



Downey McCarthy

....the people you can trust

EAST CORK RESIDENTIAL PORTFOLIO



MIDLETON, CO. CORK



COBH, CO. CORK

EAST CORK RESIDENTIAL PORTFOLIO FOR SALE BY TENDER

31 NO. RESIDENTIAL UNITS IN ONE LOT.

ERA Downey McCarthy are delighted to present to the market this unique investment opportunity to acquire 31 no. completed residential units. The units are located in Midleton (22) and Cobh (9). The units in Midleton comprise of 3 & 4 bedrooms semi detached houses, 3 bedroom terraced house, 3 bedroom duplex units and 1 & 2 bedroom apartments while Cobh consists of ONE BLOCK of 9 no. 1 & 2 bedroom apartments. The current rent roll from 16 tenanted units and 15 vacant units is c. €143,340 per annum. Potential rental income when fully let c. €360,000 per annum (NIY 10.29%) (Tenants unaffected).

AMV: €3,360,000 (subject to VAT where applicable) **BER B3 D2**

THE PORTFOLIO CONSISTS OF THE FOLLOWING PROPERTIES

1 no. 4 bedroom semi detached house
4 no. 3 bed semi detached houses
1 no. 3 bed terraced house

8 no. 3 bed duplex units
12 no. 2 bedroom apartments
5 no. 1 bedroom apartments

SERVICE CHARGES

Ard Na Corran: €800 per annum per unit
Corabbey Court: €1,500 per annum per unit



SCHEDULE OF PROPERTIES

Property Address	Accomodation	Type	Sq Ft	BER
1 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Living Room, Kitchen/Dining Room, W.C., 3 Bedrooms, 1 En-Suite, 1 Bathroom.	3 Bed duplex	1,130	B3
2 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Living Room, Kitchen/Dining Room, W.C., 3 Bedrooms, 1 En-Suite, 1 Bathroom.	3 Bed duplex	1,130	C1
4 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Living Room, Kitchen/Dining Room, W.C., 3 Bedrooms, 1 En-Suite, 1 Bathroom.	3 Bed duplex	1,130	C1
5 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Living Room, Kitchen/Dining Room, W.C., 3 Bedrooms, 1 En-Suite, 1 Bathroom.	3 Bed duplex	1,130	C1
6 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Living Room, Kitchen/Dining Room, W.C., 3 Bedrooms, 1 En-Suite, 1 Bathroom.	3 Bed duplex	1,130	C1
19 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Living Room, Kitchen/Dining Room, W.C., 3 Bedrooms, 1 En-Suite, 1 Bathroom.	3 Bed duplex	1,130	C1
21 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Living Room, Kitchen/Dining Room, W.C., 3 Bedrooms, 1 En-Suite, 1 Bathroom.	3 Bed duplex	1,130	B3
24 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Living Room, Kitchen/Dining Room, W.C., 3 Bedrooms, 1 En-Suite, 1 Bathroom.	3 Bed duplex	1,130	C1
31 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, 1 En-Suite, 1 Bathroom.	2 Bed apartment	675	C2
32 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, 1 En-Suite, 1 Bathroom.	2 Bed apartment	675	C1
33 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, 1 En-Suite, 1 Bathroom.	2 Bed apartment	675	C1
34 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, 1 En-Suite, 1 Bathroom.	2 Bed apartment	675	C1
35 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, 1 En-Suite, 1 Bathroom.	2 Bed apartment	675	C1
36 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, 1 En-Suite, 1 Bathroom.	2 Bed apartment	675	C2
38 Ard na Corann, Midleton, Co. Cork	Entrance Hallway, Living Room, Kitchen/Dining Room, W.C., 3 Bedrooms, 1 En-Suite, 1 Bathroom.	3 Bed terrace	950	C1
19 Willowbank Court, Midleton, Co. Cork	Entrance Hallway, Living Room, Kitchen/Dining Room, W.C., 3 Bedrooms, 1 Bathroom.	3 Bed semi detached	975	D1
26 Willowbank Court, Midleton, Co. Cork	Entrance Hallway, Living Room, Kitchen/Dining Room, W.C., 3 Bedrooms, 1 Bathroom.	3 Bed semi detached	975	D1
27 Willowbank Court, Midleton, Co. Cork	Entrance Hallway, Living Room, Kitchen/Dining Room, W.C., 3 Bedrooms, 1 Bathroom.	3 Bed semi detached	975	D1
33 Willowbank Court, Midleton, Co. Cork	Entrance Hallway, Living Rm, Kitchen, W.C., Dining Rm, Utility, 4 Bedrooms, 1 En-Suite, 1 Bathroom.	4 Bed semi detached	1,340	D1
11 Corabbey Court, Midleton, Co. Cork	Entrance Hallway, Living Rm, Kitchen/Dining Rm, Utility, 2 Bedrooms, 1 En-Suite, 1 Bathroom, Balcony.	2 Bed apartment	860	C1
14 Corabbey Court, Midleton, Co. Cork	Entrance Hallway, Living Rm, Kitchen/Dining Rm, Utility, 2 Bedrooms, 1 En-Suite, 1 Bathroom, Balcony.	2 Bed apartment	860	C2
40 The Woodlands, Midleton, Co. Cork	Entrance Hallway, Living Room, Kitchen/Dining Room, W.C., 3 Bedrooms, 1 Bathroom.	3 Bed semi detached	960	D2
1 The Moorings, Cobh, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 1 Bedroom, 1 Bathroom (Ground Floor).	1 Bed apartment	480	D2
2 The Moorings, Cobh, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 1 Bedroom, 1 Bathroom (Ground Floor).	1 Bed apartment	540	C3
3 The Moorings, Cobh, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 1 Bedroom, 1 Bathroom (Ground Floor).	1 Bed apartment	540	C3
4 The Moorings, Cobh, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 1 Bedroom, 1 Bathroom (Ground Floor).	1 Bed apartment	480	D1
5 The Moorings, Cobh, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, 1 Bathroom (First Floor).	2 Bed apartment	700	C2
6 The Moorings, Cobh, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 1 Bedroom, 1 Bathroom (First Floor).	1 Bed apartment	540	D1
7 The Moorings, Cobh, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, 1 Bathroom (First Floor).	2 Bed apartment	700	C2
8 The Moorings, Cobh, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, 1 Bathroom (Second Floor).	2 Bed apartment	870	D2
9 The Moorings, Cobh, Co. Cork	Entrance Hallway, Kitchen/Dining/Living Room, 2 Bedrooms, 1 Bathroom (Second Floor).	2 Bed apartment	870	D2



1 Ard na Corann, Midleton, Co. Cork



2 Ard na Corann, Midleton, Co. Cork



4 Ard na Corann, Midleton, Co. Cork



5 Ard na Corann, Midleton, Co. Cork



6 Ard na Corann, Midleton, Co. Cork



19 Ard na Corann, Midleton, Co. Cork



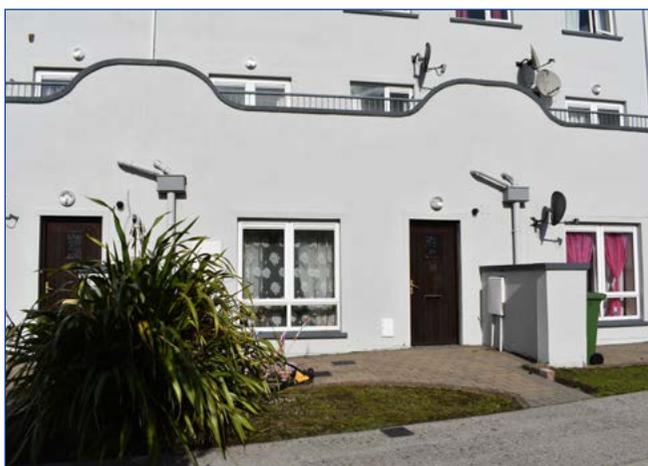
21 Ard na Corann, Midleton, Co. Cork



24 Ard na Corann, Midleton, Co. Cork



31 Ard na Corann, Midleton, Co. Cork



32 Ard na Corann, Midleton, Co. Cork



33 Ard na Corann, Midleton, Co. Cork



34 Ard na Corann, Midleton, Co. Cork



35 Ard na Corann, Midleton, Co. Cork



36 Ard na Corann, Midleton, Co. Cork



38 Ard na Corann, Midleton, Co. Cork



19 Willowbank Court, Midleton, Co. Cork



26 Willowbank Court, Midleton, Co. Cork



27 Willowbank Court, Midleton, Co. Cork



33 Willowbank Court, Midleton, Co. Cork



40 The Woodlands, Midleton, Co. Cork



11 & 14 Corabbeey Court, Midleton, Co. Cork



1-9 The Moorings, Cobh, Co. Cork

FOR FURTHER INFORMATION, PLEASE CONTACT...

Agent:

Sean McCarthy,

Tel: 021-4905000

Mobile: 086-8385768

Email: sean@eracork.ie



Agent:

Will Lyons, MCSI MRICS

Tel: 021-4905000

Mobile: 087-6494740

Email: will@eracork.ie



VAT CLAUSE

In addition to the Purchase Price, the Purchaser shall pay to the Vendor the amount of any VAT as shall be exigible in relation to the Sale, same to be calculated in accordance with the provisions of the VAT Act and the Purchaser shall pay this amount to the Vendor on the later of the completion of the Sale or when an invoice is required to be issued by the Vendor in accordance with the provisions of the VAT Act on delivery of such invoice to the Purchaser.

Definitions

"Accountable Person", "Immovable Goods" and "Taxable Person" have the meanings attributed to those terms by Section 2(1) of the VAT Act;

"Freehold Equivalent Interest" has the meaning attributed to that term under Section 2 and Section 19(2) of the VAT Act;

"Interest" has the meaning attributed to that term in Section 93(1)(a) of the VAT Act;

"VAT" means Value Added Tax;

"VAT Act" means Value-Added Tax Consolidation Act 2010 and related VAT regulations.

Disclaimer

The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



Downey McCarthy

....the people you can trust

60 South Mall, Cork.

Tel: 021 4905000

Fax: 021 4905005

Email: info@eracork.ie

Web: www.eracork.ie

PSRA No. 002584