



THE ALLURE

Not only is Belize blessed with pristine rainforests, Mayan ruins, rivers, waterfalls, caves and beaches, it is also home to the world's second largest barrier reef and hundreds of islands.

These islands, known as 'Cayes' can be privately owned. Four Seasons Hotels and Resorts, as well as other high profile individuals in the entertainment industry, are developing islands in the north.

Southern Belize is known for it's rich sea life, whale sharks and manatees. It is also a fly fishing mecca with some of the world's most sought after fish species such as bonefish, permit and tarpon; all within easy reach of the Cayes and the mainland.



BELIZE DETAILS

GETTING THERE

Travelling around Belize is easy. Tropic Air is a local airline which uses Cessna Caravans and other aircraft to move passengers around the country.

When guests arrive at the Belize City International Airport, they can be on a Tropic Air flight within 40 minutes of their arrival and they don't even have to leave the terminal.

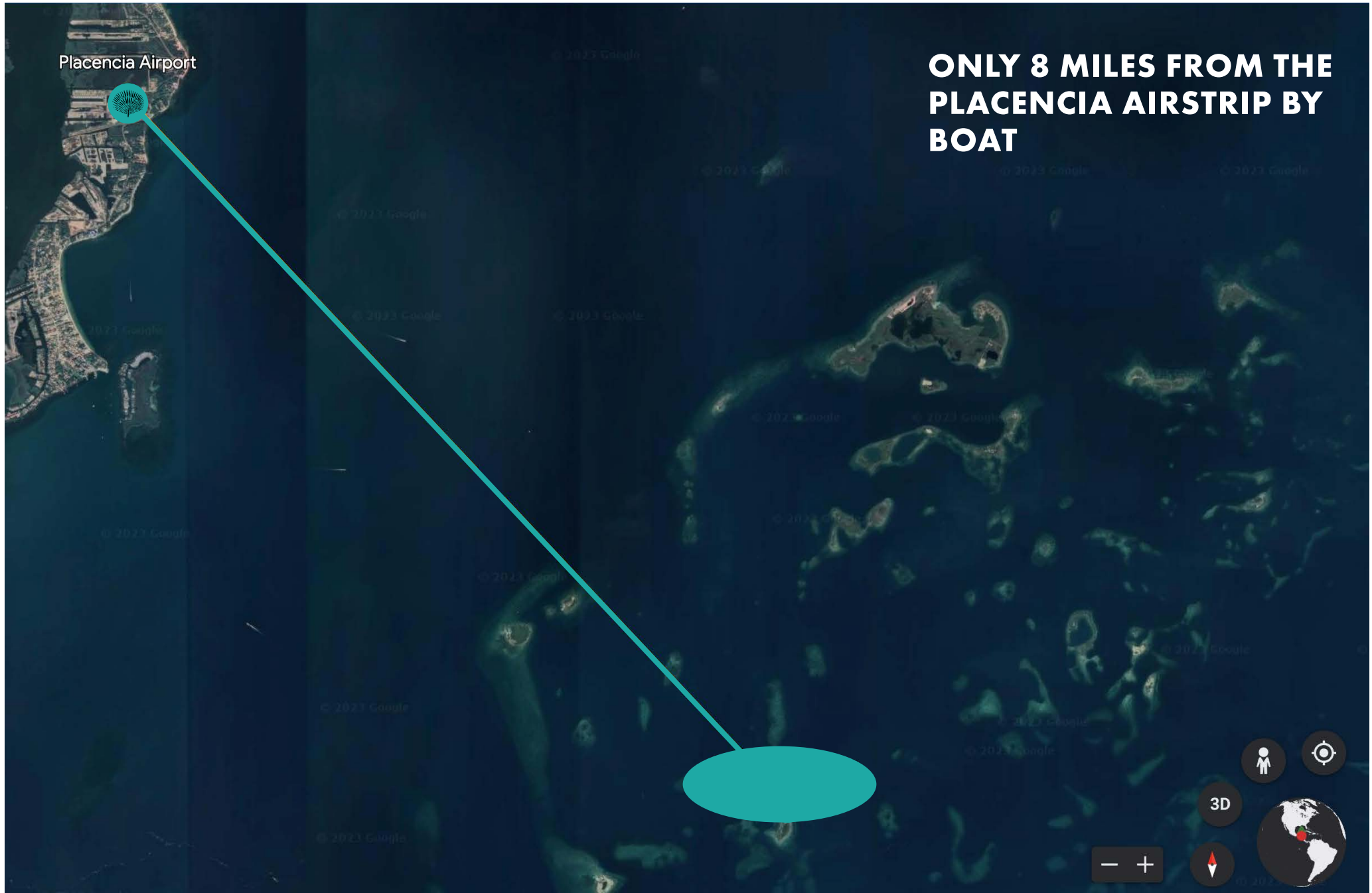
The Tropic Air flights are coordinated to depart at convenient times in relation to international flights.

The flying time from Belize City International to The Placencia air strip is 40 minutes.

From the Placencia air strip, it is possible to be collected by boat and after that it is a 20 minute boat ride

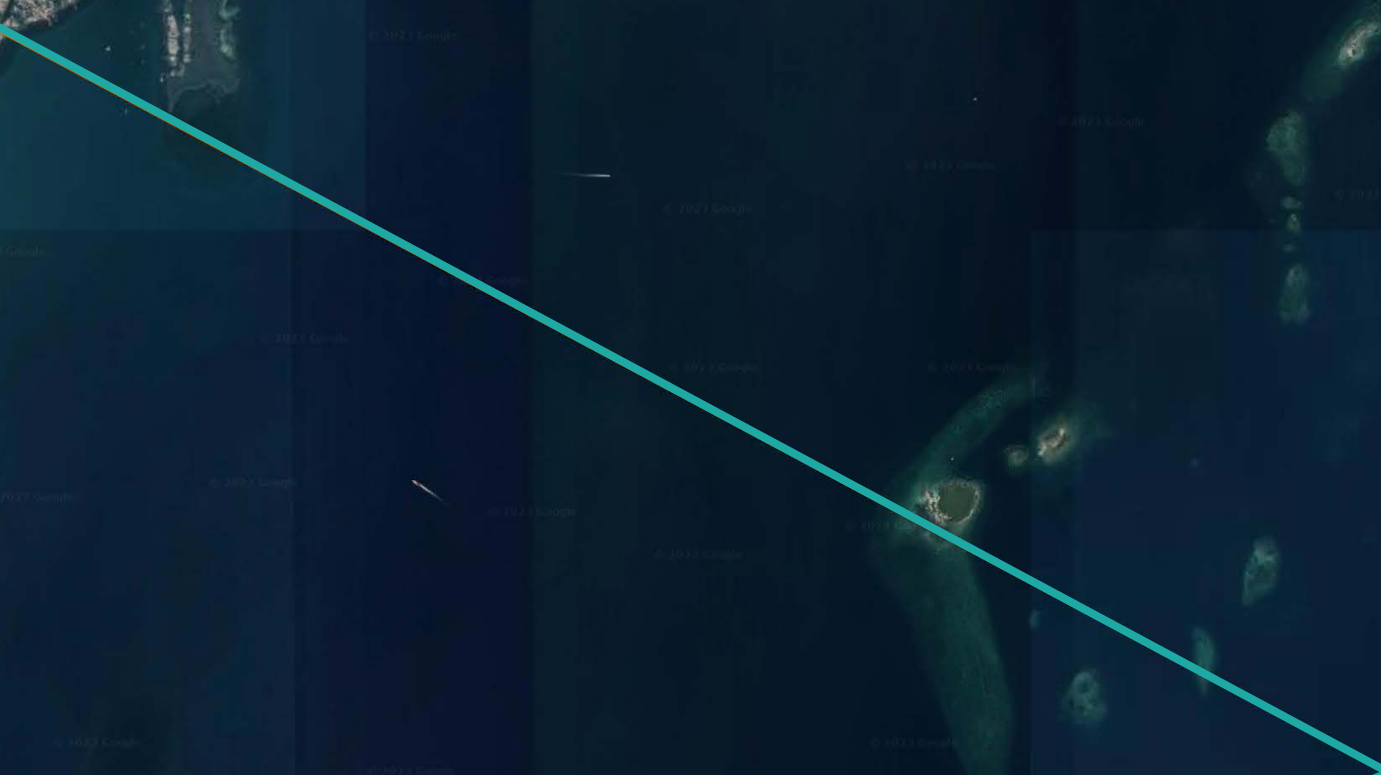
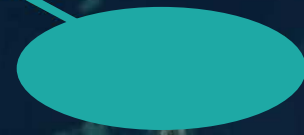
Placencia Airport

**ONLY 8 MILES FROM THE
PLACENCIA AIRSTRIP BY
BOAT**



**5.66 MILES FROM THE
PLACENCIA POINT TO
THE ISLAND**

Placencia Pointe

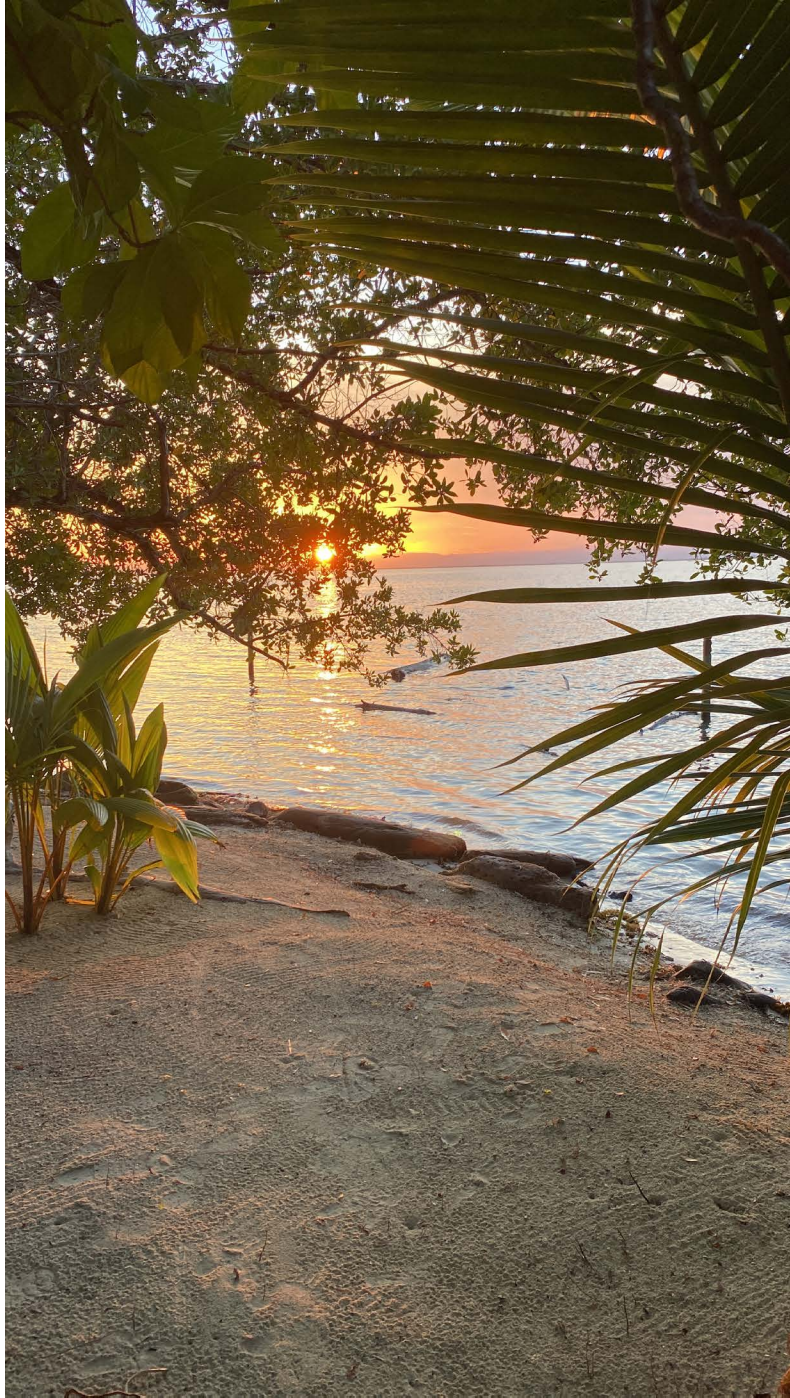




PHYSICAL ATTRIBUTES

- » 20 minute boat ride from the Placencia airstrip
- » High ground and a natural coral berm formed over time by mother nature which offers protection from storm surge
- » Mature trees unlike most islands
- » Beautiful native birdlife
- » Reef in pristine condition with excellent snorkeling
- » An abundance of lobster and conch on the house reef
- » Mountain view
- » Sunrise view
- » Sunset view
- » Open ocean view
- » Reliable breeze from the east promoting good ventilation of the island and potential to put all guest accommodations on the windward side to reduce air conditioning needs









PRACTICAL ATTRIBUTES

- » Location ideal for hotel operations
- » Easy and safe access for guests who arrive from the airport or mainland, irrespective of weather conditions
- » Proximity to Placencia means not having the staff live on site. They would head home after their shift. This saves on staff accommodation, meals and related costs
- » Simplified operations due to proximity avoids having excess food and cold storage, saving on capital and energy costs and money tied up in inventory
- » Easy transportation of all supplies, fuel and trash removal
- » Easy access for emergency medical needs for guests and staff
- » Food and Beverage revenue potential from outside guests
- » Security – The Coast Guard is stationed on the next island less than a mile away



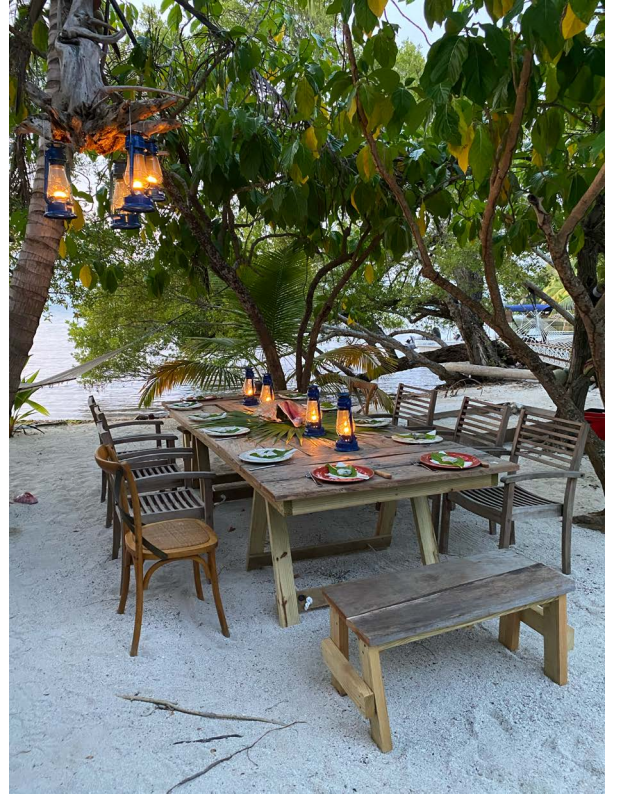
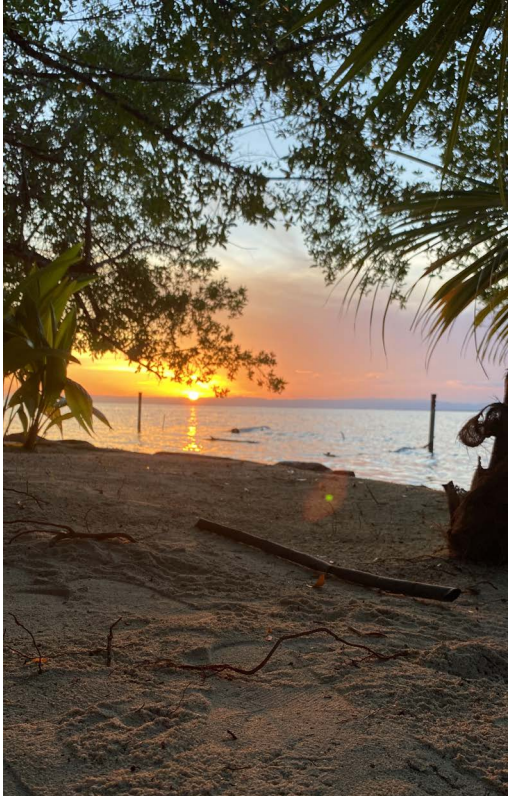


EXISTING INFRASTRUCTURE AND IMPROVEMENTS

Earlier this year we opened a private day trip experience to the island. It has been a huge success with many happy families and couples enjoying the food from our outdoor kitchen.

- » 48" wood-fired pizza oven
- » Large BBQ
- » Outdoor kitchen with deck and bamboo roof
- » Wooden dining table seating 12
- » Beach Games
- » Snorkeling gear for 6
- » Hammocks
- » Umbrellas
- » SUP
- » Kayaks
- » Storage building







1-BEDROOM, ISLAND-CHIC CASITA

- » High ceiling
- » Screened, aluminum windows
- » Air conditioning
- » Ceiling fans
- » Large bathroom/ dressing room with shower, toilet and pressurized water
- » Closet space
- » King size bed
- » Window seats
- » LED lighting
- » Microwave
- » Gas stove and oven
- » Quartz counter tops
- » Stainless steel kitchen sink and faucets
- » Covered verandah
- » Raised 3ft from the sand
- » Rain water storage tanks
- » Septic system and macerator
- » Garden lighting







OUTDOOR GUEST BATHROOM

- » Men's and Ladies' toilets
- » Outdoor shower
- » Rain water storage
- » Septic system
- » Lockable tool storage

GENERATOR HUT

- » Diesel generator enough to power all infrastructure
- » Electrical hookup for future solar power installations already in and wired to the house

POND

- » Installation of 55' long, 2' wide drain pipe to supply fresh salt water to the pond and assist with drainage after rain

LUMBER SHED

- » Lumber shed with shelves to store lumber for various mini-projects. There is a good deal of treated pine lumber in stock

EMPLOYEE ACCOMMODATION

- » Space for two people
- » Kitchen
- » Solar lights

There are three employees on rotation. Always two on duty and one on rotation. Honest, reliable and loyal. We pay their salaries, social security, food and water. Food is delivered in ice boxes every 2 weeks. They also catch fish for themselves.





OWNERSHIP OF ISLAND

- » The Island is owned free and clear by a Belize company called Viro Solutions Belize Ltd. It is the only asset of Viro Solutions Belize Ltd.
- » Viro Solutions Belize Ltd. is owned 100% by a St. Lucia company
- » There is only one shareholder

AN INCREDIBLE OPPORTUNITY
