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BELIZE



INVESTMENT PORTFOLIO

RE HEALTH AND WELLNESS STUDIO

Investment Project – Profile: 002

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02. CONTACT INFORMATION

Point of Contact

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Position: Owner/CEO
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Office Phone: +1 (312)-975-1536
Mobile Phone: +1 (312)-975-1536
Company Address: Street 5, Mahogany Bay Village, Ambergris Caye, San Pedro, Belize District

Company Information

Company Name: Re Health and Wellness Studio Ltd.
Date Established: November 2023
Type of Company: Private Company
Economic Sector: Health & Wellness, Physical fitness-related activity
Address: Street 5, Mahogany Bay Village, Ambergris Caye, San Pedro, Belize District

03. EXECUTIVE SUMMARY

Project Name: RE Health and Wellness Studio

Executive Summary:

RE Health & Wellness Studio is a boutique, purpose-built wellness and performance facility being developed in Mahogany Bay Village, San Pedro, Belize, designed to serve both the local market and international wellness travelers. The project integrates fitness, recovery, mindfulness, and retreat-based programming into a professionally managed operation aligned with Belize's tourism growth and economic development priorities.

The business will operate as a multi-revenue wellness platform. Core offerings include functional and group fitness, yoga and mobility, breathwork and meditation, recovery services, and practitioner-led programs. Revenue will be generated through membership, class participation, private sessions, retreats, and strategic partnerships with hospitality and tourism operators. The studio will be developed with a phased rollout, allowing operations to scale efficiently as demand grows. Management is focused on long-term operations, regulatory compliance, and consistent service quality.

From an investor's perspective, the project benefits from several attractive fundamentals. Wellness tourism is a growing global sector, and Belize is increasingly positioned as a destination for experiential and lifestyle-driven travel. The studio fills a gap between traditional gyms and resort-based wellness offerings by providing a high-quality, community-anchored facility that also appeals to visitors. The model is capital-efficient, diversified across multiple revenue streams, and designed to be replicable in other Caribbean markets once the initial location is established.

In addition to financial returns, the project delivers measurable economic impact through job creation, local supplier engagement, skills development, and increased tourism spending. RE Health & Wellness Studio represents a stable, professionally managed investment with both local impact and regional growth potential.

04. PROJECT UNDERTAKING

RE Health & Wellness Studio will operate as a comprehensive wellness destination offering multiple, complementary services under one roof. The project requires specialized equipment to operate at international standards. This includes commercial-grade strength and functional training systems, cardiovascular and conditioning equipment, yoga and mobility accessories, recovery equipment (sauna, cold plunge systems, red light therapy), commercial kitchen and café equipment, pool and aquatic fitness infrastructure, and integrated audio-visual systems to support group instruction and immersive wellness programming. Equipment specifications, sourcing strategy, and installation sequencing are finalized, with select items to be imported during construction and fit-out, followed by ongoing local procurement.

The investment undertaking includes facility construction, interior fit-out, equipment installation, operational launch, and workforce development. The project is located within Mahogany Bay Village, a master-planned community anchored by the Hilton Curio Collection, providing access to affluent residents, expatriates, and international visitors. Belize's growing wellness tourism sector, English-speaking workforce, and favorable investment environment make it an attractive market for a scalable wellness platform that diversifies tourism offerings beyond traditional resort models.

05. MARKETING PLAN

The marketing strategy is designed to be targeted, partnership-driven, and cost-efficient. Key channels include strategic partnerships with Mahogany Bay Village, the Hilton Curio Collection resort, local property managers, tour operators, and hospitality providers to drive direct referrals and bundled wellness experiences. On-site visibility within MBV will support organic foot traffic and resident engagement.

Digital marketing will focus on social media platforms, targeted email campaigns, and content-driven storytelling highlighting wellness experiences, retreats, and practitioner collaborations. Direct outreach to international wellness practitioners and retreat organizers will support recurring retreat programming. Additional channels include referral programs, local community engagement, collaborations with employers and residential developments, and alignment with tourism and investment promotion agencies to increase visibility within Belize's wellness tourism ecosystem.

06. INVESTMENT PLAN

A. Investment Plan

Capital Investment to Date in USD:	\$140,000.00
Capital Investment Required in USD:	\$1,123,332.00
Total Estimated Capital Investment Size in USD:	\$1,300,000.00
Estimated Rate of Return on Investment (ROI):	25%- 40% Debt or Equity options available

B. Estimated Rate of Return on Investment (ROI)

Year One Revenue USD:	\$751,002.00 (projected)
Year One Profit USD:	\$428,238.00 (projected)
Stabilized Annual Net Income USD:	\$300,000.00 (approximately)
Conservative Scenario Net Income USD:	\$200,000.00 (approximately)
Estimated ROI:	12 - 20%
Estimated Annual Return on Capital raised:	\$750,000.00

C. Financial Sources

Financial Capital Available		Preferred Sources of Capital	
		Founder Capital Invested:	USD \$140,000.00
Personal Savings and/or funds:	USD \$50,000.00	Personal Savings and/or funds:	USD \$ 50,000.00
Equity		Equity or Equity	USD \$750,000.00
Other		Other: Local Bank Construction financing:	50% construction cost (verbal commitment)

D. Preferred Mode of Investment: Revenue-investment or fixed return note

Offer terms: Flexible participation structure, including revenue participation, preferred return note, or joint venture partnership with defined buy-out provisions.

07. SUPPORTING JUSTIFICATION – PROJECT FEASIBILITY

The feasibility of RE Health & Wellness Studio is supported by a combination of demonstrated market demand, a diversified revenue model, secured development readiness, and favorable operating conditions in Belize. San Pedro and Ambergris Caye continue to experience growth in tourism, expatriate residency, and long-term stays, yet currently lack a purpose-built wellness facility that integrates fitness, recovery, nutrition, and community-based programming in a single location. This unmet demand is further underscored by the absence of an on-site fitness or wellness facility within Mahogany Bay Village, a master-planned community anchored by the Hilton Curio Collection.

From a financial standpoint, the project benefits from multiple complementary revenue streams, including memberships, classes, personal training, recovery services, café sales, pool-based programming, and hosted wellness retreats. This diversified structure reduces reliance on any single customer segment and provides stability across seasonal tourism cycles. Financial projections indicate profitability within the first year of operations, supported by conservative expense assumptions and scalable operating margins.

Execution risk is mitigated by the project’s shovel-ready status. Architectural planning is complete, permits are secured, construction costs are finalized, and development partners are identified, allowing the project to proceed immediately. Equipment specifications and procurement plans are defined, and staffing requirements have been mapped to support phased operational ramp-up.

Belize further enhances project feasibility through its English-speaking workforce, favorable investment environment, and growing positioning as a wellness and experiential tourism destination. The project’s location within an established, high-traffic development significantly reduces market entry risk while providing immediate access to an affluent customer base.

Collectively, these factors demonstrate that RE Health & Wellness Studio is a viable, financeable, and execution-ready investment with strong potential for sustainable returns and long-term economic impact.

08. SOCIO-ECONOMIC BENEFITS

RE Health & Wellness Studio delivers meaningful socio-economic benefits through job creation, skills development, tourism diversification, and sustained local economic activity. The project supports Belize's strategic goals of expanding experiential and wellness tourism while strengthening local health and lifestyle infrastructure. By introducing a professionally operated wellness facility, the project improves access to preventive health services for residents while attracting higher-value, longer-stay visitors who contribute to the local economy. The project emphasizes local hiring, workforce development, and ongoing training in fitness, wellness, hospitality, and customer service. Partnerships with local suppliers, service providers, and hospitality operators will generate indirect economic activity and strengthen small business participation. Wellness retreats and visiting practitioner programs further increase visitor spend on accommodation, food services, transportation, and excursions, creating spillover benefits across the local tourism ecosystem.

09. PROPERTY DETAILS

A. Project Site Specification

District Location:	San Pedro, Ambergris Caye, Belize District
Property Type:	Commercial
Property Size:	0.78 Acre
Type of legal access to the property:	Ownership Document

B. Description of Property

The project is located within Mahogany Bay Village, a gated, master-planned mixed-use development in San Pedro, Ambergris Caye, Belize, anchored by the Hilton Curio Collection resort. The development includes upscale residential units, boutique retail, and hospitality amenities, attracting affluent residents, expatriates, and international visitors.

The RE Health & Wellness Studio site is positioned in a high-visibility, easily accessible area within the development and benefits from existing infrastructure, utilities, and consistent pedestrian traffic. The property is zoned for commercial use and well-suited for a wellness and fitness facility.

Architectural plans are complete, required permits have been secured, and the construction scope and costs are finalized. The project is fully shovel-ready, with construction partners identified and prepared to proceed. The planned facility includes indoor and outdoor wellness spaces designed for fitness programming, recovery services, a wellness café, aquatic activities, and group experiences. The design aligns with the surrounding architectural standards while meeting international operational and safety requirements.

The location within Mahogany Bay Village significantly reduces development and market-entry risk by providing an established customer base, professional property management, and proximity to residential and resort components, enhancing both commercial viability and long-term sustainability.

C. Existing Infrastructure:

- Access to Source of Energy (BEL)
- Access to Telecommunication Network
- Access to Potable Water
- Property is off the main road

10. SUPPLEMENTARY DOCUMENTS

Documents Currently Available:

- Environmental Clearance from the Department of Environment
- 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
- × Certificate of Incorporation
- × Certificate of Good Standing
- × Detailed Long Extract
- × Central Building Authority Clearance
- × Other (specify): Renderings of proposed construction

BelizeINVEST, BELTRAIDE SUPPORT

Introducing BelizeINVEST

As the country's Investment Promotion Agency, BELTRAIDE is dedicated to assisting potential investors in the following ways:

- Securing essential business establishment information
- Connecting with key decision-makers related to proposed ventures
- Accessing the intellectual capital necessary for successful business initiatives

We focus on building relationships that facilitate the investor's journey in establishing their business while enjoying one of the most competitive tax regimes in Central America and the Caribbean. Whether you aim to set up a headquarters or expand an existing operation, our team is equipped to provide insights on site selection, local demographics, labor composition, potential local investors, and available incentives.

BELTRAIDE has established a dedicated unit, BelizeINVEST, with a focus on:

- Coordinating the participation of local enterprises and other agencies in relevant trade and investment shows, missions, national tours, and promotional events
- Managing and improving investment, trade, and business relationships
- Continuously seeking potential investment opportunities for Belize
- Coordinating the development and updating of relevant industry information for streamlined information sharing through promotional materials
- Creating standardized promotional and marketing presentations and proposals
- Analyzing and identifying trade opportunities and engaging with key stakeholders
- Providing comprehensive facilitation throughout the entire investment process

The success of our BelizeINVEST unit hinges on maintaining investor satisfaction and motivation through our unique business development strategies. BELTRAIDE ensures that every investor receives support from an experienced team dedicated to fostering the growth of Belize's local industries across various priority sectors. Our team is committed to creating and leveraging market opportunities to enhance the nation's success, utilizing our expertise to deliver innovative and competitive programs, marketing solutions, and operational assistance to every investor.

BELTRAIDE Contact Information

Belize Trade and Investment Development Service (BELTRAIDE)

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Phone: +501-880-3737

Website: www.beltraide.bz

Facebook: www.facebook.com/Beltraide

ANNEXES

Renderings of the Proposed Building- (Front & Back of the studio)







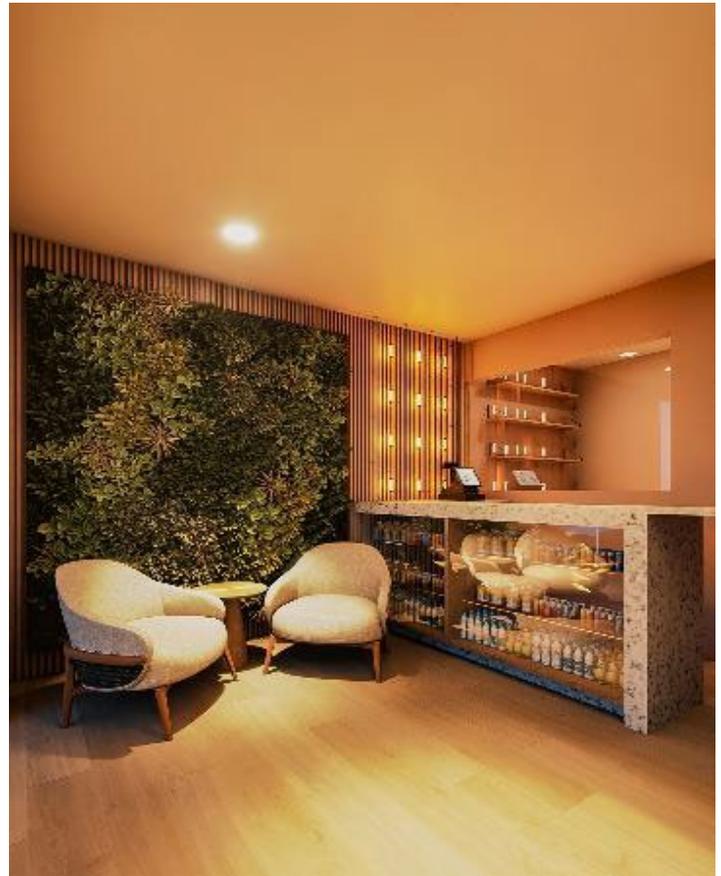
Sauna Room (above) & Rental Suite (below)





Gym (above) & Recovery Room (below)





Massage room (left), Café & Juice bar (right & below)

