



A Barbados IBC

www.CasaBayBelize.com

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To arrange a personal tour of these properties,
or for more information, contact:

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About Casa Bay

Casa Bay Inc. is an international land-holding corporation with Canadian principals operated out of St. Michael, Barbados.

We've teamed up with GMA International, designers of luxury golf and resort communities around the world, to create a concept for our Belizean properties that will be luxurious, environmentally innovative, and, we believe, highly successful.

When you're ready to know more about this unique real estate offering, contact Managing Director Carlos Stevenson at 1-246-228-8402 or carlos@casabaybelize.com to request an investor's package. Mr. Stevenson will ensure you get exclusive access to official land titles, documents, and full reports, and he'll be happy to arrange a personal tour of the properties.



Belize A World of Opportunity

Just a two-hour flight from the American tourist market yet a world away from traditional, saturated resort destinations, Belize represents a unique opportunity for strategic tourism investment.

From an investor's perspective, Belize offers several attractive incentives. It has no capital gains tax, no inheritance tax and no tax on offshore income. In addition, the Belizean government offers tax holidays of up to 25 years to encourage investment, and property taxes in Belize are very reasonable compared to those in North America and in other Central American countries.

Touted as "Mother Nature's Best-Kept Secret," Belize is home to tropical jungles, postcard-worthy Caribbean seascapes, fascinating Mayan ruins and the longest stretch of barrier reef in the northern hemisphere. The only English-speaking country in Central America, Belize has become increasingly popular with foreign tourists and ex-pats searching for their own piece of sub-tropical paradise.

Local officials have been keen to develop the tourism infrastructure in the Corozal region and have been incredibly supportive of Casa Bay's initiatives. The properties and developments presented herein are poised to become the crown jewels of this nascent tourism industry.



Golf Resort, Marina & Luxury Eco-Resort

BELIZE

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Overview Package





A Unique Opportunity

Casa Bay Inc., in conjunction with GMA International, has assembled a world-class resort development that is fully approved and is available for purchase. This is your opportunity to own a unique and high-end resort property in Belize, a destination poised for explosive growth in the North American tourist market. The property presented herein comprises more than 1,040 acres of prime Caribbean real estate. It also has its own approved – but not yet finalized – development permits with unique marketing potential. The centerpiece of this offering is a 970-acre luxury golf resort community and marina featuring more than two miles of sandy coastline along the sheltered waters of Corozal Bay. This property will be home to the only world-class championship golf course in northern Belize and, due to the absence of other suitably sized properties, is expected to maintain that distinction. Complementing this approved development is a secluded, high-end ecological resort area on Ambergris Caye, gateway to the Belize Barrier Reef and some of the most spectacular marine adventures on the planet. The complementary nature of these properties will offer myriad opportunities for cross-marketing and strategic packaging of vacation and retirement offerings.

- One Resort.
- Two distinct feels.
- One unique investment opportunity.

This document will give you a general overview of this unique real estate opportunity. When you're ready, contact us to request an investor's package, which will give you exclusive access to official land titles, documents, and full reports on the properties and their approved developments.

We've invested in your investment

Developments as ambitious and innovative as the ones we've had approved for these properties require a substantial investment of both time and money to get to the construction stage.

Fortunately, we've already made that investment for you.

The developments described herein are fully approved and, barring any substantial changes you may request, will require no further official consultations or approvals.

We've undergone extensive planning, researching, and consulting with Belizean officials and local residents so that you don't have to. Water supplies have been explored. Energy sources have been investigated. Soil and seabed testing has been commissioned. Archaeological assessments have been completed. We've worked diligently with our partners at GMA International and Tunich Nah Consulting and Engineering (Belize) to develop a comprehensive plan that will benefit both the developers and the local community, while setting a new standard for sustainable development in sensitive coastal areas.

That said, you're not committed to anything. As owner of these properties, you will have every chance to review and make changes to these development concepts before ratifying their approval documents.

The following documents have been drafted and approved for each property:

- Environmental Impact Assessment
- Environmental Compliance Plan
- Archaeological Report
- Conceptual drawings
- Land survey documents
- Water analyses

For full, exclusive access to these documents, contact Carlos Stevenson at 1-246-228-8402 or carlos@casabaybelize.com.

"Consejo" Golf Resort & Marina

969.86 acres on Corozal Bay, Corozal District, Belize

Property at a glance

"The proposed Belcan Golf Resort & Marina will stand out in the industry for innovative practices and may yet become the trendsetter for other similar private subdivision developments in the coastal zone."

-Environmental Impact Assessment

The approved development plan for this property calls for a mixed-use, luxury residential resort community that reflects the character of Belize and celebrates the natural beauty of the region. This plan includes the only world-class championship golf course in northern Belize. Every consideration has been made to reduce the environmental footprint of this development, thus capitalizing on the pristine natural setting while appealing to the increasingly eco-savvy North American consumer.

Highlights of the approved development:

- 18-hole championship golf course – the only one of its kind in northern Belize
- Full-service marina
- World-class destination hotel and spa, plus a smaller boutique hotel
- 10 Caribbean-style overwater cabañas
- More than two miles of coastline and three designated swimming beaches

Other Considerations:

Natural Resources

Several wells have been perforated, and sufficient fresh water exists on site to meet peak demand.

Archaeological Context

The Corozal region is home to a rich Mayan heritage and an abundance of historically significant Mayan sites. A comprehensive archaeological investigation of the "Consejo" property confirmed several Mayan sites of interest, but none that will impede development.

Natural Attractions

The property neighbors the Corozal Bay Wildlife Sanctuary, home to endangered species such as the West Indian manatee. Additionally, the 300-square mile boater's playground that is Corozal Bay/Chetumal Bay offers many recreational opportunities and acts as a natural buffer against hurricanes.



Luxury Ecological Resort

74.25 acres on Ambergris Caye, Belize District, Belize

Property at a glance

A natural complement to the "Consejo" project, this incredible piece of real estate sits within the Bacalar Chico National Park and Marine Reserve, miles from any existing development on Ambergris Caye. The uniqueness of this development cannot be understated. The property is part of an actual UNESCO World Heritage Site, on the doorstep of the world's second-longest barrier reef. The surrounding region is home to Mayan archaeological sites, nesting grounds for sea turtles and endangered American crocodiles, and a dazzling abundance of flora, fauna, and pristine natural splendor. The approved development calls for a luxury eco-resort offering a relaxing escape for tourists, Belizean nationals, and residents of the "Consejo" development.

Highlights of the approved development:

- Low-density, low-impact eco-resort with luxurious guest amenities
- 42 accommodation units, featuring luxury eco-villas, beach front and stilted casitas, and Caribbean-style overwater cabañas
- 1,200 feet of Caribbean beach front
- This remote, virtually untouched property is currently only accessible by boat through a picturesque series of ancient Mayan hand-dug canals

Other Considerations:

Natural Resources

Ample fresh water will be obtained through a combination of desalinization and rainwater sequestration. Comprehensive site testing has shown the development's electrical needs can be met through "green" sources, namely wind and solar power generation.

Natural Attractions

This development offers many opportunities for complementary recreational ventures. Bacalar Chico National Park and Marine Reserve is recognized as a UNESCO World Heritage Site for its unique geographical features and its variety of flora and fauna. The nearby Belize Barrier Reef is home to a multitude of marine life and some of the best diving on the planet.

