

Rental Values										
Unit	Size sqm	No.	Market Rent	Discount to Market to cover responsibility taken by local authority and amenity provided	Market Monthly Rent Discounted	Annual Discounted Rent	Total Deducted Rent per Year	Total non deducted rent per year	Rent Reduction value	
Studio	48.22 sqm (av)	4	€1,700	85%	€1,445	€17,340	€69,360	€81,600	€12,240	
1 Bed	55 sqm (av)	10	€1,950	85%	€1,658	€19,890	€198,900	€234,000	€35,100	
2 Bed	87 sqm (av)	6	€2,350	85%	€1,998	€23,970	€143,820	€169,200	€25,380	
Total		20								
							Yearly Rent	€412,080	€484,800	€72,720
							Monthly Rent to LA	€34,340		

Estimated Net Monetary Value	
Estimated Market Value	€13,800,000
Estimated Existing Use Value	€283,866
	10%(€13,800,000 - €283,866)=
Net Monetary Value (NMV)	€1,351,613