



ABOUT US

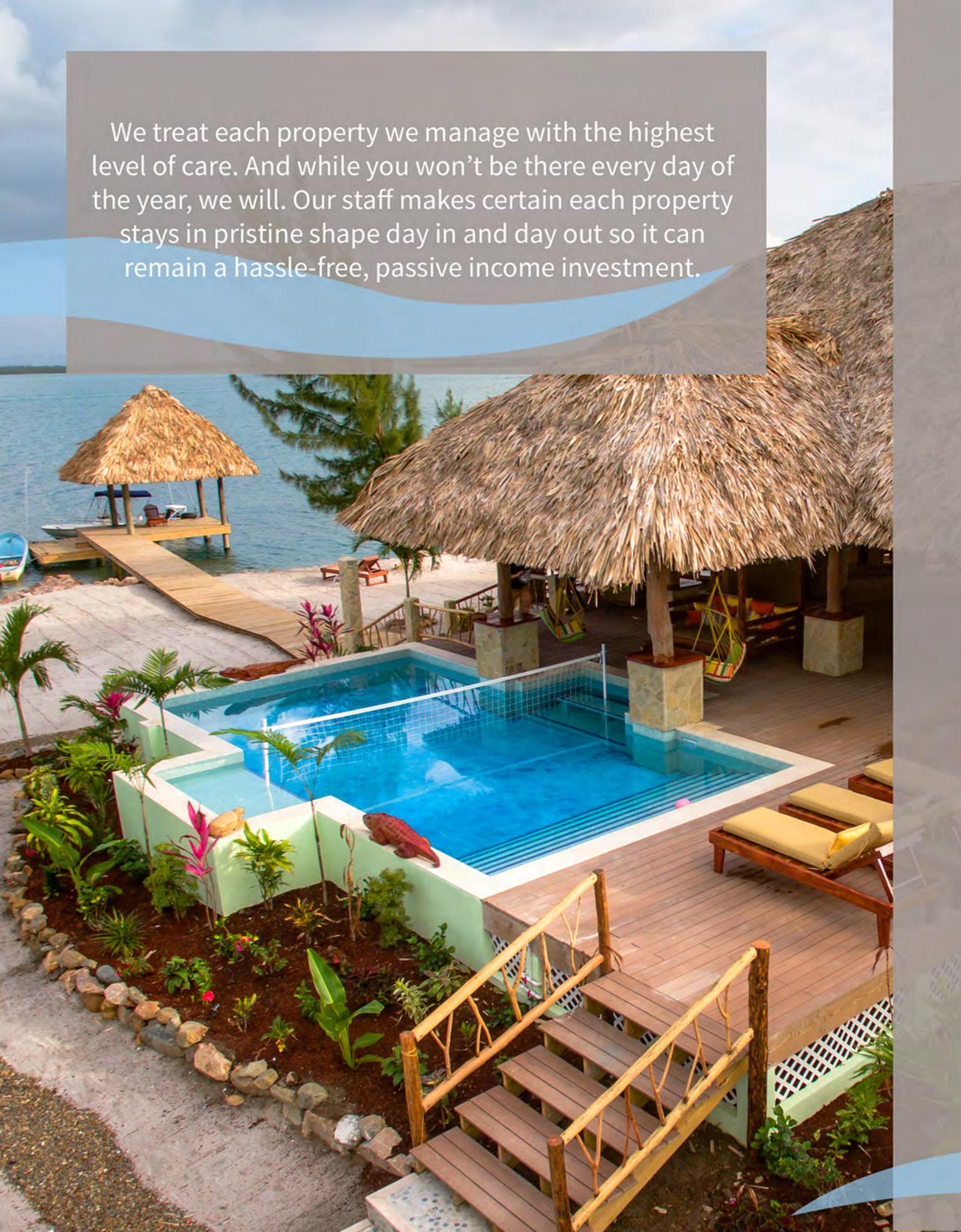
If you're looking to invest, vacation, or retire in Southern Belize, AREI Belize has a proven track record of luxury residential development and profitable fractional programs for our owners. With more than 40 years of combined experience in investing, developing, and managing properties, both in the 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.









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.





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.

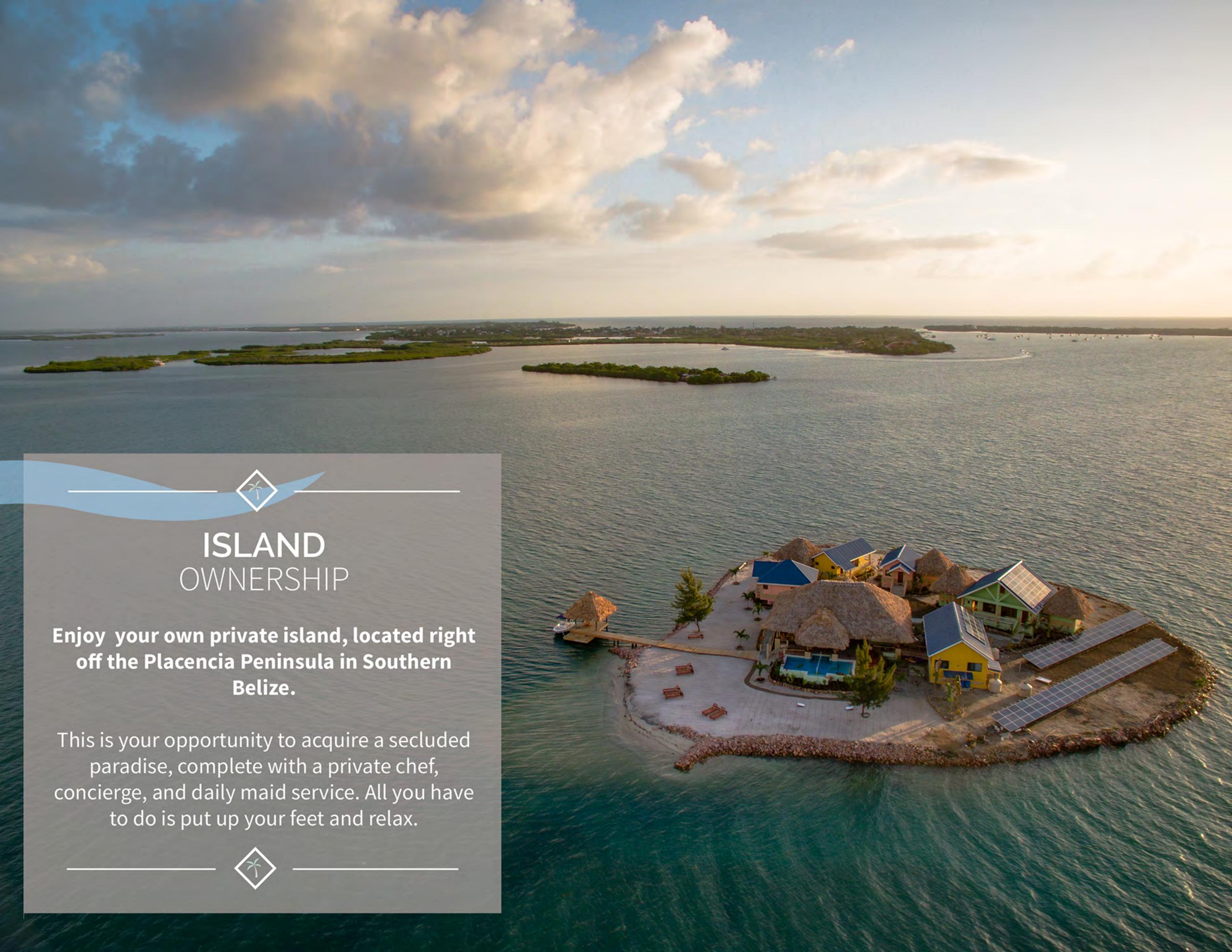
Frequently, participants in a timeshare do not actually own any real tangible asset, and the user typically has no control over the actual management of the property. Owners pay high management fees and rarely see the value of their investment tied to the actual value of the underlying property.

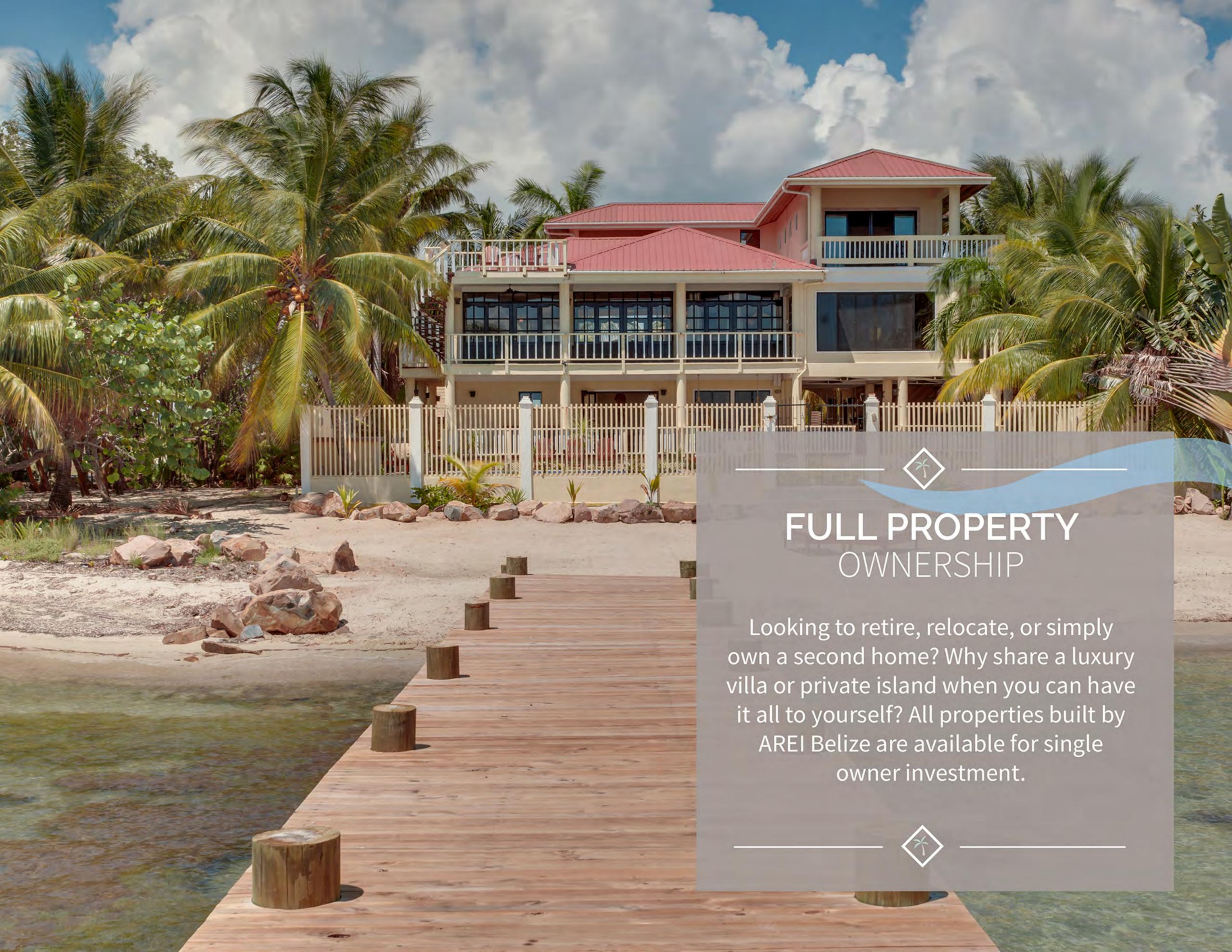
By contrast, owners of AREI Belize fractional vacation homes share the following benefits:

- 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.













PAST PROJECTS





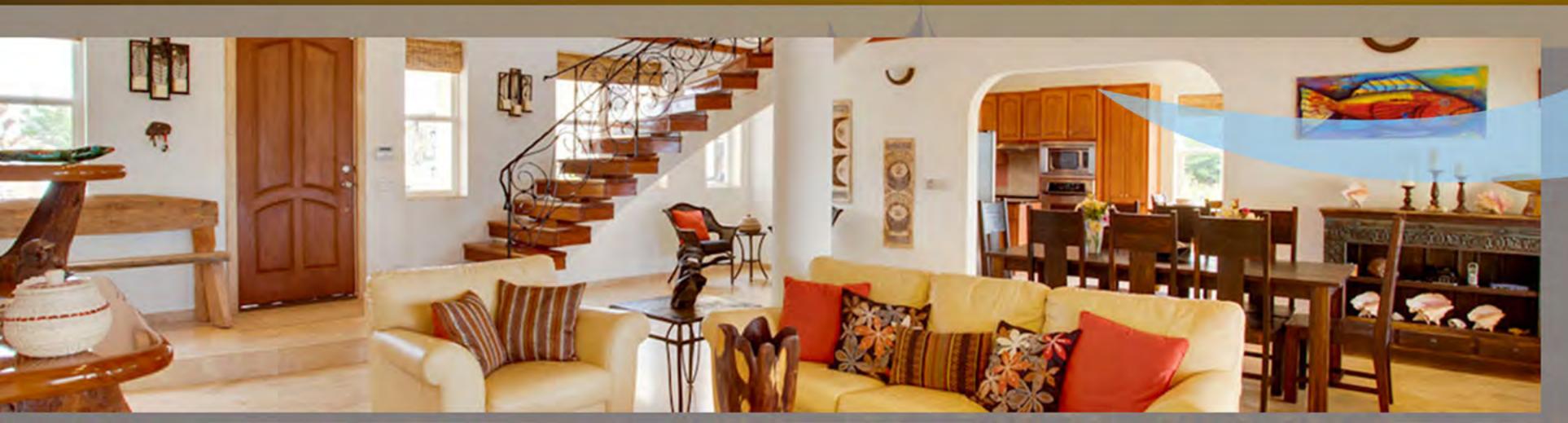
VILLA JAMMIN' GECKO

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

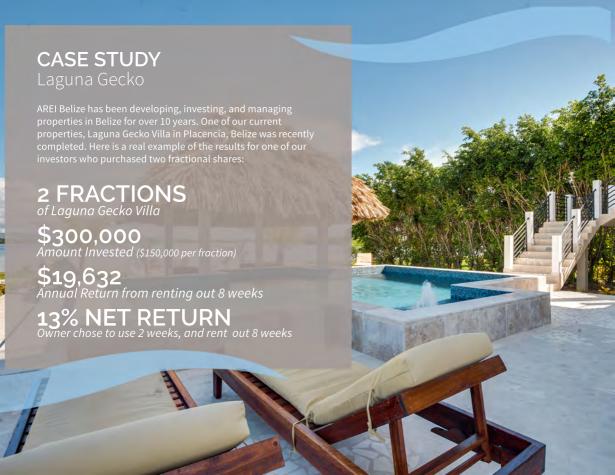
This magnificent, two-story, private beach house has an open floor plan with a large infinity pool on the beach and outdoor covered area.





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

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% |

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 tha 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 fligh 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.



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

- 1. Each owner is allocated up to 5 points per year for personal use weeks, which can be spent as follows:
- a. High Season Weeks are valued at 1.2 points per week
- b. Mid-Season Weeks are valued at 0.8 points per week
- c. Low Season Weeks are valued at 0.6 points per week
- 2. 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.
- 3. Revenue earned in the shared rental pool is divided by the total point value of the remaining weeks to determine revenue per point.
- 4. Each owner shall receive revenue allocation equal to their remaining points multiplied by revenue per point.
- 5. 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 |

| | Weeks Booked | | | | | | | | % Revenue Allocation | Total Revenue Allocation | | Holiday Revenue Allocation |
|-------------------------|--------------|------------------|--------------|-------------|-------------|-------------|--------------------|---------------------------|----------------------|--------------------------|----------------------|----------------------------|
| | Shares Owned | Points Allocated | High Season* | Mid Season* | Low Season* | Total Weeks | Total Points Used* | Total Points Left in Pool | Total Weeks | (of \$130,470) | % Holiday Allocation | |
| 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 | | | | | | |

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 itinerar

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 forwar on the investment of your dreams, we will credit the cost o 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





Exclusive Tours for Accredited Investors

UNBELIEVABLE VALUE!

Room $$200 \times 3 \text{ 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

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