

# UN-DISCLOSED LOCATION

Property location is not to be publicly available until after purchase due to the exclusive offer of purchase while not readily available on the market.

Renovation and extension of existing building into 4 Bedroom 2300 sq ft dwelling.



<b>Est. cost price:</b>	<b>€50,000</b>
<b>Development cost:</b>	<b>€190,000</b>
<b>Total:</b>	<b>€240,000</b>
<b>Auctioneers Valuation:</b>	<b>€340,000</b>
<b>Potential profit:</b>	<b>€100,000</b>
<b>Margin:</b>	<b>41.7% (33% APR)</b>
<b>Build duration:</b>	<b>15 months</b>
<b>Total Slots:</b>	<b>500</b>
<b>Cost per slot:</b>	<b>€480</b>
<b>CFD locked per slot during ICO:</b>	<b>8525 CFD</b>
<b>Rental Potential:</b>	<b>€1,100 per month</b>

## **Development Details:**

This is a unique opportunity to purchase a premise in desperate need of renovation.

Currently listed as a commercial premises there is great potential to turn the existing dwelling into a large family home with some clever reconfiguration of the garden area and a small extension to the front. While inside the building has the benefit of an already high roofline which will allow for the addition of an extra dormer style first floor.

The idea to reconfigure the garden area to make it more appealing, is to relocate the driveway which currently sits right on the corner further down the road to provide a long style driveway next to the tree-lined boundary. With the existing driveway removed this then provides new space to create a large side and back garden with carefully thought out landscaping.

The property is not currently on the market hence why we cannot disclose its location at present but CryptoFlow Developments have been afforded the chance of acquiring the premises at what is a hugely beneficial price.

While set in a relaxed country setting it is within 10 minutes drive from two nearest towns and within walking distance of the nearest school.



## Additional exterior photos



## Garden and driveway proposals

Area marked in Blue is the new proposed driveway along the tree lined boundary seen below.

The remaining area adjacent to the driveway provides car parking space.



Area marked in Green becomes the new large garden space.

There is also a natural stream running through the garden.



## Sale price of Houses local to dwelling



**€425,000 Asking Price  
4 Bedroom  
2200 sq ft**

**€325,000 Asking Price  
4 Bedroom  
2300 sq ft**



## Assessment:

CryptoFlow Developments aims to bring opportunities to their clients and new investors across a scope of ranges that suits each individuals investment level.

With this project, we have been given the chance to acquire this premise at a very appealing price for its location. Once funding for the acquisition of the building is reached it will then be purchased and its location disclosed while we continue ahead with the relevant planning permission.

While the estimated build time should only take about 6 months we are allowing 15 months overall for the project because planning permission will be required after the purchase and then allowing a reasonable amount of time for the sale of the dwelling also.

The return on investment on smaller projects usually does not compare to that of larger ones so this is a rare opportunity for such a healthy return on a project this size.



Local River only within 4 miles of premises