

Stracomer Hill Plot refurb calculations June 2015

	Style	Price or Value Now	Work Needed	Sale Price	Sale Expected	Price Paid	Buyer to develop	Uplift
Plot 25	Type A 3 Bed	€230,000	€0.00	€230,000				€0.00
Plot 26	Type A 3 Bed	€150,000	€20,000	€230,000				€60,000
Plot 27	Type A 3 Bed	€0.00	€0.00	sold		€60,000	Yes to keep	
Plot 28	Type A 3 Bed	€0.00	€0.00	sold		€60,000	Yes to rent	
Plot 29	Type A 3 Bed	€0.00	€0.00	sold		€60,000	Yes to keep	
Plot 30	Type A 3 Bed	€0.00	€0.00	sold		€60,000	Yes to keep	
Plot 31	Type A 3 Bed	€0.00	€0.00	sold		€60,000	Yes to keep	
Plot 32	Type A 3 Bed	€0.00	€0.00	sold		€60,000	Yes to keep	
Plot 33	Type A 3 Bed	€60,000	€60,000	€230,000				€140,000
Plot 34	Type C 4 Bed	€240,000	€0.00	€245,000				€5,000
Plot 35	Type C 4 Bed	€240,000	€0.00	€240,000				€0
Plot 36	Type C 4 Bed	€0.00	€0.00	sold		€148,000	Yes to Rent	
Plot 46	Type A 3 Bed	€245,000	€0.00	€245,000	Q3 2015			€0.00
Plot 48	Type A 3 Bed	€0.00	€0.00	sold		€97,000	Yes to keep	
Plot 49	Type B 4 Bed	€100,000	€80,000	€325,000				€225,000
Plot 51	Type A 3 Bed	€60,000	€30,000	€245,000	Q3 2015			€185,000
Plot 52	Type A 3 Bed	€60,000	€30,000	€245,000				€185,000
Plot 53	Type A 3 Bed	€60,000	€20,000	€240,000				€180,000
Plot 54	Type A 3 Bed	€60,000	€20,000	€240,000				€180,000
Plot 55	Type A 3 Bed	€60,000	€25,000	€240,000				€180,000
Plot 56	Type B 4 Bed	€250,000	€20,000	€325,000				€75,000
Plot 57	Type A 3 Bed	€60,000	€20,000	€240,000				€180,000
Plot 58	Type A 3 Bed	€60,000	€25,000	€240,000				€180,000
Plot 59	Type B 4 Bed	€250,000	€25000	€325,000	Offer of €250k			€75,000
Plot 62	Type A 3 Bed	€60,000	€80,000	€245,000				€185,000
Field 1		€60,000	€25,000	€250,000	Offer of €250k			€190,000
Field 2		€60,000	€25,000	€250,000				€190,000
Field 3		€75,000	€45,000	€250,000				€175,000
Roads etc		€0.00	€76,000	€0.00				
Totals		€2,440,000	€626,000	€5,080,000		€605,000		€2,590,000
Stg			£469,500					
Rate	£1.35	€0.75						