

VOYAGER

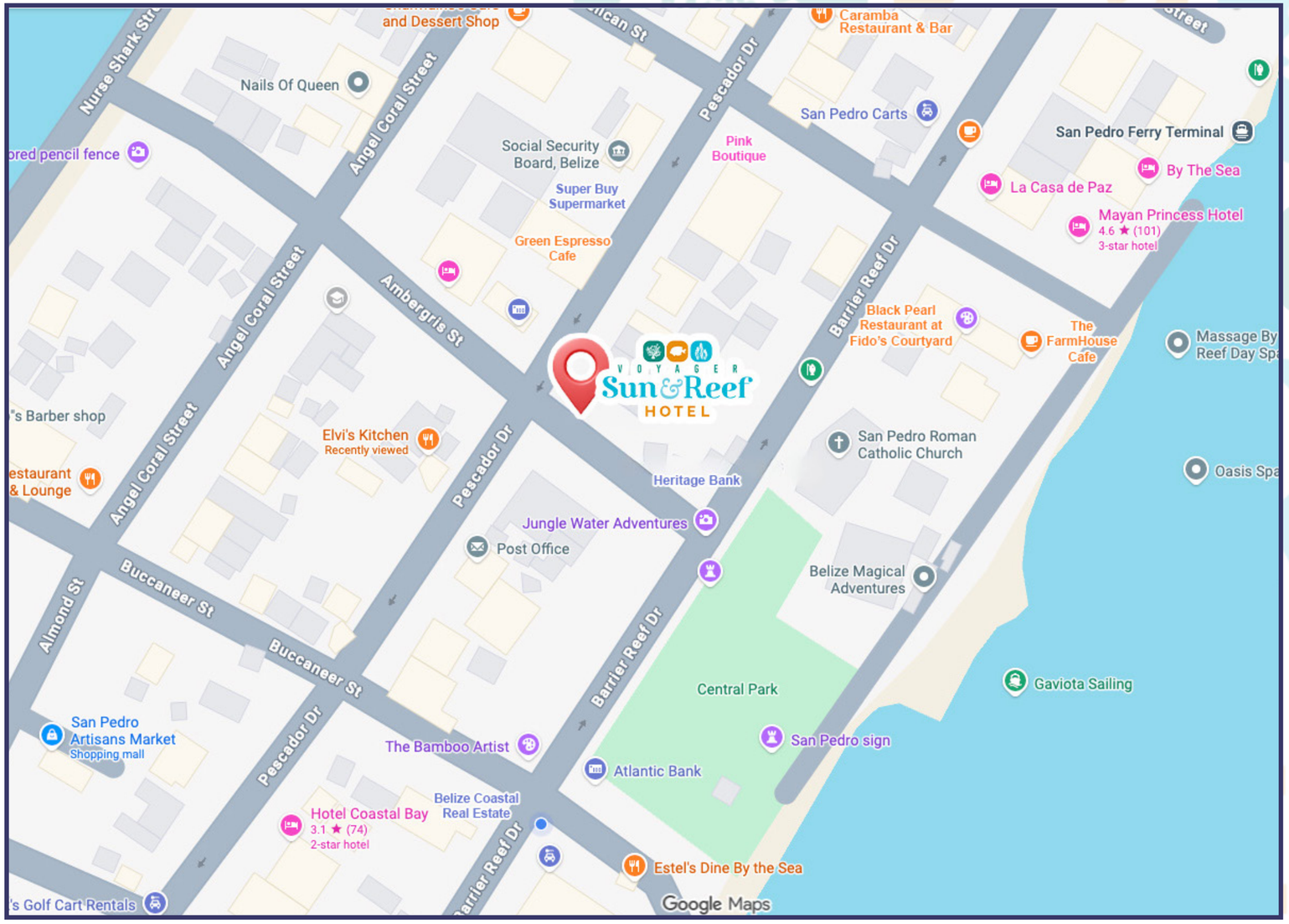
Sun&Reef HOTEL

A Turnkey Commercial Investment Opportunity

Downtown San Pedro
Ambergris Caye, Belize

BELIZE COASTAL REAL ESTATE
A Sandy Point Realty Company

Location, Location, Location



Superbly located in the heart of downtown San Pedro

- **Walkable to:**
  - *Water taxi terminals*
  - *Restaurants and bars*
  - *Spas and salons*
  - *Grocery stores and shops*
  - *Beach and tour operators*
  - *Banks and ATMs*
- High foot traffic area
- Ideal for **tourists** and **locals** alike

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Property Overview

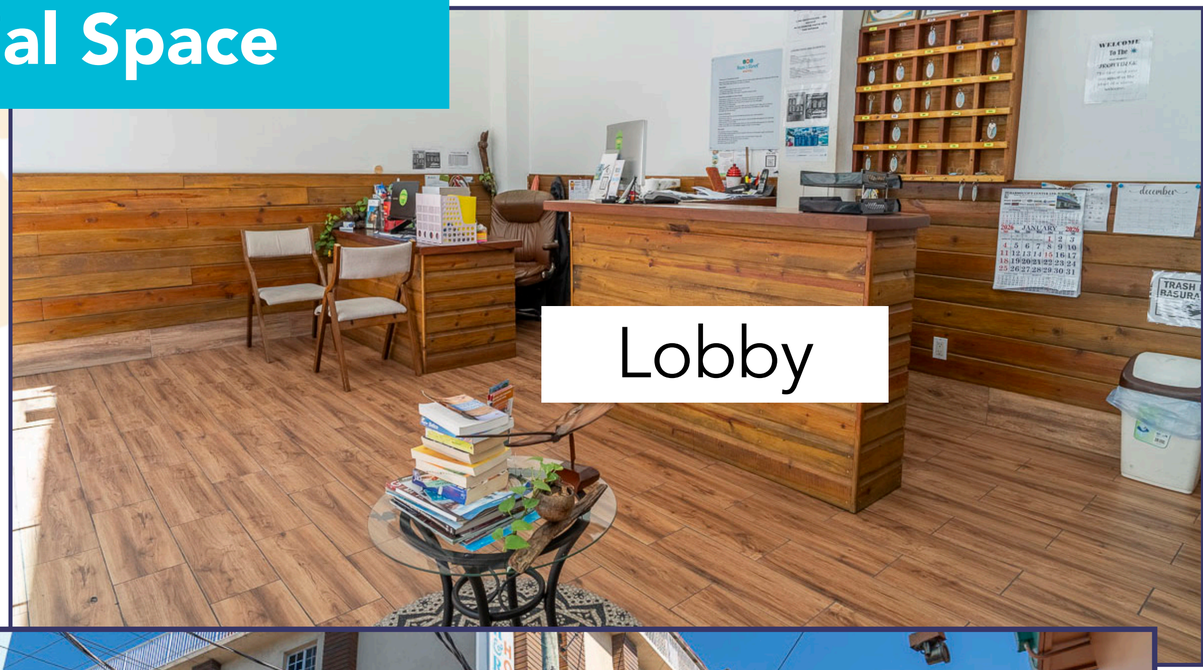
- **Fully licensed** and **operational hotel** in prime urban setting
- Over **15,000 sq ft** of usable space
  - *4 stories + roof access*
- **Structurally sound** and **well-equipped**
- **Multiple income streams:**
  - *Hotel accommodations*
  - *Ground-floor commercial rental*

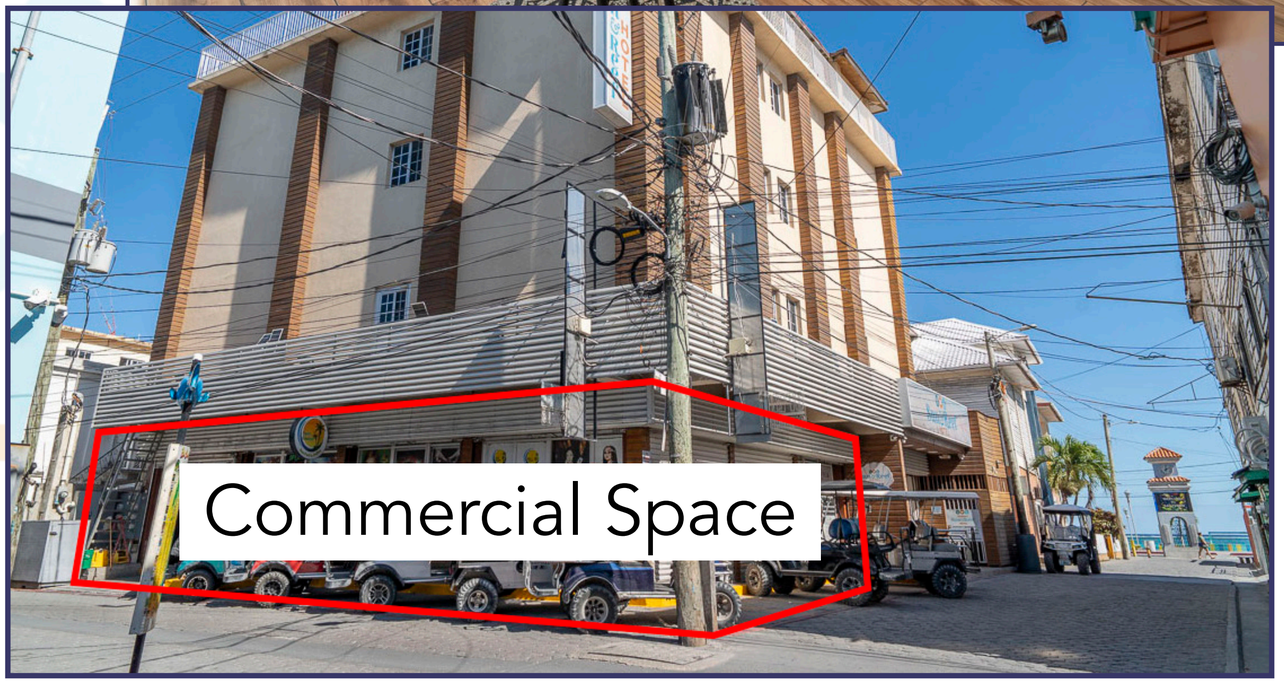
A GEM hidden in PLAIN SIGHT at the ♥ of SAN PEDRO TOWN!



Ground Floor: Lobby and Commercial Space

- Welcoming **hotel lobby** (approx 350 sq ft)
- Dedicated street-level **commercial space** (Approx 2,650 sq ft)
  - Suitable for **retail, café, office, spa services and more**
  - Tremendous opportunity to **increase revenue** beyond room sales
  - Excellent **visibility** and walk-in **traffic**
  - Guest and customer **parking area**



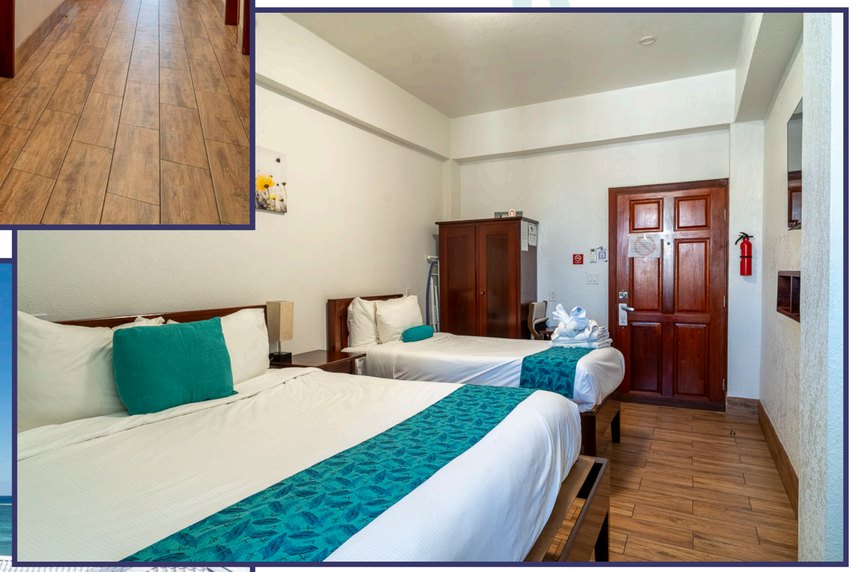


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Guest Accommodations

- **Three upper floors** of hotel rooms
- **Well-laid-out** room distribution
- Potential for **upgrades** and **additional amenities**
- Ideal for:
  - Short-term **vacation stays**
  - **Business** and **transit travelers**
- Strong appeal due to **downtown convenience**



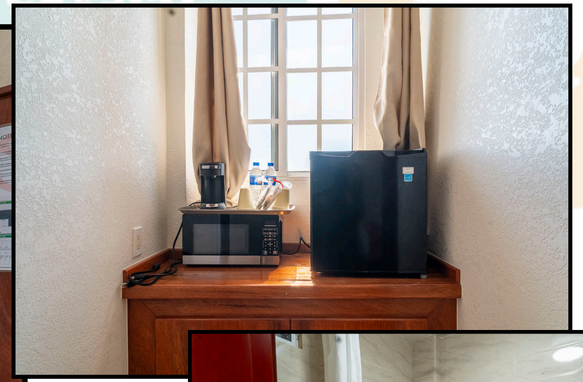




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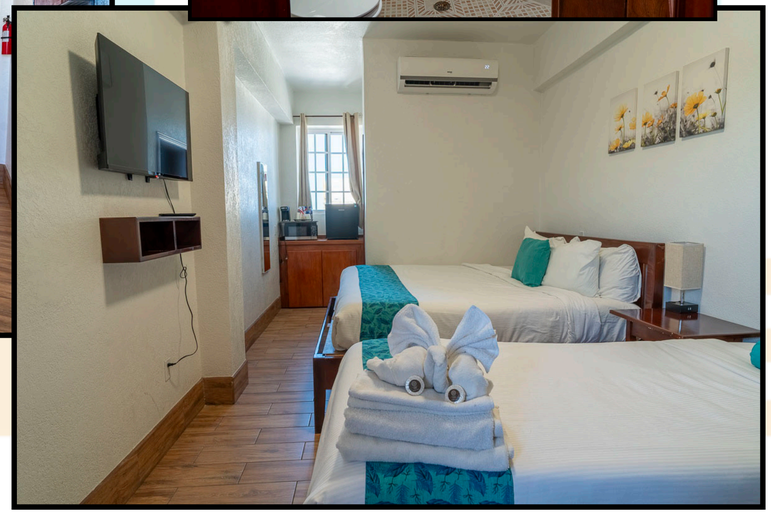
Guest Accommodations











Room distribution (24 total)

- ***2nd Floor (9 rooms):***
  - 4 deluxe king rooms (1 king bed)
  - 5 deluxe twin rooms (2 single beds)

- ***3rd Floor (9 rooms):***
  - 4 deluxe king rooms (1 king bed)
  - 5 deluxe twin rooms (2 single beds)

- ***4th Floor (6 rooms):***
  - 2 deluxe triple rooms (1 king bed + 1 single bed)
  - 4 deluxe king rooms (1 king bed)

Room Amenities

- En Suite Bathroom
- Smart TV
- Microwave
- Closet
- WiFi
- In-room Safe
- Mini Fridge
- Coffee Maker
- Desk/Chair
- Hot/Cold Water

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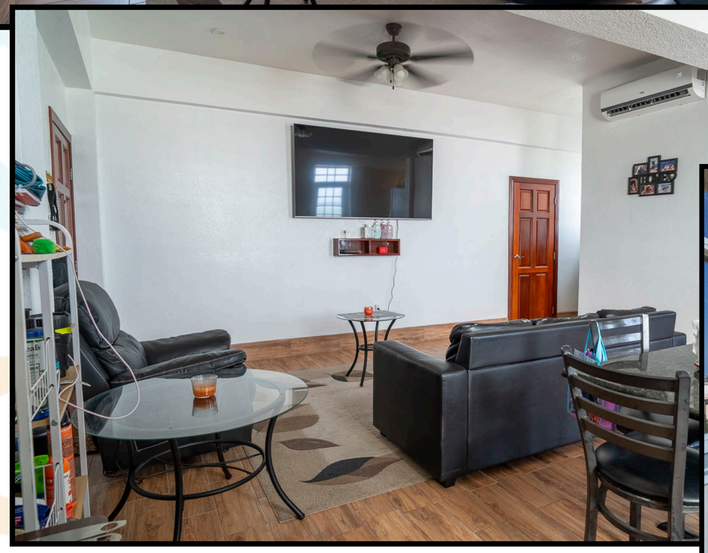
Manager's Accommodations

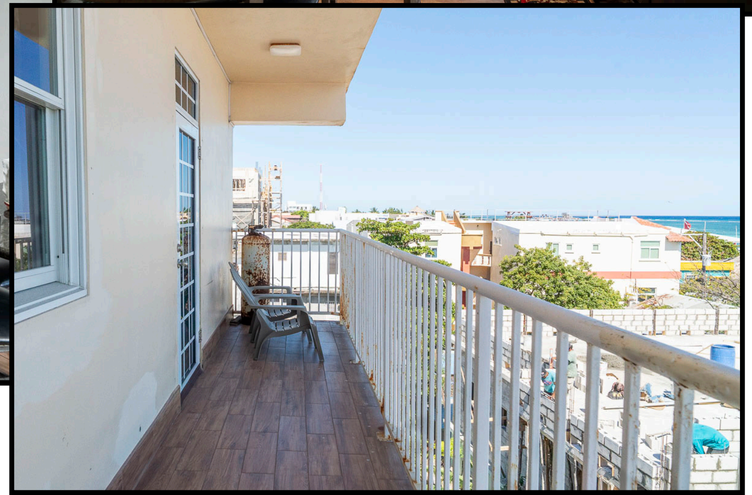
- **1 bedroom 2 bathroom apartment** on 4th floor
- **King bed** with en suite bathroom
- **Living/dining area** with guest bathroom
- **Full kitchen**
- **Balcony access** with panoramic **sea view**











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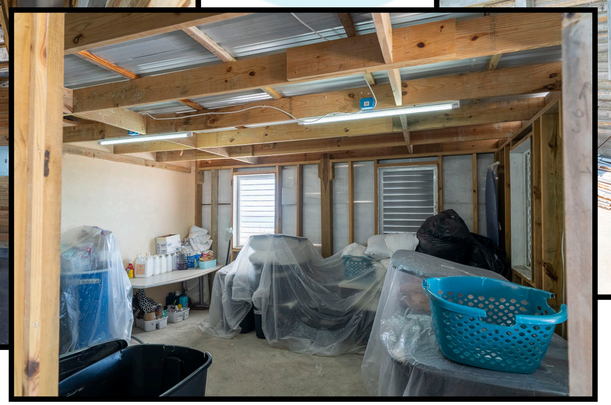
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Rooftop: Operational Space











Rooftop level includes:

- *Laundry room*
- *Storage areas*

Keeps operations separate from guest areas

Panoramic views of San Pedro Town including the Barrier Reef and Lagoon

Potential future use:

- *Staff facilities*
- *Additional amenities*

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Financial Snapshot



Average Daily Rate (High Season)

$100.75 USD



Average Daily Rate (Low Season)

$77.50 USD



Average Yearly Occupancy

57%



Projected Gross Room Revenue

$320K USD



Projected Net Operating Income

$130K USD



Projected Gross Commercial Revenue

$65K USD

Note: The purchase of this business includes all pertinent licenses and permits necessary to own and operate a hotel in Belize. Detailed financials available upon execution of NDA.

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TAP INTO UNREALIZED POTENTIAL

VOYAGER
Sun & Reef
HOTEL

Offered at $4.5m USD

For more information contact us at:

+501-226-5478 (BZ) 512.549.2078 (US) +501-610-1978

info@belizecoastalrealestate.com www.belizecoastalrealestate.com

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