

EXCELLENT MULTI-FAMILY INVESTMENT OPPORTUNITY



**2A HOGAN AVENUE
17 HOGAN PLACE**

•
DUBLIN 2



INVESTMENT SUMMARY



Excellent Multi-Family Investment Opportunity in **Dublin 2**



14 apartments for sale in two self-contained blocks at 17 Hogan Place & 2A Hogan Avenue



Situated within **walking distance** to Grand Canal Dock, St. Stephen's Green, Merrion Square, Pearse Station and Grafton Street



Comprises of **3 one-bedroom** apartments & **11 two-bedroom** apartments



Current rental income of **€313,188 per annum** (once vacant units are re-let)



Tenants not affected



For Sale by Private Treaty as 2 individual lots or collectively



Lot 1 - Hogan Place. Excludes Ground Floor



Lot 2 - Hogan Avenue



View of shared courtyard



LOT 1

6 Apartments

A self contained block at 17 Hogan Place

LOT 2

8 Apartments

A self contained block at 2A Hogan Avenue and 6 car parking spaces

LOT 3

14 Apartments

In Hogan Place and Hogan Avenue



LOCATION

Hogan Place & Hogan Avenue is a superbly maintained development and is located within walking distance of Grand Canal Dock, St. Stephen's Green, Merrion Square and Grafton Street.

Hogan Place & Hogan Avenue benefit from being surrounded by excellent public transport links with bus routes and within walking distance of two DART Stations. Pearse Station is 500m north while Grand Canal Dock is 750m east.

Major employers within walking distance include Google with its EMEA headquarters located on Barrow Street, Accenture, Stripe, Airbnb, The National Maternity Hospital, Mason Hayes & Curran, Matheson & William Fry. Trinity College is located within 900 metres of the property.

These apartments are within close proximity of many third level institutions such as Trinity College and Technological University Dublin.



Grand Canal Dock Station

Connections

Pearse Station	550m	7 mins	2 mins	2 mins
Grand Canal Dock	750m	8 mins	3 mins	9 mins
Trinity College	900m	16 mins	4 mins	5 mins
Grafton Street	1.2km	16 mins	4 mins	12 mins
St. Stephen's Green	1.5km	20 mins	6 mins	5 mins
IFSC	1.8km	18 mins	7 mins	8 mins
Ballsbridge	1.8km	25 mins	7 mins	6 mins



Google



Trinity College



Accommodation Schedule

Hogan Place - Lot 1

Unit No.	Beds	Floor	Sq.m	Sq.ft
1	2	First	57.7	621
2	2	First	57	614
3	2	Second	57.7	621
4	2	Second	57	614
5	2	Third	57.7	621
6	2	Third	57	614

Hogan Avenue - Lot 2

Unit No.	Beds	Floor	Sq.m	Sq.ft
1	1	Ground	47	506
2	2	Ground	64.8	697
3	2	First	67	721
4	1	First	40.5	436
5	2	First	68	732
6	2	Second	67	721
7	1	Second	40.5	441
8	2	Second	68	732

All intending purchasers must satisfy themselves in relation to the floor areas and tenancy details provided.

14 Total number of properties

€313,188 Annual Gross Rental Income

€1,757 Average Monthly Rental Income

€1,757 Average Monthly Rental Income

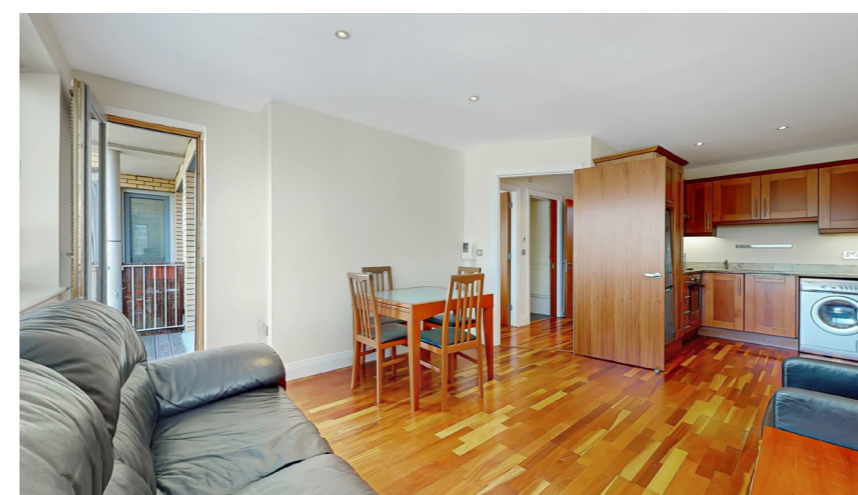


DESCRIPTION

Hogan Place & Hogan Avenue is a popular and well-maintained Cosgrave built development of 14 apartments.

The properties comprise 3 one-bedroom apartments & 11 two-bedroom apartments. The apartments are located in two self-contained blocks. Hogan Place comprises of 6 apartments and Hogan Avenue consists of 8 apartments and 6 car parking spaces.

The properties are all finished to a good standard. They are well laid out and each benefit from a spacious living area. Apartments at 2A Hogan Avenue benefits from underground car parking which are let on licence agreement to a nearby office.



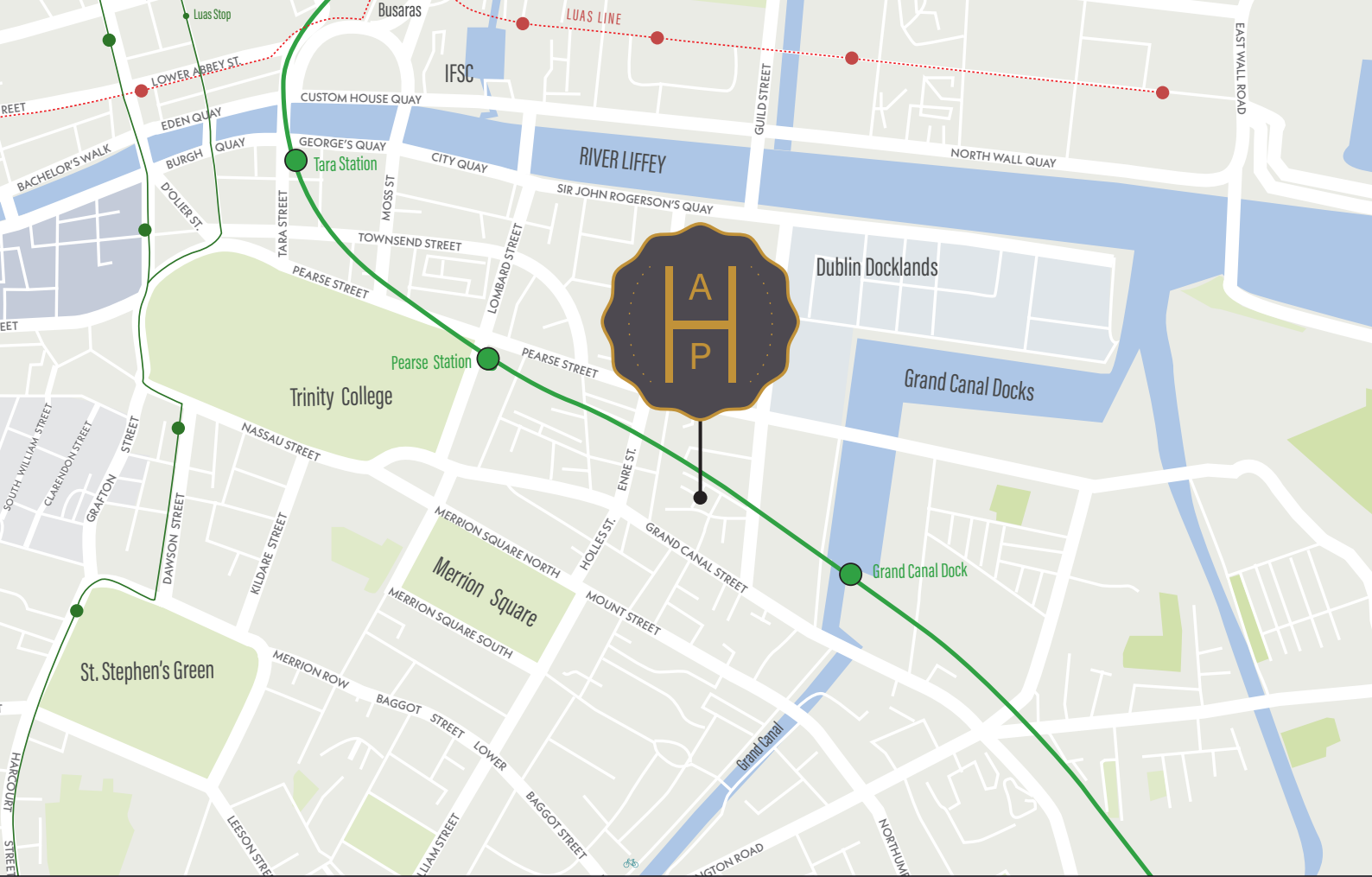
Investment Highlights

The 14 apartments are fully let, generating a current gross rental income of €313,188 per annum (once the vacant units are re-let), with an average rent of €1,757 per month per apartment. Currently, 11 out of the 14 units are occupied under standard residential tenancies.

The 6 apartments at Hogan Place are producing an annual gross income of €131,376, while the apartments at Hogan Avenue generating an annual gross income of €181,812.

Given its proximity to major employment zones such as Grand Canal Dock and the IFSC, along with being within walking distance of St. Stephen's Green, the apartments are suited to working professionals amongst other categories of occupiers.

The six parking spaces, with an Estimated Rental Value (ERV) of €18,000 per annum, are secured by an electric gate accessible via Hogan Avenue.



FURTHER INFORMATION

Viewings

By appointment only through the selling agents Hooke & MacDonald.

Title

We understand that the property is held under long leasehold title.

BER Information



Individual BER numbers are available on request.

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