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RENOVA RESORT COMMUNITY Investment Project – Profile: 003

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02. CONTACT INFORMATION

Point of Contact

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Mobile Phone: +1 (647) 968-4492
Location (s): Miami, FL, United States & Toronto, ON, Canada

Company Information

Company Name: Renova Resort Community
Type of Company: Corporation
Economic Sector: Tourism, Real Estate
Address: Barbados



03. EXECUTIVE SUMMARY

Project Name: Renova– Resort Community

Renova is a visionary, large-scale sustainable health, wellness, eco-tourism, and residential resort community planned for Belize. The project is being developed across approximately 970 acres in the Corozal District along the waterfront of Chetumal Bay, with an additional 70-acre island property located on Ambergris Caye near the Belize Barrier Reef Reserve System, a UNESCO World Heritage Site. Renova is designed to become one of the leading integrated wellness and sustainability-focused resort communities in the Caribbean and Central America. The project combines luxury tourism, residential real estate, wellness retreats, eco-conscious infrastructure, agriculture, renewable technologies, hospitality, and advanced digital systems into a unified destination focused on long-term sustainability and human well-being. Renova will feature luxury residences, condominiums, villas, overwater bungalows, wellness centers, eco-resorts, organic farming initiatives, educational facilities, marinas, restaurants, recreational amenities, and community spaces, all designed around a holistic lifestyle philosophy that emphasizes harmony among mind, body, spirit, and nature. Renova's health and wellness component will include holistic treatment programs inspired by naturopathic, Ayurvedic, homeopathic, traditional Chinese, and natural healing practices from around the world. The community will also emphasize vegetarian and plant-based living, animal care, environmental restoration, and sustainable development practices.

The project intends to integrate smart technologies, AI-powered management systems, Digital Twin technologies, and sustainable infrastructure solutions to improve operational efficiency and long-term environmental stewardship. The investment opportunity is attractive due to Belize's growing tourism sector, strategic proximity to North America, expanding demand for eco-tourism and wellness destinations, and increasing global interest in sustainable investment projects. Renova's diversified business model combines recurring hospitality revenues, residential real estate sales, wellness tourism, event hosting, food and beverage operations, and long-term resort management income streams.

The project is currently in active development and investment phases, with planning, branding, business development, partnership outreach, investor engagement, and early-stage project structuring already underway. Renova seeks strategic investment partners, hospitality operators, sustainability-focused investors, and development partners to assist in financing and executing Phase 1 of the project.

04. PROJECT UNDERTAKING

Renova is a visionary eco-resort and wellness community nestled in the serene landscapes of Belize, spanning 970 acres. It offers luxurious amenities, including five-star accommodations, a world-class golf course, and over three kilometers of pristine shoreline. Dedicated to restoring the mind, body, and planet through holistic health and unwavering sustainability, Renova seamlessly integrates state-of-the-art technology with nature.

The project will include multiple development phases consisting of luxury condominiums, villas, eco-resorts, wellness retreat facilities, overwater bungalows, restaurants, marinas, community gathering spaces, nature trails, fitness facilities, and educational and ecological centers. The project is intended to position Belize as a leading global destination for wellness tourism and sustainable luxury living. Renova's offerings will include year-round wellness retreats, spa services, natural healing treatments, plant-based culinary experiences, outdoor recreation, eco-tourism activities, and educational programs related to sustainability and health. The development will utilize modern construction technologies, renewable energy systems, sustainable water management solutions, environmentally responsible infrastructure, and smart operational technologies.

The project also intends to integrate advanced digital systems, including AI-assisted operational management and Digital Twin technologies for infrastructure monitoring, planning, maintenance, guest experiences, and sustainability optimization. The Corozal property provides substantial waterfront development potential along Chetumal Bay, while the Ambergris Caye property offers exclusive island resort opportunities adjacent to one of the world's most significant marine ecosystems. Current activities include investment outreach, master planning, architectural conceptualization, financial modeling, strategic partnership development, and preparation for phased development execution. Future expansion plans include additional hospitality partnerships, eco-education initiatives, agricultural expansion, international wellness events, and further integration of advanced environmental and technological systems throughout the community.



RENOVA



Features of Renova

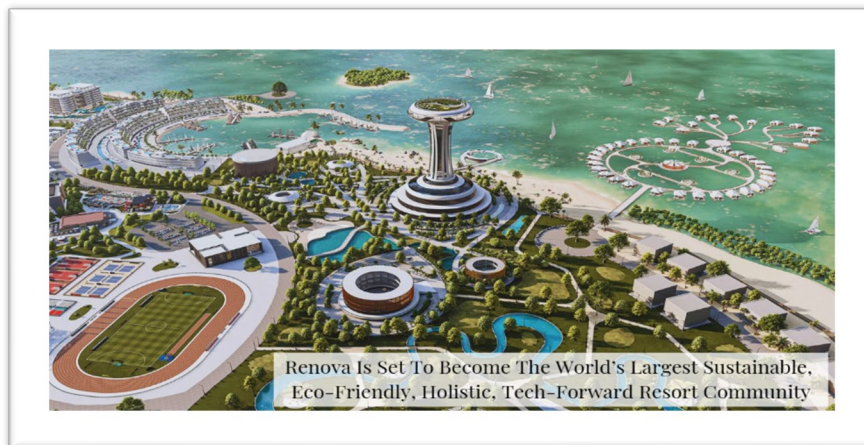
- | | |
|-----------------------------|---|
| 1: Golf Course Villa | 23: Innovation Centre/
Observation Tower
w/Panoramic Restaurant |
| 2: Golf Course Condos | 24: Observation Deck |
| 3: Business Center | 25: Main Condo Hotel |
| 4: Storage Units | 26: Golf Condo Hotel |
| 5: Staff Residence | 27: Golf Club House |
| 6: Health & Wellness Centre | 28: Golf Cart Barn |
| 7: Spa | 29: Hotel |
| 8: Organic Garden & Market | 30: Overwater Bungalows |
| 9: Park w/Water Features | 31: Sailing Club |
| 10: Amphitheatre | 32: Boat Launch |
| 11: Mini Golf | 33: Boat Shop |
| 12: Waterpark | 34: Grounds Keeping |
| 13: Sports & Rec Centre | 35: Security Check Point |
| 14: Theatre | 36: Shuttle Parking |
| 15: Teen Meet Up | 37: Renova Parking |
| 16: Flower Garden | 38: Solar Farm |
| 17: Studio Apt | 39: Hotel Parking |
| 18: Marina Condos | 40: Driving Range |
| 19: Marina | 41: Putting Green |
| 20: Event Space | |
| 21: Commercial Area | |
| 22: Eateries | |



05. MARKETING PLAN

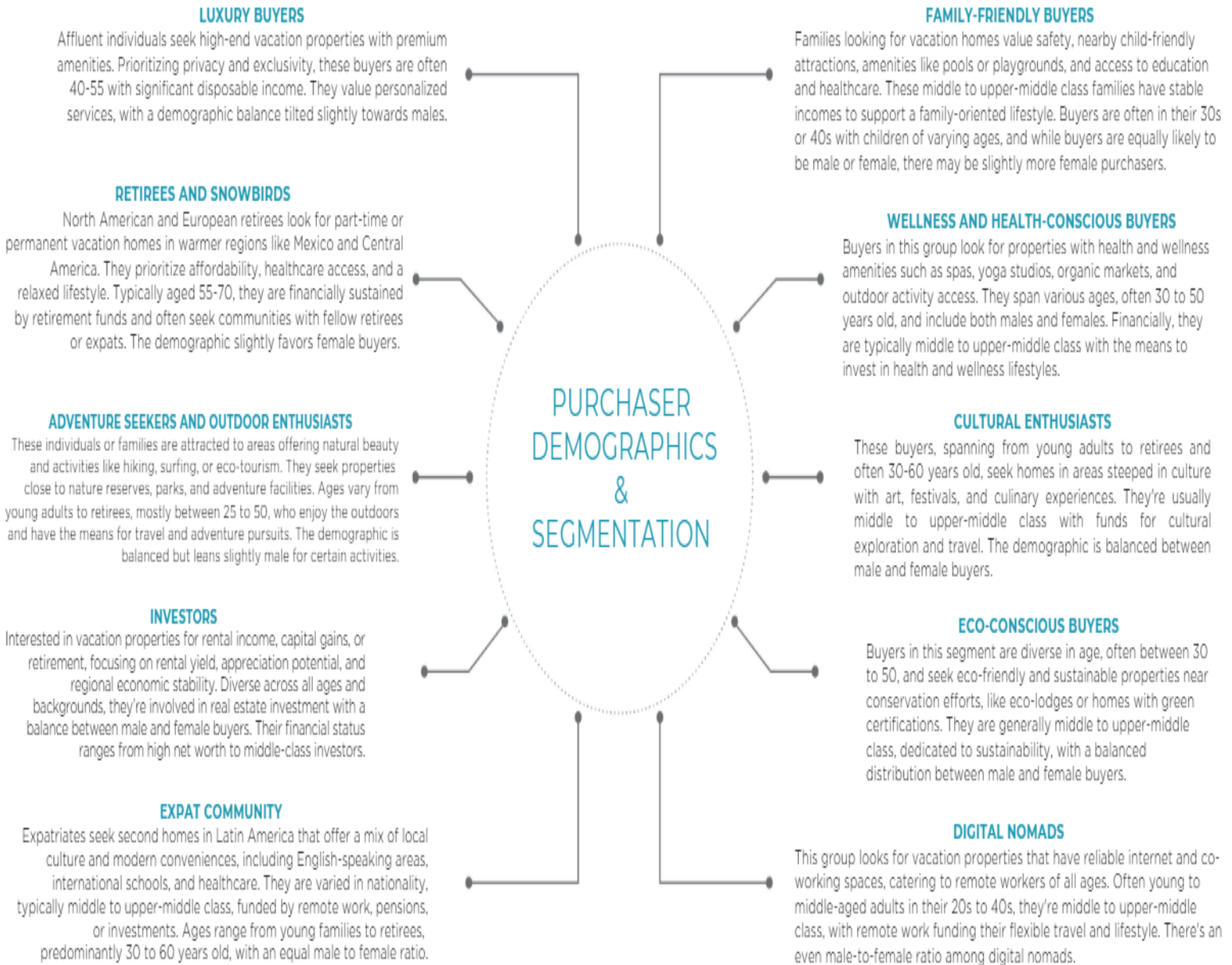
Renova's target market includes environmentally conscious travelers, wellness tourists, luxury resort guests, retirees, digital entrepreneurs, eco-conscious investors, health-focused individuals, and international buyers seeking sustainable lifestyle communities. The project also targets affluent North American and international travelers looking for luxury experiences that integrate wellness, sustainability, and nature-based living. Additional target audiences include investors seeking long-term participation in hospitality, eco-tourism, and sustainable real estate developments, as well as strategic hospitality operators and wellness brands interested in expanding within the Caribbean and Central American markets.

Renova's marketing strategy will utilize a combination of digital marketing campaigns, social media outreach, investor presentations, international tourism conferences, wellness expos, strategic media partnerships, public relations initiatives, and direct business development activities. Marketing channels will include professional websites, immersive 3D visualizations, cinematic promotional videos, social media platforms, investor networks, tourism publications, wellness influencers, and international business forums. Through a partnership with the renowned 3D interactive design company, MetaScapes, Renova will provide a world-class digital twin of the properties under development. This digital twin will serve for conceptualization, planning, and subsequently for sales and marketing. These exceptionally high-quality, true-to-scale interactive environments enable individuals to explore and engage with the planned developments in a manner previously unattainable, offering an immersive glimpse into the future of development.



05.1 MARKET DEMOGRAPHICS & SEGMENTATION

MARKET



06. INVESTMENT PLAN

A. Investment Plan

Capital Investment Secured to Date in USD: Debt Financing	\$100,000,000
Capital Investment Required in USD:	\$15,000,000 – 25,000,000
Total Estimated Capital Investment Size in USD:	\$165,000,000– \$175,000,000
Estimated Rate of Return on Investment (ROI):	25%

Convertible Note Investment Offering:

- **Repayment:** 5 years with 25 % Interest
- **Equity Securities:** Common Shares
- **Equity Offering Option:**
 - \$15, 000,000 USD for 10%
 - \$25,000,000 USD for 20%

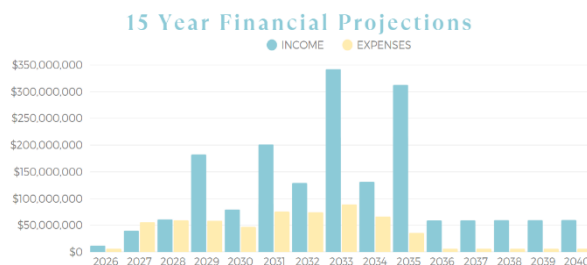
Unanimous Shareholders’ Agreement:

- Pre-emptive Rights
- Drag-along Rights
- Tag-along Rights

B. Investor Payback

15,000,000 USD Investment		\$25,000,000 USD Investment	
2026	Investment Made	2026	Investment Made
2027	–	2027	–
2028	\$6,250,000	2028	\$10,420,000
2029	\$6,250,000	2029	\$10,420,000
2030	\$6,250,000	2030	\$10,420,000

C. Preferred Mode of Investment: Equity



07. SUPPORTING JUSTIFICATION – PROJECT FEASIBILITY

Renova represents a highly differentiated investment opportunity that aligns with several rapidly growing global industries, including wellness tourism, eco-tourism, sustainable real estate development, luxury hospitality, and health-focused lifestyle communities. Global demand for wellness travel and environmentally conscious tourism experiences continues to increase significantly, while Belize remains one of the Caribbean and Central America's most attractive emerging tourism and investment destinations.

Belize offers strategic advantages, including proximity to the United States and Canada, English as the official language, growing tourism demand, favorable climate conditions, significant natural beauty, and internationally recognized ecological assets such as the Belize Barrier Reef. The Corozal region also presents long-term growth opportunities due to its relative affordability and substantial waterfront development potential. Renova's diversified business model provides multiple revenue streams, including residential property sales, hospitality operations, wellness retreats, food and beverage operations, marina activities, event hosting, eco-tourism experiences, and recurring resort management income. The project's phased development approach also allows for scalable growth and staged capital deployment. The project has already undergone extensive conceptual planning, branding development, investor outreach, and strategic positioning efforts. Renova's integration of sustainability, advanced technology, and wellness-focused infrastructure creates a strong competitive advantage within the international tourism and hospitality marketplace.

08. SOCIO-ECONOMIC BENEFITS

Renova is expected to generate significant socio-economic benefits for Belize through direct employment, tourism growth, infrastructure development, local business stimulation, environmental stewardship, and international investment attraction. The project is anticipated to create employment for over 400 people during both construction and operational phases across sectors, including hospitality, tourism, wellness services, agriculture, maintenance, transportation, administration, education, food services, and technology.

The development will contribute to local economic growth by increasing tourism activity, supporting local suppliers and contractors, generating long-term tax revenues, and encouraging additional regional investment. Renova also intends to prioritize local hiring, workforce training, knowledge transfer, and partnerships with Belizean businesses and service providers whenever possible. The project's sustainability initiatives are designed to promote environmental responsibility, conservation awareness, renewable energy adoption, ecological restoration, and responsible development practices. Renova also plans to support community initiatives, educational programs, wellness outreach activities, and ecological awareness efforts that positively impact surrounding communities. Additional socio-economic benefits include increased international visibility for Belize as a wellness and eco-tourism destination, expansion of tourism diversification opportunities, and the introduction of innovative smart-community technologies and sustainable development methodologies within the region.

09. PROPERTY DETAILS

A. Project Site Specification

District Location:	Corozal District, Belize
Property Type:	Commercial & Residential
Property Size:	970 acres
Type of legal access to the property:	Proof of Ownership

B. Description of Property

The Renova project properties are strategically located within the Corozal District of Belize along the waterfront of Chetumal Bay, with an additional island property situated on Ambergris Caye near the Belize Barrier Reef Reserve System.

C. Existing Infrastructure:

The properties provide strong access to road infrastructure, utilities, telecommunications, tourism corridors, and eco-tourism attractions, making them highly attractive for large-scale sustainable resort and wellness development initiatives.

Take a virtual tour of the proposed development at [Renova Community](#).



SUPPLEMENTARY DOCUMENTS

Documents Currently Available:

- Environmental Clearance from the 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 about 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 headquarters 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: 3401 Mountainview Blvd, City of Belmopan, Cayo District

Phone: +501-880-3737

Website: www.beltraide.bz

Social Media: @Beltraide

ANNEXES



Note: All Images are 3D Conceptual Designs

WORLD-CLASS FITNESS FACILITIES



MARINA & SAILING CLUB



WATER PARK & MINI GOLF



WORLD-CLASS 18-HOLE CHAMPIONSHIP GOLF COURSE



AMPHITHEATER & PARK



WORLD-CLASS SPA & NATURAL HEALTH CARE CENTER



Note: All Images are 3D Conceptual Designs

10+ ACRE FLOWER GARDEN



TEEN HANGOUT CENTER

Bowling Alley Food & Refreshments Indoor Video Game Area
Movie Theater Skateboard Park Outdoor & Indoor Lounging



MAIN CONDO HOTEL



MAIN CONDO HOTEL - SPECIFICATIONS

GROUND + 6 FLOORS + ROOFTOP TERRACE

GROUND + 3RD & ROOFTOP - AMENITIES
1, 2, 4, 5 & 6 - RESIDENTIAL

1 BD, 1 BTH - 850 SQFT - 20/FLOOR (100 UNITS)
2 BD, 2 BTH - 1250 SQFT - 8/FLOOR (40 UNITS)
3 BD, 3.5 BTH - 2350 SQFT - 4/FLOOR (20 UNITS)

TOTAL UNITS: 160

BEACH CONDO HOTEL



BEACH CONDO HOTEL - SPECIFICATIONS

GROUND + 6 FLOORS + ROOFTOP TERRACE

GROUND + 2, 4, 6 & ROOFTOP - AMENITIES
1, 2, 3, 4, 5 & 6 - RESIDENTIAL

1 BD, 1 BTH - 950 SQFT - 12 UNITS
1 BD, 1 BTH - 970 SQFT - 9 UNITS
2 BD, 2 BTH - 1323 SQFT - 21 UNITS
3 BD, 3 BTH - 2500 SQFT - 24 UNITS

TOTAL UNITS: 66

Note: All Images are 3D Conceptual Designs



MARINA CONDO BUILDINGS - A - SPECIFICATIONS

GROUND + 3 FLOORS + ROOFTOP TERRACE

GROUND - RETAIL SHOPS

1 & 2 - RESIDENTIAL + AMENITIES

3 - RESIDENTIAL

1 BD, 1 BTH - 1000 SQFT - 6 UNITS

2 BD, 2.5 BTH - 1400 SQFT - 4 UNITS

3 BD, 3 BTH - 1800 SQFT - 3 UNITS

13 UNITS PER BLOCK

4 BLOCKS

TOTAL UNITS: 52

