



HAVE YOU THOUGHT ABOUT
Vacation Property Ownership?






ABOUT US

If you're looking to invest, vacation, or retire in Southern Belize, AREI Belize has a proven track record of luxury residential development and profitable fractional programs for our owners. With more than 40 years of combined experience in investing, developing, and managing properties, both in the U.S. and internationally, AREI Belize adheres to its mission of providing high-end properties with a low maintenance and flexible ownership model in beautiful Belize.

AREI Belize specializes in acquiring land in Belize and transforming it into magnificent homes and residences. These properties are completed with interior designer selected layouts and luxurious finishes that accentuate the relaxing pace of life in Placencia, Belize. AREI Belize maintains a dedicated construction staff that adheres to U.S. building and safety standards, with the ability to deliver a turnkey, concrete luxury home in as little as six months. Once the property is completed, our onsite management staff will make our owners and guests feel like royalty during their stay, so they can relax and enjoy the many pleasures of this beautiful Caribbean paradise.

When you decide to invest in one of our properties, you not only get access to beautiful seas, coral reefs, and pristine jungles... **You get a new way of life.**





We treat each property we manage with the highest level of care. And while you won't be there every day of the year, we will. Our staff makes certain each property stays in pristine shape day in and day out so it can remain a hassle-free, passive income investment.



What is a
TURNKEY
Investment?

We purchase and develop the land, working with local authorities to ensure all standards and regulations are met.

We work with a dedicated construction staff that adheres to U.S. building and safety standards, with the ability to deliver a concrete luxury home in as little as six months.

Interior designers select layouts and luxurious finishes that accentuate the relaxing pace of life in Placencia.

Our management staff handles the leasing process for the property so you can receive a return on your investment.

A full-time concierge at the property enhances the experience for owner and renters throughout your stay.

An on-site chef prepares gourmet meals for guests on the property in your very own kitchen.

A full-time accountant ensures the property meets maintenance budget targets.





What is
FRACTIONAL OWNERSHIP?

**For the same cost to
own a piece of land in Belize**

you can own a share of a large custom home that comes completely furnished with a full-time professional staff, a vehicle to get you around the area, and all the toys you can handle. All of this comes without the hassle and cost of a traditional second home, simply by investing in an AREI Belize fractional ownership property.

**When you become an investor
in an AREI Belize property, you get:**

- 10% Average return on fractional ownership
- 5 weeks stay at the property every year with a full staff
- Ownership of an appreciating asset

With the appreciation of properties in the area, plus rapidly increasing rental rates, occupancy rates for our properties at 90-95%, and waiting lists for booking eight months long, fractional ownership is not only a great financial investment, it's also a great lifestyle investment.

See how easy it is to vacation while also building wealth!

DIFFERENT FROM TIMESHARE

How does our unique fractional ownership model differ from a timeshare?

Although the ownership structures and arrangements known generally as “timeshares” vary from place to place, they usually involve a large group of owner/users, an organizer who puts the deal together, and an outside management company that operates the property.

Frequently, participants in a timeshare do not actually own any real tangible asset, and the user typically has no control over the actual management of the property. Owners pay high management fees and rarely see the value of their investment tied to the actual value of the underlying property.

By contrast, owners of AREI Belize fractional vacation homes share the following benefits:

- True ownership in property.
- The ability to benefit financially from the appreciation of their asset over time.
- Exclusive access to a beachfront estate for 5 weeks out of the year.
- Proven rental history and net income.
- Total control over the management of the property.
- Reasonable management fees.





FRACTIONAL OWNERSHIP

**Own a multi-million dollar
property for a fraction of the cost.**

Fractional ownership brings beachfront living within reach for anyone interested in luxury property ownership. When you become a fractional owner, you buy into real, tangible property --unlike a timeshare-- and you own everything on the property. Buy one share or ten; it's up to you.





ISLAND
OWNERSHIP

Enjoy your own private island, located right off the Placencia Peninsula in Southern Belize.

This is your opportunity to acquire a secluded paradise, complete with a private chef, concierge, and daily maid service. All you have to do is put up your feet and relax.



FULL PROPERTY OWNERSHIP

Looking to retire, relocate, or simply own a second home? Why share a luxury villa or private island when you can have it all to yourself? All properties built by AREI Belize are available for single owner investment.





PRE-DEVELOPED LOTS OWNERSHIP

**Build the vacation home of your dreams
in Placencia, Belize.**

This is your opportunity to acquire sole ownership in a secluded beachfront lot where you can design and build out your dream vacation villa.



PAST PROJECT

Little Harvest Caye

AREI Belize has been developing, investing and managing properties in Belize for over 10 years. One of our current properties, Little Harvest Caye in Placencia, Belize was recently featured on the *HGTV show ISLAND HUNTERS*.

1+ YEARS
Fully Operational

5% INCREASE
Annual Return In Only 1 Year

Rental cap has already increase from

\$5,000 - \$8,000 *per week*
to

\$8,000 - \$14,000 *per week*



PAST PROJECTS



VILLA JAMMIN' GECKO

This 3-story custom beach-front estate, completed in April 2015, has 5 bedrooms and 7 baths. It's located on a beautiful sandy beach overlooking the Caribbean sea in Placencia, Belize.

VILLA GROOVY GECKO

This magnificent, two-story, private beach house has an open floor plan with a large infinity pool on the beach and outdoor covered area.



VILLA TIPSY GECKO

This two-story home consists of over 4,000 sq. ft of living area and covered patios directly overlooking a private beach and private, covered ocean pier.

CASE STUDY

Laguna Gecko

AREI Belize has been developing, investing, and managing properties in Belize for over 10 years. One of our current properties, Laguna Gecko Villa in Placencia, Belize was recently completed. Here is a real example of the results for one of our investors who purchased two fractional shares:

2 FRACTIONS

of Laguna Gecko Villa

\$300,000

Amount Invested (\$150,000 per fraction)

\$19,632

Annual Return from renting out 8 weeks

13% NET RETURN

Owner chose to use 2 weeks, and rent out 8 weeks



CASE STUDY

Laguna Gecko

INVESTOR STORY

The investor had a strict budget, and they were looking for a reasonable return on their investment. They also wanted to spend at least two weeks out of the year at the property.

INVESTMENT PROCESS

The process only took a few weeks. The investor participated in an Investor Tour, staying at one of the other Gecko properties. They toured Laguna Gecko, fell in love, and made a deposit before they left Belize. Upon returning to the U.S., the investor was able to close on their two fractional shares within a few weeks.

INVESTMENT RETURN

Now, the owner earns more than ten percent annual returns on their investment. The owner spends two weeks of their allotted time each year at Laguna, and they rent out the remainder of their weeks to other vacationers. AREI Belize manages the property, the staff, the budget, and the rental process so that our owners don't have to worry about anything.

Estimated Income from Rent

Total Weeks Rented (Not Personal Use)	0	1	2	3	4	5	6	7	8	9	10
Total Est. Rental Income	\$1,628	\$5,700	\$9,771	\$13,842	\$17,913	\$21,984	\$26,055	\$30,127	\$34,198	\$38,269	\$42,340
Share of Total Expenses*	\$14,566	\$14,566	\$14,566	\$14,566	\$14,566	\$14,566	\$14,566	\$14,566	\$14,566	\$14,566	\$14,566
Est. Cash to/from Owner	(\$12,938)	(\$8,866)	(\$4,795)	(\$724)	\$3,347	\$7,418	\$11,489	\$15,561	\$19,632	\$23,703	\$27,774
Projected Return				0%	2%	5%	8%	10%	13%	16%	19%

*For 2 fractional shares



WHY BELIZE?

Why Placencia?

Belize outperforms similar vacation rental markets like Mexico, British Virgin Islands, Barbados, Cayman Islands, and Bahamas because of its minimal regulations, favorable tax laws, and low property costs for luxury homes.

Property costs in Belize average only \$216 per sq. ft., while the British Virgin Islands average nearly 3X that amount.

Belize is part of The British Commonwealth. (All members are united by language, history, culture and their shared values of democracy, human rights, and the rule of law.)

Belize is the closest Caribbean English speaking country to the United States. It's only a 2-hour flight from Houston, Miami, and Atlanta.

Belize dollar is locked at a 2:1 exchange rate, meaning lower costs for U.S. visitors to Belize.

Favorable tax rules for retirees relocating to Belize.

Placencia is a beach resort area in the southern part of Belize, known for its true beachfront property and palm-lined beaches. Placencia offers a laid-back island vibe, different from Ambergris Caye and San Pedro (other hotspot destinations in Belize). It offers luxury living with high-end villas and private islands.

Privately funded international airport now under construction, which will soon allow even more convenient travel to Placencia.

Home to the Barrier Reef, UNESCO's World Heritage site of the largest reef in the Western Hemisphere.

The "fly-fishing capital of the 21st Century" offers shallow water off the coast that is an angler's dream.

Commercial real estate laws in Placencia limit the growth of large buildings and help maintain the island lifestyle.

AREI Belize has been developing luxury properties in Placencia for 15 years. Being in one area of Belize for so long has allowed us to build close relationships and trust with the residents and local government.

We employ a full-time staff on the ground in Placencia to ensure that all our properties are managed to the highest degree of care.





FREQUENTLY Asked Questions

How do owners decide the 5 weeks they are allocated each year?

We utilize a draft system to ensure fairness of owner bookings. Owner weeks are picked through a draft system, with first choice rotating among owners each year. In the first and second rounds of the draft, owners select sets of two consecutive weeks. In the final round of the draft, owners select a single week. Owners only select weeks they wish to use or rent themselves. All other weeks are allocated to the shared rental pool.

What happens with the 2 unclaimed weeks (10 owners x 5 weeks = 50 weeks) each year?

The two weeks over Christmas & New Years are rented out and not for owner use. The rental income will be used to reduce all owners' expenses for the year. This process also makes the whole selection process less contentious for owners, as these two weeks are typically the first weeks selected in draft. If an owner wants to use one of the Holiday weeks personally, an arrangement can be made to reimburse the rental fund for the lost income portion.

How does the rental process work for each property?

We have a proven and established rental system that has achieved high occupancy rates across all properties. With proven results for both our owners and highly rated reviews on sites such as VRBO, there is clear evidence that the current systems work well. Please take a few moments to review VRBO as a testament to our success with renters.



Can you send weekly rental/expense history?

Yes, we maintain very detailed rental income and expense histories on existing homes. These reports are provided to each owner, and the detailed financials are available for review in the due diligence period of a potential purchase.

How are rental income funds processed and distributed?

At the end of each year, rental income is distributed equitably to each owner based on actual rental income and owner's usage. Owners can also rent to friends and family, with 100% of the income retained by the owner. Note that the owner is 100% liable for any damage by such renters. If owners handle the rental independently, all guests are still liable to pay the 9% hotel tax before arrival, as we must register all guests and pay such tax to the Belize government.

Property Use and Revenue Sharing



Weighted Usage Allocation for Shared Revenue

- Each owner is allocated up to 5 points per year for personal use weeks, which can be spent as follows:
 - High Season Weeks are valued at 1.2 points per week
 - Mid-Season Weeks are valued at 0.8 points per week
 - Low Season Weeks are valued at 0.6 points per week
- All rental revenue earned for the remainder of weeks not chosen for personal use by all Members shall be included in a shared rental pool.
- Revenue earned in the shared rental pool is divided by the total point value of the remaining weeks to determine revenue per point.
- Each owner shall receive revenue allocation equal to their remaining points multiplied by revenue per point.
- Example: Owner #1 spends 2.4 points to use the property for two weeks during High Season. Owner #1 now has 2.6 points remaining. The property has total shared pool revenue for the year of \$130,470. Total points not used by all owners for the year equal 32.6. At \$130,470 of total revenue, divided by the remaining 32.6 unused points equals a revenue per point of \$4,002.15. Since Owner #1 has 2.6 unused points for the year, they will receive a credit of \$10,405.58 plus their allocation of the holiday revenue.

2017 Seasons shall be defined as follows:

1/7/2017 – 4/29/2017	16 High Season Weeks
4/29/2017 – 6/3/2017	5 Mid-Season Weeks
6/3/2017 – 7/29/2017	8 High Season Weeks
7/29/2017 – 9/2/2017	5 Mid-Season Weeks
9/2/2017 – 11/18/2017	11 Low Season Weeks
11/18/2017 – 12/23/2017	5 High Season Weeks
	29 Total High Weeks
	10 Total Mid Weeks
	11 Total Low Weeks

	Shares Owned	Points Allocated	Weeks Booked				Total Points Used*	Total Points Left in Pool	% Revenue Allocation Total Weeks	Total Revenue Allocation (of \$130,470)	% Holiday Allocation	Holiday Revenue Allocation (of \$13,000)
			High Season*	Mid Season*	Low Season*	Total Weeks						
Owner #1	1	5	2	0	0	2	2.4	2.6	8.0%	\$10,405.58	10.0%	\$1,300.00
All Previous Owners	9	45	5	6	7	18	15.0	30	92.0%	\$120,064.42	90.0%	\$11,700.00
Weeks Remaining in Pool			22	4	4	30						

* High Season (1.2 Points), Mid Season (0.8 Points), Low Season (0.6 Points)

STEPS TO INVESTING

in Your Belize Vacation Property

STEP 1: SCHEDULE A TOUR.

Don't just trust our word! See the beauty of Belize and our investment opportunities. Our unique tours are limited, so don't wait to book! Come discover Belize and see what it has to offer.

STEP 2: MAKE YOUR TRIP DEPOSIT.

Secure your spot on the next available trip with a \$200 deposit per person. Your reserve deposit will guarantee your space on the short, internal flight from Belize City to Placencia.

STEP 3: BOOK YOUR FLIGHTS.

Book your international flights, and send us your itinerary.

STEP 4: FINAL PAYMENT.

Send the remainder of your trip payment balance.

STEP 5: BELIZE TRIP!

See our investment opportunities first-hand, experiencing the magnificence of luxury beachfront property in beautiful Placencia, Belize. Meet in person one of the owners and our great local staff. Enjoy a full-day excursion of your choosing, and stay in one of our finished villas. If you are interested in a specific property, please let us know beforehand. We will do our best to accommodate your stay in your potential investment!

STEP 6: CHOOSE YOUR INVESTMENT.

While on your stay in Belize, discover Placencia & ENJOY yourself. Identify which investment opportunity is best for you. If you like what you see and are ready to move forward on the investment of your dreams, we will credit the cost of your investor trip towards your purchase. We will also provide you with credit for 3 puddle jumper flights (Belize City to Placencia) and 3 excursions of your choice! (A \$2500 Value!) We encourage you to select your option before it sells out!

STEP 7: CLOSE ON YOUR INVESTMENT.

Once your contract is signed, our team will get all additional documents to you upon returning home. Our local Belize attorney and owners will walk you through all documents to ensure full transparency throughout the process. When you are ready, sign and return the documents. Lastly, submit a wire transfer for final closing. This process usually takes about 6 weeks.

STEP 8: CONGRATULATIONS!

You have just joined an EXCLUSIVE club by owning a piece of Placencia, Belize! Start earning a return on your investment, or enjoy the investment with family and friends!

DAY 1

Pickup from
Placencia Airstrip
Dinner at Villa

DAY 2

Breakfast at Villa
Full Day Snorkeling Trip
Lunch on Island
Dinner at Villa

DAY 3

Breakfast at Villa
Property Tour of
Maya Beach Properties
Lunch and Sidewalk
Tour in Placencia
Tour LHC and
Placencia Caye
(Optional) Trip to Waterfall
Dinner at Local Restaurant

DAY 4

Brunch at Maya Beach
Return Trip



DISCOVER
BELIZE
TOUR



Exclusive Tours for
Accredited Investors

UNBELIEVABLE VALUE!

Room \$200 x 3 Nights Stay = \$600

Two Belize Scenic Tours = \$250

Two Local Belize Flight = \$500

Food & Drink for Two = \$450

Total Value = \$1,800 USD

Total Cost to You = \$995

(credited to you when you invest in a property)

CONTACT US

info@areibelize.com

(214) 699-6106



OWNER TESTIMONIAL

“

You will love Placencia. I chose the Jammin' Gecko in February 2015, and it was completed in May 2015. I had several conversations with David Keener prior to the purchase as well as visited the property twice during construction. As a merchant builder, myself, I liked what I saw in the way of quality and care, but more importantly I trust David and Kathy and their organization. They seemed to have streamlined the process of fractional ownership after the Topsy Gecko and Groovy Gecko builds. I have owned second home properties before, and this fractional program was a perfect alternative. I really like the fact that the Jammin' Gecko was 100% cared for by a professional team like the one David and Kathy put together. The investment process went so well that I just closed on the seventh fractional share of Little Harvest Caye. --

- Scott Henry **Jammin' Gecko**

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CONTACT US

Want to learn more about vacation rentals?

Contact our Investment Coordinators to schedule your tour of our luxury properties in Belize. We look forward to helping you invest in your dream.

Call us 214-699-6106

6600 LBJ Freeway Dallas, TX 75240
info@areibelize.com

