



# AWAYSIS

The new global lifestyle

## Commercial / Residential Building Opportunity

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# Overview

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This is a 3-story building located in the well-managed and profitable development known as Island Club Yacht Club. This building needs some refreshing and renovation.

Due to its prime location on the main commercial street in San Pedro, walking distance to the main town center, and the high potential for residential use either as a primary residence or as rental property with commercial potential.

This is a great opportunity for an investment property with high income potential and high appreciation value.

# Description

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- Location: Coconut Drive San Pedro, Ambergris Caye, Belize at the Yacht Club.
- Ground Floor: 1,250 square feet of interior space; can be custom built as a bar, restaurant, or retail space once fully renovated. Male & female restrooms. The deck offers +/-450 additional square footage for customers as use as lounge area, outdoor bar, with additional tables and chairs.
- First Floor: Large open area consisting of 1250 square feet of interior space can be converted into one large 3-bedroom unit or two units described below as:
  - Unit A: 1 bed, 1 bath with an open space layout to the living, dining and kitchen area. The unit is fully equipped with appliances, living and dining furniture, and air conditioning units.
  - Unit B: Studio unit with open space for lounge area and sleeping area. The unit offers a fully equipped kitchen space and ensuite bath.
- Second Floor: Penthouse unit offering three bedrooms and two full baths, full kitchen, breakfast bar, 6 seat dining area, and living area. The penthouse is fully air conditioned and fully furnished. Additionally, the unit includes a private balcony to the master suite, and a larger balcony with street and sea views.
- **Price USD \$1,350,000,00**
- **Financing Available**





# Attractive Return on Investment

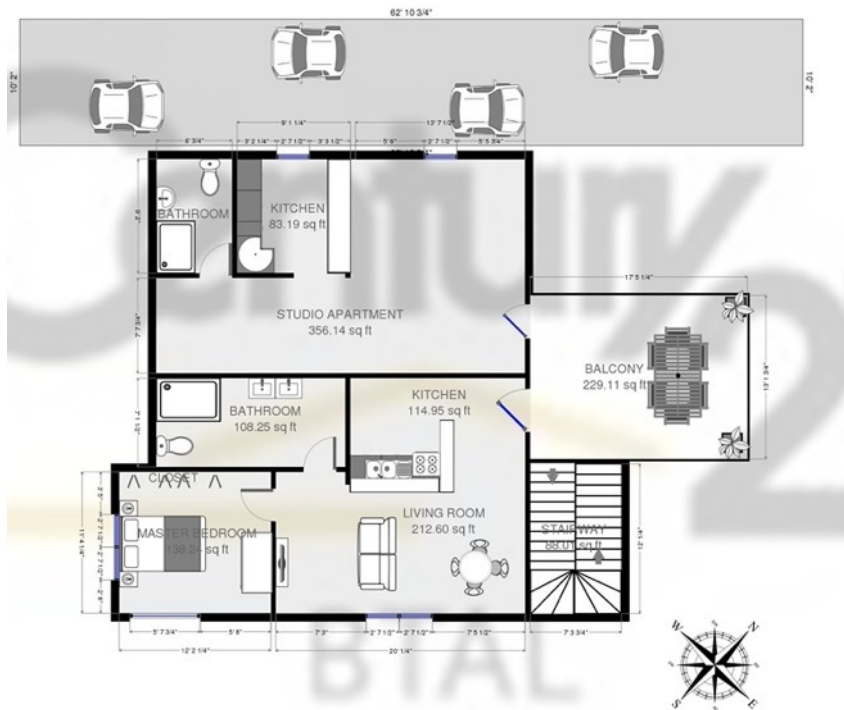
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Revenue Model for San Pedro Admin Building at Belize Yacht Club				
Purchase Price	\$ 1,350,000.00			
Additional Buildout Costs	\$ 250,000.00			
TOTAL Investment	\$ 1,600,000.00			
	Monthly long term rental	Monthly nightly Rental	Annual Long Term Rental	Annual Nightly Rentals
Rental Revenue				
3 Bedroom Penthouse Unit	\$ 4,000.00	\$ 11,543.13	\$ 48,000.00	\$ 138,517.50
1 Bedroom Second floor condo	\$ 1,600.00	\$ 3,672.81	\$ 19,200.00	\$ 44,073.75
Studio second floor condo	\$ 900.00	\$ 2,623.44	\$ 10,800.00	\$ 31,481.25
Ground Floor	\$ 2,500.00	\$ 2,500.00	\$ 30,000.00	\$ 30,000.00
Total Revenue	\$ 9,000.00	\$ 20,339.38	\$ 108,000.00	\$ 244,072.50
Expenses				
Management Fees*	\$ 900.00	\$ 4,067.88	\$ 10,800.00	\$ 48,814.50
Utilities	\$ -	\$ 1,427.15	\$ -	\$ 17,125.80
Maintenance	\$ 500.00	\$ 800.00	\$ 6,000.00	\$ 9,600.00
Total Costs	\$ 1,400.00	\$ 6,295.03	\$ 16,800.00	\$ 75,540.30
NET REVENUE	\$ 7,600.00	\$ 14,044.35	\$ 91,200.00	\$ 168,532.20
Payback (Years)			18	9
ROI (Annual)			5.70%	10.53%
* Rental management, taxes, maintenance management, etc.				
Monthly rental formula	ADR	Occupancy	Annual	Ave Monthly
Penthouse	550	69%	\$ 138,517.50	\$ 11,543.13
1 Bedroom	175	69%	\$ 44,073.75	\$ 3,672.81
Studio	125	69%	\$ 31,481.25	\$ 2,623.44



# First Floor potential layout

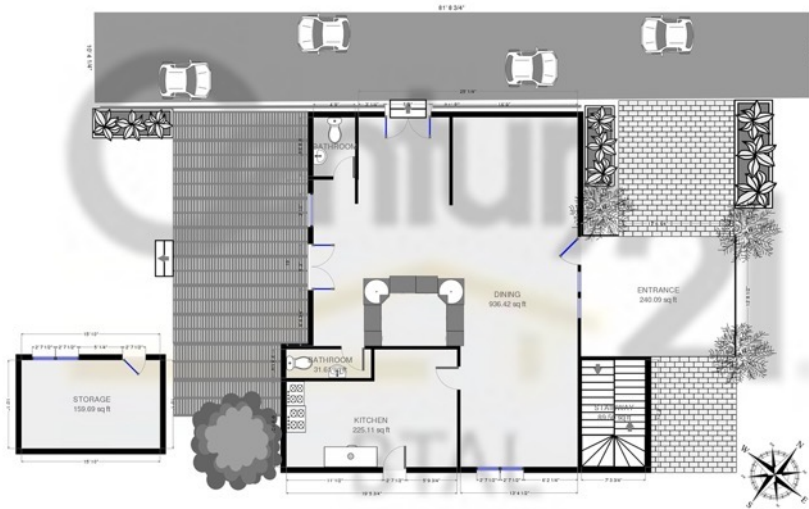
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# Ground Floor

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# Contact

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