



# YOUR GUIDE TO UNDERSTANDING AMBERGRIS CAYE, BELIZE



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## TOURISM ON *AMBERGRIS CAYE*

### THE CARIBBEAN’S “UNDISCOVERED GEM”

Despite being the smallest country (by population) in Central America, Belize is attracting huge attention. Tourism, one of the country’s largest industries, has been growing at an incredible rate over the recent years and the growing numbers are continuing on an upward trend. Due to English being the official language, the proximity to North America, and the increasing number of direct flights, Belize has become a destination that continues to top the tourism charts.

Beautiful white sand beaches, breathtaking Caribbean views, and the second largest coral reef in the world, all of these and more are available on Ambergris Caye, Belize’s premiere tourist destination.

Specifically, the island of Ambergris Caye has been at the center of this tourism boom. Just off the eastern coast of Belize

and the largest of 300+ islands, this caye is approximately 26 miles long, one mile wide at its widest point, and it produces two-thirds of the tourism revenue generated in Belize.

The island’s primary town, San Pedro, is a colorful Caribbean village full of open-air restaurants, barefoot beach bars, dive piers, souvenir shops, and other unique stores. In fact, Madonna’s 1988 hit song, *La Isla Bonita*, was written about the charm of San Pedro and its tropical island breezes. On average about 25,000 people live on Ambergris Caye, with a fluctuation between high and low season.

Ambergris Caye is one of the most promising tourism destinations in all the Caribbean. It offers immense natural beauty, savory cuisine, friendly locals, and a laid-back island culture that will make you want to stay forever.

# TOURISM IN BELIZE AND ON AMBERGRIS CAYE

## TOURISM KEEPS GOING UP AND UP

Whether it's a cruise ship docking in the city, or visitors arriving by plane or car, hundreds of thousands visit Belize each year to take in its beauty and tranquility.

The country has been in the midst of a tourism expansion over the past several decades, initially visited by serious divers and fishermen. Over the years, traditional vacationers, desiring a relaxing, tropical getaway, have made their way to Belize. In 2018, overnight arrivals to Belize was 489,261.

For the third year in a row, overnight tourism arrivals have registered a record breaking increase with the December figure for 2018 approaching 50,000 overnight visitors in one month for the first time in history. Overnight

arrivals to Belize surpassed 489,000 visitors in 2018, vastly surpassing the 400,000 annual visitor threshold. This figure represented an 14.6% increase over the annual total of 2017.

It seems that all the data pointing to tourism on Ambergris Caye is on a steady and strong path upwards.

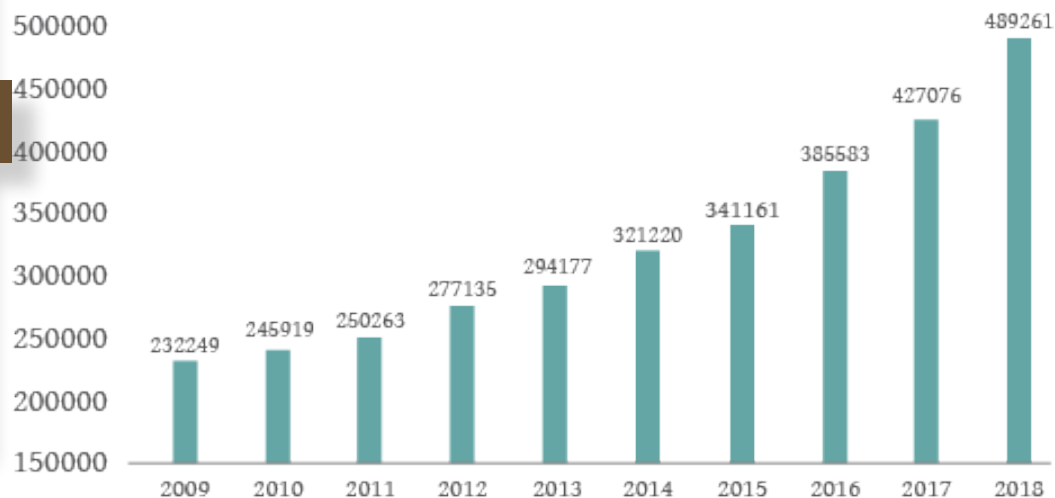
Ambergris Caye, the largest of the atolls and cayes, takes in approximately 67% of all tourism revenue generated by the country of Belize. This is primarily due to the reef directly paralleling the island, the large variety of restaurants and activities, and the relaxing and welcoming Caribbean vibe. As they say in real estate.

**Location. Location. Location.**

### *2/3 Of The Tourism Revenue Is Generated From Ambergris Caye*



TOURISM GROWTH IN BELIZE FROM 2009-2018  
(OVERNIGHT ARRIVALS)





- 1** CANCUN 1993-1996  
VOTED WORLD'S LARGEST TOURISM DESTINATION

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- 2** PLAYA DEL CARMEN 2003-2007  
VOTED WORLD'S FASTEST GROWING TOWN

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- 3** TULUM 2012-2014  
TOOK OVER FROM PLAYA AS FASTEST GROWING TOWN IN MEXICO

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- 4** AMBERGRIS CAYE 2013 & 2014  
VOTED WORLD'S BEST ISLAND  
2018  
MARRIOTT® ANNOUNCED FLAGSHIP HOTEL ON AMBERGRIS CAYE

# AIR ROUTES TO BELIZE INCREASING ALL THE TIME

Over the past several years, many international airlines noted Ambergris Caye's popularity among tourists. To meet the growing demand, the major players in the airline industry increased their flights to Belize, including United, American, and Delta. In high season, Belize receives 101 international flights weekly. These route increases are not merely proposed, but rather have already taken place. These travel giants have invested millions to increase their services to Belize, as they recognize the increasing demand of travelers to visit this tropical paradise.

These are just a few of the most popular airlines and routes that fly to and from Belize City. Belize City is truly becoming a major airport for international tourists, acting specifically as the first stop for those bound for Ambergris Caye.

One of the best examples of the large-scale growth on Ambergris Caye can be seen in the regional airline company, Tropic Air. Tropic Air services cities and destinations throughout Belize and Central America. Tropic Air focuses most of their business inside of Belize, and for that reason the growth of this company is a good indicator of the growth of tourism in Belize in general.

Over the past several years, Tropic Air has significantly increased their service in Belize, and specifically to Ambergris Caye. They have expanded their fleet and facility on Ambergris Caye, which is their main hub. Between the two domestic airlines, Tropic Air and Maya Air, a total of 154 flights are scheduled each week to the island on modern Cessna Caravan planes. What has allowed them to support such an expansion is the steadily increasing traffic to and from Ambergris Caye, as well as the positive indicators which suggest this trend will continue into the future.

Beyond all of this, international exports are expanding as well. It is not just tourism that is growing in Belize, across many sectors you can see the Belizean economy growing.

## AIR ROUTES TO BELIZE:

- **Sun Country Airlines** will begin flying direct to Belize City beginning on December 22, 2018 from Minneapolis/St. Paul on a weekly basis through April 20, 2019.
- **Southwest Airlines** again introduced a new, direct flight from Denver, Colorado to Belize City. This new route ran from March 11<sup>th</sup> to April 22<sup>nd</sup> of 2017, and will begin again in high season this year.
- In addition to new routes, **American Airlines, United, Delta, and Tropic Air** have announced increased service of pre-existing routes to Belize City, offering earlier departure times to accommodate increasing numbers and diversity of clients.

## AIRLINES THAT ALREADY FLY DIRECT TO BELIZE:

- **Air Canada** - direct flight from Toronto to Belize City from mid December to end of April.
- **Aeromexico** - flies directly from Mexico City, Mexico (MEX) to Belize City.
- **American Airlines** - from direct flights from Miami (MIA), Charlotte (CLT), Dallas (DFW), and L.A. (LAX).
- **Avianca** - offers direct service from San Salvador, El Salvador (SAL).
- **Copa Airlines** - flies directly from Panama City (PTY).
- **Delta** - from Los Angeles (LAX) and Atlanta (ATL).
- **Southwest** - from Houston (HOU), and Fort Lauderdale (FLL).
- **Tropic Air** - flies direct to Belize from international destinations including Cancun (CUN), Mexico; Roatan, Honduras (RTB); and Flores, Guatemala (FRS), as well as many more domestic cities within the country.
- **United Airlines** - from Houston (IAH), Newark (EWR), and Chicago (ORD).
- **WestJet** - from Toronto to Belize City, began running October of 2016. It runs from end of October to end of April, the high season for tourism. The flight runs twice weekly. There is also a flight from Calgary to Belize City that runs from mid November to end of April.





## A SERIOUS NEED FOR MORE RENTAL UNITS ON AMBERGRIS CAYE, THE TOP DESTINATION IN BELIZE

Due to the huge increase in tourism on Ambergris Caye, there is a constant need for more consistent hotel and hospitality services. Rooms frequently fill up completely in top hotels and resorts on the island. Those with an established foothold on the island have seen the premiums for their rooms rise at a growing rate over the past years.

Major hotel brands are taking notice. Paulo Pena, president and managing director of Latin America and the Caribbean for Wyndham Hotel Group said, “Belize is emerging as a top spot on every traveler’s bucket list, thanks to its pristine beaches, celebrated culture, and continuous recognition as a must-visit destination by respected sources like The New York Times, Lonely Planet, and U.S. News & World Report.”

Ambergris Caye is currently facing a massive shortage of hotel rooms. Take the word of a

representative of RE/MAX Island Real Estate on Ambergris Caye, whose statistical analysis reveals that over 50% of demand for overnight accommodations on the island is unfulfilled due to lack of hotel and rental inventory.

*Over 50%  
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RE/MAX ISLAND  
REAL ESTATE

His analysis further reveals that the cause of this shortage is due to the banking system in Belize. Belize’s banks are required to keep reserves of 24% of every dollar deposited. Compare this to the banking systems of other countries such as the United States, where banks are able to employ huge amounts of leverage on their holdings. This allows banks to make many more loans, and with much lower interest rates in places like the United States.

The Belizean banking system puts a premium of acquiring a loan as a foreigner, however, this is great news for anyone with assets secured in a

Belizean bank, as their deposits are much more secure than they would otherwise be in an American bank. In fact, there has never been a

failure in a Belizean bank. Belize has one of the highest required reserve ratios in the world, making it one of the world's securest banking systems.

However, that's a discussion for another day. What you need to know right now is that there is a huge, underserved market in Belize that is in desperate need of capital and increased hospitality infrastructure.

The lack of quality and comfortable accommodations has become more problematic in the recent years. This is because historically the majority of rental units in Belize are owned by foreigners who use them a few weeks a year, and rent them the rest of the year. However, as the "baby boomers" retire, these rental units are now being occupied year around by their owners, and as such, the rental pool has been shrinking significantly in recent years.

What this all culminates in is a perfect opportunity of sorts, where rental capacity is dreadfully low on Ambergris Caye. Once again, according to a RE/MAX representative, 50% of potential overnight rentals are going unfulfilled on Ambergris Caye, due solely to the fact that there are simply not enough rooms available to accommodate all the visitors who wish to stay on Ambergris Caye.

Currently, there are 2,379 rental units available on Ambergris Caye. The island has a market demand for 5,648 rental units. This means that the rental occupancy of Ambergris Caye needs to be doubled to completely fill demand.

Keep in mind, as well, that these are the statistics from a 2016 survey. Since then, tourist arrivals to Ambergris Caye have continued to grow, and as such, the demand for rental units on the island has only grown greater, while the supply of rental units remains stagnate.

## AN OPPORTUNITY ARISES

Ambergris Caye's tourism industry has increased nearly 10% year after year. While Belize overall has been seeing an increase in tourism, it is Ambergris Caye that is driving the majority of the growth, generating more than \$300 million which represents over half of the country's \$600 million yearly tourism revenue. Tourism accounts for over 36% of the country's GDP, and when people think of tourism in Belize, they think of Ambergris Caye.

Ambergris Caye, Belize is currently in the sweet spot and center of the Real Estate Investment Curve based on its popularity among U.S. honeymooners.

### INVESTMENT / RETURN CURVE





Ambergris Caye's position in the center of the curve gives the island unique characteristics, such as maintaining a low cost of entry despite a consistent vacation rental market. This balance of appreciating property and strong rental potential is uncommon, and Belize's rapid growth in tourism is likely to drive up prices in coming years to keep pace with demand.

The average occupancy rate for hotels on Ambergris Caye in 2014 was 63.5% during the high season and 51.4% overall for the year. These numbers increased from 2013 and increased in 2015.

The majority of hotels on Ambergris Caye remain small, sometimes rustic offerings with limited amenities, negatively affecting the island's Average Occupancy Rate. Due to the small size and limited event and conference space of existing hotels, Ambergris Caye has not yet begun to capitalize on the market afforded by large groups such as conferences and weddings.

The Average Daily Rate for room rentals on Ambergris Caye in 2014 was \$230 during the high season, and \$215 overall for the year, representing an increase of more than 10% in the Average Daily Rate over 2013.

This of course represents the average for the entire Ambergris Caye market, which, as stated earlier, is filled with many rustic rentals and few amenities.

It is very important when examining real estate options in foreign nations to make sure that you are comparing apples to apples. Building standards vary widely across different regions. What one might take as a given in North America may not be standard in a foreign nation. When looking at different real estate options, take the time to truly examine the property, both the physical structures and surrounding grounds. It is also imperative to ask as many questions as possible, the more the better. Of course, these are just basic suggestions. For a complete look at all the do's and don'ts related to buying real estate overseas, you can request a copy of the Global Property Resource Kit by emailing [info@GrandBaymen.com](mailto:info@GrandBaymen.com). This guide covers a wide range of subjects related to international real estate.

Below is a table representing the average nightly rate for 3 different high-quality, luxurious hotel/resorts on Ambergris Caye during the 2014 rental season. These hotels are modern with very high-quality construction, offering a multitude of amenities for the discerning tourist.

Hotel	High Season	Low Season	Yearly
The Phoenix	\$500	\$425	\$462
Ramon's Village	\$450	\$420	\$435
Victoria House	\$460	\$375	\$418



These nightly rates are significantly above the market average of \$230 per night during the high season and \$215 per night during the overall season. However, it should be noted that this increase in price is directly related to these hotels' increased quality and availability of amenities.

Now imagine if you were able to create a hotel/resort on Ambergris Caye, of high quality and with all necessary amenities available that a North American tourist would expect while staying at a world-class vacation hotel/resort. The price per night for such an accommodation would likely look similar to the prices above, would it not? Of course, it would. The quality is the same, so the price should be similar as well.

But imagine if such a high-quality hotel/resort could operate, and offer rooms at only \$350 per night. Such an establishment would certainly

corner the market. High quality and with all the necessary amenities readily available, and at more than 25% less than the competition. All the high-net worth tourists would surely enjoy this hotel's high quality and readily

available amenities, while appreciating the price break they get on room rentals. Likewise, those tourists on a budget would appreciate that they can pay only slightly above market average, but receive a room that is among the best quality on the island. Such a venture would surely be met with great success.

This is the sweet spot, of quality and affordability, that developers are aiming to hit right now on Ambergris Caye. This

sweet spot, ideal for opportunistic investors, can only be met by a few developers. Those who can deliver this product first will have a massive advantage over those who show up later.

*Tourism accounts for over 36% of the country's GDP, and when people think of tourism in Belize, they think of Ambergris Caye.*





## TOURISM & INVESTMENT ON AMBERGRIS CAYE

### WHY AMBERGRIS CAYE?

Ambergris Caye truly is the heart of tourism in Belize, as well as the brightest “rising star” of tourism in all of Central America and the Caribbean. Although the trend of growing tourism in Ambergris Caye is a consistent one, it is certainly not cooling off anytime soon.

In March of 2016, there was a record number of tourist arrivals to Belize totaling over 43,000 visitors. However, this record was surpassed in March 2017, with over 44,400 visitors, making this the highest number of tourist arrivals ever recorded in a single month.

The ease of access to Ambergris Caye has no doubt helped this growth. From Belize City, which one can get to using any of the multitude of international airlines listed earlier, the trip

to Ambergris Caye is a short plane ride away. To make things even easier, the smaller planes bound for Ambergris Caye take off from Belize’s main airport, meaning that one doesn’t even need to leave the airport to get on their plane to Ambergris Caye!

If you’re the type of person who prefers pleasant boat rides over planes, you’re in luck! Another way to get to Ambergris Caye from Belize City is to take a water taxi. These aquatic vessels will take you from the mainland to the island. While on this journey, you’ll enjoy the sites of the gorgeous Caribbean Sea. A nice relaxing journey to start off a trip to paradise, what could be better?



## NATURAL BEAUTY

Ambergris Caye takes in two thirds of the tourism arrivals of Belize, and for good reason. The largest caye in Belize, Ambergris is home to some of the world's greatest diving spots, including Hol Chan and Mexico Rocks. With the world-famous UNESCO World Heritage Site, the Great Blue Hole only a boat-ride away, divers come from all over the world to experience this unique natural wonder.



## DIVING & SNORKELING

Ambergris Caye is located next to the world's second largest coral reef system. The Belize Barrier Reef is a 190 mile stretch of the larger Mesoamerican Barrier Reef System, which is in total 560 miles long, and eclipsed in size only by the Australian Great Barrier Reef which is 1,400 miles long.

The Belize Barrier Reef is home to thousands of different forms of nautical life. It is one of the most beautiful places to go snorkeling or diving in the entire Caribbean, if not the entire world. The reef continues to attract vast amounts of tourists year after year.



## WORLD CLASS FISHING & OTHER WATER ACTIVITIES

Among fishermen, Ambergris Caye is renowned as one of the greatest spots in the Caribbean for bonefish, tarpon, and permit fishing. These fish run abundant both in and around Ambergris Caye. Excellent fishing is almost year-round, and fishermen are almost guaranteed to have a day full of catches when they go out.

Ambergris Caye is a popular spot for such other activities as: paddle boarding, skydiving, jet-skiing, kayaking, and parasailing, and even some very out-of-the-ordinary activities, such as swimming with sharks!



## AWARDS AND RECOGNITIONS

The January 2007 issue of CNN Money listed “hot” locations where Americans would be buying second homes overseas during the next year. Belize was listed as one of the six projected hottest markets for 2007. In June of 2008, Islands Magazine selected Ambergris Caye as one of their top 10 favorite islands to live on.

Ambergris Caye has also won the title of “Mexico and Central America’s Leading Destination” for 2015 and 2016. This award is given out annually by the World Travel Awards Organization. Ambergris Caye has been nominated for this same award once again for 2017, and is also nominated for the “Mexico and Central America’s Leading Beach Destination” Award for 2017. Ambergris Caye has also obtained TripAdvisor’s ranking as the #1 Traveler’s Choice island for both 2013 and 2014. It was nominated once again in 2017.







## STILL AN “UNDISCOVERED GEM” ... BUT NOT FOR LONG!

When compared to other similar Caribbean islands, the prices for properties on Ambergris Caye, and in San Pedro Town, are one-third to one-half the price. Since the early 2000s, this well-kept secret has been “discovered” and Ambergris Caye has become an increasingly popular location for North American expats to live and invest. Despite the 2008 mortgage crisis in the U.S., properties under \$400K have continued to sell briskly on Ambergris Caye and San Pedro Town at a time when the sale of high end real estate had cooled.

Refer to the Popularity Curve on page 7 to further understand how Belize truly is at the sweet spot of the curve in terms of regional investment real estate.

### CRUISE SHIPS

Cruise ships are a major source of tourism for many countries in the Caribbean, and Belize is no exception. From 2000 to 2005, Belize was the fastest growing cruise market in the Caribbean.

Belize continues to be a major market for cruise ships in the Caribbean, and a large percentage of Belize’s tourists come to the country by way of cruise ship.

While most cruise ship passengers only visit Belize for a day, that is commonly all the time that is scheduled for visiting before the ship takes off again, this one-day visit is often all it takes to get passengers hungry for more.

Those who decide to take a quick 15-minute puddle jumper to Ambergris Caye find themselves enthralled by the island lifestyle, and those

who don’t make it to the island often become inundated with tales and word-of-mouth about how amazing Ambergris Caye really is. Needless to say, these passengers often decide they need to return and experience the island more.

An overall increase of 8.7% in cruise passenger arrivals was recorded for the first three months of 2017. With an increase of 24.2% and 22.7% in January and February 2017 respectively, along with a short decline of 13.1% in March 2017, the total number of cruise ship passengers registered in the first quarter of 2017 surpassed that of 2016, giving a positive outlook for Belize’s cruise tourism market.

With vigorous marketing and product development efforts of the Belize Tourism Board (BTB) and its stakeholders in the tourism industry, it is expected that these increasing trends will continue both in the overnight and cruise sectors for the remainder of 2017 and beyond.

### BANKING AND FINANCE

Belize has an incredibly stable banking system. Due to its high levels of required reserves, Belizean banks do not overextend themselves in the way that many American banks do. Belizean banks are required to keep reserves of 24% of every dollar deposited. This is among the highest required reserve ratios in the world! In fact, there has never been a failure in a Belizean bank. This means that it is exceedingly stable and safe for an investor to do business with a Belizean bank.

# RENTALS ON AMBERGRIS CAYE

A few snap shots of rentals in Belize. These include pictures of inside of resort rooms, resort grounds, and local beach shots.





## TAXES IN BELIZE

There are several taxes in place in Belize. One is the General Sales Tax (GST), which is 12.5% and is levied on most goods and services sold in the country. It is paid by nationals and foreigners alike. Visitors are also subject to a departure tax, which is typically included in the international plane ticket fare.

For those who plan to import goods to Belize, duties will also be levied on shipments of goods whose total value exceeds \$100 USD. Some goods, deemed “essential” by the Minister of Finance, are exempt from this tax. Duties can range from 0% to 70%. Additionally, all goods imported to Belize are subject to a 2% environmental tax.

Belize residents and citizens who work are subject to a progressive personal income tax, in which the first \$10,000 USD is tax-free, and any further income is taxed at a flat rate of 25%.

When purchasing property, there is an 8% stamp tax which covers the title transfer fees. There may be additional administrative fees.

Belize does not have estate or capital gains taxes, which is an incredible advantage to property owners who want to benefit from appreciation.

Income tax on rental property in Belize is very low compared to other countries at only 1.75% for nightly rentals and 3% for long-term rentals.





## SNAPSHOT OF BELIZE & QUICK FACTS

Formerly known as British Honduras until its renaming in June of 1973, full independence from British colonial rule soon followed in 1981. Present day Belize is an independent nation, with its own constitution and parliament, and proud citizenry. It offers a tropical paradise experience just a stones throw from the United States.

Although Belize is the only Central American country without a western coastline, it compensates for its lack of a Pacific outlet with its own unique offerings. Visitors can take advantage of the azure blue waters, stunning sunsets, lush jungle, and what Charles Darwin called, “the most remarkable reef in the West Indies.”

Whether simply relaxing in the sunshine or taking the plunge into a snorkeling or scuba diving adventure, any visitor can find something to love while vacationing in Belize.

Those whose Spanish speaking ability is shaky or nonexistent, fear not! Belize prides itself on being a multicultural society where English is the official language.

Travel and living in general is incredibly affordable, especially in comparison to such developed countries as the United States, Aruba, and the Virgin Islands. Visitors will be amazed by the low prices of delicious local fruits, for instance.

Belize’s currency is the Belize Dollar, and is pegged to the U.S. Dollar at a 2:1 ratio (2 Belize Dollars = 1 U.S. Dollar). This makes it simple for Americans to convert the price of local goods and services when vacationing in Belize. It also means no worries about currency fluctuation for American vacationers.

### COUNTRY SIZE

8,867 mi<sup>2</sup> (22,966 km<sup>2</sup>)

### OFFICIAL LANGUAGE

English (Spanish also commonly spoken)

### INDEPENDENCE

September 21, 1981

### NOMINAL GDP (USD)

\$1.77 bn

### TIME ZONE

Central Standard Time Zone  
(CST) year round

## MAYAN RUINS AND CULTURE

Belize is also home to a large number of Mayan ruins. These attract thousands of tourists every year. In the District of Orange Walk, the ruins of Lamanai, from the Maya word for “submerged crocodile,” are buried within an overgrown jungle. Jaguars roam the area, and many illustrations of them are carved into the temple walls, which is a testament to how long they’ve been there. Howler monkeys’ bellowing hollers are an inescapable part of the local soundscape. Travelers who trust themselves to make the careful climb can ascend to the top of the High Temple, where the view from a hundred feet up is unlike any other in Belize.

Altun Ha is another popular Mayan site, primarily due to its proximity to Belize City. Crocodiles can

be found in the original Mayan reservoir, and the surrounding area is home to foxes, raccoons, tapirs, agouti, bats, armadillos, white-tailed deer, and around 200 species of birds. The Jade Head, the largest carved jade object yet discovered from the remains of Mayan civilization, was found at Altun Ha.

Caracol is the largest known Maya center in Belize, but one of the most difficult to access today, with only a single access road. It contains Canaa, or “Sky Palace”, the largest manmade structure in Belize, reaching 140 feet high. At its largest and most populous time, Caracol covered an area larger than present-day Belize City and was inhabited by over two times the city’s current population.





## BRINGING IT ALL TOGETHER

Belize has been riding a wave of strong tourism growth for years, and Ambergris Caye has been front and center to this growth the entire time. The island itself is perfectly positioned as a major tourism destination, being both surrounded by an abundance of natural beauty which will endure for generations, as well as a warm, welcoming, and above all else, a relaxing island that draws in more visitors every year, and lures seasoned visitors back time and time again.

Currently, you can see all the elements of a major market take off: airlines are investing millions to expand routes to Belize; Ambergris Caye is winning prestigious travel awards from international organizations on a regular basis; and the number of tourist arrivals continues to climb year after year.

Most important is that demand for lodging and hospitality continues to exceed supply on Ambergris Caye. While a few ahead-of-the-curve developers have already gotten into this relatively untapped market, there is still much room for expansion. Those developers who got in early have a distinct advantage over the imminent late comers who will inevitably show up.

All of this, of course, is compounded with the trend of “baby boomers” who are entering retirement and who are looking to stretch their retirement funds. Living on Social Security alone simply does not provide a quality retirement like it used to. At least, it doesn’t allow a quality retirement in the United States like it used to. Faced with the dilemma of retiring on a budget, many “boomers” are looking to retire abroad to stretch their retirement dollars. Not only does retiring abroad allow “boomers” to live a higher quality of life with a lower price tag, but it also provides excitement and cultural enrichment.

For these reasons, you can expect to see and hear a lot about “boomers” buying real estate and retiring overseas in the coming years. (This subject is also explored in more detail in the Global Property Resource Kit mentioned earlier. Please contact us at [info@ECIdevelopment.com](mailto:info@ECIdevelopment.com) for a free copy.)



Those developers and property owners who recognized these trends early on are in an excellent position to capitalize on this growing market, but the window of opportunity will not be open forever. As word continues to spread about the incredible lifestyle, retirement, and investment opportunity that is Ambergris Caye, it may be too late. Getting in ahead of the curve is a good way to capitalize on this opportunity; waiting until the crowd arrives to become involved is a foolhardy move, one that will leave expats, retirees, and investors alike wishing they had gotten involved sooner.

For those interested in Ambergris Caye as an investment opportunity, there is a serious premium on oceanfront property in Ambergris Caye, making these lots ideal for investors. Likewise, for those interested in Ambergris Caye for a lifestyle or retirement adventure, property a couple blocks off-beach may be the ideal solution; these properties are affordable, outside of major tourist zones, and yet still provide access to all the amenities one needs when living abroad.

One thing is for certain, whether it’s a beachfront investment property or a slightly off-beach lifestyle property, owners will be much happier getting in ahead of the curve than those who waited to arrive with the crowd.



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