

Pondorosi Investment Breakout

(does not include recurring costs: salaries, payroll/property tax, routine maint, repair, automotive, insurance)

Basic Contract Costs		\$260,000
Estimated cost of land (7000 sq meters x \$12/mt)	\$84,000	
Estimated cost of base house (3660 sq ft x \$48/ft)	\$176,000	
Initial Upgrade Costs		\$40,215
Extra excavation to expand pad	\$2,660	
Electrical upgrade	\$3,000	
Floor tile upgrade to first quality	\$2,680	
Precinta molding	\$600	
Front entry roof	\$650	
Backsplash tile upgrade	\$200	
Closet upgrade	\$2,800	
Shower doors	\$1,825	
Shower tile motif	\$550	
Pool tile	\$800	
Pool tile labor	\$200	
Pool solar heater lights etc	\$4,500	
Iron railings and saferoom door	\$8,650	
Acid stain upgrade	\$3,000	
Built-in light fixtures	\$1,500	
Built-in appliances (kitchen and laundry)	\$5,000	
Gate upgrade	\$1,000	
Patio concrete extension beyond pool	\$600	
Year One N/R Investments not included in house/land cost:		\$32,500
Linen, curtains, rods, etc	\$2,600	
Furniture/small appliances/lamps/kitchenware	\$20,000	
Audio/video package	\$2,900	
Lawyer/reg/tax/incorporation	\$7,000	
Subsequent improvements (below)		\$111,990

Total non-recurring cost 2007-2020		\$444,705

Details of Subsequent improvements :		\$111,990
Artwork		\$4,160
Paintings from Orosi Lodge and Coto	\$125	
Mural phase 1 and scaffolding	\$910	
3 paintings by Martin/Marisol	\$640	
Mural phase 2	\$600	
10 custom frames	\$640	
Custom painting of Allegoria	\$700	
Paintings by Marta	\$545	
Gas grill and 2 tanks		\$665
Additional furniture		\$1,500
Various equipment		\$1,800
Verano 2009 improvements (varnish) Guillermo		\$720
Invierno 2009 improvements (gutters) Norlan		\$256
Verano 2010 improvements		\$6,725
Locks upgrade/re-key	\$410	
Concrete driveway (matl, labor, and tools)	\$1,565	
Crushed Stone	\$560	
Improve drainage at street	\$200	
Water heater upgrade	\$1,010	
Pool improvement	\$625	
Paint roof and precinta	\$1,240	
Electrical	\$160	
Metal security work such as lower gate enclosure	\$670	
Misc	\$285	
Invierno 2010 improvements		\$1,035
Enlarge bathroom vanity	\$725	
Pump house gate	\$260	
Misc	\$50	
Verano 2012 improvements (sundial and landscaping)		\$2,364
Norlan for excavation, construction of sundial	\$2,000	
Jose for volcanic soil delivered	\$200	
Steel pipe for gnomon	\$20	
Hand-carved ball for gnomon (Ricardo)	\$60	
250 adoquines (pavers from Pochote)	\$84	
Invierno 2012 improvements (senderos, porton, parilla, etc)		\$21,450
Materials for concrete ramps, ensuite conversion +	\$9,550	
Labor for concrete ramps, ensuite conversion +	\$7,850	
Contractor management fee	\$1,650	
Chainsaw	\$245	
Flora	\$400	
Metal gate at street	\$740	
Equip rental	\$380	
Paint and varnish	\$335	
Door and frame for en suite conversion	\$300	

Verano 2013 improvements (downslope util, elect svc upgrade)		\$5,915
Triplex Cable 3 X 1/0 AWG, 100mts (to pole)	\$426	
Dir. burial cable 3 X 10 AWG, 100mts (downslope)	\$419	
150 meters underground water hose (downslope)	\$425	
12 cub met crushed stone around house	\$396	
4 cub met river rock for wall near gate	\$104	
Other construction material, fixtures, etc	\$885	
Labor	\$1,543	
Contractor management fee	\$365	
Kitchen curtain and rod	\$66	
4 Window Shades	\$296	
Pool equipment upgrade	\$640	
Flora	\$350	
Invierno 2013 improvements (tile, paths, drainage, wall)		\$5,639
Ceiling speakers and cable for covered patio	\$181	
Cement	\$265	
Cuneta	\$122	
85 sq mts ceramic tile for pool, mirador, etc	\$1,374	
Crushed stone	\$230	
100 Concrete Steps for new paths	\$400	
Sand	\$170	
Bondex	\$140	
Other material	\$410	
Labor	\$2,000	
Contractor management fee	\$347	
Verano 2014 improvements (paint sendero walls, new counter)		\$2,833
Used Onkyo Receiver for outdoor speakers	\$100	
Painted walls materials	\$595	
Painted walls labor	\$318	
Painted walls mgt fee	\$61	
Tile for counter and backsplash	\$380	
Steel, duro, solder for counter	\$187	
Pendant lamps over counter	\$292	
Electrical and other materials	\$220	
Labor for counter	\$500	
Electrical and other supplies	\$180	
Invierno 2014 improvements		\$328
Pendant lamp for pantry	\$148	
3 Brass keyed locks	\$180	
Verano 2015 improvements (pantry, bench)		\$4,680
2 benches for outdoor table (Julio)	\$273	
Upholstery materials for benches	\$145	
New set of lamps	\$96	
3 side tables (Julio)	\$166	
Precinta upgrade to pochote (Julio)	\$1,210	
Solar lighting	\$266	
Pantry upgrade (Julio)	\$2,434	
3 cu mts crushed stone for new pathway	\$91	
Invierno 2015 improvements (Eternal Spring)		\$2,260

Bench seat pads (LA Sofa Club) labor	\$198	
Bench seat pads (LA Sofa Club) addl foam	\$120	
Crushed stone to extend walkable pad	\$60	
Sendero project materials (Lucas and Marcus)	\$832	
Sendero project labor (Jimmy and German)	\$1,050	
Verano 2016 improvements (laundry room, king size bed)		\$4,046
Plant materials La Garita	\$96	
King-size foam bed, mattress and accessories	\$1,430	
Laundry room upgrade (Julio)	\$1,810	
Crushed stone for new sendero and replenishment	\$210	
Hardware for window upgrade experiment	\$102	
Other materials (molding, screen, etc)	\$114	
Labor for projects (Norlan and German)	\$210	
Solar lighting	\$75	
Invierno 2016 improvements (driveway, windows, screens)		\$7,858
Hardware for window upgrade completion	\$502	
Hardware for dryer exhaust (elbow, duct, clamps)	\$37	
Hardware for dryer exhaust (outdoor vent hood)	\$10	
Shower bottom wipes (3 x 98")	\$59	
Labor for projects (Norlan, Esteban and German)	\$413	
Material for projects, including speaker boxes	\$56	
Concrete entire driveway and changes to gate	\$6,323	
Upgrade electrical service at meter	\$458	
Verano 2017 improvements (senderos, cunetas, trees)		\$3,017
30 concrete steps for new paths (.5 x .5 mt)	\$134	
Labor/mgt for new paths, steps, cuneta repurp etc	\$2,100	
50 fifty pound bags volcanic earth	\$270	
250 kilos cement	\$69	
4 meter utility pole and cables, hdwe	\$31	
4 double size concrete steps (1 x .5 mt baldosas)	\$44	
1 cubic meter river rock delivered	\$18	
2 cubic meters cuartilla delivered	\$81	
Oscillating sprinkler and timer for Ayers Rock	\$40	
Tree id project (tags, wire, poster)	\$84	
Solar lighting	\$40	
Under carpet cord protector	\$25	
2 cubic meters cuartilla delivered	\$81	
Invierno 2017 improvements (vanities)		\$9,097
Vanities constructed by Norlan primarily labor	\$1,053	
Bathroom mirrors and shelves (Julio)	\$930	
Steel, duro board, solder, etc for vanity (Marcus)	\$166	
Travertine, grout, mortar, bullnose for vanity (Construplaza)	\$274	
Electrical (switches and outlets) EPA	\$161	
4 flush 14" ceiling lights 25W LED 300K (Amazon)	\$196	
Plumbing parts for toilet (not used) unions (Femaco)	\$19	
Plumbing parts and 1 gal ceiling paint (Colonial)	\$120	
Interior painting by Olga and Mario	\$302	
Test paint (various) not used	\$37	
7 gal (2 used) paint (Lucas)	\$145	

4 gal int paint and accessories (Lanco)	\$102	
Int paint/varnish and ext varnish and acc (Lanco)	\$130	
Exterior varnish and accessories (Lanco)	\$56	
Exterior varnish and clean by Olga	\$88	
4 gal sealcoat and acc (Lanco) for outdoor blue ceilings	\$102	
1 gal interior varnish for great room	\$52	
Olga paint blue ceiling and varnish great room walls	\$150	
Roof screwed and new spigot by Norlan primarily labor	\$263	
Plumbing parts and 1500 roof screws (Colonial)	\$147	
Silicon for roof screws (Colonial)	\$25	
Roof and precinta painted new color (incl paint)	\$1,456	
New king size foam bed and bedding (La Artistica)	\$1,323	
Delivery and assembly of bed	\$88	
Comforters for casita (Yamuni)	\$90	
2 custom steel and glass tables (Materiales del Valle)	\$183	
Oscillating Fan	\$44	
Cable box upgrade to HD	\$18	
Curtains dry cleaned (29) Paraiso Cleaners	\$153	
Pool cover	\$248	
Pebbled tile 8 boxes (Lucas) potential use on Alto Mirador	\$161	
6 ft rolling shelf (PriceSmart)	\$134	
10 drawer paper storage tower (PriceSmart)	\$42	
10 Storage bins	\$37	
4 gal sealcoat and acc (Lanco) for outdoor blueceilings	\$102	
Backhoe excavation	\$500	
Verano 2018 improvements (841 sf garage @ \$21/sf & 60 mt retaining wall)		\$20,677
Parts and labor for vent cap install and various minor	\$63	
Steel tubes, rebar, cement, asst (Colonial)	\$1,922	
Block, tubes, rebar, durock, sand, cuartilla, asst (Colonial)	\$1,978	
Cement, tubes, rebar, durock, sand, cuartilla, asst (Colonial)	\$1,064	
Custom placa to mount posts	\$35	
Column block 20x20 for posts	\$20	
Crew and overhead Week 1 (Norlan)	\$704	
Crew and overhead Week 2 (Norlan)	\$1,056	
Crew and overhead Week 3 (Norlan)	\$799	
Golden brown stain 2 gal and Primer 2 gal	\$138	
Garage door installed	\$1,621	
65 square meters Amazonia ceramic tile (Colonial) and..	\$1,051	
Steel tubes, rebar, precinta plyrock, asst (Colonial)	\$809	
Crew and overhead Week 4 (Norlan)	\$1,056	
Building materials Colonial)	\$1,871	
4 cubic meters of sand from Siglo	\$141	
Crew and overhead Week 5 (Norlan)	\$1,220	
Painting by Olga (mirador, retaining walls, back of garage etc)	\$212	
2 cubic meters sand delivered	\$71	
Fixtures and electrical supplies (EPA)	\$141	
Fixtures and boxes (Ditesa)	\$76	
Electrical box and breakers (Lucas)	\$63	
Final major purchase of misc building parts (Colonial)	\$2,781	

Crew/Overhead est to comp garage/paint/landscape (Norlan)	\$1,071	
Est to complete overrun (Norlan)	\$714	
Invierno 2018 improvements (new pump house and parilla)		\$2,134
Crew and overhead Week 1 (Norlan)	\$354	
DuRock, steel tubes, angle iron, rebar, etc (Colonial)	\$719	
Refuse disposal	\$27	
Headboard (Norlan) for Marks Bedroom	\$442	
Window for garage bodega and cage for street water valve	\$88	
4 LED reading wall mount reading lamps (eBay)	\$98	
Revegetation of north slope (Jose 15 heliconias etc)	\$70	
Revegetation of north slope (OrtyFlor crotons and ginger)	\$129	
Bougainvillea addition around perimeter (Jose 68 plants)	\$172	
Parking stops for garage	\$35	
Invierno 2019 improvements (only trip 2019, car repairs, home maintenance only)		\$275
Install used internet/computer hardware for Chavarria's	\$135	
Initiate internet service for Chavarria's	\$140	
Verano 2020 improvements (upgrade pool, reserve water tank and pump)		\$2,556
Rollup dishrack (Amazon)	\$27	
8 outdoor twin flood lamps (Amazon)	\$119	
2 floor squeegees (Amazon)	\$22	
14 inch LED ceiling lamp (Amazon) not used	\$55	
Overcabinet rope lights (Amazon)	\$27	
Espa water pump .75 hp (Ferreteria La Florida)	\$219	
Espa press drive (Ferreteria La Florida)	\$85	
6 meter red hose 1 1/2" (Ferreteria La Florida)	\$77	
Asst adapters, connectors (Ferreteria La Florida)	\$98	
Materials to build pump house/install pump (Colonial)	\$180	
Materials pool/ pump (Colonial)	\$144	
Materials pool/ pump (Colonial) cuartilla	\$71	
Norlan progress labor 1/30/2020	\$142	
Norlan progress labor 2/1/2020	\$178	
Norlan final labor 2/6/2020	\$398	
Additional electric heater for pool (Amer Best Pool Supply)	\$299	
Sensors for pool (Amazon)	\$54	
Replacement/backup solar controller (eBay)	\$117	
Materials pool heater install (Colonial)	\$111	
Norlan labor pool heater install (3/2/2020)	\$133	