



*Mahogany Bay  
Village*

# Luxury Custom Homes

*Thank you for taking the time to review this offering from YouAre  
Abundant, Acceleration Ventures & Storehouse Wealth*

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**FOR THE EXCLUSIVE USE OF: BELIZE LAND HOLDINGS, LLC**

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INFORMATION BELONGING EXCLUSIVELY TO  
ACCELERATION VENTURES, LLC.**

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## THE PROJECT

Acceleration Ventures, Storehouse Wealth and YouAre Abundant are excited to present an outstanding opportunity to participate in an equity investment in Belize Land Holdings, LLC (BLH). BLH has purchased three adjacent lots in Mahogany Bay Village, the largest and most popular destination in San Pedro, on the world class vacation destination island, Ambergris Caye.

Each of these canal front lots have direct access to the sparkling blue Caribbean. We have partnered with Cinco Studio Integral Design to create three stunning custom homes perfectly suited for each lot. These homes will be completely unique and exclusive within Mahogany Bay.

We have secured this package of hand-selected lots at a 25% discount to the regular price. We believe we are providing Ambergris Caye and Mahogany Bay with the exact unit typology needed for successful short term rentals.

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## THE DEAL

**Ideally Located in San Pedro, Belize:** Our lots are located on the easternmost tip of Mahogany Bay's second phase. These lots have the widest possible canal access and view, allowing for large vessel access.

**Custom Development:** This project includes three custom built homes, two five bedroom concrete homes, and one three bedroom concrete home that includes the ability to be locked off for a second unit.

**Market Specific:** Our market research led us to find that larger, five bedroom homes were in very high demand for short term rentals, thus providing the best returns.

**Investor Split:** Investors will receive a pro-rata 70% split of the project.

**Minimum Investment:** \$100,000 = 1.55% project equity (*Additional investments available at increments of \$50,000*).

**Total Equity Required:** \$4,500,000

**Financing:** This will be an all cash investment, with no financing, reducing the risk profile of foreign development.

**Sponsor Experience:** The sponsors have over thirty years of experience in the multifamily real estate business with approximately \$300M of total transactions and developments. They have also previously completed three projects in Mahogany Bay Village.

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# THE MARKET

*Demand for rental housing has been long been high on Ambergris Caye, with recent events and political upheaval accelerating the trend. Through extensive research and on the ground experience, the sponsors have identified a serious lack of supply in larger homes, thus commanding premium rents for both short term and long term rental options.*

## **Sustainable Market Growth**

Ambergris Caye has twice been named Trip Advisors #1 destination island. This prestigious honor comes amidst accelerating long term growth, with rental demand greatly outstripping new supply. 2023 has thus far shown a nearly 14% increase in overnight visitors year-over-year, even though 2022 was the strongest year in Belize tourism history.

San Pedro is truly a town you have to experience for yourself. While almost entirely a golf cart community, don't let that fool you into thinking there won't be much to do. Between world class fly fishing, diving and the world's second largest barrier reef, this destination is a paradise in so many ways.

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# THE MARKET

## Investor Haven

Belize is quickly becoming an offshore haven for investors and retirees alike. With its zero capital gains tax rate, 1.5% rental income tax, and low property tax rate of approximately \$100/year per bedroom, the quality of life and low cost of living is incomparable.

Momentum continues to build on Ambergris Caye specifically, where approximately 60% of overnight guests to Belize stay. Mahogany Bay Village opened the first major branded hotel (Hilton) in late 2017, with several other impressive brands following in the past few years. These brands include Marriott, Autograph Collection by Marriott, Wyndham, Six Senses and Best Western.

While the market has ascended impressively, there are still significant catalysts on the horizon. These include the possibility of an international airport on Ambergris Caye (see Cabo San Lucas as an example), and increased financing availability for the purchase of real estate markets. As it stands currently, this is almost entirely a cash or owner financed market. Increasing access to leverage would bring a flood of investor money into the market.

When taking each of these factors into consideration, we believe the opportunity for significant long term appreciation exists. We look to establish positions in some of the most desirable pieces of land, and put wonderful, cash-flowing houses on them to generate returns in the short and medium term, as we land bank with an eye on future investment catalysts.



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# THE SHARES

## Direct Ownership

Investor commitments will be received in three draws: 40% of committed capital will be required to solidify your investment. We will then have two subsequent draws of 30% each. These draws are required. Incomplete funding of committed capital can be treated as forfeiture of funds.

Investor shares shall be entitled to a direct equity allocation and distribution of profits and other benefits, payable as follows:

1. An amount equal to a pro rata share of 70% of all cash flows, distributions and disposition funds.
2. Upon conversion of the property to short term rental (see below), Investors shall also be entitled to personal usage benefits, as follows:

For a \$300,000 investment: five nights in the three bedroom home annually.

The short term rental portion of our proforma will begin once construction on our street in Mahogany Bay has calmed down for the enjoyment of vacationers. We estimate this will take 1-2 years of long term rental.

Once the short term rental period has commenced, owners will have annual usage rights as defined above with no carry over from year to year. Seasonality and availability may render some dates unavailable for travel, as determined by ownership and the rental management company.



# WHY BELIZE REAL ESTATE?

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*Macro economic and political instability has left many people feeling the need to establish a "plan B" outside of the United States and other developed countries. Further, rising costs because of inflation and other factors have made many popular retirement destinations unaffordable for many seeking retirement. Belize could be the perfect solution for many of these folks. Here are just a few reasons why:*

## **APPROACHABLE PRICING**

Belize is still relatively early in the adoption phase, in what we like to call the "sweet spot" of developed enough for modern conveniences, but not so far along that pricing has exploded. This allows for many people to be able to afford the destination, as it has not yet been priced to extreme levels.

## **FUTURE CATALYSTS**

With most transactions still being conducted in cash or seller financing, there could be a major tailwind for real estate when sophisticated financing becomes available. Further, the addition of on-island international flights could greatly enhance property values over time. While neither of these have a defined timeframe, we think it is only a matter of time before each of these potential catalysts come to fruition.

## **BARRIER REEF**

Ambergris Caye is blessed to be guarded by the world's second largest barrier reef. This not only provides for spectacular water sports, but it also acts as a natural storm surge protectant, dramatically reducing the effect of hurricane damage, as the reef absorbs most of the storm surge.

## **VACATION DESTINATION**

We like to say "everyone knows someone who has been to Belize, but no one has actually been there." We think this is about to change. Between water sports, fantastic weather, beautiful beaches and crystal clear water, Belize is sure to grow in popularity for vacationers for years to come.

## **THE BOTTOM LINE**

Whether you're a retiree, investor or just looking for a relaxing getaway, Belize is sure to please. Combining the growing visitor base with attractive investment incentives creates a an environment of sustainable long term investment growth.

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A background image showing two people shaking hands. The person on the left is wearing a light-colored sweater, and the person on the right is wearing a darker sweater. The background is bright and out of focus, suggesting an indoor setting with large windows.

## THE PROPERTY

The portfolio will consist of three custom designed concrete homes, ideally located in phase two of the successful development, Mahogany Bay Village.

There will be two five bedroom homes, and one three bedroom home, with the three bedroom capable of being "locked off" into two separate dwelling units.

These homes range in size from approximately 2,400sf to 3,300sf.

We have chosen a modern, concrete design for several reasons, including enhanced beauty, durability and dramatically lower insurance costs. We believe these homes should stand beautifully for decades to come.

Each of these lots is held within an Anguilla IBC, which allows for the lots to be sold as businesses, as opposed to real estate, meaning the 8% transfer tax upon sale is avoided. The architecture plans are complete, utilities are in place, meaning this project is shovel ready!

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# THE PROPERTY



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## THE BUILDER

We have partnered with a talented builder, Zacarias Zitman. Zac is well known for having developed the gorgeous Abrazos Hotel nearby (see below), and has extensive experience developing within Mahogany Bay Village. We are confident in Zac's ability to deliver us a phenomenal finished product.



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## LOCATION

The subject property is located on the south side of the town of San Pedro, Belize's #1 tourist destination.

Our lots are located on the first street of phase two in Mahogany Bay Village, the most successful development on Ambergris Caye. They will enjoy access to the brand new pool club, a future beach club, and many other amenities native to Mahogany bay, including some of the best restaurants in San Pedro.

With each lot having direct access to the widest canals in Mahogany Bay, guests are sure to enjoy everything the beautiful Caribbean has to offer.

Downtown San Pedro offers amazing restaurants, sights and nightlife, and is just a 10 minute golf cart ride away.

Crime on the island is rare, and the locals are world renowned for their friendly and welcoming disposition towards visitors.

With English spoken as the primary language, you'll never have a language barrier or run into any trouble getting around. Further, the Belizean dollar is pegged at 2-to-1 to the U.S. Dollar, with U.S. Dollars accepted everywhere.



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*The Investment involves various risks, some of which may be substantial. Please review the following:*

## **RISK RELATING TO COMPANY'S BUSINESS**

The projections included in this offering are based upon a number of assumptions and estimates that inherently are subject to significant business, economic, competitive, regulatory and operational uncertainties, contingencies and risks, many of which are beyond the Company's control. Such assumptions may be incomplete or inaccurate, and unanticipated events and circumstances may occur that could have a material adverse effect upon the Company's ability to achieve the projections. The projections also assume the success of the Company's business strategy. The success of this strategy is subject to uncertainties and contingencies beyond the Company's control, and no assurance can be given that the strategy will be successful or that the anticipated benefits from the strategy will be realized in the manner or during the periods reflected in the projections or at all. These uncertainties may result in material changes in the Company's financial condition and results of operations. There is no guarantee your investment will be successful and once it is made, there is no guarantee, once the project goes forward, that it will be returned.

## **RISK OF OWNERSHIP OF COMMERCIAL REAL ESTATE**

Since the principal business of the LLC will be to own real estate for luxury home developments, the LLC will be subject to all of the risks incident to the ownership of commercial real estate being operated as such. These risks include the typical illiquidity of the investment and possible low occupancy rates. Major expenditures associated with the developments (principally mortgage note payments and maintenance costs) will not decrease even if events adversely affect the LLC's gross revenue from the operation of the apartments.

## **LOSSES FROM ACTS OF GOD, TERRORIST ACTIVITY/WAR, LOSSES NOT COVERED BY INSURANCE**

The development's financial and operating performance may be adversely affected by so-called acts of God, such as natural disasters. Similarly, wars (including the potential for war), terrorist activity (including threats of terrorist activity), political unrest and other forms of civil strife may cause the Company's results to differ materially from anticipated results. Additionally, the Company will carry comprehensive insurance coverage for general liability, property, and other risks with respect to the development, offering coverage features and insured limits the Company believes are customary for similar type developments. However, there are certain risks such as war, certain forms of terrorism such as nuclear, biological or chemical terrorism, acts of God such as earthquakes and some environmental hazards that may be deemed to fall completely outside the general coverage limits of the Company's policies or may be uninsurable or may be too expensive to justify insuring against.



## **CONFLICTS OF INTEREST**

The LLC is subject to potential conflicts of interest arising out of the other real estate activities and other businesses of the Manager and its affiliated companies. Such activities include the development of other apartment/condominium developments which may be like the LLC's.

## **LONG TERM NATURE OF INVESTMENT**

You should be fully aware of the long-term nature of your investment in the LLC if the project moves forward *(which it will unless it is determined that, based upon economic advantage, an early exit strategy is deemed prudent, and the project is terminated)*. You will be required to represent that you are purchasing the Shares for your own account for investment purposes and not with a view to resale or for redistribution. The Shares are not readily transferable, and no transfer of a unit may be made unless the Manager consents thereto. There are substantial restrictions existing on the transfer of any such Preferred Unit.

## **LACK OF CONTROL**

Your Capital Contribution is subject to the risks of the LLC's business. You are not permitted to take any part in the management or control of the business, and you may be assessed for additional Capital Contributions. We will rely on time, experience, and ability of the Manager, and, consequently, management is dependent upon the principal officers of the Manager. The disability or death of the principal officer of the Manager could adversely affect our proposed operation. Assuming the LLC is operated in accordance with the terms of the Operating Agreement, you will not be liable for the liabilities of the LLC in excess of your contribution and share of undistributed profits. Notwithstanding the foregoing, you will be liable for any distributions made to you if, after such distribution, the remaining assets of the LLC are not sufficient to pay its then outstanding liabilities, exclusive of liabilities of Limited Members on account of their contributions and liabilities to the Manager.

## **INDEMNIFICATION**

Although the Manager is accountable to the LLC as a fiduciary, the Operating Agreement includes certain provisions which are intended to limit the Manager's liability for any acts or omissions within the scope of its authority, subject to certain exceptions. This means you may have a more limited right of action against the Manager than you would if there were no such exculpatory provisions.

## **FINANCING**

The Manager has complete discretion in securing such financing as the Manager deems appropriate. At this time, there are no assurances that Manager will be able to secure financing upon any certain terms.



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## ABOUT US

Acceleration Ventures, LLC is managed by Mike Gudat and Brad Stegall, seasoned business and real estate sector professionals who are dedicated to the success of the Company and the efficient execution of its planned operations. Mike and Brad have over thirty years of experience across all realms of real estate acquisition and development. Driven by a combination of intuition for future trends, market forces, and an ambitious entrepreneurial spirit, the Company's approach is practical, hands-on and investor focused.

With a proven track record of value-added and opportunistic acquisitions, the Company works to immediately increase net operating Income and ultimately escalate property values, giving investors meaningful returns. Accelerations Ventures, LLC analyzes how cost-effective property enhancements can work to immediately increase Net Operating Income (NOI) and ultimately escalate property values.

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## ABOUT US

Storehouse Wealth Management, LLC is a financial planning firm dedicated to the unique needs of entrepreneurs and high net worth investors. Broadly speaking, this covers investments, cash flow, taxes, legal, protection, and stewardship. Biblical values are the foundation for the care and advice given. Founder, Eric Scovill, and the rest of the Storehouse team, believe a healthy relationship with money, coupled with an efficient plan, establishes the foundation for true financial prosperity.

Storehouse believes in the value of hard assets as a main component inside one's portfolio, and therefore looks for appropriate investment opportunities to present to its clients as well as assisting them in their own active participation within real estate.

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## ABOUT US

YouAre Abundant, LLC is owned and operated by Isaac Bennett and Isaac Schafer. The Isaac's have over 20 years of experience across all realms of real estate acquisition and development, along with three previously completed real estate developments in Mahogany Bay Village on the island of Ambergris Caye. Driven by a the desire to create opportunities for others and helping them "do deals they wouldn't do themselves", they continue to pursue exciting ways for investors to participate in unique deals.

With a proven track record of completing successful projects in Belize, YouAre Abundant works to minimize risk and create durable, long term value across market cycles. This allows investors to step into an investment in foreign markets with increased peace of mind and reduced risk.

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## Project Costs

Typeology	Total	Notes		
Quantity		Draw 1	Draw 2	Draw 3
Rough Hard Construction Costs	\$3,126,750	\$938,025		
Lot Costs	\$469,340	\$469,340		
Seawall	\$69,000	\$69,000		
Additional Landscaping	\$25,000			
Architect/Project Management	\$45,000			
Furniture/Lights	\$270,000			
Appliances	\$80,000			
Misc (rock, grading, infrastructure, etc)	\$20,000			
Finishes (plates, utensils, sheets, pillows, etc.)	\$27,500			
Insurance	\$27,500			
Legal	\$7,500	\$7,500		
Accounting/Tax Filing	\$3,600	\$3,600		
Travel/Lodging/Meals	\$5,000	\$5,000		
Contingency/Reserve	\$200,000	\$60,000		
Total	\$4,376,190			
Syndication Fee	\$123,810	\$123,810		
Total Cash Needed	\$4,500,000	\$1,676,275	\$ 1,411,862.50	\$ 1,411,862.50

## Projected Investor Returns

	Total/Day	Total/Net Per Month	Annualized Total
Rent per night	\$3,450.00	\$105,007.65	\$1,260,091.80
Occupancy % (based on 65% estimate)		\$68,254.97	\$819,059.67
After Management Split (80/20 to ownership)		\$54,603.98	\$655,247.74
~ Expenses (tax, HOA, insurance, Utilities etc)		\$5,000.00	\$60,000.00
Total NOI		\$49,603.98	\$595,247.74
Debt Service		\$0.00	
Total Net Monthly Cash Flow		<b>\$49,603.98</b>	<b>\$595,247.74</b>
Monthly Cash Flow Based on 70% Equity Investment Ownership For LP's		<b>\$34,722.78</b>	<b>\$416,673.42</b>
LP Cash-on-Cash Return			9.26%
Appreciation			4.00%
Total LP Annual Return			13.26%

*All numbers are projections and the best estimate of the Company. No guarantees should be taken from any information presented.*

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WE INVITE YOU TO

**PARTNER WITH US**

A PEOPLE BRAND