

New build Development in Limerick Regeneration Area

Average dwelling 3 bedroom terraced house

Build cost – 1000 sq ft x €75	=	€75,000
Infrastructure cost	Say =	€20,000
Fees and Expenses	Say =	€10,000
Total Cost	=	€105,000
Capital Rent at 4% Interest	=	€4,200 p.a.
Service charge say	=	<u>€1,200 p.a.</u>
Minimum rent payment	=	€5,400 p.a. or €450 p.m.
Rent required to purchase house over 25 years	=	€7,500 p.a. or €625 p.m.