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GOLDEN GIRLS DEVELOPMENT

Investment Project – Profile: 022

BelizeINVEST 
Promoting . Generating . Connecting

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02. CONTACT INFORMATION

Point of Contact

Name:	Wendy Miller
Position:	Owner and Partner
Email:	info@belizeproperty4sale.com
Mobile Phone:	+1 (501) 604-3225
Website:	belizeproperty4sale.com
Mailing Address:	Hopkins Village, Stann Creek, Belize

Company Information

Company Name:	MSM Asset Management
Date Established:	02/11/2020
Type of Company:	Partnership
Economic Sector:	Real Estate
Address:	Hopkins Village, Stann Creek, Belize

03. EXECUTIVE SUMMARY

Project Name:

Golden Girls Development

Executive Summary:

The Golden Girls' project intent is to provide accommodation for people visiting Belize for longer periods of time than what is feasible in hotel stays. People come to Belize as part of retirement plans and need accommodation that is relatively low cost and without a lease. This project seeks to build a 24 unit, low rise 3-storey apartment building complex with 4 stacks of 6 units in each stack. These will be approximately 320 square feet each with adjoining doors to expand the space if necessary.

This project caters to a niche in the tourism destinations of Belize that is not being serviced within the Hopkins area, as there are no apartment complexes in this area to accommodate long term visitors. Furthermore, some longer term visitors to Belize may not wish to purchase property, and thus, can be serviced by this accommodation development.

04. PROJECT UNDERTAKING

Description of Project Undertaking

The Golden Girls Accommodation development will be built using 4 stacks with 6 units. The project will be built in phases, with each stack being a phase.

Each stack will contain the following amenities:

- Common Area Swimming Pool
- Seating Area
- Rooftop Garden
- Property Maintenance & Upkeep
- Safe & Secure Parking

05. MARKETING PLAN**Target Market and Marketing Channels**

The main target market of the project are women ages 50 and over who are independent and open to new opportunities. This encompasses the retired women population that often travel to Belize and stay in the country for extended periods of time.

Target Market

- Women ages 50 and over
- Retired women
- Foreigners

Marketing Channels:

- Facebook
- belizeproperty4sale.com
- BelizeINVEST (BELTRAIDE)
- Other forms of social media

06. INVESTMENT PLAN

The Golden Girls Accommodation Project is seeking an investor and partner to provide funding in the form of equity for the project's development. The owner of the project is seeking a Joint Venture Partnership.

A. Investment Plan

Capital Investment Secured to Date in USD:	\$95,000
Capital Investment Required in USD:	\$0
Total Estimated Capital Investment Size in USD:	\$1,000,000
Estimated Rate of Return on Investment (ROI):	7% to 9%

B. Financial Sources

Financial Capital Available		Preferred Sources of Capital	
Personal Savings and/or funds:	USD \$	Personal Savings and/or funds:	USD \$
Equity	USD \$95,000	Equity	USD \$1,000,000
Debt	USD \$	Debt	USD \$
Other	USD \$	Other	USD \$

C. Preferred Mode of Investment: Joint Venture Partnership**Any Other Components of Investment Plan:****07. PROPERTY DETAILS****A. Project Site Specification**

District Location:	Stann Creek District
Property Type:	Residential
Property Size:	0.25 Acres
Type of legal access to the property:	Proof of Ownership

B. Description of Property

Location: Near Hopkins Village, in proximity to resorts and in a quiet area. The property is near the ocean.

C. Existing Infrastructure:

The property has access to the following infrastructure:

- Electricity
- Telecommunication Network
- Potable Water
- All Weather Road

08. SUPPORTING JUSTIFICATION – PROJECT FEASIBILITY

Over the past few years, the tourism industry in Belize has seen exponential growth, contributing approximately 40% of the country's Gross Domestic Product. In 2019, the industry experienced an overall increase in total overnight arrivals amounting over 500,000 people, an increase of 13,000 when compared to 2018. Cruise tourism was able to sustain its tremendous growth experienced in 2018 with over 1.1 million cruise passengers arriving in Belize in 2019, a continued vote of confidence in Belize's tourism destination offering.

As more people begin to explore Belize, additional investments are required to increase accommodations and hospitality services to remain competitive and fulfill the country's niche tourism market. This project seeks to service a niche in Belize's tourism market for longer term accommodation, specifically targeting the women population ages 50 and over.

Given Belize's growing popularity as a world-class tourism destination, investments in accommodations usually gain a high return on investment. Furthermore, the country's service based economy and friendly people provide the needed infrastructure for tourism to flourish. All things considered, this project provides an ideal investment opportunity to capitalize on Belize's tourism investment niche.

09. SOCIO-ECONOMIC BENEFITS

Socio-Economic Benefits

In addition to the project's direct employment of four (4) individuals that would potentially be hired full-time, the socio-economic benefits of the project to the Hopkins community and the country include:

- Create new business opportunities for locals to provide food, transportation and other goods and services to guests.
- Provide an additional source of income for gift shops, grocery stores, restaurants, and other businesses to cater to guests.
- Provide direct and indirect support to students in the community.
- Provide additional government revenues in the form of taxes.

Total Estimated Employment: 4

10. SUPPLEMENTARY DOCUMENTS

Documents Currently Available:

- Environmental Clearance from Department of Environment
- Central Building Authority Clearance
- Letter of Support from Government or associated entities
- Memorandum of Understanding with GOB or associated entities
- Letter of Intent (LOI) from current or prospective clients
- Letter of Intent (LOI) from prospective financiers
- Financial Plan / Capitalization Model
- Feasibility Study
- Other (specify):

BelizeINVEST, BELTRAIDE SUPPORT

Introducing BelizeINVEST

Serving as the country's Investment Promotion Agency, BELTRAIDE is committed to help potential investors to:

- Secure the requisite business establishment information,
- Meet the key decision makers pertaining to the proposed undertaking,
- Access the intellectual capital that is required to make business happen.

We build relationships to make it easier for the investor to build their business, and to enjoy the benefits of one of the most competitive tax regimes in Central America and the Caribbean. Whether you are looking to locate a headquarter or expand an existing business, our team is prepared to provide answers to questions pertaining to site selection, local demographics, labor composition, potential local investors, and available incentives.

BELTRAIDE has dedicated a unit, BelizeINVEST, with emphasis on:

- Coordinating participation of local enterprises, and other agencies in relevant trade/investment shows, trade/investment missions, national tours, and other promotional events;
- Developing and executing strategies and activities for increased market access for Belizean products and services;
- Developing, managing, and improving investment, trade and business relationships;
- Continuously seeking potential investment opportunities for Belize;
- Coordinating the development and continuous update of relevant industry information for the ease of information sharing through promotional collateral material;
- Developing standardized promotional/marketing presentations and proposals;
- Analyzing and identifying trade opportunities, by coordinating with the Business and Investment Facilitation Unit (Aftercare Unit) and networking with other important stakeholders;
- Providing facilitation throughout the entire investment experience.

The key to the success of our unit, BelizeINVEST, depends on keeping investors satisfied and motivated via our unique business development strategies. BELTRAIDE ensures that each investor receives the support of an experienced team that is dedicated to the business growth of Belize's local industries in the various priority industries. Furthermore, our team strives to create and to leverage market opportunities to enhance the success of the country. We utilize our experiences and skills to provide innovative and competitive programs, marketing solutions and operational assistance to every investor.

BELTRAIDE Contact Information

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ANNEXES

ANNEX 01- Photographs of Property





