

## ACCOMMODATION / TENANCY SCHEDULE

| ADDRESS                                   | APPROX. SIZE                     | TENANT                                       | LEASE DETAILS                         | RENT PER ANNUM  |
|---|----------------------------------|--|---------------------------------------|-----------------|
| <b>COMMERCIAL</b>                         |                                  |  |                                       |                 |
| 84 Sandymount Road<br>Retail              | 162m <sup>2</sup> /1,745 sq. ft. | Bellina Creations Ltd<br>t/a Serena Boutique | 25 years from<br>01/01/2008           | €60,000         |
| 88 Sandymount Road<br>First floor offices | 341m <sup>2</sup> /3,670 sq. ft. | Rainmaker Ltd                                | 10 years from<br>01/01/2009<br>Note 1 | €90,000         |
| 90 Sandymount Road<br>Retail              | 97m <sup>2</sup> /1,045 sq. ft.  | Power International<br>t/a Zeba Hair Salon   | 15 years from<br>01/06/2014<br>Note 2 | €45,000         |
|   |                                  |  | <b>Subtotal:</b>                      | <b>€195,000</b> |
| <b>RESIDENTIAL</b>                        |                                  |  |                                       |                 |
| Apt 1<br>2-bed 1st floor                  | 98m <sup>2</sup> /1,055 sq. ft.  | See note 5 below                             | From 01/06/2011<br>Note 3             | €5,292          |
| Apt 2<br>1-bed 1st floor                  | 60m <sup>2</sup> /645 sq. ft.    | ..   | 1 year rolling from<br>25/03/2015     | €16,800         |
| Apt 3<br>2-bed 2nd floor                  | 69m <sup>2</sup> /745 sq. ft.    | ..   | 1 year rolling from<br>01/09/2009     | €19,200         |
| Apt 4<br>2-bed 2nd floor                  | 69m <sup>2</sup> /745 sq. ft.    | ..   | 1 year rolling from<br>01/11/2013     | €22,200         |
| Apt 5<br>2-bed 2nd floor                  | 72m <sup>2</sup> /775 sq. ft.    | ..   | 1 year rolling from<br>29/11/2015     | €21,600         |
| Apt 6<br>2-bed 2nd floor                  | 73m <sup>2</sup> /785 sq. ft.    | ..   | 1 year rolling from<br>29/05/2015     | €20,400         |
| Apt 7<br>1-bed 2nd floor                  | 60m <sup>2</sup> /640 sq. ft.    | ..   | 1 year rolling from<br>16/09/2009     | €15,600         |
| Apt 8<br>2-bed 2nd floor                  | 72m <sup>2</sup> /775 sq. ft.    | ..   | 1 year rolling from<br>01/08/2014     | €24,000         |
|   |                                  |  | <b>Sub total:</b>                     | <b>€145,092</b> |
|   |                                  |  | <b>Total:</b>                         | <b>€340,000</b> |

Notes: 1 - Two leases amalgamated

2 - Let fully fitted as Hair Salon - break at year 3

3 - Life tenancy

4 - All apartments have private balcony except Apt 1

5 - Apartments are let to private individuals

*All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*

Without Prejudice

Floor plans available on request

**This is an investment sale as a single lot - Tenants are not affected**

**Mulligans pub is not included in the sale**