



GRAND BAYMEN  
OCEANFRONT  
BELIZE





# Meet Belize

Belize is a small country located on the Caribbean coast of Central America. Belize is unique in that it is the only English-speaking country in the region. Due to this fact, as well as the country's idyllic tropical climate and rich cultural history, Belize has become a fast-rising tourism and retirement destination for North Americans. Belize is known for its friendly people, incredible biodiversity, and calm azure waters, protected by the second-largest reef in the world.

The Belize mainland sits beside the Caribbean Sea and is an average of 180 miles long and 68 miles wide. Belize also has over 300 islands, called cayes, of which Ambergris Caye is the largest and most popular. The Belizean culture is quite diverse, with English, Creole, Maya and Spanish influences. There are impressive Mayan ruins and rainforests on the mainland, as well as large cave systems that can be explored. The rich natural beauty of the tropical mainland compliments the stunning "island paradise" off the country's Caribbean coast.

Belize has proven itself an excellent host for both visitors and expats, with its warm climate, attractive residency laws, and a sophisticated financial services sector. Residents and visitors enjoy a diversity of attractions, ranging from impressive Mayan ruins, to the white sand beaches of Ambergris Caye, to the natural wonder of the Great Blue Hole. Part of the British Commonwealth, Belize was formerly known as British Honduras. While the mahogany trade was initially Belize's major industry, tourism and financial services are now two of Belize's main economic drivers. Rapidly increasing tourist arrivals have spurred the creation of many jobs within the tourism industry, with the majority of activity centered on Ambergris Caye.





# Ambergris Caye

At 26 miles long, Ambergris Caye is Belize's largest island, located northeast of the mainland surrounded by the Caribbean Sea. Nicknamed "La Isla Bonita," Ambergris Caye has developed a reputation for its laidback atmosphere, despite the many adventure opportunities available to tourists and residents, and is home to plenty of restaurants, lodges and organized activities around the only town, San Pedro.

Tourism development of Ambergris Caye began in the early 1970s and grew considerably toward the end of the 20th century. This trend has continued, as Ambergris Caye has become a supremely popular fishing and diving destination, as well as host to many short-term and long-term renters. The Belize Tourism Board has seen at times 30% increases in arrivals over previous years, and those numbers continue to grow consistently.

The main attractions are the island's beaches and the Belize Barrier Reef, which is home to a staggering variety of marine species. The reef is the second largest in the world only after the Great Barrier Reef of Australia. The Belize government recently expanded the marine preserves surrounding the reef in an effort to boost tourism and protect the country's biodiversity.

The Great Blue Hole is a unique feature, and was ranked #1 on Discovery Channel's "10 Most Amazing Places on Earth." Jacques Cousteau first popularized the Great Blue Hole as a diving destination, and it has since made nearly every list of top places to scuba dive. Ambergris Caye and the surrounding reef system create an ocean paradise for divers, snorkelers, and anglers alike.

The famous beaches and pristine waters may be the island's main attractions, but Ambergris Caye's large expat population and frequent tourist arrivals have also developed a thriving nightlife and culinary scene. Though resident and tourist lifestyles may differ, Ambergris Caye provides services that cater to both demographics, such as traditional and cosmopolitan dining options, a farmer's market located on the docks, and ample opportunity to enjoy the island's natural beauty.

TripAdvisor, Islands Magazine, Frommer's and many other publications list Ambergris Caye as one of the best islands in the world on which to vacation or live. The vibrant island has become a common topic of conversation in the travel industry, with celebrities like Leonardo DiCaprio, as well as middle-class Americans, buying into this surging real estate market.



## Why Belize?

For North Americans, Belize is an ideal destination for both tourists and those looking to move offshore. The English language makes travel and the legal processes associated with banking and residency very streamlined. Though sporting a similar climate to other, more historically popular Caribbean destinations, Ambergris Caye remains a very budget-friendly island, and real estate can be owned for far less than on similar islands like the Caymans, Bermuda, and the Turks and Caicos.

Just a quick flight from Miami, Houston, Dallas, Atlanta, Los Angeles, and other airports, Belize is accessible from many markets, and has proven to be an easy, affordable getaway for North Americans. With rapid increases in tourism year-over-year, as well as Ambergris Caye's growing US and Canadian expat populations, Belize is becoming well known for its laidback lifestyle and remarkable ecotourism. The principals of Grand Baymen Development have been active in the thriving Ambergris Caye rental and real estate markets for over two decades. ECI distinguishes itself by offering truly unique accommodations, community, and amenities in a beautiful island atmosphere.







## Grand Baymen Oceanfront

Grand Baymen is ECI Development’s property on Ambergris Caye, and offers a unique combination of beachfront resort and off-beach garden community. The beachfront resort will be the future site of the Grand Baymen Resort, while the off-beach property, Grand Baymen Gardens, is a residential and rental condominium community located around a tennis club and park setting. This blend of residential and vacation-oriented environments strengthens Grand Baymen’s sense of community, and adds value for investors, residents, and guests. As Grand Baymen prepares for a massive re-development of its beachfront property, anticipation is growing for the future Grand Baymen Oceanfront, which will be a luxury beachfront hotel, complete with world-class amenities and a classic British Colonial design.

## The San Pedro Fitness Club

Both Grand Baymen Gardens and Grand Baymen Oceanfront enjoy access to the The San Pedro Fitness Club. Situated on 2 acres of land, the Club first opened its doors for operation in 2003. Only 250 yards to the west of Grand Baymen Oceanfront, it offers the finest amenities available in San Pedro Town. The Club includes an air-conditioned, fully equipped gym, aerobics studio, two tennis courts, and the largest pool on Ambergris Caye complete with outdoor grilling area.



## Grand Baymen Gardens

Grand Baymen Gardens is a condominium community designed for both residential and rental markets, and is thriving in the booming real estate market of Ambergris Caye. With three buildings and a total of 44 condos complete and sold out, as well as two more buildings in successful pre-sales, Grand Baymen Gardens is a growing community of residents and renters. Grand Baymen builds exclusively to North American standards, using high-quality, tropical hardwood cabinetry, state-of-the-art appliances, and proven concrete and steel construction techniques. This ensures that Grand Baymen condos are built to last, and that owners’ investments will maintain their value. Residents and guests enjoy a wide range of amenities, including onsite restaurants, resort facilities, and beach bar.

## Grand Baymen Oceanfront

The Grand Baymen Oceanfront will evoke the old world charm of Belize's British heritage. Visitors and owners will appreciate the fine luxury appointments and state of the art comforts draped in the rich colonial architecture of the Victorian period. Condo-style accommodations, large conference facilities, and other first-class amenities will set Grand Baymen Oceanfront apart, and attract an entirely new market to the island. The Mahogany Bar, built nearly entirely of its namesake, will provide a rich ambience and warm social atmosphere to compliment the hotel's upscale accommodations, which feature private balconies and stunning views of the Caribbean Sea and the Belize Barrier Reef.

The five-story hotel will be branded by a major US hotel chain, making it the first such branded hotel on Ambergris Caye, and the only of its kind in Belize. Grand Baymen Oceanfront will also house the largest banquet and conference rooms on Ambergris Caye and some of the largest in the country. This will open Grand Baymen to a large, untapped market, and create room night demand while providing new amenities truly unique to Ambergris Caye.

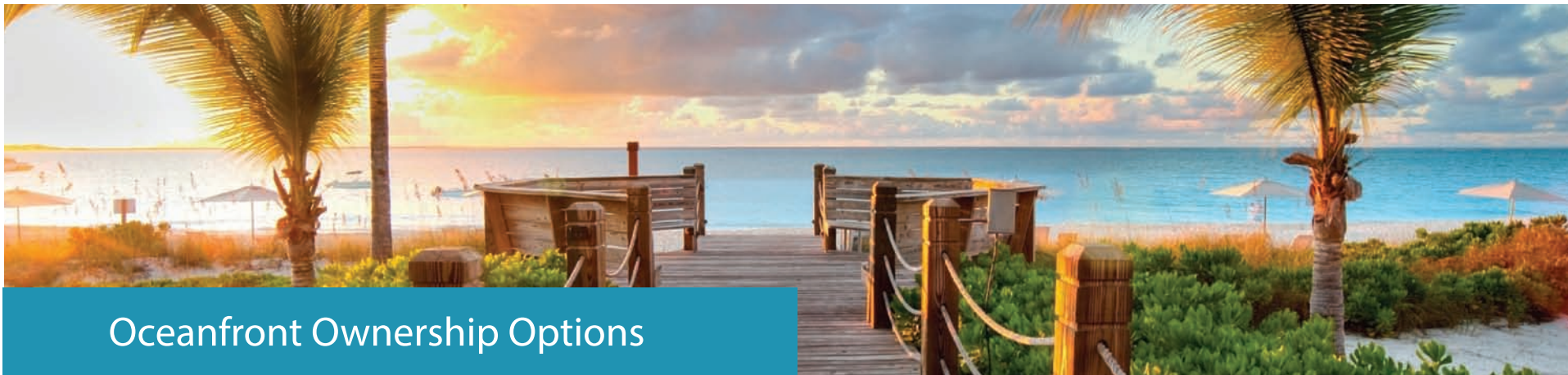
Investors who understand Ambergris Caye's rapidly expanding tourism and rental industries are already reserving condos in Grand Baymen Oceanfront, which is set to make a big splash in the island's hotel industry. This could be the last time prices like these are available on Ambergris Caye, and now is your chance to be an owner of the hottest new property on Ambergris Caye: Grand Baymen Oceanfront.



On the following pages, you will find projections of Return on Investment for individual Oceanfront condos. You'll also see information about how you can become a satisfied owner of your own condo at Grand Baymen Oceanfront. Grand Baymen's unique ownership packages allow you to choose which purchasing plan is right for you.

Financing is also available through Caye International Bank, making this exciting opportunity an even better deal. Detailed information about terms of financing can be found on the following pages. Read on to learn why Grand Baymen Oceanfront is an opportunity that is impossible to ignore.





## Oceanfront Ownership Options

### **US Accredited Investors & Non-US Citizen**

If you are a US citizen and an accredited investor, as defined by Rule 501 in Regulation D, or are a non-US citizen, you have the option of owning Preferred Shares of the company, which gives you a preferred right to the unit of your choosing. In addition to becoming a shareholder in The Grand Baymen Oceanfront Resort, Ltd., you will enter a separate contract with the company that gives you the option to purchase the condominium for \$1 at any point in the future. To learn more about this option and why this may make sense for you, please contact Rachel Jensen ([rachel@grandbaymen](mailto:rachel@grandbaymen)).

### **Non-Accredited Investors**

You will purchase the unit outright and will receive Strata Title to your unit.

### **Financing Terms**

To provide you with some flexibility, Caye International Bank, Ltd will finance up to 50% the purchase price of your condo for both accredited and non-accredited investors. To learn more, contact Rachel Jensen ([rachel@grandbaymen](mailto:rachel@grandbaymen)).

### **The Opportunity of a Lifetime**

Occasionally, investments come along that are once-in-a-lifetime; the perfect confluence of opportunity, thorough planning, and a clear vision. ECI Development is proud to say that Grand Baymen Oceanfront is one of those investments. This open door won't last long. Only just announced, nine condos have already been reserved, and inquiries are coming in at a rapid pace.

Grand Baymen Oceanfront is a unique, exciting investment opportunity, and reserving your condo now will put you among other forward-thinking investors ready to capitalize in Belize on Ambergris Caye's growing rental market. Becoming part of the Grand Baymen community is more than just ownership of a property; it is ownership of a piece of Ambergris Caye's future.

**Are you ready to own a piece of this island paradise's bright future?** Do you want to be ahead of the curve, ready to reap the rewards of your foresight? **Contact Rachel Jensen ([rachel@grandbaymen.com](mailto:rachel@grandbaymen.com)) now**, and join the growing Grand Baymen community. Be smart and own property in one of the fastest-growing real estate markets in the hemisphere. Do it now and be glad you did.

