>		<b>€ 505,705</b>
<b>TOTAL ESTIMATED COST PER SQM</b>		<b>€ 8,888</b>
<b>Estimated Average Rent (Market Value)</b>		
<i>Type</i>	<i>No.Part V</i>	<i>Est. Market Monthly Rent Per Apartment</i>
1 Bed Apt	6	€ 1,850
2 Bed Apt One Bath	3	€ 2,050
2 Bed Apt Two Bath	1	€ 2,150