

BELIZ
HOTEL FOR SALE

Reference Code: RHC25180

DESCRIPTION

An exclusive opportunity to acquire a high-end resort located in one of the Caribbean's most promising tourism destinations. This iconic asset combines luxury hospitality infrastructure with direct ocean access.

- Rooms: 100 (85 deluxe rooms, 15 oceanview suites) all with private balconies and panoramic sea views.
- Pools: 1 main infinity pool with ocean view
- Land Area: 100 hectares
- Built Area: 8,000 m²
- Airstrip: Private runway for jets up to 12 passengers
- Marina/Sea Channel: Berthing for large yachts
- Category: 5-star

Price: USD \$70,000,000 + fees



The background image shows a spacious, modern hotel suite. On the left, a large bed is made with white linens and a dark throw blanket, with two rolled-up towels on it. The headboard is a large, light-colored rectangular panel. To the right of the bed is a white leather sofa with several patterned and solid-colored pillows. In front of the sofa is a dark wood coffee table with a tray of small items on it. The room has a high ceiling with recessed lighting and a large, curved floor lamp. The floor is made of light-colored stone tiles. A large, abstract painting is on the wall behind the sofa.

CHARACTERISTICS

Luxury Facilities:

- 100 premium guest rooms and suites (king/queen beds, private balconies, climate control).
- 2 restaurants, 2 bars, an 80-meter pool, 2 jacuzzis, a spa, a business center, and a boutique gift shop.
- 2,400-foot private airstrip, with direct access by sea and air.
- Convention center for corporate events and weddings.
- Private marina with berthing for large yachts.

Strategic Location:

- Globally renowned diving destination.
- Direct access by sea and air.

ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: \$450 / 2022: \$480 / 2023: \$500 / 2024: \$520

Occupancy: 2021: 65% / 2022: 68% / 2023: 70% / 2024: 72%

Total Revenue 2024: \$16.7 M

Forecast based on market trends.

- Total projected revenue 2024: USD 16.7 million
- GOP: ~45% → ~7.5 M
- EBITDA: ~43% → ~7.2 M
- Net Profit: ~30% → ~5.0 M

Expected Returns:

- Current EBITDA yield: $7.2 / 70 \approx 10.3\%$
- Net yield: $\approx 7.1\%$



A large cruise ship is docked at a pier. In the foreground, there is a palm tree and some foliage. The ship has multiple decks and is white with blue accents. The water is a vibrant blue, and the sky is clear. The word "BELIZE" is written in large, yellow, serif capital letters across the middle of the image.

BELIZE

"NESTLED IN THE PRISTINE WATERS OF BELIZE, THIS EXCLUSIVE RESORT OFFERS UNMATCHED ACCESS TO THE CARIBBEAN'S MOST BREATHTAKING DIVING SPOTS AND AN UNTOUCHED NATURAL PARADISE IDEAL FOR HIGH-END TOURISM."

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