



BELIZE BUNGLOWS IN THE CARIBBEAN

Tiny , Eco-friendly Smart-Home

Ownership in Belize

by ECI Development



Belize

01. Why Belize?

The tropical country of Belize is located on the east coast of Central America's Caribbean Basin, just south of Mexico's Yucatan Peninsula and east of Guatemala.

The East Coast of Belize is lined by the Caribbean Sea and hundreds of island cayes, the largest of which is Ambergris Caye, home of the TES Village. The shoreline is bordered by the world's second largest barrier reef, making Belize a popular diving and fishing destination. The country itself occupies a land mass smaller than most US states. At its broadest point, Belize is 68 miles (109 km) wide and 175 miles (280 km) long.

English is the official language of Belize, though a number of dialects are spoken among the country's 250,000 citizens. This is the result of Belize's rich and multicultural heritage.

Further south on the mainland you can find lush tropical rainforests and mountain ranges bordered by rivers which run through the country.

Location

- Quiet & serene
- Feels like a private island without the private island prices
- Easy to get to from San Pedro Town
- Operating restaurant and existing hotel on West Ambergris
- Beautiful sunrises and sunsets

LOCATED
HERE!



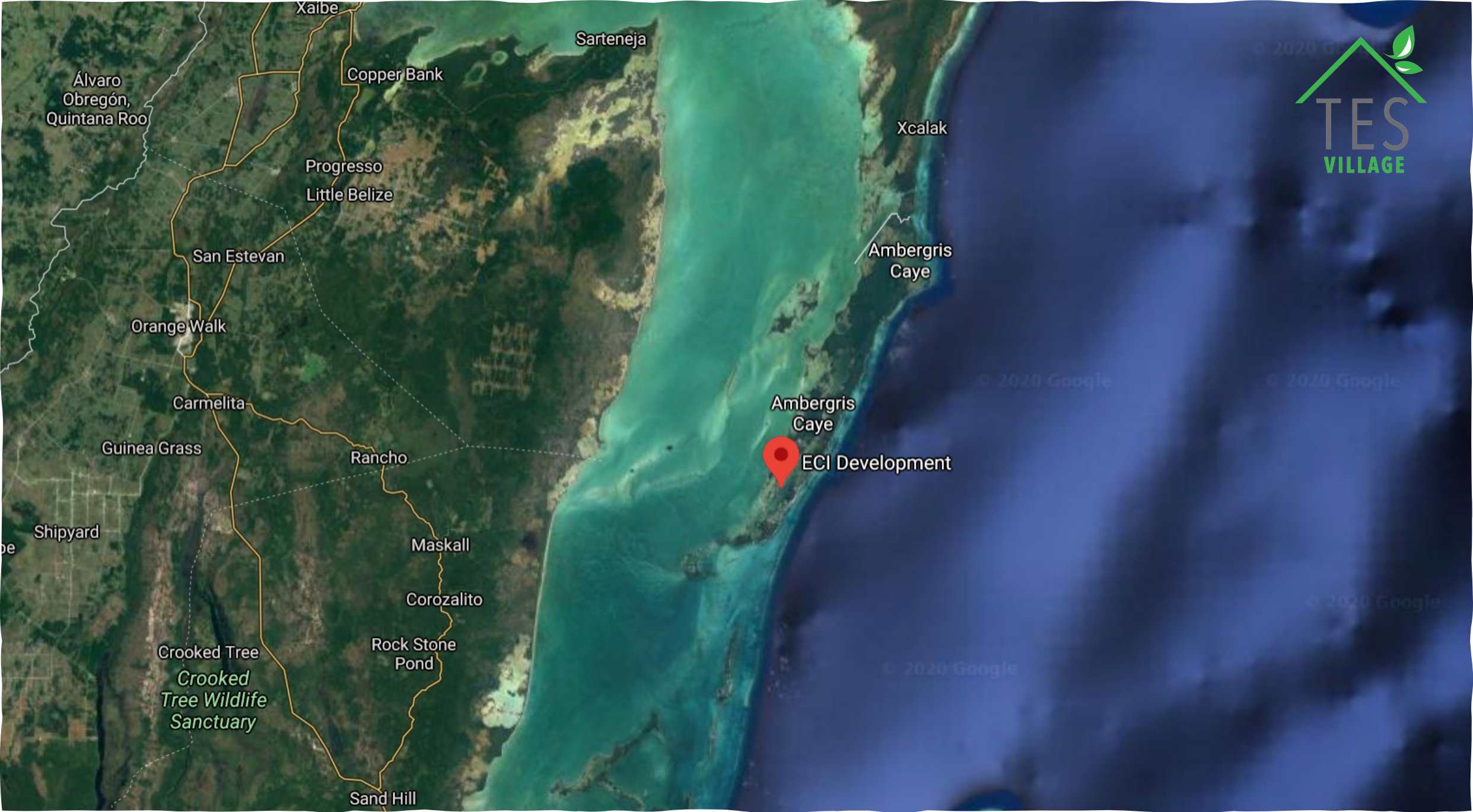
Quick 5-minute
boat ride

SAN PEDRO



BW Best Western
Hotels & Resorts
Grand Baymen Gardens

MARRIOTT RESIDENCES
BELIZE AMBERGRIS CAYE



Álvaro Obregón, Quintana Roo

Xaibe

Sarteneja

Copper Bank

Xcalak

Progreso
Little Belize

Ambergris Caye

San Estevan

Orange Walk

Ambergris Caye

ECI Development

Carmelita

Guinea Grass

Rancho

Shipyard

Maskall

Corozalito

Crooked Tree
Crooked Tree Wildlife Sanctuary

Rock Stone Pond

Sand Hill



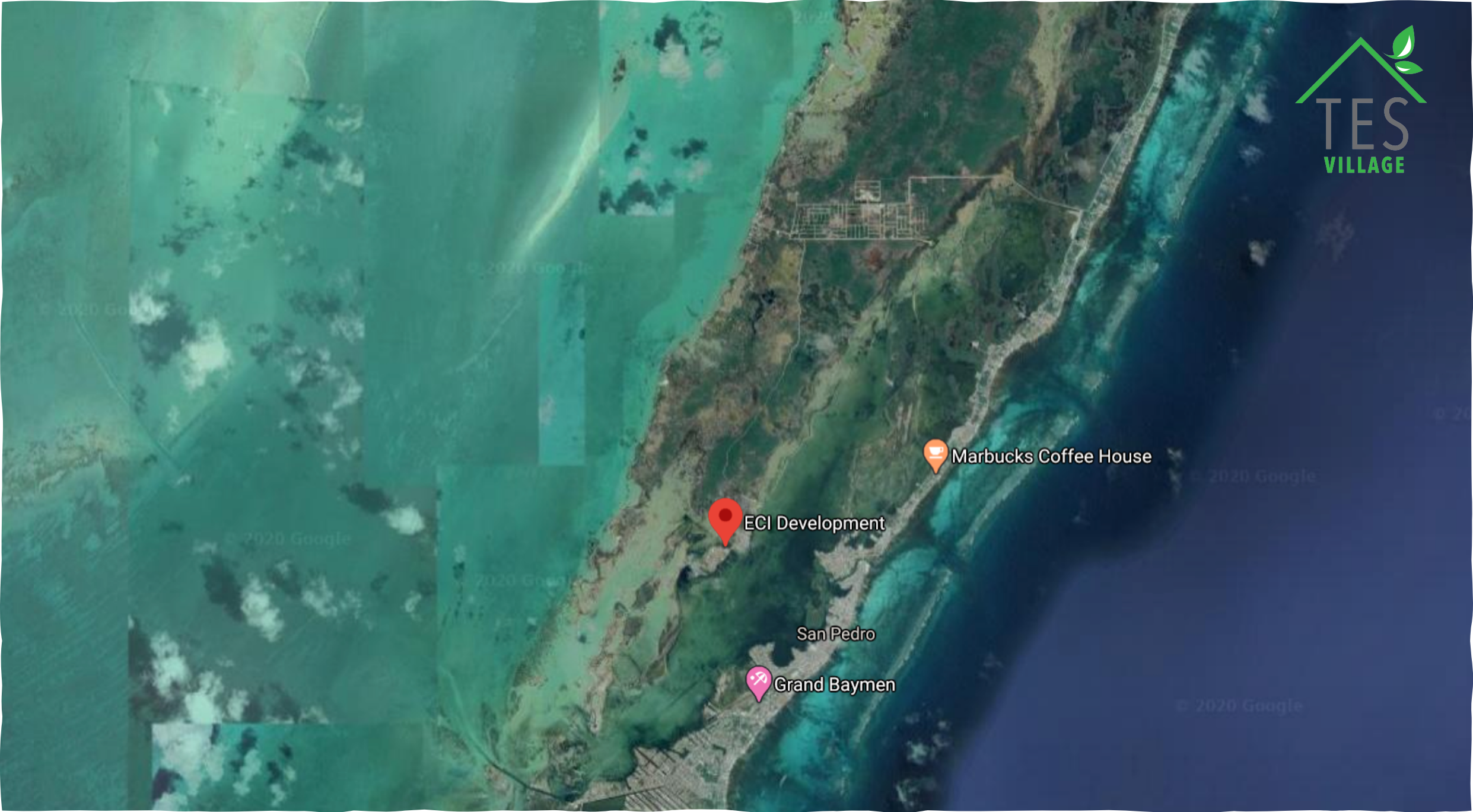
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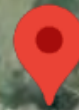


ECI Development


Marbucks Coffee House

San Pedro

Grand Baymen

 ECI Development

San Pedro

San Pedro Airport 
Aug 17 1:54pm

 Grand Baymen

Google

Site Map

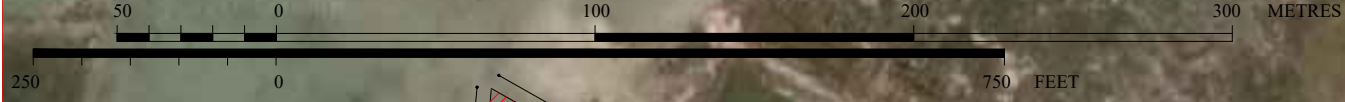
- Phase I – 20 homes -
 - Recreation Area
 - Palapa/Common Area
 - Reception/Check-in
- Phase II – 19-21 homes
 - Pool
 - Restaurant/Snack Shack
- Phase III - Condominiums



Phase I Site Plan (Left)
Phase II TO BE ANNOUNCED

MASTERPLAN

Graphic scale:



Considerations



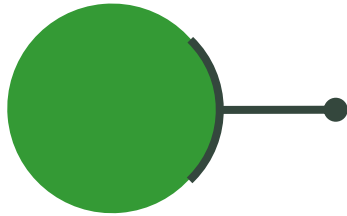
- 3 home models to choose from
 - All models have front terraces and shaded rooftop seating areas with palapas
 - Pilings to the bedrock, steel reinforced concrete - built to hurricane category 4 standards
- All homes are individually strata titled
- Eco Features (individual reverse osmosis systems, solar panels, wastewater vacuums)
- Hybrid electric
- YES, there is great internet 😊
- Smart Features
- Furniture package is required for rental program



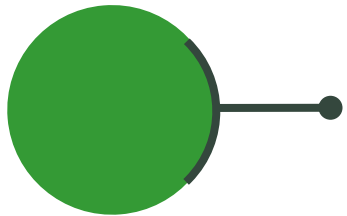




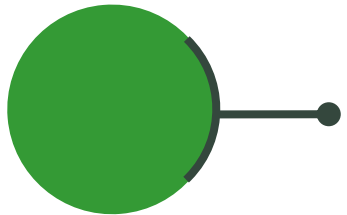
TES CONCEPT



THE "T" IS FOR TINY
the new trend in efficient and responsible home sizing that is becoming extremely popular throughout the world.

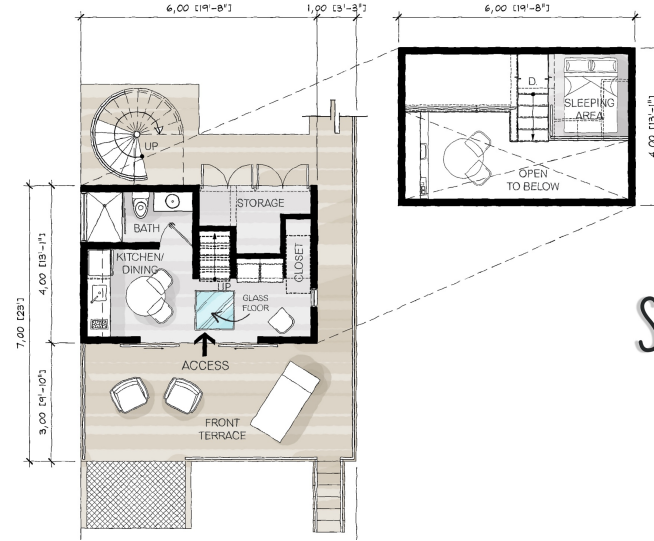


THE "E" IS FOR ECO-FRIENDLY
with a solar power hybrid system to power your small, modern, luxury home you are part of the movement to self sustainability, responsible living and care of our planet.

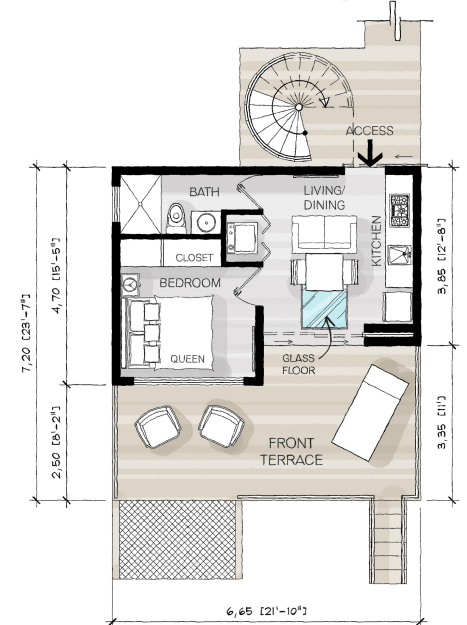


THE "S" IS FOR SMART
you control your home with your smart phone from anywhere in the world! Unlock your door for guests, check your security cameras, control the home temperature and turn on and off appliances and lights from an app on your phone!

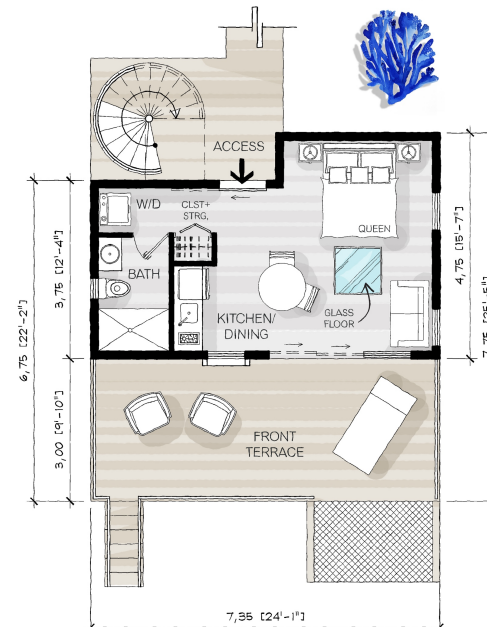
STARFISH



SEA TURTLE



BLUE CORAL

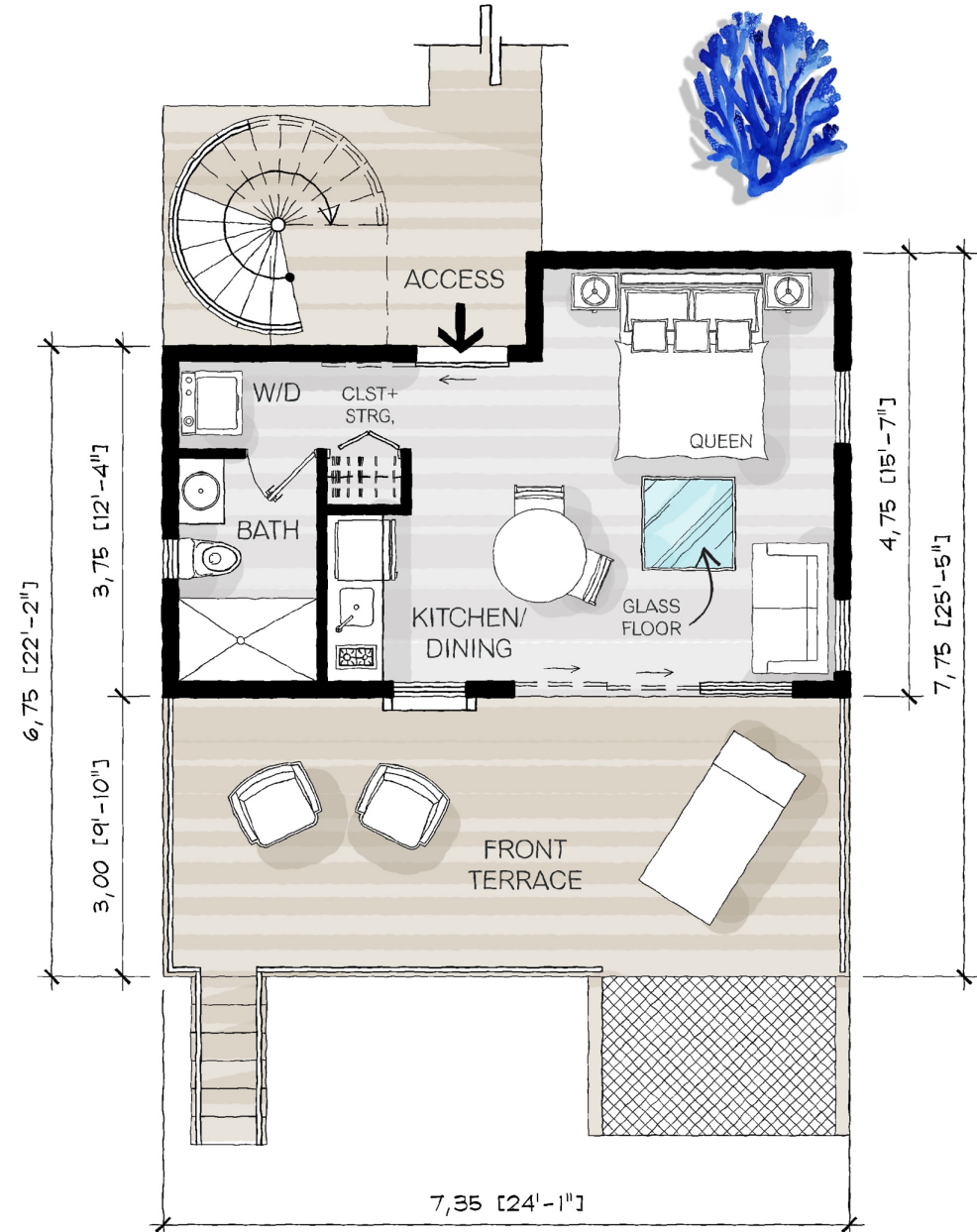


BLUE CORAL

BLUE CORAL



- Studio Model w/ Kitchenette
- 333.5 ft² + outdoor space
- \$149,900 + closing & furniture (cash & 50% financing)
- \$169,900 + closing & furniture (80% financing)
- Furniture Package: \$7,500 (+\$1,750 US for stackable W/D if desired)
- Owner lockout closet & W/D space



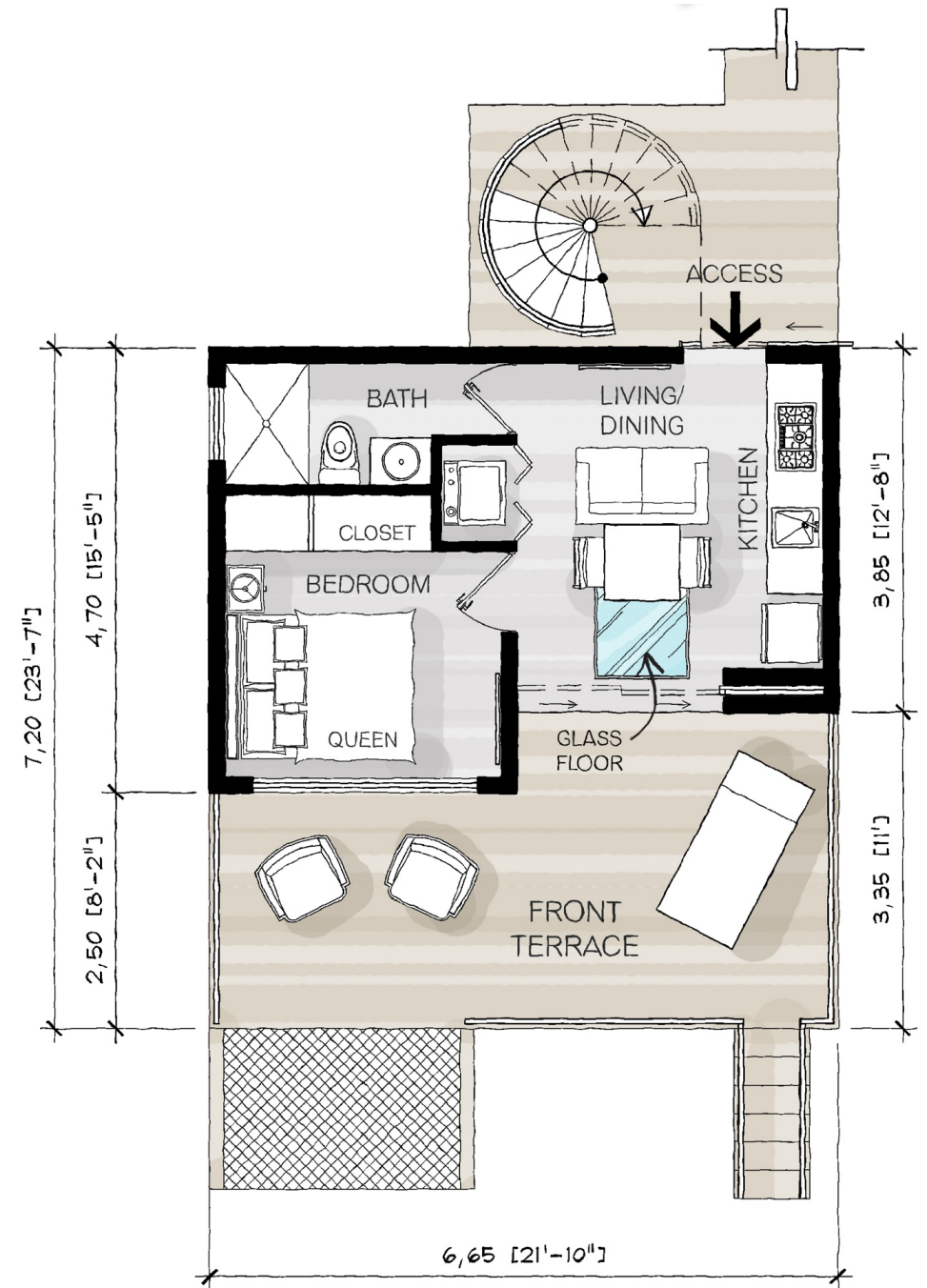


RENDERINGS

Blue Coral – Studio Model

SEA TURTLE

- 1BR Model w/ full kitchen
- 305.5 ft² + outdoor space
- \$149,900 + closing & furniture (cash & 50% financing)
- \$169,900 + closing & furniture (80% financing)
- Furniture Package: \$7,500 (+\$1,750 US for stackable W/D if desired)





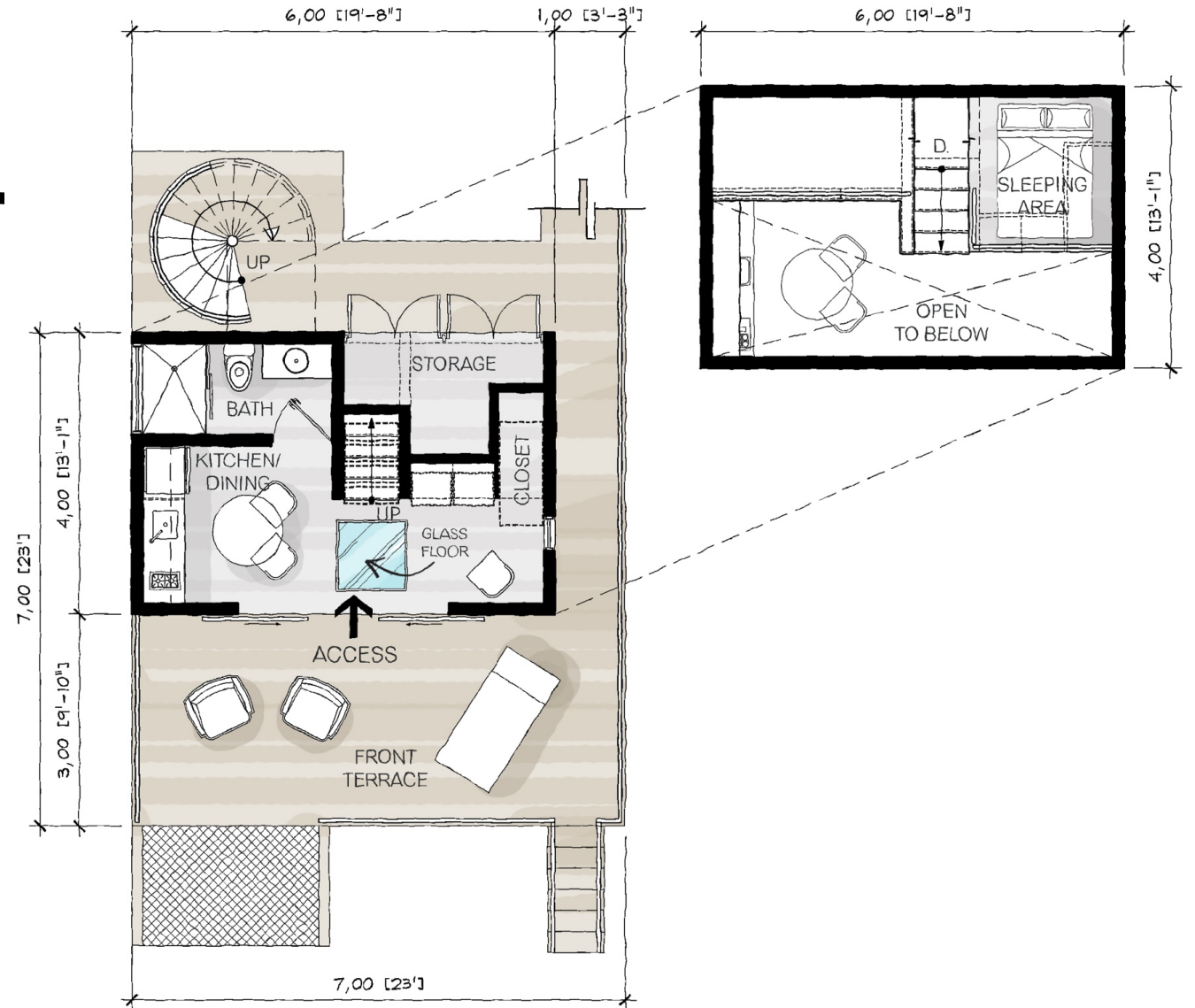
RENDERINGS

Sea Turtle – 1BR Model

STARFISH



- Loft Model w/ kitchenette
- 485 ft² + outdoor space
- \$168,900 + closing & furniture (cash & 50% financing)
- \$188,900 + closing & furniture (80% financing)
- Furniture Package: \$8,500 (+\$1,750 US for stackable W/D if desired)
- Ton of storage space (W/D hook-up there)





RENDERINGS

Starfish- Loft Model



Funding & Financing

- 50% financing (through Caye Bank)
 - 50% financed, 6.9% interest, 5-year balloon, 30-year amortization
- 80% financing (50% with Caye Bank, 30% with ECI)
 - 80% financed, 4.9% interest, 5-year balloon, 30-year amortization
 - 80% financed, 2.9% interest, 3-year balloon, 30-year amortization
- Pricing for Phase II
 - 1BR Model (Sea Turtle): \$149,900 + closing and furniture
If financing 80%, \$169,900
 - Studio Model (Blue Coral): \$149,900 + closing and furniture
If financing 80%, \$169,900
 - Loft Model (Starfish): \$168,900 + closing and furniture
If financing 80%, \$188,900
- CRYPTO & GOLD ACCEPTED

Rental Program

NIGHTLY:

From the gross, the deductions include:

- 15% rental acquisition fee (the owner can receive this fee if you bring the booking)
- Credit Card Fees (4%)
- Belize income tax (1.75%)

From the remaining net, is the rental management split:

- 70% to the owner
- 30% to the management company

LONG-TERM:

From the gross, the deductions include:

- 10% rental acquisition fee (the owner can receive this fee if you bring the booking)
- Credit Card Fees (4%)
- Belize income tax (3%)

From the remaining net, is the rental management split:

- 85% to the owner
- 15% to the management company

Homeowners' Association (HOA)

\$248.73 US/month per home (\$2,984.76 annually)

Includes:

- Upkeep of common areas (recreation area, 3rd space palapas, pier, future pool)
- Community Boat Taxi (between TES and San Pedro)
- Security 6pm-6am
- Landscaping of on-land area
- Reserve Fund
- Garbage Disposal
- Wastewater Maintenance & Power Use

Does not include:

- Electricity(individually metered) & internet each home
 - Electricity - ~\$100US/month
 - Internet - ~ \$35US/month
- Insurance (optional)
 - Estimated at \$640US/year- \$53/month

Reservation Process



1. You will reach out to info@ecidevelopment.com, subject line: TES LIO



2. The first person on the list will be contacted tonight and given 48 hours to review which location on the site map. Model can be chosen later.



3. Once the location is chosen within the 48 hours, the next person in line will be contacted to choose their location.



4. Paperwork will be distributed once the location and model are chosen. You'll have 7 days to review the paperwork and make your final decision.



If someone does not want to move forward, we will move onto the next person. If you do not want to move forward but have someone who will take your spot, they must choose their location in the time slot allotted to you.

Timeline to Funding - Subject to Change

- 50% less your deposit 30 days before construction
 - 20% when the pilings are in
 - 10% when the walls are up
 - 10% when the roof is on
 - Furniture Package Payment
- 10% when the keys are handed over with closing costs

LIO Special

- 4 homes in Phase I available – 1, 3, 17, 20
(1 set aside for Surf n' Turf)
- \$139,900 + closing & furniture for studio/1BR
 - \$158,900 + closing & furniture for loft
- PLUS an extra \$5,000 off for Surf n' Turf
 - Email NOW for the details:
info@ecidevelopment.com

Subject line: LIO TES





SURF & TURF

Turnkey, Eco-friendly Home Ownership

Opportunities in Belize

by ECI Development & Carmelita Gardens

	Surf	Turf
	ECI Development	Carmelita Gardens Cottages
Location at Property	TES Village	Cottage Park
Home Size (ft2)	375	350 Interior/ 175 Porch = 525
# Bedrooms	1 (Loft Option Available For Upgrade)	1 And Loft
# Bathrooms	1	1
Property Amenities	Rec Area, Common Palapa, Reception	Riverside Park And Organic Gardens
HOA	\$2,984.76 (\$248.73/Month)	\$675 (\$56.25/Month)
Internet/TV	Included	\$900 (\$75/Month)
Gas	N/A	160
Property Insurance	Included	\$900 (\$75/Month)
Property Tax	\$350	\$25
Financing Available	Yes - 80% Financing Available	Yes: 80% Financing On Lot (\$28,000)
Furniture Package	\$7,500	\$6,000
Accessories (in Furn. Pkg?)	Included In Furniture Package	\$3,000
Standalone Price	\$149,900	\$126,950
SPECIAL SURF & TURF PRICE		
	\$134,900	\$116,300
Closing Costs (8%)	\$11,192	\$9,304
Sub Total (home + closing + furniture)	\$153,192	\$134,604
<u>GRAND TOTAL:</u>	<u>Two homes for only \$287,796</u>	

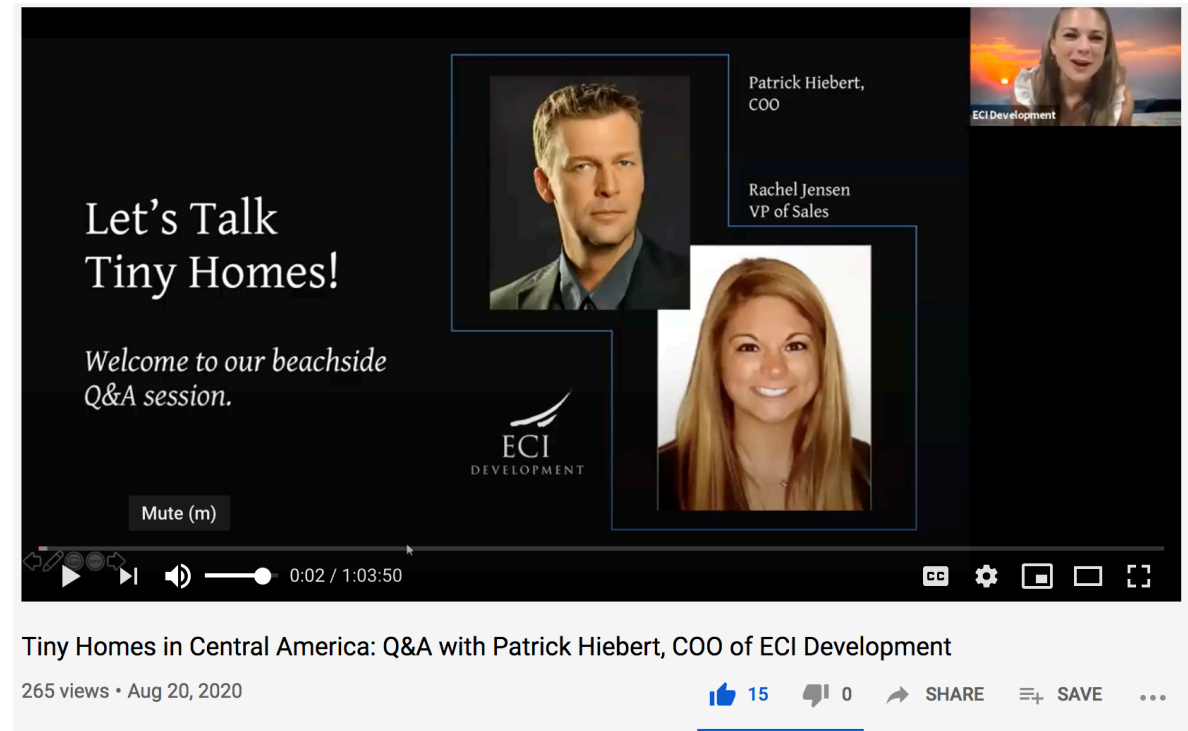
Free Resources

Email NOW for:

1. TES Brochure
2. Tiny Home Q&A
3. Global Property Resource Kit

info@ecidevelopment.com

Subject line: LIO TES



Resources & Recap

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Questions?!

info@ecidevelopment.com
Subject Line: TES LIO