



BELIZE ECO VILLAGE

Investment Project – Profile: 010



0.1 TABLE OF CONTENTS

Investment Project Overview

Company Contact Information	03
Executive Summary	04
Project Undertaking	05
Marketing Plan	07
Investment Plan	08
Supporting Justification/Project Feasibility	09
Socio Economic Benefits	10
Property Details	11
Supplementary Documents	12

BelizeINVEST, BELTRAIDE Support

Introducing BelizeINVEST	13
BELTRAIDE Contact Information	14

Annexes

Building Images	15
-----------------	----

02. CONTACT INFORMATION

Point of Contact

Name:	Michael Morningstar
Position:	Owner/Developer
Email:	mm@michaelmorningstar.com
Website:	www.michaelmorningstar.com
Office Phone:	+1 281-265-6032
Mobile Phone:	+1 713-822-0276
Mailing Address:	2002 Oakhurst Parkway Sugar Land TX 77479 USA

Company Information

Company Name:	Morningstar International
Date Established:	April 2000
Type of Company:	Sole Proprietorship
Economic Sector:	Tourism & Leisure, Business and Residential Center
Address:	16.6 Mile Southern Highway, Stann Creek District, Belize, C.A.

03. EXECUTIVE SUMMARY

Project Name:

Belize Eco Village (BEV) and New Spanish Lookout

Executive Summary:

Our Belize Eco Village (BEV) Project is a unique gated master planned business and residential community designed on 149 acres of property located at 16.6 Mile Southern Highway, Belize. A 500 acre titled property adjoining the 149 acres has been acquired for the project development as well.

The Belize Eco Village community will feature a vision focused on Master Planning and Sustainability. Our eco-lodging will begin with 32 beds and expand to 64 bed capacity when demand supports the increase. With significant land holdings we plan to expand to hundreds of beds available as we offer accommodations via Airbnb, Booking.com, VRBO and Trip Advisor. Amenities will include a cafe, hike and bike trails, swimming area, wellness center, among other recreational activities. The target market for the project is a mixture of both long term and short term visitors traveling to and through Stann Creek district for eco-tourism, leisure, and vacation travel activities.

In addition, our location is a key consideration for investing and sustainable success. Our like-minded neighbors along the Southern Highway help add value by: construction quality, curb appeal, enhancing property values, and strategic success. Our neighbors include: North- Red Creek Biological Reserve (490 acres) & (TexBel 2000+ acres), East -The Reserve (14,000 acres), West - Cockscomb Basin Wildlife Sanctuary (CBWS 128,000 acres), South - Sierra Vista Project (490 acres) and Kanantik Belize (5,800 acres).

04. PROJECT UNDERTAKING

Description of Project Undertaking

The development is an innovative, inviting and unique investment opportunity for investors around the world. The intended project seeks to have a combined eco-lodge and eco-housing complex designed to provide a minimum of 32 beds initially in a beautiful, quiet, serene and tranquil rural area near Maya Center Village. The master planned project envisions numerous buildings with a goal of at least 20 housing units (4 to 8 beds each). The undertaking is also aimed towards Holistic Health, Nutrition and Wellness lifestyle focused on an environment based around body, mind and spirit well-being. Initially, it is intended to build the first two (2) model homes made of Stabilized Compressor Earth Block (SCEB), a new and unique construction for Belize. The two (2) homes will offer two bedroom, bath, living, dining and kitchen area with approximately 720 sq. ft. plus a screened in porch (120 sq. ft.) for a total of about 840 sq. ft. each. The next model homes are intended to be in the form of Monolithic Dome homes, which is also considered a new type of construction for Belize. These eco-homes should attract significant attention and publicity plus offer an amazing eco-tourism experience to potential customers.

In addition to an eco-community offering residential lots for eco-homes, the development will also feature a cafe serving fresh and healthy local and international cuisine, a community center and a wellness center that will surely attract many guests and visitors from around the globe.

As mentioned, Stabilized Compressed Earth Block (SCEB) buildings are a primary focus until additional eco construction designs and methods can be researched and sourced. At this time, we are studying monolithic dome home structures to commence construction in early 2019. Regardless of building style the Central Building Authority (CBA) and Code of Covenants and Deed Restrictions will ensure high standards for the project. The project will also feature eco amenities, cabanas, hostel, and lodging and rental homes that offers unique experiences centered on being eco conscious, green, renewable and sustainable.

Furthermore, Belize Eco Village will also feature:

- Community food sources and sustainability systems such as: aquaponics, biodynamic farming, food forests, hydroponics, organic gardens and permaculture principles.
- Reforestation with acacia, mahogany, neem, pine, teak and other hardwood trees. Protect a majority of the property as a corridor and sanctuary for wildlife.

Considering the prime location, it is the intent to capitalize on the path of progress with the Dangriga Port reopening, along with growing tourism activity in Hopkins, Independence and Placencia.

With a comprehensive business investment plan, master planned community, and strategic systems, we can deliver what millions are looking for at a more affordable price.

The following is a proposed development timeline for the project:

Phase 1: Belize Eco Village (BEV) is a shovel ready project with titled property (149 acres) and access to electricity. The current construction of the first **two (2) SCEB homes** are 75% complete. Monolithic dome home models to begin in 2019.

Phase 2: This phase focuses on the development of a seven (7) acre business zone, to feature a cafe, lodging & wellness center, two (2) caretaker houses, and two (2) additional SCEB model homes (820 sq. ft. each). The projected budget for this phase is approximately \$500,000 USD

Phase 3: This phase of the project will focus on the development of the remaining 142 acres into lots for residential subdivision, infrastructure (includes electricity, maintenance, roads, and water access). The projected budget for this phase is approximately \$300,000 USD over 3 years. Our plan is for early Project Pioneers to invest and live in our BEV in a comfortable SCEB home (excluding Stamp Tax and GST) for under \$99,000. (\$19,000 for .25 acre lot and \$ 79,000 USD for 820 sq. ft. single story home).

Phase 4: This phase will focus on the development of the 500 acres adjoined to the 149 acre property. The development and construction will include works on infrastructure (such as electricity access, landscaping, maintenance, road, subdivision and water access). The projected budget for this phase is approximately \$600,000 USD over 4 years.

05. MARKETING PLAN

Our blogging, networking, social media, teamwork and website are keys to our marketing methods and sustainable success for the project. Satisfied guests, visitors and visionaries like to communicate and share stories about passion and purpose projects like ours. Our target market are business owners, expats and tourists looking for eco-tourism and international travel opportunities. The internet is where most people go to investigate, learn, plan, shop and travel. With extensive awareness and experience revolving around Airbnb, Google reviews, International Living, Live and Invest Overseas, Travelocity, Trip Advisor, VRBO and many other platforms, we will be able to reach millions of views.

The lodging and overnight turnkey packages and promotions combined with lower airfares have been fundamental to the growth of the Belize tourism industry resulting in a steady increase in overnight visitors over the past 10 years. The statistics and trends for Belize look very good for continued growth which will require even more accommodation choices and options for the growing visitors from Canada, the EU and US markets plus an increase in visitors from countries in Asia, Caribbean and Latin America regions which are seeking higher standards and more choices.

Our awareness, education and marketing plans will include eco tours, health seminars and vacation packages that offer an incentive and superior value for visitors to visit Belize. There are thousands of agencies, businesses and services that offer education, information and travel for events, retreats and seminars. Very few places in Belize offer all the key variables and variety of activities and lifestyle transformation we are planning i.e., various 5 to 7 day eco events.

It is also the intent to travel to various conferences and events that may offer access to investors. The Caribbean Hotel Investment Conference & Operations Summit (CHICOS), the Live and Invest Overseas (LIOS), among other premier hotel investment conferences are examples of excellent marketing opportunities. We will also market to other businesses in Belize that have contacts and networks that may be interested to join the project.

06. INVESTMENT PLAN**A. Investment Plan**

Capital Investment Secured to Date in USD:	\$550,000
Capital Investment Required in USD:	\$2,0000,000
Total Estimated Capital Investment Size in USD:	\$2,550,000
Estimated Rate of Return on Investment (ROI):	8%

B. Financial Sources

Financial Capital Available		Preferred Sources of Capital	
Personal Savings and/or funds:	USD \$50,000	Personal Savings and/or funds:	
Equity	USD \$550,000	Equity	USD \$2,000,000
Debt		Debt	
Other		Other	

C. Preferred Mode of Investment: Both Joint Venture or Sale of Venture are negotiable.

07. SUPPORTING JUSTIFICATION – PROJECT FEASIBILITY

The Belize Eco Village project consists of a total 149 acres in which 7 acres will be used for commercial lots (to be sold at \$100K USD), while the remaining 142 will be residential and green space lots expected to be divided into .25 acres and sold at a starting price of \$19K USD. The construction of the SCEB homes and the commercial lots will produce a significant income stream for a conservative minimum market capitalization potential of \$20 – 25 million USD.

Why Stann Creek?

Tourism has increased throughout the country of Belize, with Stann Creek District having a major impact to its success. The Stann Creek District is filled with high quality scenery, and is very attractive for industry growth and opportunity.

The unique location is surrounded by a wide range of amenities and other businesses including restaurants, stores, hotels, business centers, airports, hospitals and other notable locations. The location provides easy access to the Southern Highway and other major roads. Government offices, regional airport and hospital is only 30 minutes away situated in Dangriga Town. Nearby cultural villages such as Hopkins, Seine Bight and Placencia are approximately 20 - 30 minutes away. There are two proposed airports in the vicinity which are expected to increase the number of visitors to the Stann Creek District. Major sea ports are also located in the Stann Creek District, Port of Big Creek a privately owned company and the Commerce Bight Port which is expected to be reopening soon. The area also features amazing activities like cave tubing, fishing, hiking, horseback riding, Mayan ruins, river tubing, zip lining, and other exciting activities that are just 30 minutes to 1 hour away. All of these beautiful wonders within a 60-mile radius.

There is also easy access to transportation services which include buses and domestic flights which are available via Dangriga Town. Utilities such as electricity, water, cable television and telecommunication services are easily accessible. Mail & courier services to other districts are also available via BPMS & Tropic Air. A number of major banks are located nearby to conduct business and personal transactions with ease. The Stann Creek District is also notable for a booming agricultural industry which primarily include banana, a variety of citrus, and cattle farming.

08. SOCIO-ECONOMIC BENEFITS

BEV expects to provide numerous socio-economic benefits in the form of employment before, during and after actual construction. Revenue for the government will be in the form of hotel taxes, revenue sources from eco-tourism and transportation, Social Security contributions, Stamp Duty and General Sales Tax (GST) associated with lot sales and home building.

Additional Socio-Economic Benefits:

- 100+ estimated total number Belizeans for employment to be generated by the project plus contractors and service providers
- Our Corporate Social Responsibility (CSR) is to help our nearest neighbor Maya Centre Village with Diversification, Education, Information, Market Expansion, Technology, and Training. Positive Direct / Indirect Impacts of this project will enhance other villages like Kendal, Santa Cruz and Silk Grass in the area for expanded economic opportunity and support for nearby community and Belize society.
- We believe one of the best values added is the empowerment of individuals to start their own businesses and then contract and subcontract with us to operate and own their own business so they are independent and open to advancement and growth.
- We will offer valuable and unique training that may not normally be available to individuals in a small village.

09. PROPERTY DETAILS

A. Project Site Specification

District Location:	Stann creek District, Belize
Property Type:	Commercial
Property Size:	149 acres
Type of legal access to the property:	Proof of Ownership

B. Project Site Specification

District Location:	Stann creek District, Belize
Property Type:	Commercial
Property Size:	490 acres
Type of legal access to the property:	Pending

C. Description of Property

Property is located in the Stann Creek District. To the North is Red Creek Biological Reserve & Red Creek, TexBel, Maya Center and Sittee River. To the East is The Reserve Master Planned Eco community & large marina and the Sapodilla Lagoon about 1.5 miles away. The South neighbor is Sierra Vista, a gated business, commercial and residential multipurpose project of West End Enterprise Ltd. To the West is Cockscomb Basin Wildlife Sanctuary (CBWS) 128,000 Acres National Park & Jaguar Preserve.

Construction Type: New construction (2018), concrete foundation, stabilized compressed earth block, concrete floors and metal roofing.

Building Layout: One floor of real estate.

- Each home has two main access doors to the building.

D. Existing Infrastructure:

- Access to BEL national grid
- Access to BTL Telecommunication Network cell tower and cable
- Southern Highway is an excellent all weather road with regular bus transportation
- Other close to Maya Centre which has a grocery store.
- Cabbage Hall road runs 5.8 miles to the top of the Maya Mountain range located in Cockscomb Basin Wildlife Sanctuary.
- Highway access to nearby activities and villages.

*Building two houses of 720 Sq Ft. each plus a screened in porch with over an additional 100 Sq Ft. Building

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): EPZ Status on the property

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

Belize Trade and Investment Development Service (BELTRAIDE)

Address: 14 Orchid Garden Street, Belmopan City, Cayo District, Belize, Central America

Phone: +501-822-3737 / +501-822-0175 **Fax:** +501-822-0595

Website: www.belizeinvest.org.bz

Facebook: www.facebook.com/Beltraide

Blog: www.belizeinvest.net

Skype ID: beltraide / belizeinvest

ANNEXES

