

LioVirtual@ECIDEVELOPMENT.COM



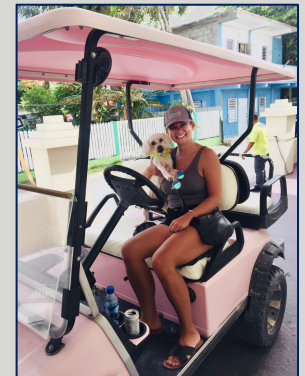
BELIZE Branded Residences



MEET YOUR
Host



Rachel Jensen
VP of Sales & Marketing,
ECI Development, Resident of
Panama, Living & Working in Belize
BNAR Board Member



MEET THE

Leadership Team



Michael Cobb

Chief Executive Officer &
Co-Founder



Joel Nagel

Co-Founder and
Legal Advisor



Rachel Jensen

Vice President of
Sales and Marketing



Valeria Espinoza

Vice President of
Operations



Yakarelis Hernandez

Database
Administrator



Ally Rodriguez

International Referral
Network Director



Michael Fuller

Marketing
Manager



Juan Rodriguez

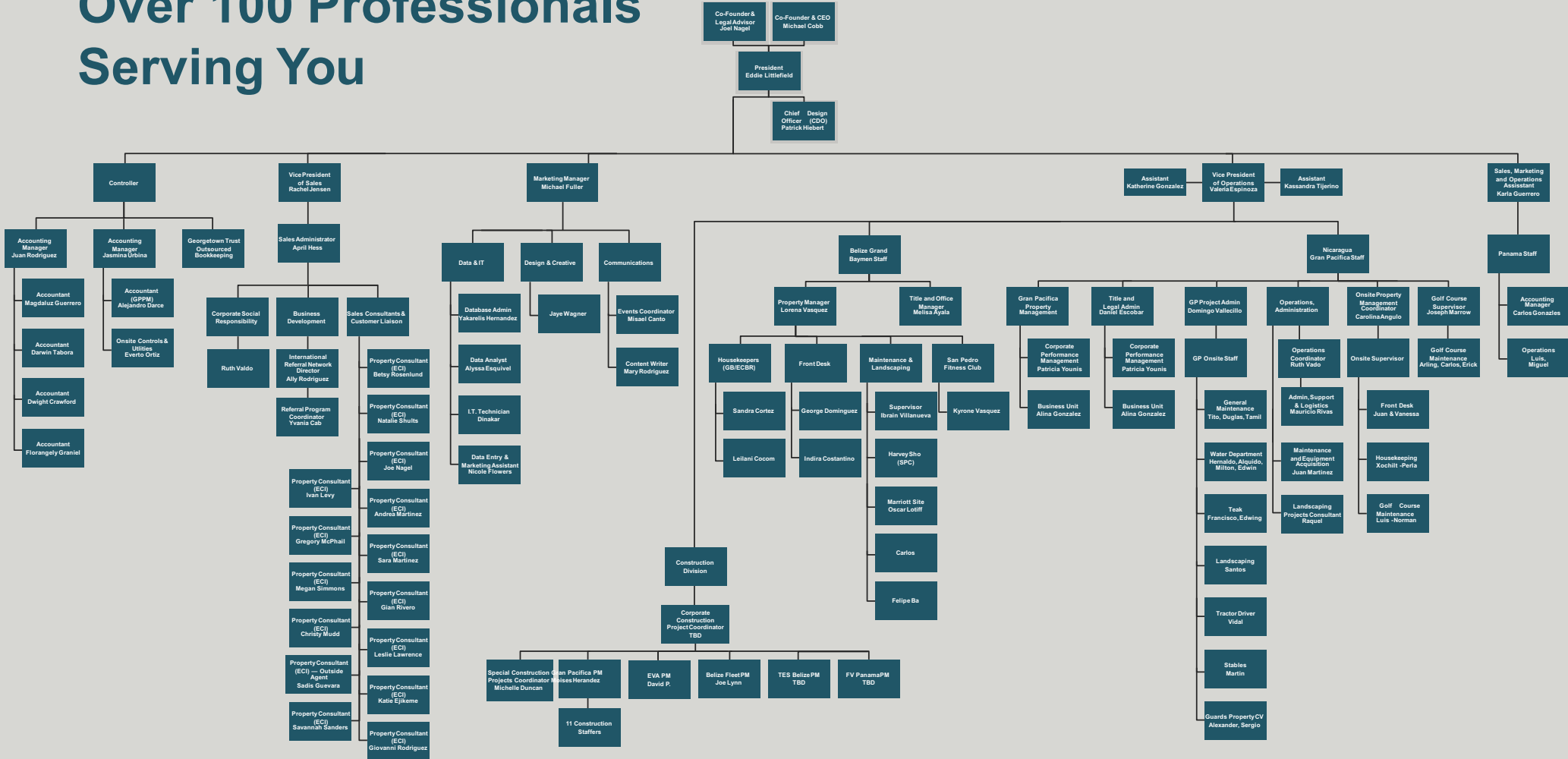
Accounting
Controller



**ECI Delivers
Inspired
Residences
in the
Tropics for
Adventurous
Souls**

**EST.
1996**

Over 100 Professionals Serving You





Belize



Nicaragua



Panama



Mexico



Argentina



Costa Rica



Honduras



Ecuador



El Salvador

ECI has adopted the proven Del Webb model and is the only developer in the region that has done so.



Established 1996

ECI Development offers affordable luxury residence and resort communities in Central America, providing our clients with various premier lifestyle options from the Caribbean to the Pacific.

ECI delivers inspired residences for adventurous souls.



EXPERIENCE

Belize

Ancient Maya temples, tropical rainforests, world-renowned snorkel and dive sites. Experience international living at an affordable cost.





VISIT
Ambergris Caye

Beautiful white sand beaches, breathtaking Caribbean views, and the largest living coral reef in the world right at your front door - these are all available on Belize's premier tourist destination, Ambergris Caye.



A stylized map of Central America and the Caribbean region. The landmasses are shown in white against a dark teal background. Belize is highlighted in a light green color and is enclosed within two concentric light green circles, indicating its location. The map shows the outlines of Mexico to the north, Guatemala to the west, and Honduras to the east of Belize. The Caribbean Sea and parts of the northern South American continent are also visible.

BELIZE'S

Location

REASONS TO **Stay**

English is the Official Language

- › The primary language used throughout the country for communication, business and legal documentation.

Strong Banking Laws

- › Bank account holders and investors can enjoy peace of mind in Belize with low liquidity ratios.

Proximity to North America

- › Flights to the United States averaging 3 hours to & from major cities like New York and Miami.



REASONS TO **Stay**

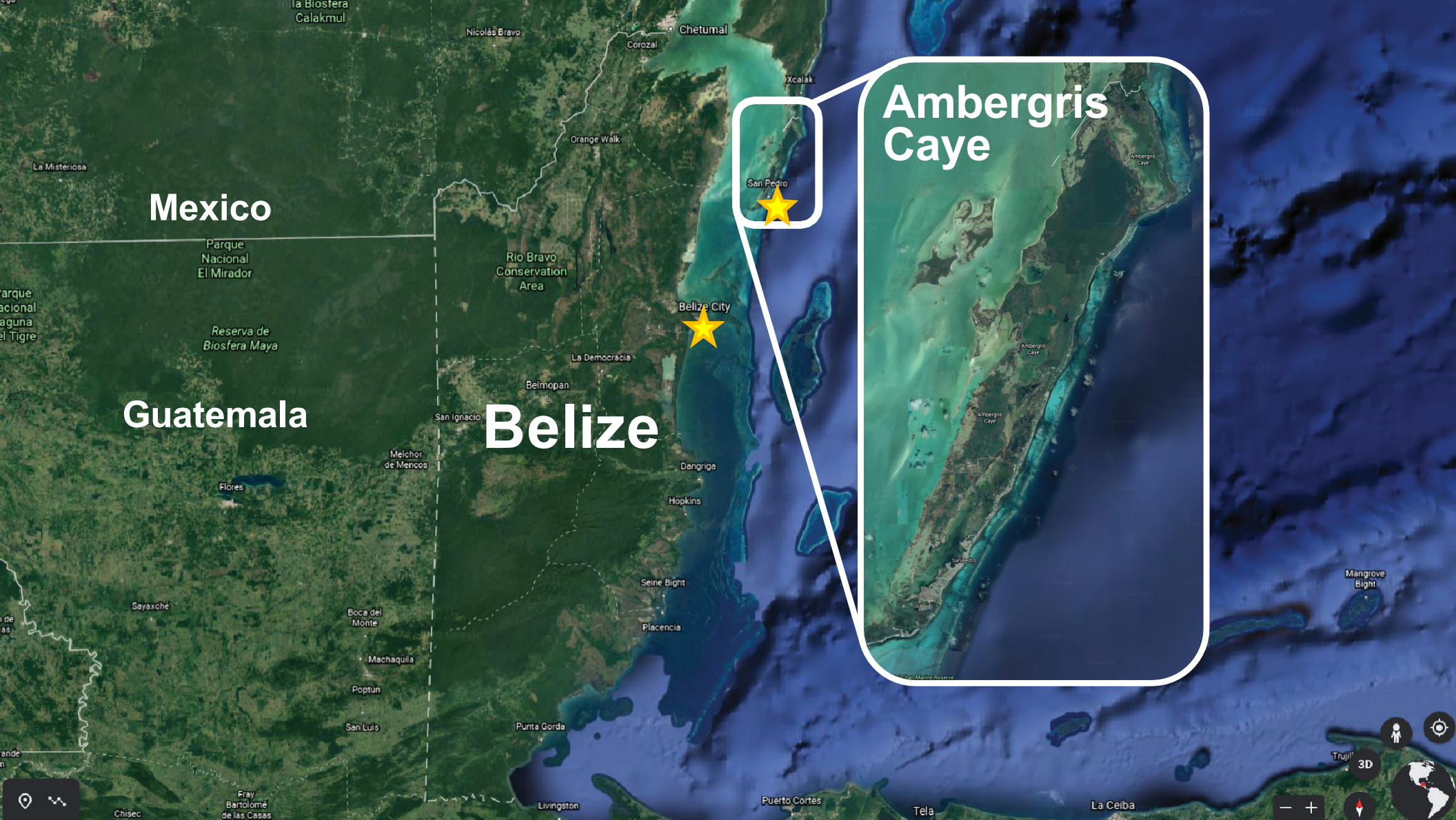
Growing Economy

- › Over the past decade, international hotel brands have shown interest in investing resources into the country.

Affordable Real Estate

- › Compared to nearby countries like the Bahamas, expect to save over \$400K on a Beachfront residence in Belize.



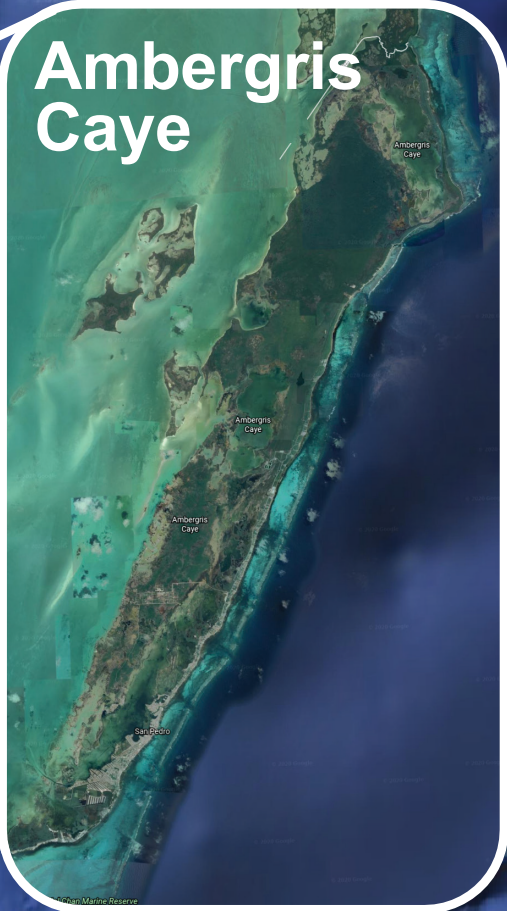


Mexico

Guatemala

Belize

Ambergris Caye

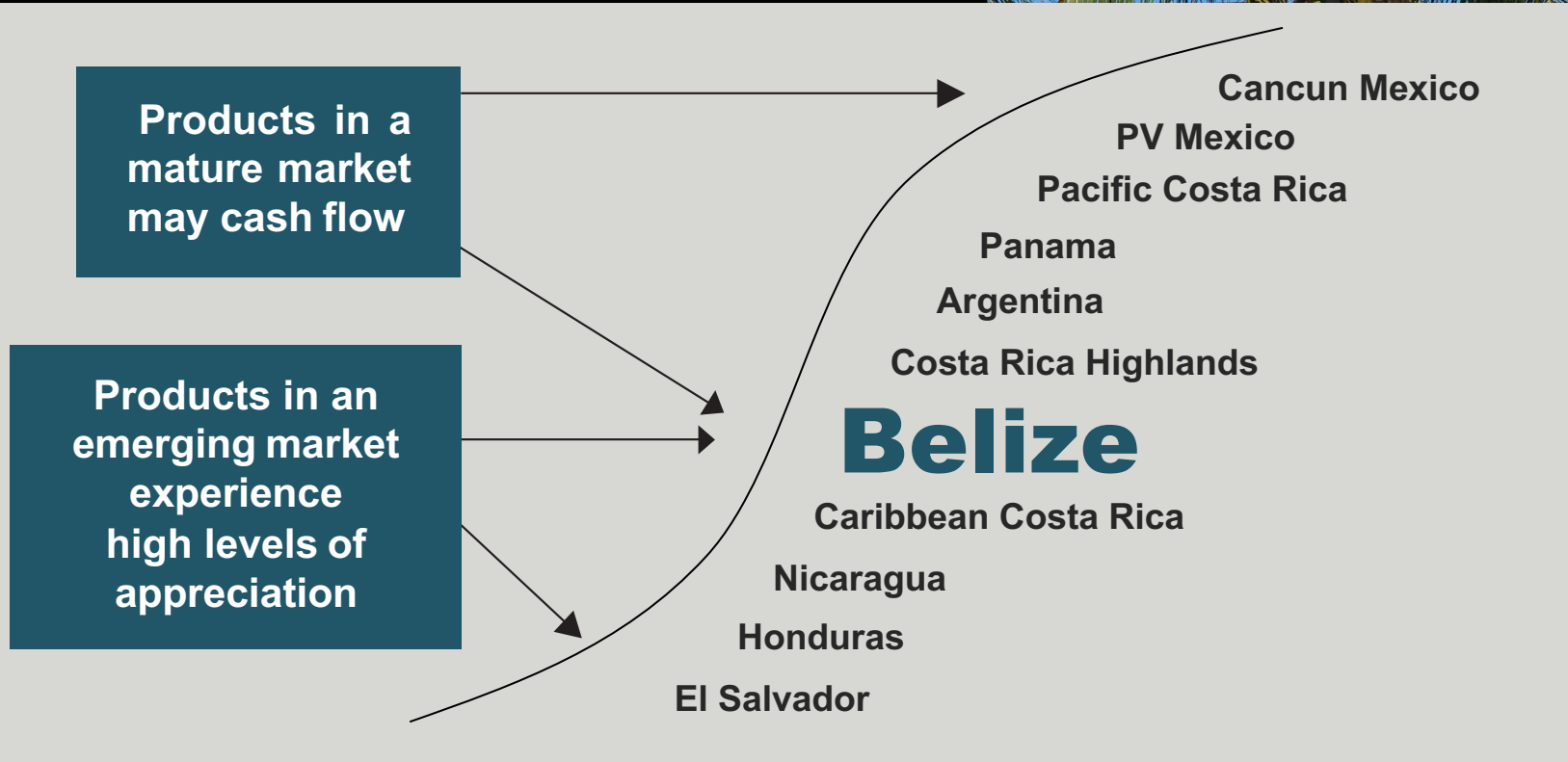


Trujillo

3D

BELIZE:

The Hotspot



BELIZE VS THE BAHAMAS

Let's Compare

ONE BEDROOM IN
THE BAHAMAS:
\$999,000



MLS® #: 42867

Paradise Island 5922

Paradise Island, Bahamas

\$999,000

1 Bed, 2 Bath, 974 , 0.02 Acres

Residential

The Reef at Atlantis is a luxury condominium offering breathtaking views of our crystal clear waters, nestled perfectly in the upscale area of Paradise island. This stunning fifth floor unit comes fully furnished with one bedroom, two bathrooms, kitchen, soak tub with separate stand shower, double vanity, and a balcony. Tastefully finished with fine fittings and fixtures, giving this unit a luxurious ambiance. Call today for viewing!

[Request Viewing](#)

[Request More Info](#)

SEEKING INFORMATION

BELIZE VS THE BAHAMAS

Let's Compare

ONE BEDROOM
RESIDENCE

\$499,900
RECENTLY LISTED

00 COCONUT DRIVE #507 For Sale

SAN PEDRO, BE 00000 [Directions](#)

[ALL PHOTOS](#)

[PROPERTY WEBSITE](#) [Print](#)

[NEW CONSTRUCTION](#)

[CONTACT](#)

BAHAMAS
\$999,000

BELIZE
\$499,900

Save up to
~\$499,100



LISTEN TO THE

Free Recording

Request a free digital copy of
these recordings:

- › Belize 101 Webinar
- › Belize 102 Webinar
- › Belize Lifestyle Webinar

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INTRODUCING THE

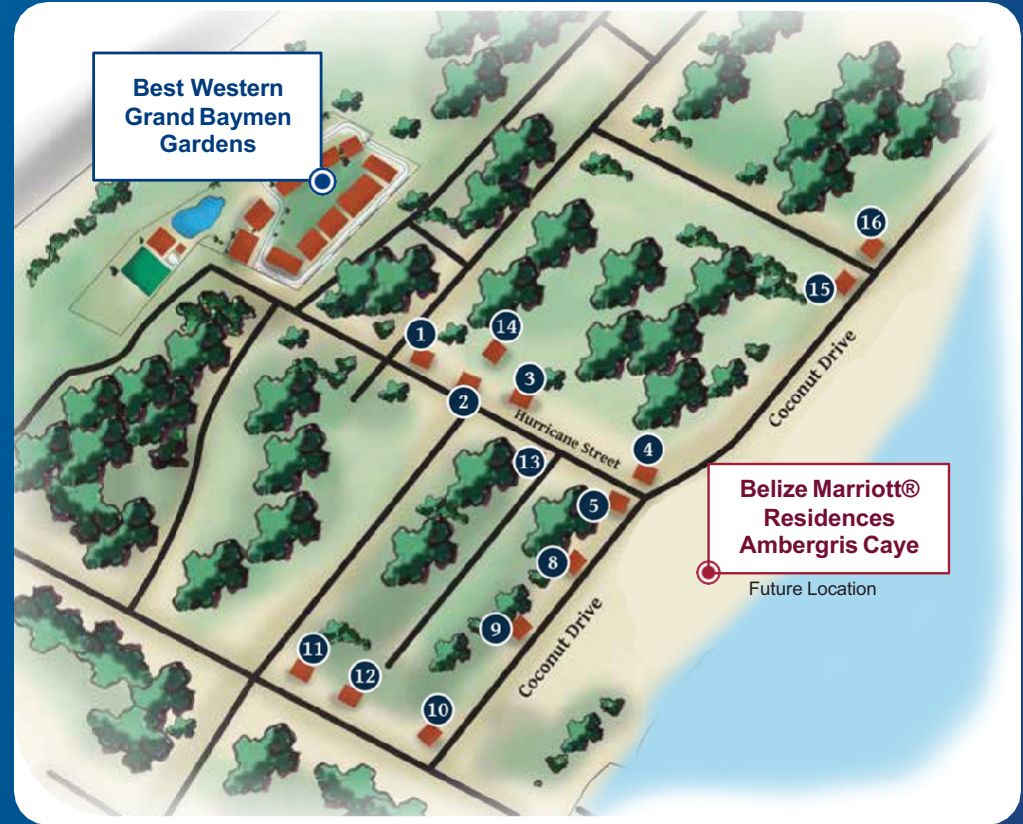
Best Western Grand Baymen Gardens



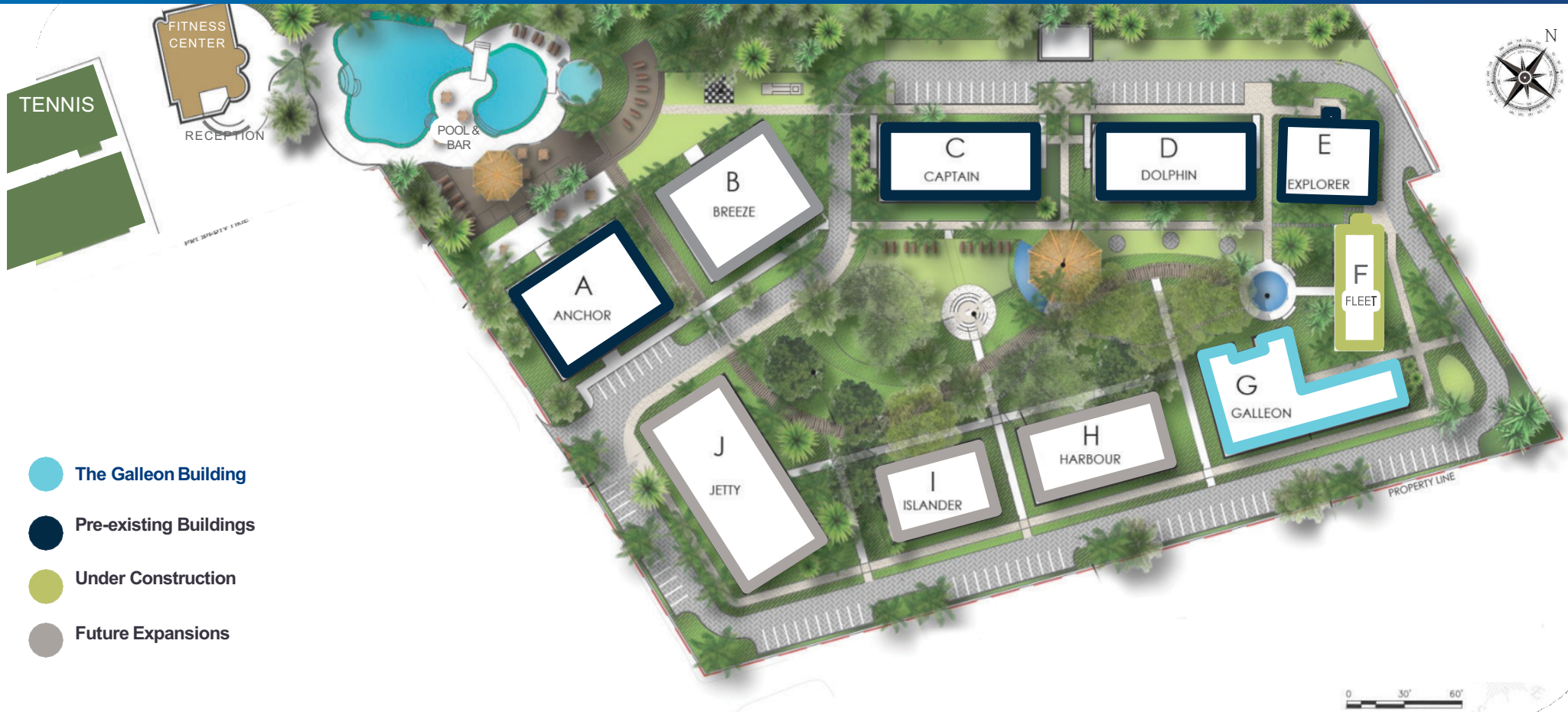


Best Western Grand Baymen Gardens

- › Grand Baymen Gardens is an exclusive growing community located just a few blocks from the beach.
- › A top, off-beach community for people looking to enjoy the vibrancy of Ambergris Caye, Belize, while enjoying privacy and great amenities.
- › Amenities in place including a fitness center, tennis courts, a large pool and swim up bar.
- › The Gardens offers a unique combination of affordability, convenience, and comfort to owners and renters alike.



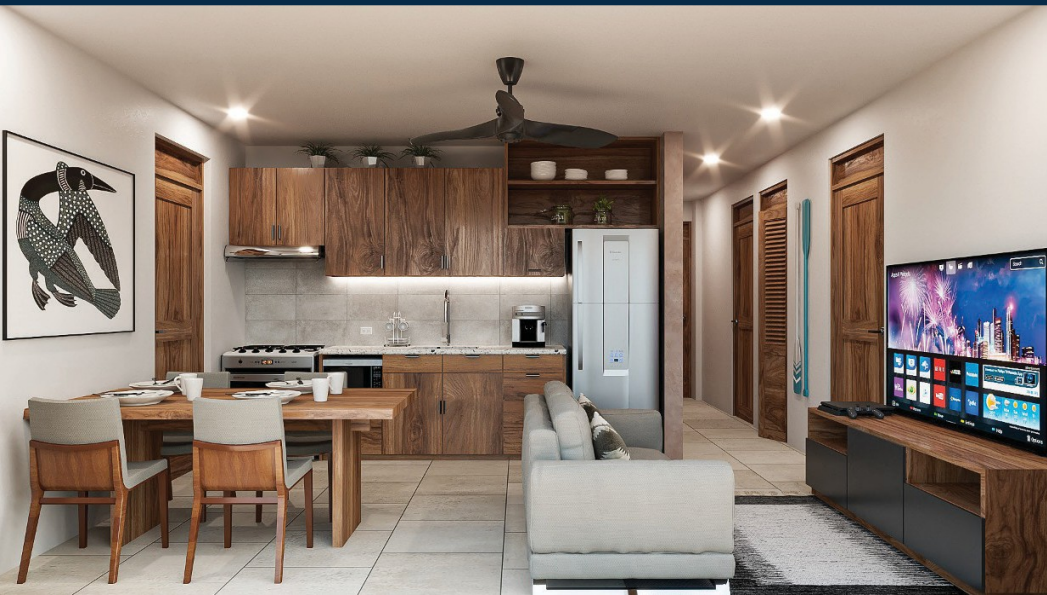
Grand Baymen Map



The Galleon Building



Grand Baymen Gardens
Ambergris Caye, Belize



Windseeker

CORNER STUDIO

STARTING PRICES

1st Floor	\$99,900
3rd Floor	\$99,900
5th Floor	Sold Out

PRICE BREAKDOWN

Condo	\$99,900
Furniture	\$6,600
Closing Fees	\$7,992 (8% of condo)
Total	\$114,492
Hoa	\$150 (per month)

INTERIOR

318 ft²

EXTERIOR

124 ft²



Spinnaker

GARDENS STUDIO

STARTING PRICES

1st Floor	\$129,900
2nd Floor	\$109,900
3rd Floor	\$109,900
4th Floor	\$129,900
5th Floor	\$139,900

PRICE BREAKDOWN

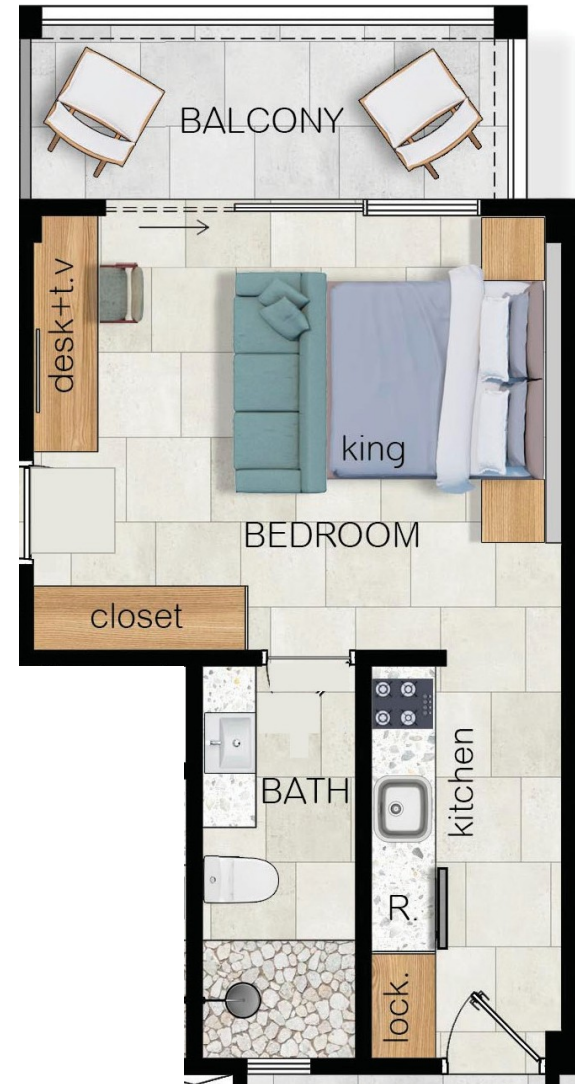
Condo	\$109,900
Furniture	\$6,600
Closing Fees	\$8,792 (8% of condo)
Total	\$125,292
Hoa	\$175.50 (per month)

INTERIOR

349 ft²

EXTERIOR

68 ft²



Genoa

ONE BEDROOM
ONE BATHROOM

STARTING PRICES

1st Floor	\$149,900
2nd Floor	Sold Out
3rd Floor	\$139,900
4th Floor	\$149,900
5th Floor	Sold Out

PRICE BREAKDOWN

Condo	\$139,900
Furniture	\$9,900
Closing Fees	\$11,192 (8% of condo)
Total	\$160,992
Hoa	\$208 (per month)

INTERIOR

416 ft²

EXTERIOR

75 ft²



Return on Investment

(Estimates)

ECI Development
Grand Baymen - Belize - ROI Calculator
All Cash Purchase

Total Investment: \$171,792.00 (Home and Lot price: \$149,900.00) *

Total including home, furniture, and 8% closing cost **

	Industry Standard Case	Conservative Case
	Galleon - Genoa 1BR - Scenario	Galleon - Genoa 1BR - Scenario
Income		
Occupancy (%)	60.00%	53.00%
Days Rented	219	193
Average Daily Rate (ADR) ***	\$175.00	\$148.75
Gross Revenue	\$38,325.00	\$28,775.69
Annual Expenses		
Income Tax - 1.75% of Gross	\$670.69	\$503.57
Credit Card Fee (Up to 4% of Gross)	\$1,533.00	\$1,151.03
Referral Agent Fee	\$5,748.75	\$4,316.35
Total Gross Expenses	\$7,952.44	\$5,970.96
Adjusted Gross (AG)	\$30,372.56	\$22,804.73
30% of AG to Property Manager	\$9,111.77	\$6,841.42
70% of AG to Owner	\$21,260.79	\$15,963.31
Utilities		
Water	\$328.50	\$290.18
Electricity	\$1,642.50	\$1,450.88
Internet	\$600.00	\$600.00
Owner Annual Expenses		
Trade License	\$36.25	\$36.25
HOA	\$2,496.00	\$2,496.00
Insurance	\$439.56	\$439.56
Property Tax	\$370.00	\$370.00
Room Supplies	\$150.00	\$150.00
Expenses from Net	\$6,062.81	\$5,832.86
Additional Bottom Line Revenue		
Referral Agent Fee for Bringing Renter(s)	\$0.00	\$0.00
NOI (Net Operating Income)	\$0.00	\$0.00
Cap Rate ****	\$0.00	\$0.00
Mortgage Payment (Year 1, if applicable)	\$0.00	\$0.00
	\$20,946.73	\$14,446.81
ROI (Net of All Costs and Mortgage Payments)	Year 1 = 8.85% Year 10 = 15.63%	Year 1 = 5.9% Year 10 = 11.11%









**A pre-existing suite in the Anchor Residences*



INTRODUCING THE

Belize Marriott®
Residences
Ambergris Caye



OCEANFRONT POOLS

ROOFTOP SUNSET LOUNGE

OCEANFRONT RESTAURANTS

WATERSPORTS & DIVE SHOP

SPACIOUS CONFERENCE ROOM

PRIVATE RESORT DOCK

FITNESS CENTER

RETAIL SHOPS

LUXURY SPA



The Belize Marriott Residences Ambergris Caye Resort are not owned, developed or sold by Marriott Worldwide Corporation or its affiliates ("Marriott"). Grand Baymen Villas, LLC and Exotic Caye Beach Resort Limited use the Marriott marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein.

SOPHISTICATED DESIGN



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202 KEY-COMMUNITY

5 FLOORS

**60 AVAILABLE FOR
PRIVATE OWNERSHIP**

23 SOLD

AVAILABLE

Studios, 1 Bedroom
2 Bedroom, 3 Bedroom
All in various layouts

All Residences Have
True Oceanfront Views
of the Meso American Barrier Reef

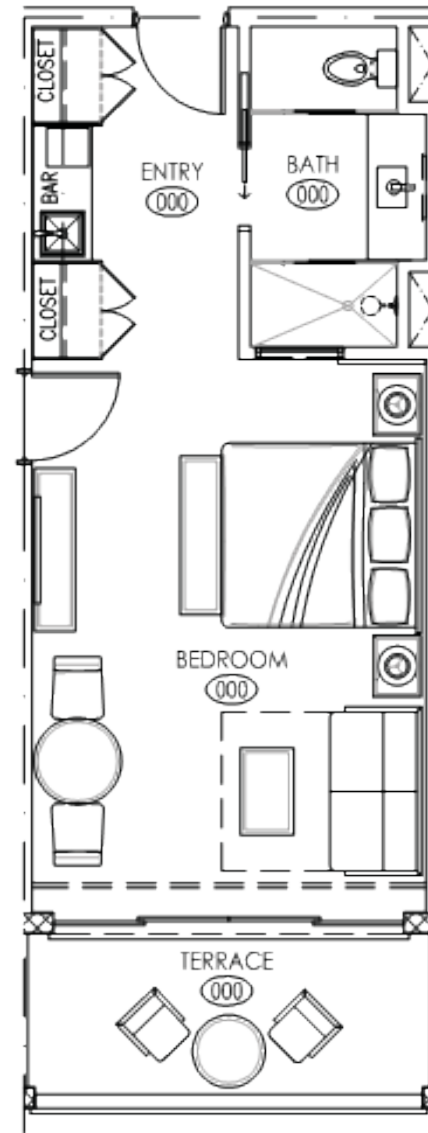


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PRINCESS RESIDENCES STUDIOS

Large Terrace
Luxurious Appointments

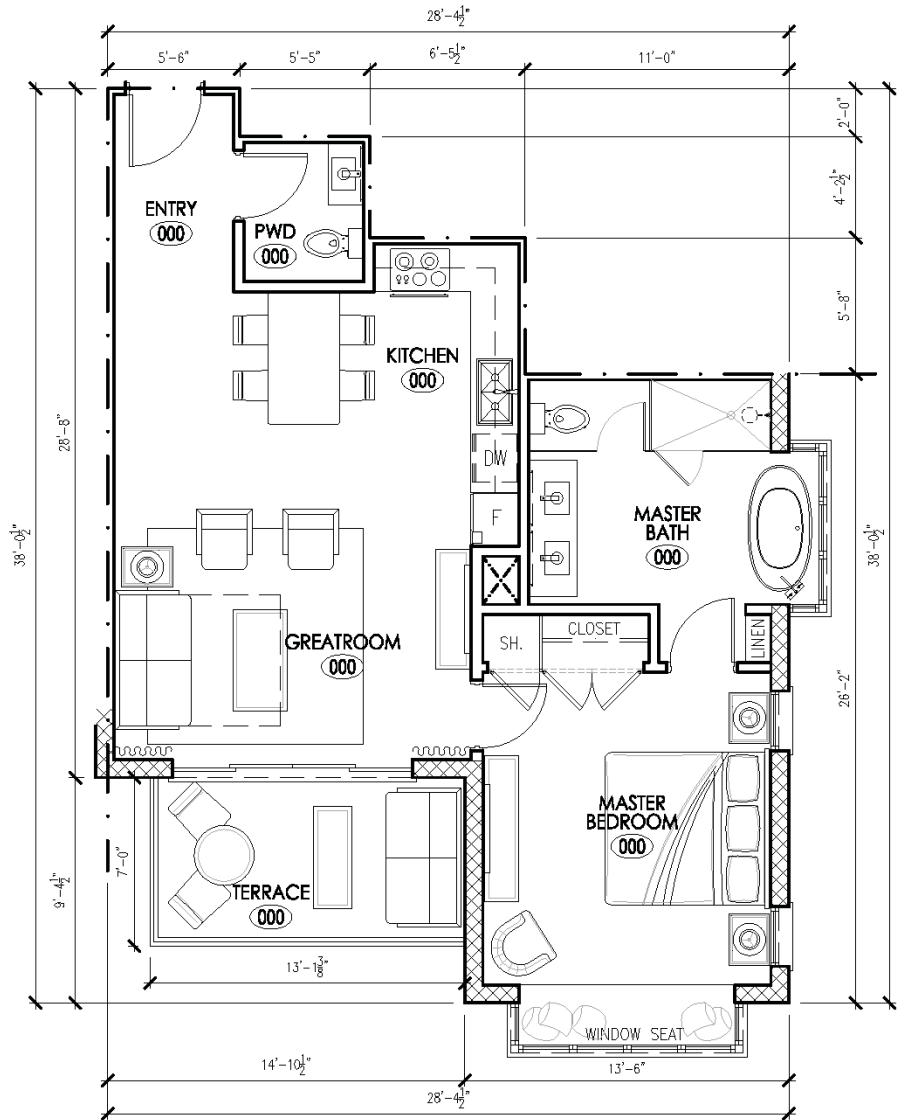
Starting at \$399,900
+ Furniture & Taxes



QUEEN RESIDENCES

1 BDRM / 1.5 BATH

Starting at \$499,900
+ Furniture & Taxes

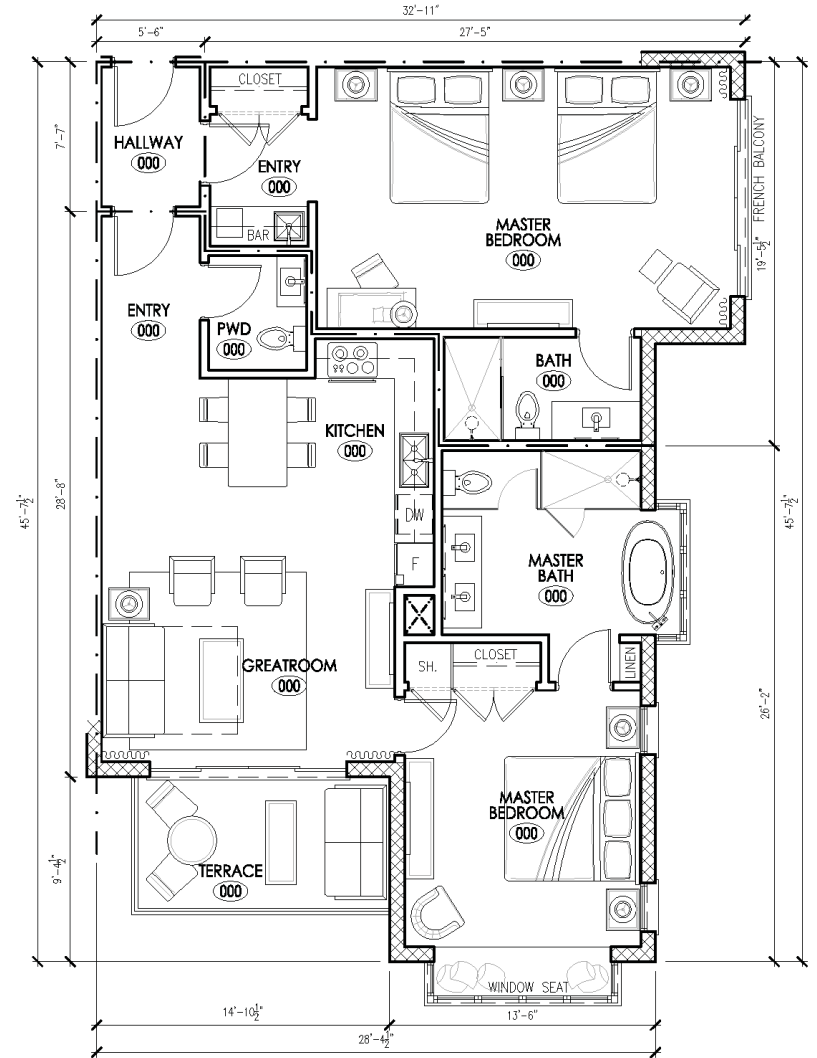


KING RESIDENCES

2 BRDM / 2.5 BATH

Lock Out Capabilities
Two Terraces With Ocean Views
Spacious Kitchen & Great Room

Starting at \$819,900
+ Furniture & Taxes

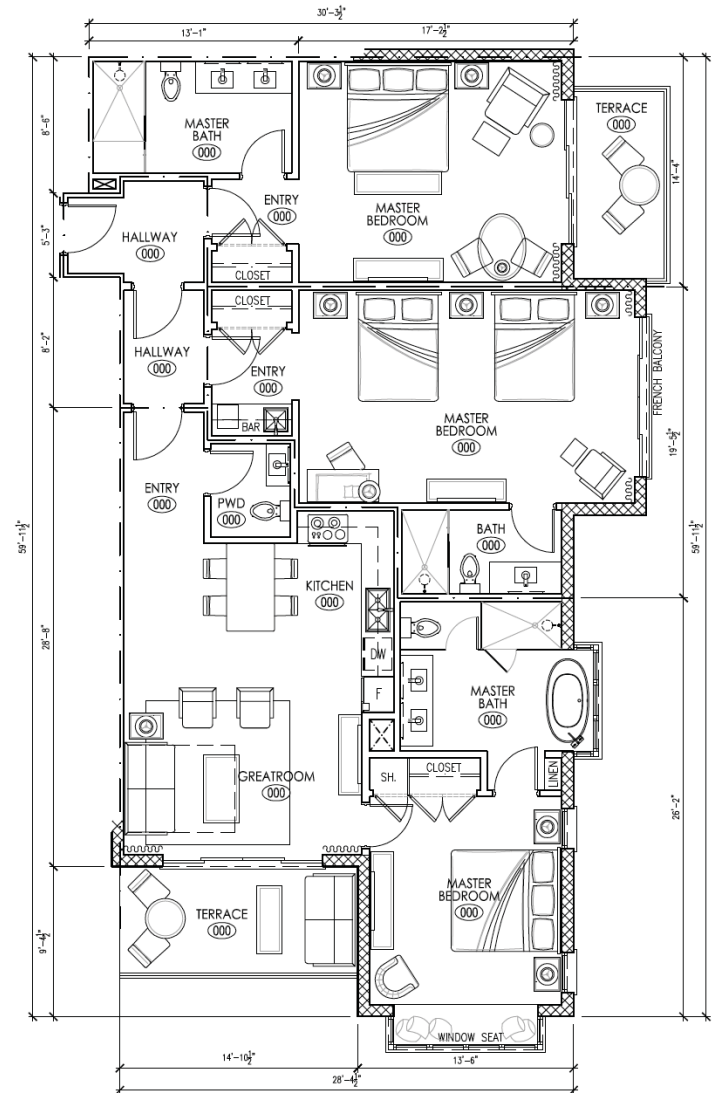


WINDS OR RESIDENCES

3 BR DM / 2.5 BATH

Lock Out Capabilities
Two Terraces With Ocean Views

Starting at \$1.1Mil
+ Furniture & Taxes





**BELIZE MARRIOTT®
RESIDENCES AMBERGRIS CAYE**

**ANTICIPATED TO BREAK
GROUND END OF 2021**



Take The Next Steps



PATHWAYS TO

Ownership

Cash Payment During Construction

For Grand Baymen - \$2,500 initial refundable deposit.

For The Marriott Residences - \$10,000 initial refundable deposit.

- › You'll have 7 business days after receiving the final paperwork to decide if you want to move forward.
- › 50% less deposit due with paperwork.
- › 20% due when foundation is complete.
- › 20% due when walls are up.
- › 10% + closing when home is complete.

Financing

- › If you are interested in financing, please reach out to your property consultant.

Cryptocurrency

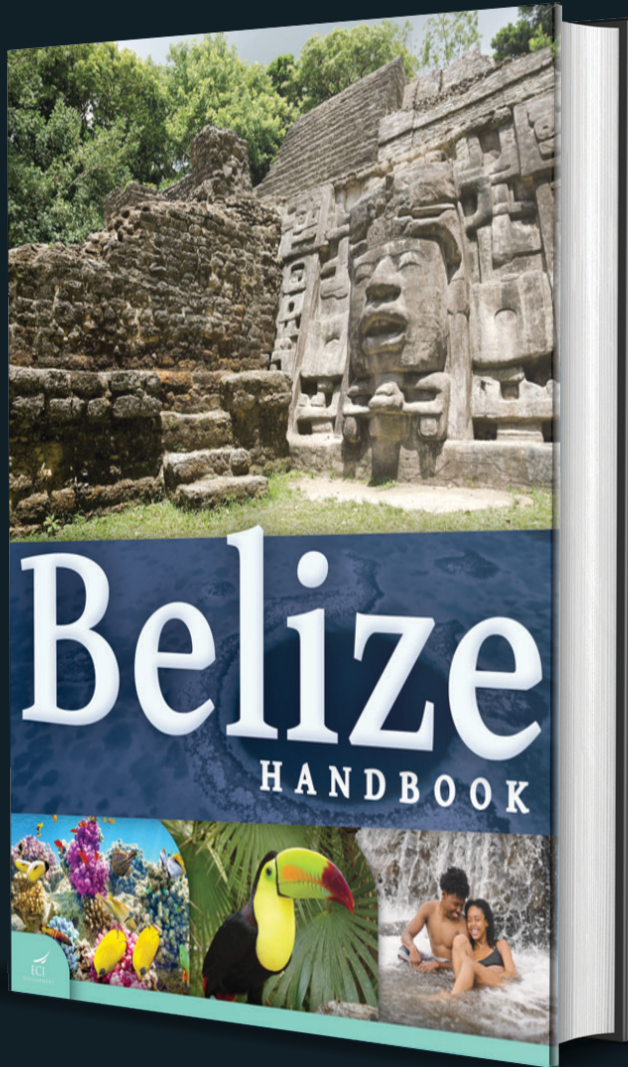
- › Multiple cryptocurrencies accepted including Bitcoin, Ethereum, Ripple, and more.

Gold Bullion

- › Contact for more info.

SD-IRA

- › Inquire for more details.



REQUEST A

Free Copy

Would you like to learn more
about what life is like in Belize?
Inquire for your free copy of the
Belize Handbook.

WEBINAR@ECIDEVELOPMENT.COM

GAINING

Residency

Permanent Residency

- › Any age
- › Must live in country for at least 1 year (less 14 days)
- › Can work in country
- › Can lead to passport after 5 years

Investor Residency

- › \$250,000 invested in the country
- › Can add dependents
- › No need to live in country
- › Can lead to citizenship

Our Recommendation: Pair this up with a condo at Grand Baymen under the Best Western rental program.

Qualified Retired Persons (QRP) Program

- › 45+ years
- › Spend 30 days a year in country
- › Bring in items duty-free
- › Cannot work in the country due to the "retiree" title



MEET THE
Team



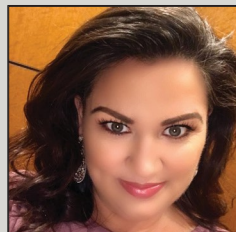
**Rachel
Jensen**



**April
Hess**



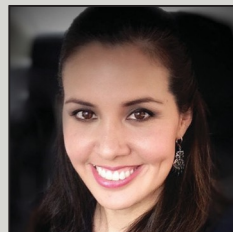
**Katie
Ejikeme**



**Leslie
Lawrence**



**Ivan
Levy**



**Andrea
Martinez**



**Sara
Martinez**



**Curtis
Evans**



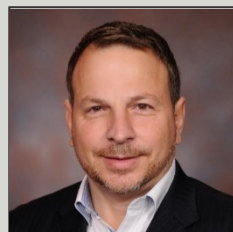
**Joe
Nagel**



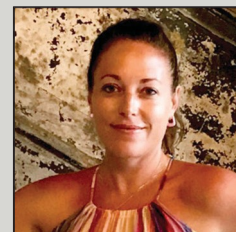
**Gian
Rivero**



**Betsy
Rosenlund**



**Giovanni
Rodriguez**



**Natalie
Shults**



**Megan
Simmons**



We Look Forward To Welcoming You Home

LioVirtual@ECIDEVELOPMENT.COM

USA / Canada: 1.800.290.3028

