



AWAYSIS

The new global lifestyle

2 Bedroom 2 Bathroom Oceanview Condo Suites

Overview

This 4-story condominium complex sits a top 20,995 square feet of prime oceanfront land having a frontage of 100 feet on the Beach Reserve and Caribbean Sea and comprises twenty (20) individually stratified 2 Bedroom 2 Bathroom Oceanview condo suites of which twelve (12) are available for sale.

Additionally, there is a 10,000 square foot amenities building immediately adjacent featuring a world class fitness center and wellness spa on the ground floor, Pilates/Yoga studios and an executive remote working space with a balcony on the first floor, and a dining area and lounge on the rooftop.

Due to its prime location on the main commercial street in San Pedro, walking distance to the bustling town center and the desirable beach frontage, this is a great opportunity for an investment property with high income potential and high appreciation value.

Description

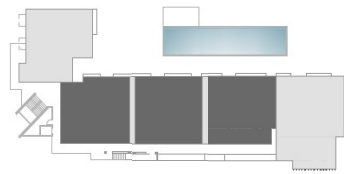
- Location: 130 Coconut Drive San Pedro, Ambergris Caye, Belize
- 1380 sqft Oceanview and Street View Condo Suites: The West Wing of the 4 story building is comprised of 2 bedroom, 2 bathroom condo suites with sweeping ocean views overlooking the lap pool to the east and bustling street views to the west. Each unit will be fully equipped with kitchen and appliances, living and dining room furniture, air conditioning units, ceiling fans, compact washer and dryer and dishwashers, a water purification system, WIFI and TVs. The balconies offers +/-250 additional square footage for use as a lounge area and patio.
- 1455 sqft Oceanview and Island View Condo Suites: The South Wing of the 4 story building is comprised of 2 bedroom, 2 bathroom condo suites with sweeping ocean views overlooking the lap pool to the north and serene island beach views to the south. Each unit will be fully equipped with kitchen and appliances, living and dining room furniture, air conditioning units, ceiling fans, compact washer and dryer and dishwashers, a water purification system, WIFI and TVs. The balconies offers +/-250 additional square footage for use as a lounge area and patio.
- Title: Each condo suites has its own strata title already in place
- Onsite Amenities: Fitness and Wellness Spa, Executive Remote Working Center, Rooftop Dining and Lounge, Lap Pool, Beach Bar, Waterfront Esplanade
- **Price starting at USD \$690,000**
- **Financing Available**



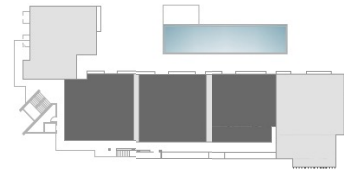
Attractive Return on Investment

Revenue Model for San Pedro 2 Bedroom 2 Bathroom Oceanview Condo Suites				
Purchase Price (starting at)	\$ 690,000.00			
TOTAL Investment	\$ 690,000.00			
Rental Revenue	Monthly long term rental	Monthly nightly Rental	Annual Long Term Rental	Annual Nightly Rentals
2 Bedroom 2 Bath Oceanview	\$ 5,000.00	\$ 13,641.88	\$ 60,000.00	\$ 163,702.50
Total Revenue	\$ 5,000.00	\$ 13,641.88	\$ 60,000.00	\$ 163,702.50
Expenses				
Management Fees*	\$ 2,500.00	\$ 6,820.94	\$ 30,000.00	\$ 81,851.25
Utilities	\$ -	\$ 1,091.35	\$ -	\$ 13,096.20
Maintenance	\$ 450.00	\$ 450.00	\$ 5,400.00	\$ 5,400.00
Total Costs	\$ 2,950.00	\$ 8,362.29	\$ 35,400.00	\$ 100,347.45
NET REVENUE	\$ 2,050.00	\$ 5,279.59	\$ 24,600.00	\$ 63,355.05
Payback (Years)			28	11
ROI (Annual)			3.57%	9.18%
* Rental management, taxes, maintenance management, etc.				
Monthly rental formula 2 Bedroom 2 Bath Oceanview	ADR 650	Occupancy 69%	Annual \$ 163,702.50	Ave Monthly \$ 13,641.88

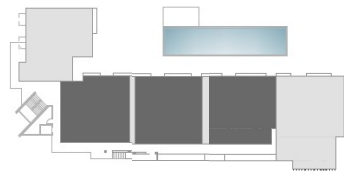
2 Bedroom 2 Bathroom Oceanview Condo Suites (1455 sqft | South Wing | 3 Levels)



Ground Floor



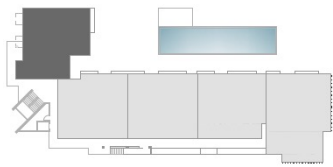
First Floor



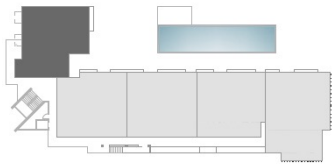
Second Floor



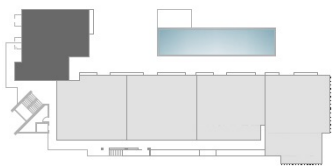
2 Bedroom 2 Bathroom Oceanview Condo Suites (1380 sqft | West Wing | 3 Levels)



Ground Floor



First Floor



Second Floor



Contact

Michael Singh

CEO

Awaysis Capital

Tel: US (954) 997-5203

Bze/Whatsapp: +(501) 610-1016

michael@awaysiscapital.com



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