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The new global lifestyle

Double 2 Story Waterfront Villa Opportunity

Overview

These two 2-story waterfront villas sit a top 13,590 square feet of prime oceanfront land having a frontage of 100 feet on the Beach Reserve and Caribbean Sea.

Both buildings are undergoing refreshing and renovation.

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.

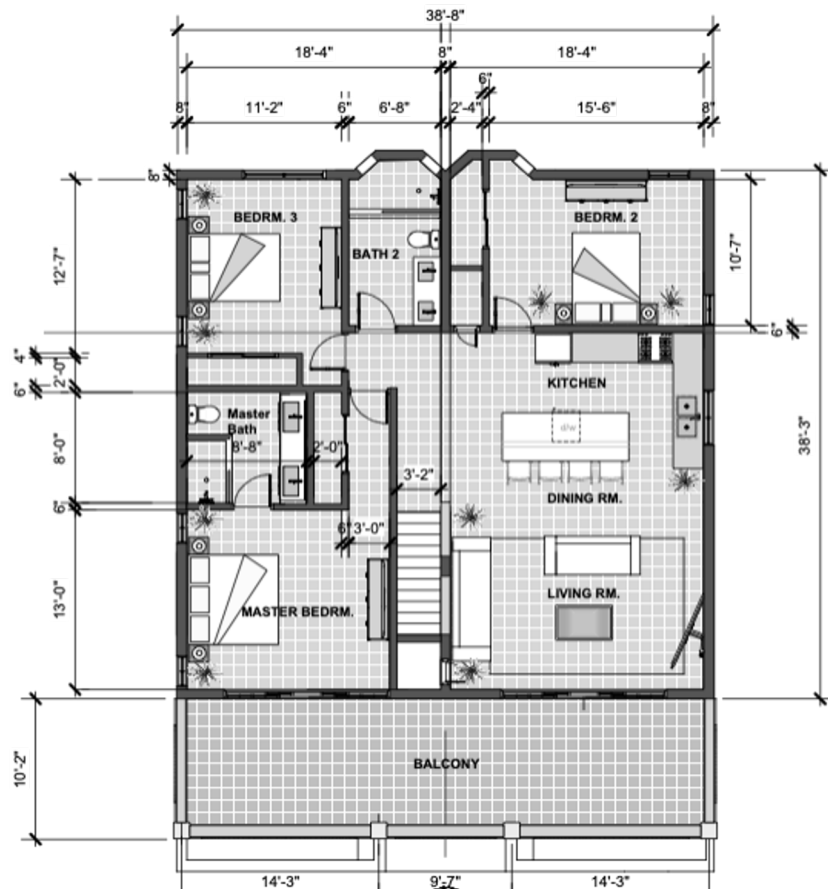
Description

- Location: Coconut Drive San Pedro, Ambergris Caye, Belize at the Yacht Club.
- Waterfront Villa North Building Ground Floor: There are two 1 bedroom, 1 bathroom units side-by-side comprising 675 square feet of interior space each. Each unit is fully equipped with appliances, living and dining furniture, air conditioning units, ceiling fans, WIFI and TVs. The porch offers +/-220 additional square footage for use as a lounge area and patio.
- Waterfront Villa North Building Top Floor: There are two 1 bedroom, 1 bathroom units side-by-side comprising 675 square feet of interior space Each unit is fully equipped with appliances, living and dining furniture, air conditioning units, ceiling fans, WIFI and TVs. The porch offers +/- 175 additional square footage for use a lounge area and patio with a clear view of the beach front and Caribbean Sea.
- Waterfront Villa South Building Ground Floor : There are two 1 bedroom, 1 bathroom units side-by-side comprising 675 square feet of interior space each. Each unit is fully equipped with appliances, living and dining furniture, air conditioning units, ceiling fans and TVs. The porch offers +/-220 additional square footage for use as a lounge area and patio.
- Waterfront Villa South Building Top Floor: The unit is presently being renovated into a 1350 square foot 3 bedroom 2 bathroom unit with the porch offering +/- 175 additional square footage for use as a lounge area and patio with a clear view of the beach front and Caribbean Sea.
- Onsite Amenities: Fitness and Wellness Spa, Executive Remote Working Center, Rooftop Dining and Lounge, Lap Pool, Beach Bar, Waterfront Esplanade
- **Price USD \$4,000,000 (ie. USD \$2,000,000 per building)**
- **Financing Available**



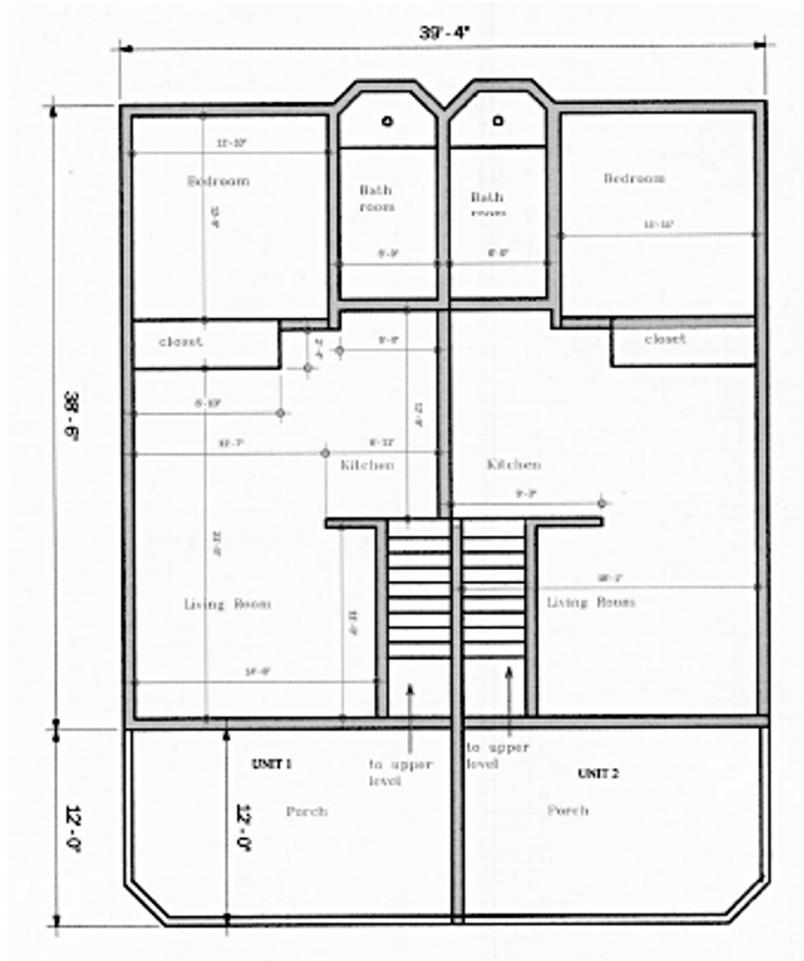
Attractive Return on Investment

| Revenue Model for San Pedro Double 2 Story Waterfront Villas | | | | |
|--|--------------------------|------------------------------|-------------------------|------------------------|
| Purchase Price | \$ 3,400,000.00 | | | |
| Additional Buildout Costs | \$ 600,000.00 | | | |
| TOTAL Investment | \$ 4,000,000.00 | *\$2,000,000.00 per building | | |
| Rental Revenue | Monthly long term rental | Monthly nightly Rental | Annual Long Term Rental | Annual Nightly Rentals |
| 3 Bedroom 2 Bath Top Floor | \$ 4,000.00 | \$ 11,543.13 | \$ 48,000.00 | \$ 138,517.50 |
| 3 x 1 Bedroom 1 Bath Top Floor | \$ 4,800.00 | \$ 11,018.44 | \$ 57,600.00 | \$ 132,221.25 |
| 4 x 1 Bedroom 1 Bath Ground Floor | \$ 6,400.00 | \$ 14,691.25 | \$ 76,800.00 | \$ 176,295.00 |
| Total Revenue | \$ 15,200.00 | \$ 37,252.81 | \$ 182,400.00 | \$ 447,033.75 |
| Expenses | | | | |
| Management Fees* | \$ 1,520.00 | \$ 7,450.56 | \$ 18,240.00 | \$ 89,406.75 |
| Utilities | \$ - | \$ 2,980.23 | \$ - | \$ 35,762.70 |
| Maintenance | \$ 500.00 | \$ 800.00 | \$ 6,000.00 | \$ 9,600.00 |
| Total Costs | \$ 2,020.00 | \$ 11,230.79 | \$ 24,240.00 | \$ 134,769.45 |
| NET REVENUE | \$ 13,180.00 | \$ 26,022.03 | \$ 158,160.00 | \$ 312,264.30 |
| Payback (Years) | | | 25 | 13 |
| ROI (Annual) | | | 3.95% | 7.81% |
| * Rental management, taxes, maintenance management, etc. | | | | |
| Monthly rental formula | ADR | Occupancy | Annual | Ave Monthly |
| 3 Bedroom | 550 | 69% | \$ 138,517.50 | \$ 11,543.13 |
| 1 Bedroom | 175 | 69% | \$ 44,073.75 | \$ 3,672.81 |

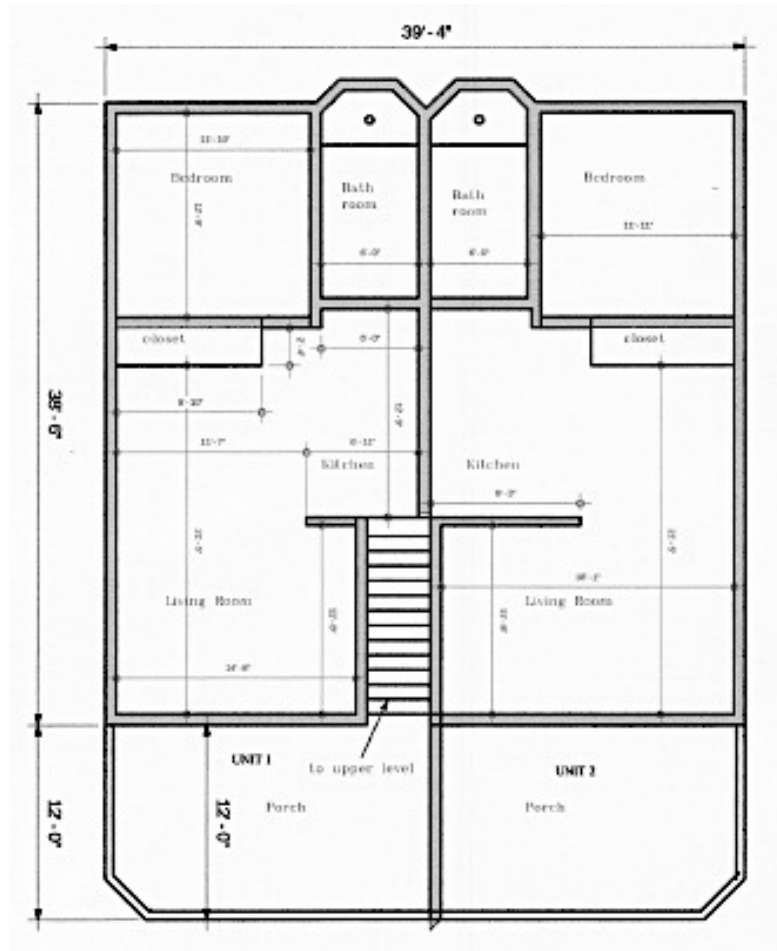


3 Bedroom 2 Bathroom Top Floor

1 Bedroom 1 Bathroom Top Floor



1 Bedroom 1 Bathroom Ground Floor



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