

The Grand Baymen Oceanside

SHAREHOLDERS ONLY

1st floor	Total Units	Area (ft ²)	Price	GST (12.5%)	Price Including GST*	PROJECTED ROI**			Year 1	Year 5	Year 10
						Year 1	Year 5	Year 10	Annual Revenue	Annual Revenue	Annual Revenue
Studio - Oceanfront	17	574	\$ 278,910.00	\$ 34,863.75	\$ 313,773.75	5.40%	9.47%	10.68%	\$ 16,955.19	\$ 29,699.69	\$ 33,510.91
Studio - Bayview	0	n/a	--	--	n/a						
2-Bedroom	2	1134	\$ 521,910.00	\$ 65,238.75	\$ 587,148.75	4.91%	8.18%	9.15%	\$ 28,842.78	\$ 48,008.66	\$ 53,725.49

2nd floor	Total Units	Area (ft ²)	Price	GST (12.5%)	Price Including GST*	PROJECTED ROI**			Year 1	Year 5	Year 10
						Year 1	Year 5	Year 10	Annual Revenue	Annual Revenue	Annual Revenue
Studio - Oceanfront	21	574	\$ 269,910.00	\$ 33,738.75	\$ 303,648.75	5.58%	9.78%	11.04%	\$ 16,955.19	\$ 29,699.69	\$ 33,510.91
Studio - Bayview	0	n/a	--	--	n/a						
2-Bedroom	2	1134	\$ 485,910.00	\$ 60,738.75	\$ 546,648.75	5.28%	8.78%	9.83%	\$ 28,842.78	\$ 48,008.66	\$ 53,725.49

3rd Floor	Total Units	Area (ft ²)	Price	GST (12.5%)	Price Including GST*	PROJECTED ROI**			Year 1	Year 5	Year 10
						Year 1	Year 5	Year 10	Annual Revenue	Annual Revenue	Annual Revenue
Studio - Oceanfront	23	574	\$ 287,910.00	\$ 35,988.75	\$ 323,898.75	5.23%	9.17%	10.35%	\$ 16,955.19	\$ 29,699.69	\$ 33,510.91
Studio - Bayview	8	574	\$ 215,910.00	\$ 26,988.75	\$ 242,898.75	5.35%	9.71%	11.02%	\$ 12,992.66	\$ 23,596.70	\$ 26,772.72
2-Bedroom	6	1134	\$ 530,910.00	\$ 66,363.75	\$ 597,273.75	4.83%	8.04%	9.00%	\$ 28,842.78	\$ 48,008.66	\$ 53,725.49

4th Floor	Total Units	Area (ft ²)	Price	GST (12.5%)	Price Including GST*	PROJECTED ROI**			Year 1	Year 5	Year 10
						Year 1	Year 5	Year 10	Annual Revenue	Annual Revenue	Annual Revenue
Studio - Oceanfront	23	574	\$ 296,910.00	\$ 37,113.75	\$ 334,023.75	5.08%	8.89%	10.03%	\$ 16,955.19	\$ 29,699.69	\$ 33,510.91
Studio - Bayview	8	574	\$ 224,910.00	\$ 28,113.75	\$ 253,023.75	5.13%	9.33%	10.58%	\$ 12,992.66	\$ 23,596.70	\$ 26,772.72
2-Bedroom	6	1134	\$ 566,910.00	\$ 70,863.75	\$ 637,773.75	4.52%	7.53%	8.42%	\$ 28,842.78	\$ 48,008.66	\$ 53,725.49

5th Floor	Total Units	Area (ft ²)	Price	GST (12.5%)	Price Including GST*	PROJECTED ROI**			Year 1	Year 5	Year 10
						Year 1	Year 5	Year 10	Annual Revenue	Annual Revenue	Annual Revenue
Studio - Oceanfront	23	574	\$ 305,910.00	\$ 38,238.75	\$ 344,148.75	4.93%	8.63%	9.74%	\$ 16,955.19	\$ 29,699.69	\$ 33,510.91
Studio - Bayview	8	574	\$ 233,910.00	\$ 29,238.75	\$ 263,148.75	4.94%	8.97%	10.17%	\$ 12,992.66	\$ 23,596.70	\$ 26,772.72
2-Bedroom	4	1134	\$ 620,910.00	\$ 77,613.75	\$ 698,523.75	4.13%	6.87%	7.69%	\$ 28,842.78	\$ 48,008.66	\$ 53,725.49



1-Aug-17

*Does not include furniture package or closing costs. ** Year 1 occupancy projected at 45%, and stabilizing Year 5 at 63%.

All figures above are projections. This chart ensures no guarantee. GST (General Sales Tax) is a rate determined by the Government of Belize (GOB). This rate is subject to change at discretion of GOB.