

FAO: Dublin City Council

25th January 2021

Re: Valuation of One Bedroom Apartments New Priory, Hole in the Wall Road, Dublin 13

To whom it may concern,

Further to your recent request, we write to provide you with our opinion of the current likely sales prices of the below one bedroom apartments located at New Priory, Hole in the Wall Road, Dublin 13.

Taking into account the achieved sale prices of the other one bedroom apartments located within the development. Please see below our opinion of the achievable sales prices:-

Apt No. & Block	Type	Floor	Size	Value
Block 12 Apartment 6	1 Bed	1 st	50.3 m ²	€200,000
Block 12 Apartment 9	1 Bed	2 nd	50.3 m ²	€205,000
Block 19 Apartment 6	1 Bed	2 nd	45.5m ²	€200,000
Block 19 Apartment 12	1 Bed	4 th	47.7m ²	€205,000

This letter is provided in the course of providing estate agency services and is not intended for loan security purposes. Consequently in accordance with PS1, paragraph 5.4, of the RICS Valuation Standards 2017 (10th Edition), we have not been required to provide a formal Valuation Report for the intended purpose of this letter as stated herein. In the event that we are required to undertake a formal Valuation Report, we reserve the right to alter the stated figures herein.

Finally, in accordance with our standard practice we must state that this letter is provided merely as an informal estimation of likely sale price for the sole use of the party to whom it is addressed.

Yours sincerely,



Hooke & MacDonald