

ST. EDMUND'S

St. Loman's Road, Dublin 20.



160 apartment multi-family investment







Investment Summary

- An opportunity to buy 160 high-quality apartments out of 312 apartments in the overall scheme, across three modern buildings, in a mature and popular residential location between Lucan and Dublin city centre, beside Liffey Valley
- The offering is currently generating a rent of €2,435,400 per annum compared to its market rent of €2,791,800 per annum
- The Dublin apartment letting market is performing strongly with demand outstripping supply. The scheme is in high demand with tenants
- The PRTB's last published rental growth figures showed Dublin apartment rents grew by 8.1% in the 12 months to March 2016



<p>9x </p> <p>1 BED APARTMENTS</p>	<p>142x </p> <p>2 BED APARTMENTS</p>	<p></p> <p>167 BASEMENT SPACES</p>
<p>8x </p> <p>3 BED APARTMENTS</p>	<p>1x </p> <p>4 BED APARTMENT</p>	<p>COMPLETED</p> <p></p> <p>2008 & 2015</p>

<p>CURRENT INCOME</p> <p>€2,435,400</p>	<p>ERV</p> <p>€2,791,800</p>
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Dublin Airport

M50 Toll Bridge

Strawberry Beds

The King's Hospital School

River Liffey

Hermitage Medical Clinic

Clarion Hotel

ST. EDMUND'S

Ashley Hall

Juliet Square

Hannah Square

Lucan



Not to scale, for illustration purposes only.

Location

St. Edmund's is located 9 km west of Dublin City Centre.



**LIFFEY VALLEY
SHOPPING CENTRE**



**STORES IN
LIFFEY VALLEY**



**DUBLIN CITY
CENTRE**

- Liffey Valley Shopping Centre is beside St. Edmund's and hosts four anchor stores, 63 unit shops, four restaurants and the 14-screen-3,800-seat Vue cinema. Phase 2 of the Shopping Centre, which is under construction, will add a further 10,500 sq.m. (113,000 sq.ft.)
- Range of exciting leisure and entertainment options
- Benefits from the facilities of the Clarion Hotel Liffey Valley, including its gym; Liffey Valley Fitness, Hermitage Park, Rowlagh Park and Hermitage Golf Club, among others
- Served by a large number of primary and secondary schools, community and healthcare facilities





Not to scale, for illustration purposes only.



Transport

- Excellent transport links, beside the N4 and M50 motorways and is well-serviced by multiple Dublin Bus, regional bus and airport shuttle routes
- Adjacent to Liffey Valley Interchange (N4, junction 2), and less than five minutes from the junction of the M50 and N4 (M50, junction 7), providing quick and easy access to locations around Dublin and beyond
- City centre bus connections and Quality Bus Corridors (every five minutes during rush hour). Buses connect with Dublin Heuston Train Station, allowing further connections with the LUAS Red Line
- Approximately 2.3 km from Clondalkin Fonthill Train Station

LESS THAN FIVE MINUTES



Description

- St. Edmund's is a high-quality residential development of 312 apartments and 32 houses, built with surface and basement car parking spaces
- The property is a well-maintained and secure development incorporating landscaped open spaces, internal courtyards and streetscapes
- There is a wide range of residences constructed ranging from one-bedroom apartments to four-bedroom family homes, forming a stable and vibrant residential environment
- The development was designed by McCrossan O'Rourke Manning Architects
- All of the apartments have balconies or terraces and there is a communal landscaped courtyard
- This sale includes 160 apartments comprising 9 one bedroom, 142 two bedroom and 8 three bedroom apartments and 1 four bedroom duplex apartment set out in 3 blocks over basement car parking
- Glenkerrin Homes completed 190 apartments and 32 houses in St. Edmund's Park by 2008
- Ashley Hall, which contains 122 apartments over five storey's, was completed in 2015 by Rhatigan Developments for the Joint Receivers Paul McCann and Michael McAteer of Grant Thornton
- The apartments are all fitted out to a very good standard and the 104 Ashley Hall apartments were furnished to a high specification to the value of €1.2 million in January 2015



BALCONIES

on all apartments

JULIET SQUARE

HANNAH SQUARE

COURTYARDS

and park landscaped

CAR PARKING

basement and on-street

ASHLEY HALL







Ashley Hall

Schedule of Accommodation

There are 312 apartments and 32 houses completed at St. Edmund's. The investment offering of 160 apartments is detailed below, which represents 51% of the apartments in the development.

	1 Bed Apt	2 Bed Apt	3 Bed Apt	2 Bed Duplex Apt	3 Bed Duplex Apt	4 Bed Duplex Apt	Total Units
Juliet Square	-	20	5	-	-	-	25
Hannah Square	1	19	2	7	1	1	31
Ashley Hall	8	96	-	-	-	-	104
Total	9	135	7	7	1	1	160
Average Unit Size (sq.m.)	51	76	94	94	108	120	12,230
Average Unit Size (sq.ft.)	553	813	1,009	1,009	1,162	1,292	131,312

There is surface and underground car parking at the development. The investment includes 167 basement car parking spaces. Sizes are Gross Internal Area.

Specification

External features

- Maintenance-free brick and rendered elevations with granite features
- Quality double-glazed powder coated aluminium windows
- Generous tiled balconies with glass balustrades
- Maintenance-free fascias, soffits and rain water goods
- Modern street lighting and paving to roads
- Basement parking spaces
- Lift access to apartments
- Set in professionally designed and managed landscaped development

Internal features

- Apartments come with carpets in bedrooms, wooden flooring to hall and lounge and floor tiling to kitchens, bathrooms and en-suites as standard
- Thermostatically controlled natural gas central heating and individual boilers
- Broadband and internet enabled
- Wired for security alarm
- Superbly equipped and tiled bathrooms with quality sanitary ware
- Bathrooms and en-suites have wall and floor tiling
- Floor tiling to kitchens
- Pressurised hot and cold water system
- High quality decorative painted finish throughout (white as standard)
- Built-in wardrobes to bedrooms
- Superb fitted kitchens with top quality integrated appliances including, four ring hob, oven, extractor hood, dishwasher, washer dryer and fridge freezer
- Solid interior doors throughout painted white as standard with quality iron-mongery chrome finish
- Recessed lighting to entrance halls, sitting rooms, en-suites, main bathrooms and kitchens
- Generous storage



Living room - Ashley Hall - standard fit-out



Kitchen - Ashley Hall



Bedroom - Ashley Hall



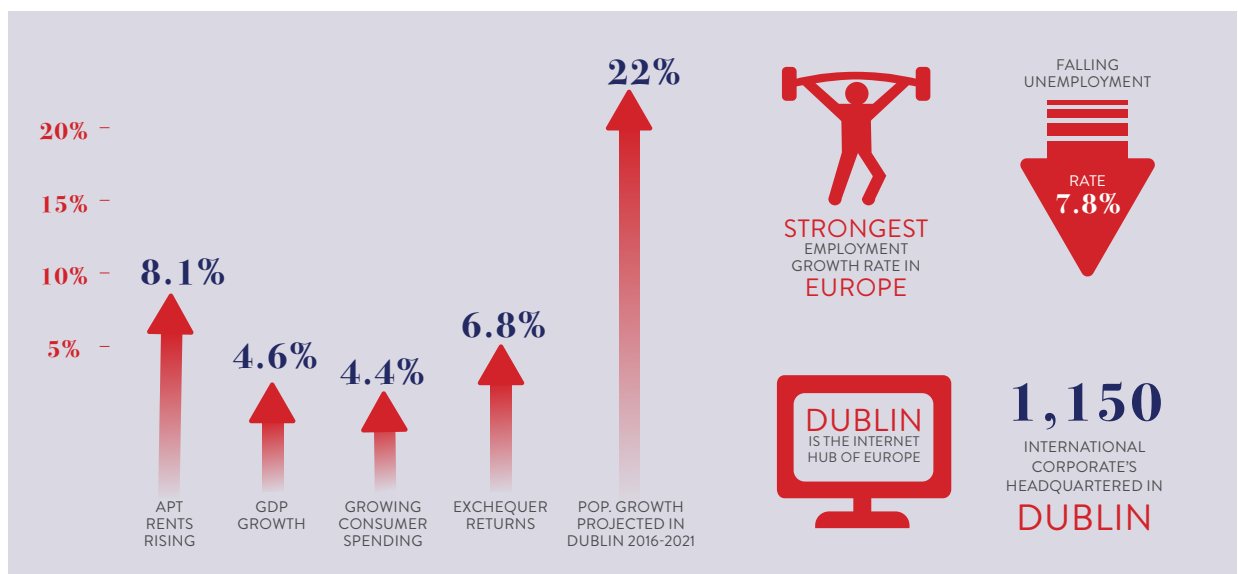
Bathroom - Ashley Hall

Investment / Tenancy Details

- There are 155 apartments let on short term residential tenancy agreements
- There are five apartments vacant for viewing purposes
- Leases are typically for a fixed term 12 month period
- The table below outlines the current rents and estimated rental values (ERVs) for the investment opportunity at St. Edmund's
- 160 apartments for sale out of a total of 312 apartments in three buildings

Unit Type	1 Bed Apartment	2 Bed Apartment	3 Bed Apartment	2 Bed Duplex Apartment	3 Bed Duplex Apartment	4 Bed Duplex Apartment	Total
Total Units	9	135	7	7	1	1	160
Average Unit Size (sq.m.)	51	76	94	94	108	120	12,230
Average Unit Size (sq.ft.)	553	813	1,009	1,009	1,162	1,292	131,312
No. of Current Vacant Units	0	5	0	0	0	0	5
Current Average Rent per Unit (p.m.)	€1,092	€1,319	€1,379	€1,257	€1,650	€1,550	€2,435,400 p.a.
Estimated Rental Values per Unit (p.m.)	€1,250	€1,450	€1,700	€1,450	€1,700	€1,900	€2,791,800 p.a.

Economic Overview at a Glance



Further Information

Floor Plans

Available on the Data Site.

Tenure

Full information available on the Data Site.

Title

The apartments are being offered under individual leases for a term of 999 years from the 1st January 2006.

Estate Management

The development is managed by JSPM. Service charge and management company details available on the Data Site.

BER



BER certification range from B1 - D1. Full details are available on the Data Site.

Building Surveys

Assignable building survey available on the Data Site.

Viewings

Viewings are strictly to be arranged through the joint selling agents.

Website and Data Site

www.stedmundsinvestment.ie

Vendor

Joint Statutory Receivers Paul McCann and Michael McAteer of Grant Thornton.



Terms

For Sale by Private Treaty in a single lot.

Pricing

On application.

Solicitors

Gartlan Furey Solicitors
20 Fitzwilliam Square South
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PROPERTY MISREPRESENTATION ACT

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