Zen Casita

Punta Mita, Riviera Nayarit

Property Price Breakdown (Estimated)

All numbers below are per co-ownership stake

Property Purchase Price		$168,750
Closing Costs	~4%	$5,063
Home Upgrades	~0-5%	$6,250
Kocomo Service Fee	12.5%	$21,094
Total Price / co-ownership stake		$201,156

What's included in each line item?

1. Total Price / co-owner stake:

- Each property will have a maximum of 8 stakes in the home and thus 8 co-owners. This is to ensure that each co-owner receives at least 6 weeks in the home throughout the year.
- Co-owners can choose to purchase more than one stake and enjoy more time in their home.
- All costs and expenses are passed through to co-owners at a dollar-for-dollar cost and they are solely responsible for paying their proportionate share.

2. Closing Costs:

- ncludes legal fees, taxes, notary fees, bank fees, and property appraisal fees, amongst others.
- Closing costs are passed through to Kocomo owners on a dollar-for-dollar basis. Kocomo does not charge a mark-up on these costs.
- Closing costs may vary from property to property, but will typically be between 3 – 4% of the listing price.
- For active listings, we will indicate closing costs that have actually been incurred. For preview listings, we will provide an estimate of closing costs.
- Active listings have 2 or more co-owners invested.

3. Home Upgrades:

- Kocomo delivers a turnkey experience to its owners. We ensure that all properties are delivered according to world-class design standards.
- Upgrade costs vary depending on the state of the home at purchase. Certain properties may not require any upgrades, while others may require a more substantial upfront investment to bring the home up to Kocomo's high standards.
- Home upgrade costs typically range from 0% to 5% of the full list price of the property, and are passed through to owners at cost. Upgrades include paintwork, finishes, furniture, artwork, and other elements of interior design.

4. Kocomo Service Fee:

The Kocomo Service Fee enables us to provide a seamless and delightful co-ownership experience, and covers a variety of value-added services. The Service Fee is 12.5% of the purchase price of the property.

- Home selection & negotiation: Kocomo seeks out dream properties in destination markets, leveraging close relationships with brokers to negotiate attractive pricing, which we pass through to our buyers. We never charge a mark-up on the price we pay to acquire a home.
- Buyer aggregation: We work hard to assemble a curated group of vetted co-owners. This includes sales and marketing to identify qualified co-owners, plus extensive vetting and background checks to ensure an owner group that fulfills our commitment to responsible ownership and community orientation.
- Legal & administration: We maintain and oversee the LLC co-ownership vehicle, offer transparent account statements, and provide the legal documents necessary to ensure a fair and high-quality co-ownership experience.

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Property Recurring Costs (Estimated)

All numbers below are per co-ownership stake

	Annual	Monthly
Estimated Operating Expenses*	$6,750	$563
Kocomo Platform Fee*	$1,800	$150
Total Property Recurring Costs	$8,550	$713

Note:

The table above shows estimated annual and monthly property recurring costs for Zen Casita. Because this is a preview listing, these numbers are estimates and may change once we've acquired the property. We acquire a property as soon as we have two co-owners committed. In general, we expect annual property operating expenses to total between 3% and 4% of the purchase price of the property.

Estimated Operating Expenses:

One of the benefits of co-ownership is the ability to share property operating expenses among the owner group. Kocomo owners share expenses with their co-owners on a proportional basis, with all costs passed through at cost. Kocomo will never charge a mark-up. Expenses are paid by owners each month via direct debit. Property operating expenses include taxes, insurance, utilities, domestic staff, and preventive maintenance, amongst others.

Kocomo Platform Fee:

Kocomo charges a management fee equal to $150 USD per month per owner. This fee enables us to provide high-touch property administration and management services, ensuring a world-class experience for our owners. This fee is collected each month in addition to each owner's share of operating expenses.