



Affordable Caribbean Homes

INVESTOR DECK 2024



About

“Crafting Costal Communities” Seamless Living and Smart Investments.

CSB Ventures embarks on a visionary project to construct **700** meticulously designed tiny homes and two upscale apartment buildings, redefining coastal living.

BNO Real Estate Holdings, Ltd enters to provide bespoke solutions, ensuring seamless property management and personalized services tailored to homeowners.



Key Details

Vision: Elevating coastal living experiences through innovative design and thoughtful community planning.

Scale: Constructing 700 distinctive tiny homes and two modern apartment complexes, each housing 40-50 units.

Specialization: "BNO Real Estate Holdings, Ltd's expertise in efficient property management and tailored services for homeowners, guaranteeing hassle-free rentals and investments.



Project Overview



CSB plans to deploy the raised capital judiciously, directing funds towards essential endeavors such as land acquisition, the initiation of 3-4 residential homes, and the complete financing of two apartment buildings. Please be advised that land acquisitions are subject to thorough surveys & title searches.

Location Advantage

Taiwan heavily invests in **Belize**, particularly in **Corozal-Sarteneja**.

Building a highway connecting Corozal to Sarteneja, enhancing Belize's main route.

Aims to **boost regional connections** and **economic growth**.

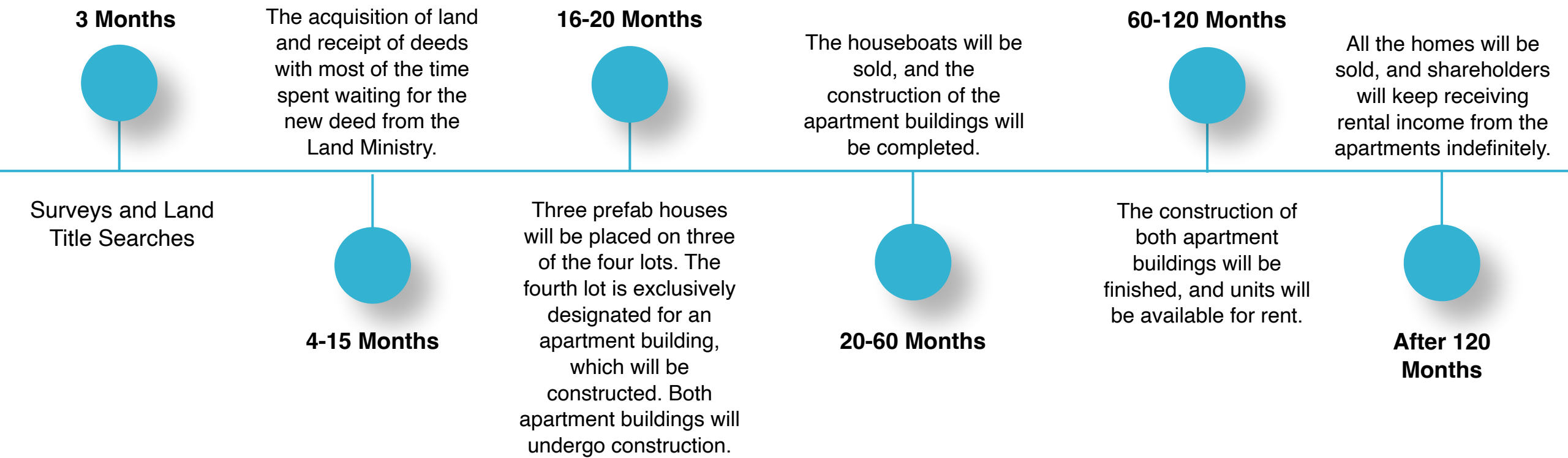
Taiwan hosted a business expo in Belize City in November 2023.

Introducing **Taiwanese businesses** and **opportunities** to Belizeans.

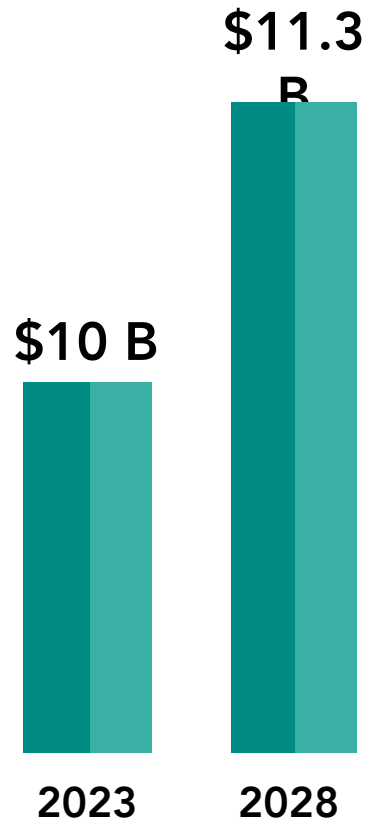
The event encouraged interaction and awareness between Taiwan and **Belize City's community**.



Development Timeline



Market Size



Real Estate
Market - Belize

(2023-2028)

Source: [Statista](#)

Industry Drivers



Tourism and Expat Appeal



Accessibility and Proximity



Diverse Investment Options



Foreign Ownership Rights



Stability and Legal Familiarity



Affordability and Value

Government Support & Initiatives



- Taiwan government set aside **\$52 million** for Corozal-Sarteneja Highway.
- Taiwan-Belize Government vehicles seen in Corozal for construction.
- Shows real progress in building better infrastructure.



- Every year, around **5000** people move to Belize, mainly to Corozal.
- Plans for a new port in Sarteneja are being discussed.
- Taiwan wants to link Sarteneja and Corozal with a new **40-mile** highway and two bridges.

Sustainability and Energy



**SOLAR
ENERGY**



**ELECTRIC
UTILITY**

**Solar energy and electric utilities both available options.
Electric utilities more reliable at the same cost over 20 years.
Buyers can choose between them. Many solar installers in Belize.**

Risk and Challenges



RISK

The risk is government planning information is not typically disclosed to the public until the contracts are signed.

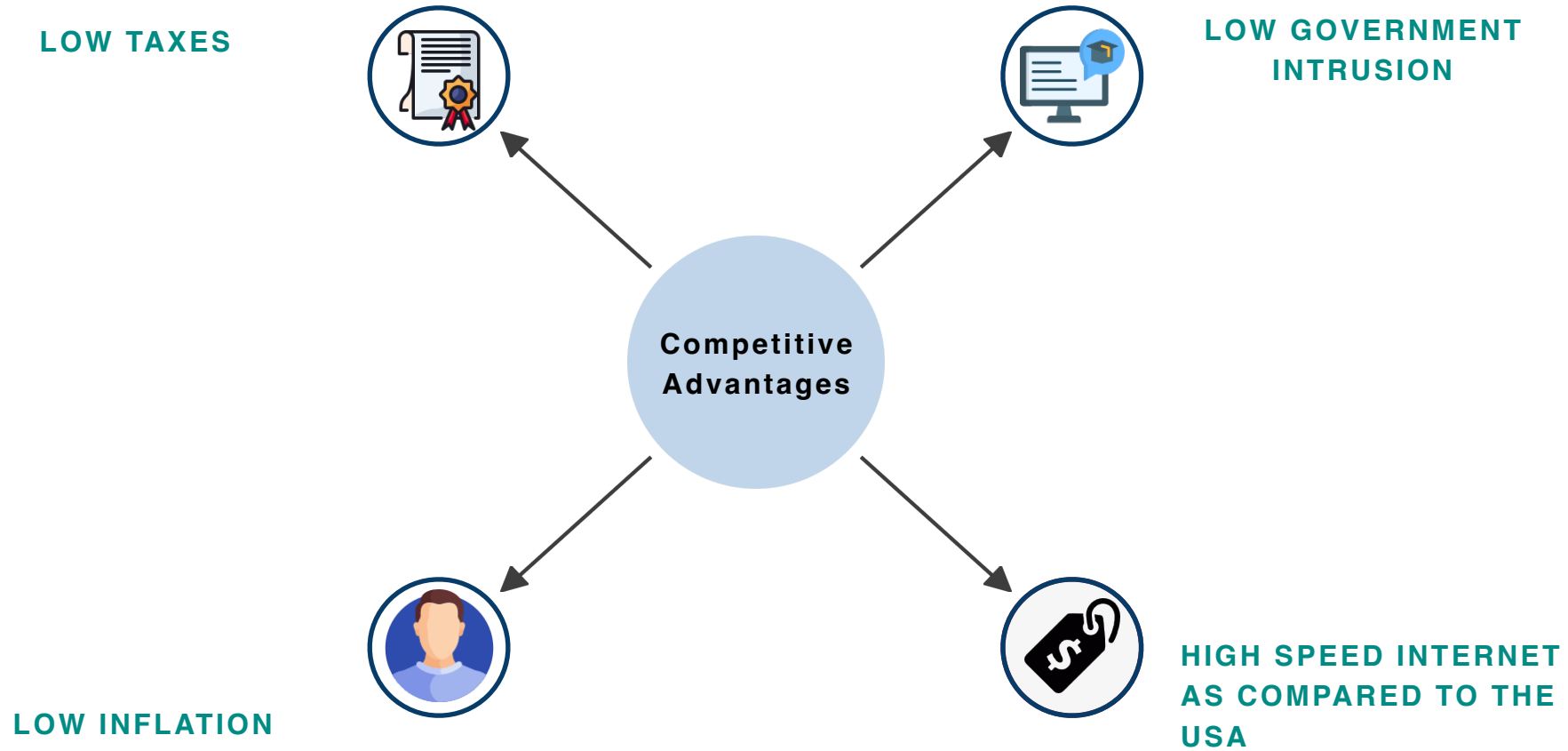
This entire project assumes the immigration rate to Belize will increase significantly over the next decade.

CHALLENGE

The challenge will be the slowness at which everything in Belize moves.

A land title takes up to a year to receive.

Competitive Advantages





Owen Spendlove CEO

- Currently leading on-site home construction as the project leader.
- A team of seasoned professionals manages legal and tax aspects.
- Proficient in managing transportation logistics and renowned restaurants such as Golden Corals.
- Introduced to real estate sales in 2007, ventured into independent projects in 2019.
- Surrounded by a capable team crucial for the project's success.



Exit Option

Once the last home is sold, the developer, BNO will disconnect from CSB.

CSB investors will be provided the opportunity to self-manage or sell the investment.



Thank You!

Any Questions?

Owen Spendlove
CEO



owenspendlove@csbdevelopers.ltd



Owen Spendlove PO Box 99, Corozal, Belize, Central America

