



THE BANKS

by The Belize Collection







WELCOME TO BELIZE

Belize is a captivating country renowned for its breathtaking natural beauty, rich cultural heritage, and diverse ecosystems. With its Caribbean coastline to the east and lush rainforests to the west, Belize presents an enchanting blend of coastal wonder and terrestrial magnificence.

The Banks is located within the Rainforest Lodge at Sleeping Giant's property, awarded 2022 Hotel of the Year by Belize Tourism Board. It is a true oasis for nature enthusiasts and those seeking a tranquil lifestyle. Tucked away in the Maya Mountains and along the Sibun River, this development offers a unique blend of luxury, adventure, and immersion in the natural world.



THE BANKS

This 4.5-acre subdivision redefines resort-style living and is nestled within the lush embrace of the lodge, this community offers a harmonious blend of nature and privacy. The Banks presents an exclusive collection of 24 residences.

Each residence is thoughtfully planned to embrace the surrounding environment, melding indoor and outdoor living spaces. Enhancing the art of living, you will find sunlit interiors, complemented by lush landscaping and each home features private courtyards adorned with inviting plunge pools. If you prefer the serenity of the Sibun River, lots 4 – 8 and 23 – 26 are an ideal selection. Lot 66 will be a parking lot.

Step into a world of hospitality through the inviting lobby and enjoy the convenience of our concierge services, on-site restaurant and bar, swimming pool, and gym. Owners gain access not only to the new resort extension's amenities, but also to the existing offerings of the lodge.

The Banks also qualifies to be part of The Belize Collection rental program marketed directly as part of The Rainforest Lodge at Sleeping Giant.

Phase 1

- US \$269,000 - one-bedroom (with pool, no kitchen).
- US \$479,000 - two-bedroom home backing onto the river (with pool).
- US \$39,500 - option of adding a third bedroom* to the two-bedroom homes.

* This third bedroom is just above the master bedroom, where the second floor balcony is located.

HOUSE STYLE	SIZE (SF)	LOT TYPE	POOL	LOT SIZE (SF)	BEDROOMS	PRICE* USD
Courtyard Bunaglow (Hotel Room Style)	775	Courtyard	Yes	± 2,500	One	\$269,000
Courtyard Bungalow with Kitchen	880	River	Yes	± 2,500	One	\$339,000
Two Bedroom Lockoff	1700	Valley	Yes	± 4,500	Two	\$429,000
Two Bedroom Lockoff	1700	Riverside	Yes	± 4,500	Two	\$479,000

*Note: prices are subject to change, please verify with your real estate agent.

Owners Club

As a valued owner, you will gain coveted entry to The Belize Collection's Owners Club:

- 20% discount on the best available rate for other resorts within the collection
- 10% discount on meals, beverages and tours

SOLD LOTS





ONE BEDROOM





TWO BEDROOM





TWO BEDROOM

Construction Updates

This development is being carried out in two phases, with Phase 1 having begun in late January 2023. This initial phase includes the construction of the following:

- 5 x two-bedroom units (Lots 7, 8, 23, 24, and 25).
- 9 x one-bedroom units (Lots 15 – 22, and 26)

Alongside these units, Phase 1 also involves the completion of a community pool and a river deck bar and dining area. The entire Phase 1 construction process is expected to take around a year and a half.

Property/Rental Management Opportunities

You can rent these units through our management company, The Belize Collection. On-site management is handled by The Rainforest Lodge at Sleeping Giant. These homes can't be rented independently to ensure consistent quality, pricing, and offerings.

Owners can choose to join the rental program or use the units themselves for personal, friends, and family stays. There's no limit on owner usage, and participating in the rental pool is flexible. You can enter or leave the pool by coordinating with our reservations office. Just keep in mind that once a guest reservation is made, it can't be changed or canceled to accommodate owner's use.

Rental Split

The management agreement has a split of room net room revenue 70% to the owner and 30% to the resort. The net revenue is net of sales commissions.

Expected Income

The resorts under The Belize Collection have a well-established history of effectively managed properties, consistently achieving high occupancy rates with attractive average daily rental rates. Projections for renting the homes are based on similar room styles at Sleeping Giant and the rental track record of those rooms. Drawing from this historical data, we anticipate an ROI of 8-9% once the new rooms stabilize in terms of occupancy and rates.

Financing

Financing is available up to 40% of the purchase price at 7% annual interest on a 15 year amortization and a 3 year term.

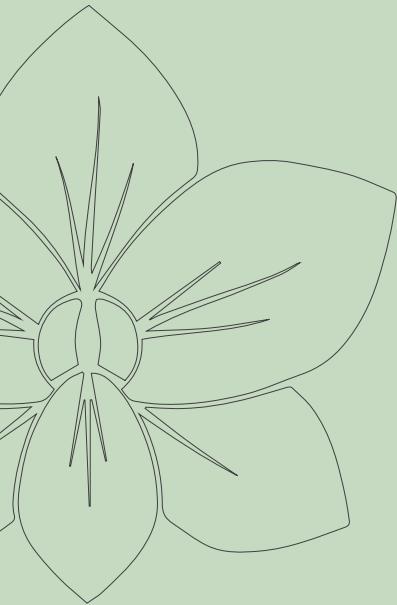
HOA Fees

A monthly HOA fee of US\$200 ensures that common areas around the buildings, including exterior grounds, gardens, pathways, roof maintenance, and building exteriors, are well taken care of.

■ THE BELIZE COLLECTION

We are a locally owned management company that offers a handpicked selection of beachfront resorts, jungle lodges, villas, and residences. Our mission goes beyond providing accommodations – we're here to connect you with the heart and soul of Belize. Discover unique experiences and activities that showcase the best of Belize's most desired destinations, all within The Belize Collection.

Embark on a journey towards a new life. To learn more about our prime real estate jungle seclusion contact: info@livenaturallybelize.com





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