

SUBJECT TO CONTRACT

PART V CALCULATIONS - DEVELOPMENT AT NEWTOWN, DROGHEDA – PLANNING APPLICATION												
No of units	Type	Number of beds	Sq m	Sq Ft	Cost per sq ft	Build cost per unit	Site Development Costs per unit	Plot Value per unit	Total cost per unit	Total cost €	Sales price per unit €	Sales Price Overall €
HOUSE TYPES												
2	House Type A1	2	138.6	1492	155	231,260	39,100	25,000	295,360	590,720	325,000	650,000
DUPLEX UNITS												
2	Duplex type B1	2	85.4	919	170	156,230	29,500	15,000	200,730	401,460	220,000	440,000
2	Duplex type B2	3	126.4	1360	170	231,200	29,500	15,000	275,700	551,400	300,000	600,000
APARTMENTS UNITS												
8	Apartment Type C	2	86.8	934	170	158,780	26,750	11,000	196,530	1,572,240	215,000	1,720,000
8	Apartment Type D	2	83.3	896	170	152,320	26,750	11,000	190,070	1,520,560	210,000	1,680,000
8	Apartment Type E	1	55.5	597	195	116,415	26,750	10,000	153,165	1,225,320	169,000	1,320,000
8	Apartment Type F	2	85.4	919	170	156,230	26,750	11,000	193,980	1,551,840	210,000	1,352,000
2	Apartment Type G	1	52.4	564	195	109,980	26,750	10,000	146,730	293,460	160,000	320,000
2	Apartment Type H	3	101.5	1092	170	185,640	26,750	12,500	224,890	449,780	245,000	490,000
2	Apartment Type J	2	82.0	883	170	150,110	26,750	11,500	188,360	376,720	205,000	410,000
TOTAL 44			3660.6	39,403						8,533,500		8,982,000