



**David L. Ross**  
and Associates

## Belize Private Island Development

Investment Overview  
March 2008

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# The Location – Beautiful Belize



Direct flights from  
Houston, Miami, and Charlotte

Future direct flights from  
NYC, London, and Los Angeles

<http://www.davidross.com>

This island in Belize is located 350 miles south of Cancun

This luxury development is 1 Mile via boat from San Pedro and Ambergris Cay which represents 70% of the country's GDP



- Home to the 2<sup>nd</sup> largest living reef
- English speaking
- Protected by the British Govt
- Currency pegged to the US Dollar
- Tax rate less than 2%

# The Team

- Developer:
  - Multi-millionaire business professional, owns title to the 300 acres of the island
- Architect:
  - AIA, NAHB, DBA award winning architect that has done projects for Trump, Hilton, Marriott, Starwood, and others
- Builder:
  - Builder for virtually all of the resorts in San Pedro – the largest tourist city in Belize
- Estate Agents:
  - Real estate investor for 20 years
  - Emerging markets investor and advisor
- Lifestyle Management / Marketing:
  - “Number one lifestyle management company internationally.” – Conde Nast Traveler
- Financing:
  - Financing through self-directed retirement funds
- Insurance:
  - This is the first time the title insurance has been offered by this leading company outside of the United States
- Law Firm:
  - Wrote the constitution of the country of Belize and represents both buyers and developer in this transaction

These people  
don't gamble

# Available Investment Properties

0 of 15 Cove Estates  
4 Bedrooms  
Sold Out\*

76 of 80 Villas  
8000 sqft 4 Bedrooms  
Newly Available  
~\$1.15m



18 of 25 Mansions  
6 Bedrooms  
~\$3.5m



\* My own investment in a Cove Estate has shown tremendous appreciation in less than 1 year

# Villa Investment Types

## Investment Type 1:

- Pay \$250 Thousand deposit, collect rental income for 5 years, then close for \$1.15 Million at any time before 5 years
- Anticipated Return: **\$600 Thousand\***
  - From Rental: \$250,000 (From pre-closing rental income)
  - From Appreciation: \$350,000 (Expected resale price \$1.5 Million)

## Investment Type 2:

- Pay \$50 Thousand deposit, receive non-control fractional share of a villa home for 3 years followed by automatic resale
- Anticipated Return: **\$100 Thousand\*** from resale of property

\* Estimates from Developer and Architect. Rental pool managed by Developer

## Additional Investment Benefits

- Amenities include: restaurants, night clubs, shopping, beach club, workout facilities, activity centers, access to Jack Nicklaus golf course, use of private jet, membership into Lifestyle (\$20 Thousand annual value), and more to be announced
- Home furnishings provided by the developer
- Use of a beautiful home in the sun
- Tax shelter on income
- Further investment benefits anticipated - confirmation in 3-4 months



## What are other people saying about investing in Belize real estate?

- “Belize is renowned as one of the easiest countries in Central America for foreign buyers. There are no restrictions on non-citizens owning property, no capital gains taxes and low property taxes and boasts one of most liberal retirement programs in the region.” – **International Herald Tribune**, Aug. 2, 2007
- “The country boasts the strongest tourism trend in Central America. Belize is the only country in the region that has seen tourism numbers rise consistently since 1998 including the post 9/11 period.... Belize promises to be one of the strongest emerging markets in which to invest” – **Coldwell Banker upon opening offices in Ambergris Cay**, Feb. 19, 2007
- “Rising visitor figures have had an effect on property prices with the local experts noting a 30% annual increase along costal areas... Belize lends itself as a retirement market due to zero capital gains and inheritance tax.” – **International Homes Magazine**, March 2008
- Ambergris Cay mentioned in part of “Hottest foreign second home markets...where Americans will be turning to for second homes abroad.” – **CNN Money**, Jan. 20 2007

## Summary

- A luxury private island villa on a white sand beach
- Backed by an all-star team
- With an incredible investment opportunity for both free cash flow and significant capital appreciation





## Schedule A Visit

This is a project you  
need to see with your  
own eyes.

All questions are  
answered during  
monthly tax deductible  
weekend visits

Contact **David** to schedule  
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# Villa Investment – Financial Model\*

Averaging Returns From Sunny Day and Rainy Day Scenarios:

Sunny Day	
Average Rental Price/Night	\$ 1,200
Occupancy	80%
Revenue	\$350,400
Rental Pool and Property Maintenance	30%
Developer Pre-Closing Split	50%
Insurance and Misc Fees Annually	\$10,000
Pre-Closing Free Cash Flow	\$117,640
Number of Years Income Before Close	3.5
<b>Return to Investor Before Close</b>	<b>\$411,740</b>
After Closing Financing - 80% LTV Loan at 7%	\$73,500
<b>After Closing Annual Free Cash Flow</b>	<b>\$161,780</b>

Rainy Day	
Average Rental Price/Night	\$ 900
Occupancy	60%
Revenue	\$197,100
Rental Pool and Property Maintenance	30%
Developer Pre-Closing Split	50%
Insurance and Misc Fees Annually	\$20,000
Pre-Closing Free Cash Flow	\$58,985
Number of Years Income Before Close	1.5
<b>Return to Investor Before Close</b>	<b>\$88,478</b>
After Closing Financing - 80% LTV Loan at 9%	\$89,000
<b>After Closing Annual Free Cash Flow</b>	<b>\$28,970</b>

Average Rental Return BEFORE Closing: **\$250,109** → pays for deposit

Average Annual Return AFTER Closing: **\$95,375** of free offshore cash each year