



Top Reasons to INVEST in Belize

- English is the Official Language
- Direct Flights from most major US Cities
- NO Capital Gains & NO Estate Tax
- 1.75% Income Tax on Rental Income
- Very Low Property Taxes
- NO Restrictions on Foreign Ownership
- Fee Simple Ownership

The New Way to Own a Second Home

Co-Ownership - bringing buyers together. This is not a time share. We create a property LLC, find and vet co-owners and handle all the sales details. At closing, the co-owners enjoy 100% ownership of the home. This program allows you to enjoy a home that most people only dream of owning and without the hassle of managing it.

Let us help you purchase a vacation / second home. You own it, we manage it, you enjoy it and earn income.

The new way to buy, own, enjoy, hassle free second home ownership



Fractional Ownership Example:

Project: SeaBird
Property Type: Single Family + Cabana
Beds: 2 Main | 2 Cabana
Bathrooms: 2 Main | 1 Cabana
Purchase Price: \$600,000

Fractional Ownership:

\$150,000 Investment (1/4th Ownership)
Fractional Ownership Usage: 90 Days

Potential Returns

Based on usage: 0-20% ROI*

**Returns are hypothetical examples. Based on % of ownership, usage and market conditions will adversely effect actual returns on investment.*

Forbes: The 22 Best Places to Travel Around the World in 2022

Getting to Belize: Belize is only a few hours away from many US cities.

Direct Flights from; Denver, Houston, Dallas-Ft Worth, Atlanta, Ft Lauderdale, Miami, Chicago, LA, Seattle, Minneapolis, Chicago, Atlanta, Charlotte, New York, Orlando, and more being added

Airlines: United, Southwest, American, Delta, Alaska, Frontier, Jet blue

Due to high demand and airline competition airfare to Belize remains very low compared to Mexico.

Time Zone: Belize does not observe daylight saving time, so half of the year the country is on CST, and the other half MST.

Tax Benefits: NO Capital Gains and NO Estate Tax, 1.75% Income Tax on Real Estate Rental Income
Property taxes are extremely low from a couple of hundred dollars per year to less than a \$100 for a beach front lot.

If you are a non-citizen of Belize and receive dividends, capital gains, earned interest and revenues from an off-shore company incorporated in Belize, that income is tax-free. Belize is considered as the next generation of tax havens.

Ask you tax accountant but you may discover that trips to check on your property could become a tax write-off.

You can own real estate in a Traditional or a Roth IRA. You cannot live in a house owned by your IRA or any of your lineal ascendants and descendants. Enjoy appreciation + income = a hedge against inflation.

Language: English is the official language in Belize, including all real estate transactions, legal matters, and business contracts.

Real Estate Ownership Rights: Belize is governed by British Common Law, allowing foreign real estate ownership the same as a citizen of Belize – Fee Simple, full property ownership with land title, just like in the US and Canada.

Starting a business in Belize: The legal system, based on British Common Law (just like Canada and the US). Corporations are Limited Liability Companies and can be created by non-residents. You are allowed 100% ownership of your business.

Monetary System: The British crown with a \$2 BDZ - \$1 USD exchange rate. The US Dollar is widely used and accepted.

Retirement Program: Qualified Retirement Program (QRP) – was created to facilitate eligible persons who meet income requirements to permanently live and retire in Belize. The program allows a person 45 years or older including a spouse and children under 18 years of age to retire in Belize with retirement income of \$2k monthly or \$24k annually generated from a source outside of Belize.

Asset Protection: Foreign ownership can offer another layer of protection from litigation in the US

Weather: Ranges from 75F – 89F with an average annual temperature of 85F

There is so much more.....

**Visit us on the web www.LIVitBelize.com
Or Call our Denver Office at 303-488-0202**