

INVESTMENT OPPORTUNITY BELIZE HOTEL MARKET

COAST OF BELIZE

LAND - \$ 12M USD
HOTEL PROJECT - \$140M USD



LAND AND PRE-CONCEPTUALIZED LUXURY RESORT

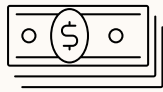
COROZAL DISTRICT, BELIZE



An investment opportunity in the Belize hotel market buying into the approved 300 acre land parcel for an already conceptualized luxurious hotel. The proposed project is a sustainable, carbon-neutral luxury beach resort and for-sale villas located on the coast of Belize, overlooking San Pedro and Leonardo DiCaprio's Blackadore Caye. The total hotel project covers an area of 300 acres, featuring approximately 1 mile of oceanfront.

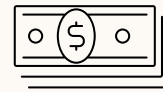
The project comprises an 80-key resort to be managed by Banyan Tree Hotels and Resorts. Additionally, the project includes a residential zone comprising 40 branded villas available for sale.

This investment opportunity is a unique chance to capitalize on the growing demand for eco-friendly and luxurious accommodations in Belize. With its prime location and exceptional amenities, Balam is poised to become a premier destination for discerning travelers and investors alike.



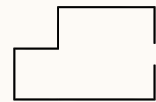
PRICE OF LAND

\$12,000,000 USD



PROJECT

\$140,000,000 USD



TOTAL HA

121



EXPECTED IRR

25%





LUXURY HOTEL PROJECT

- 300-acre ocean front / lagoon parcel
- Luxurious 80 villas hotel (branded)
- 40 branded villas in rental pool
- Healing and medical center
- 30-berth marina
- Organic farm and aqua culture center
- Host village
- Airstrip on site
- Floating solar park (financed separately)



ACCOMPLISHMENTS TO DATE

- EIA (Environmental Impact Assessment) completed
- ECP (Environmental Conformity Package) obtained
- Master Plan based on the ECP
- LOI from Banyan Tree
- Architects and Construction company on board
- Approval from DOE

