

# **Boca Barranca Beach & Surf Resort**

Boca Barranca, Costa Rica

## **Condominium Price List**

| Units                                             | Location  | Habitable Area | Sale Price |
|---------------------------------------------------|-----------|----------------|------------|
| <b>15 - 1 Bedroom Units, 15 - 2 Bedroom Units</b> |           |                |            |
| 1 Bedroom Units                                   | 1st Floor | 700            | \$199,500  |
| 1 Bedroom Units                                   | 2nd Floor | 700            | \$210,000  |
| 1 Bedroom Units                                   | 3rd Floor | 700            | \$217,000  |
| 2 Bedroom Units                                   | 1st Floor | 1,100          | \$275,000  |
| 2 Bedroom Units                                   | 2nd Floor | 1,100          | \$302,500  |
| 2 Bedroom Units                                   | 3rd Floor | 1,100          | \$313,500  |
|                                                   |           |                |            |

# Boca Barranca Beach & Surf Resort

Boca Barranca, Costa Rica

## Property Price List - Home

| Lot #                      | Location (Oceanfront, 2nd Row, 3rd Row) | Total Value of Land       | Size of Home - Habitable Area (sf) | Size of Terrace Areas (sf) | Estimated Cost of Home & Terraces - Turn-key | Sale Price - Turn-key Home with Property |
|----------------------------|-----------------------------------------|---------------------------|------------------------------------|----------------------------|----------------------------------------------|------------------------------------------|
| <b>Single Family Homes</b> |                                         |                           |                                    |                            |                                              |                                          |
| 1                          | oceanfront - 1-story                    | \$483,744                 | 1,571                              | 393                        | \$225,881                                    | \$709,625                                |
| 2                          | oceanfront - 1-story                    | \$514,657                 | 1,672                              | 418                        | \$240,315                                    | \$754,972                                |
| 3                          | oceanfront - 1-story                    | \$486,129                 | 1,579                              | 395                        | \$226,995                                    | \$713,124                                |
| 4                          | oceanfront - 1-story                    | \$507,992                 | 1,650                              | 413                        | \$237,203                                    | \$745,195                                |
| 5                          | oceanfront - 1-story                    | \$541,435                 | 1,759                              | 440                        | \$252,819                                    | \$794,254                                |
| 6                          | oceanfront - 1-story                    | \$573,341                 | 1,862                              | 466                        | \$267,718                                    | \$841,058                                |
| 7                          | oceanfront - 1-story                    | \$604,386                 | 1,963                              | 491                        | \$282,214                                    | \$886,599                                |
| 8                          | <b>oceanfront - 1-story</b>             | <b>Sold - \$637,000</b>   |                                    |                            |                                              |                                          |
| 9                          | <b>oceanfront - 1-story</b>             | <b>Sold - \$1,255,000</b> |                                    |                            |                                              |                                          |
| 10                         | oceanfront - 1-story                    | \$1,041,318               | 3,383                              | 846                        | \$486,236                                    | \$1,527,554                              |
| 11                         | oceanfront - 1-story                    | \$699,004                 | 2,271                              | 568                        | \$326,395                                    | \$1,025,399                              |
| 12                         | oceanfront - 1-story                    | \$695,625                 | 2,260                              | 565                        | \$324,818                                    | \$1,020,443                              |
| 13                         | oceanfront - 1-story                    | \$695,625                 | 2,260                              | 565                        | \$324,818                                    | \$1,020,443                              |
| 14                         | oceanfront - 1-story                    | \$765,797                 | 2,488                              | 622                        | \$357,584                                    | \$1,123,381                              |
| 15                         | 2nd row                                 | \$261,102                 | 1,873                              | 468                        | \$269,240                                    | \$530,342                                |
| 16                         | 2nd row                                 | \$253,266                 | 1,817                              | 454                        | \$261,159                                    | \$514,425                                |
| 17                         | <b>2nd row</b>                          | <b>Sold - \$377,000</b>   |                                    |                            |                                              |                                          |
| 18                         | 2nd row                                 | \$423,324                 | 3,037                              | 759                        | \$436,518                                    | \$859,842                                |
| 19                         | <b>2nd row</b>                          | <b>Sold - \$449,000</b>   |                                    |                            |                                              |                                          |
| 20                         | <b>2nd row</b>                          | <b>Sold - \$429,000</b>   |                                    |                            |                                              |                                          |
| 21                         | 2nd row                                 | \$396,438                 | 2,844                              | 711                        | \$408,794                                    | \$805,232                                |
| 22                         | 2nd row                                 | \$251,994                 | 1,808                              | 452                        | \$259,848                                    | \$511,842                                |
| 23                         | 2nd row                                 | \$237,504                 | 1,704                              | 426                        | \$244,906                                    | \$482,410                                |
| 24                         | 2nd row                                 | \$307,590                 | 2,206                              | 552                        | \$317,177                                    | \$624,767                                |
| 25                         | 3rd row                                 | \$208,164                 | 2,240                              | 560                        | \$321,978                                    | \$530,142                                |
| 26                         | 3rd row                                 | \$158,336                 | 1,704                              | 426                        | \$244,906                                    | \$403,242                                |
| 27                         | 3rd row                                 | \$167,996                 | 1,808                              | 452                        | \$259,848                                    | \$427,844                                |
| 28                         | 3rd row                                 | \$205,908                 | 2,216                              | 554                        | \$318,488                                    | \$524,396                                |
| 29                         | <b>3rd row</b>                          | <b>Sold - \$210,000</b>   |                                    |                            |                                              |                                          |
| 30                         | 3rd row                                 | \$210,000                 | 2,260                              | 565                        | \$324,818                                    | \$534,818                                |
| 31                         | 3rd row                                 | \$210,000                 | 2,260                              | 565                        | \$324,818                                    | \$534,818                                |
| 32                         | 3rd row                                 | \$210,000                 | 2,260                              | 565                        | \$324,818                                    | \$534,818                                |
| 33                         | 3rd row                                 | \$210,000                 | 2,260                              | 565                        | \$324,818                                    | \$534,818                                |
| 34                         | 3rd row                                 | \$210,000                 | 2,260                              | 565                        | \$324,818                                    | \$534,818                                |
| 35                         | 3rd row                                 | \$164,740                 | 1,773                              | 443                        | \$254,812                                    | \$419,552                                |
| A                          | 3rd row                                 | \$217,708                 | 2,343                              | 586                        | \$336,740                                    | \$554,448                                |
| B                          | 3rd row                                 | <b>Sold - \$230,000</b>   |                                    |                            |                                              |                                          |

Comments: 1) Properties are Being Sold as "Design/Build" Construction. Pre-purchase of the Lot Prior to Construction will be Permitted.  
2) In-house Design Professional Services are Available for All Necessary Architectural Design.  
3) Cost to Construct Home is Approximate and Currently Based on Higher End Finishes.  
Actual Cost to Based Upon Final Design Specifications Created by Buyer and In-house Design Professionals.  
4) Potential for Partial Habitable 2nd Story @ Ocean Front Lots.  
5) Potential for Partial Habitable 2nd Story @ 2nd Row Lots.  
6) 2nd Story Construction is Permitted @ 3rd Row Lots.