Casa Amanecer *Payment schedule*

PLAYA OSTIONAL, COSTA RICA

SecondStreet

*30-year fixed mortgage available through **Second**Street

Milestones	Activities	Payments (USD)
Milestone #1	Initial payment	$350,000
Milestone #2	Preliminary work (site camp setup); earthwork; temporary site fencing/enclosure; survey and layout (setting the project position within the lot); foundation excavation; footing/foundation base slabs; rebar installation for Level 1 columns; vertical rebar for Level 1 cinder-block walls; electromechanical rough-in progress	$105,000
Milestone #3	Pour foundations and build Level 1 walls; pour Level 1 columns; install Level 1 beams; gravel base and fill for the Level 1 slab; rebar installation for the Level 1 bond/header beam; pool slab and pool foundation pour; electromechanical rough-in progress	$105,000
Milestone #4	Pour Level 1 bond/header beam; install prestressed beams for Level 2; pour Level 2 subfloor slab; build Level 2 walls; pour Level 2 columns; pour/install Level 2 bond/header beam; electromechanical rough-in progress	$105,000
Milestone #5	Install fascia structure/backing; install concrete cleanouts/inspection (registry) boxes for electrical and mechanical connections; install Level 1 roof structure; cement plaster: 50% complete on walls; cement plaster: 100% complete on pool walls; electromechanical rough-in progress	$105,000
Milestone #6	Install Level 2 roof structure; install metal (tin) roofing; install staircase structure; cement plaster: 100% complete on walls; pour concrete floors; install framing for lightweight partitions; electromechanical rough-in progress; 50% fabrication deposit for: cabinetry, windows and sliding glass doors, shower glass panels, interior doors, stair treads and handrails, wood louvers	$105,000
Milestone #7	Gutters and metalwork; install rainwater collection/mechanical system; install drywall (lightweight partitions); install ceilings; install soffits; install pool tile; electromechanical rough-in progress	$105,000
Milestone #8	Install fascia boards; apply final coat/finish on interior walls; apply sealer to walls/ceilings; electromechanical progress	$105,000
Milestone #9	Install floor tile; install bathroom wall tile; install railings; install louvers; paint walls and ceilings: 50% complete; final payment and coordination for installation of: cabinetry, windows and sliding glass doors, shower glass panels, interior doors, stair treads and handrails, wood louvers; electromechanical progress	$105,000
Milestone #10	Complete all painting; final installation of plumbing fixtures; final installation of light fixtures; install clay roof tiles	$105,000
Milestone #11	Driveway; final paint touch-ups; final cleaning of the house and site	$105,000
Milestones total	Milestone payments total $1.4M, representing 50% of the $2.8M total build cost. At closing, the buyer funds the remaining $1.4M balance in cash or finances it through a lender.	Paid $1.4M Remaining $1.4M