

Dublin Fringe – Rail based development – New Build

177 dwellings – average 3 bed detached

Building cost	1200ft ² x €75	=	€90,000	
Recovery of Infrastructure cost & land value		=	€45,000	
Fees & Expenses	Say	=	€15,000	
Total Cost		=	€150,000	
Capital Rent at 4% interest		=	€6,000	p.a.
Management fee say		=	€1,000	p.a.
Total minimum rent p.m.		=	€7,000	p.a. or €583.3
To purchase full equity share in 25 years		=	€7,000	p.a.
		+	<u>€3,000</u>	<u>p.a.</u>
		=	€10,000	p.a. or €833.3 p.m.
If total cost €175,000 then minimum rent p.m.		=	€8,000	p.a. or €666.7
To purchase full equity share in 25 years		=	€11,500	p.a. or €958.3 p.m.
If total cost €200,000 then minimum rent		=	€9,000	p.a. or €750 p.m.
To purchase full equity share over 25 years		=	€13,000	p.a. or €1083.3 p.m.