



The Balam Escape

A SUSTAINABLE COMMUNITY - BELIZE

Visionary Lifestyle
Live and work sustainably
in a net-zero community





OVERVIEW

The Balam Island Escape, Delaware is seeking \$10 million of equity (Pre-development Phase) and \$120 million of debt (Phase I) to develop a net-zero, sustainable master-planned community.

- 3,500 single and multi-family dwelling units, 24 adobe 3D printed villas, and an environmental technologies research center with a school and hospital, three luxurious hotels (up to 1,500 rooms total), spas and healing centers offering telemedicine, green technology center, marina, airport golf course, village center, and water/art Park
- Situated in an idyllic tropical location: oceanfront and forest land in Belize, Central America
- Land valued for all phases at \$46 million [\[1\]](#)
- Equity and land assets with \$120 million Green Bonds debt will complete 24 villas or boutique hotel on private island and vertical construction (hotel, homes, infrastructure, marketing, etc.)

[\[1\]](#) HVS. (2022). The Balam Escape Land Appraisal. Narrative Appraisal Report.



OUR MISSION

The planet is on fire and the consequences are on us. Let's put our mind together and create a net-zero world where our children and our grandchildren can live sustainably.

► THEY SAY

Work remotely, work from home

► WE SAY

Work and live sustainably in a net-zero community.



PROJECT OWNER

Dr. Hart Porsch, a visionary developer and project owner, has already successfully shepherded two large-scale land development projects (totaling over \$500 MM in value at completion).

He has keen insight into what will make a development successful and a unique ability to view the potential of a new community.

He has a proven US and German land development record.



PROJECT DESCRIPTION

The Balam Escape is the net-zero sustainable master plan community, all situated in an idyllic tropical location, oceanfront in Belize, Central America. It will show how we can live in the future by not contributing further to climate change, being profitable and not taking more from mother earth than we give back.

GROWTH-ORIENTED WITH SEVERAL FURTHER PHASES TO COME

OPPORTUNITY TO BE PART OF PHASE 1



- Belize is a world-renowned tourism destination
- While there are many hotels in Belize, Balam Escape faces very little direct competition, as we are building a net-zero community with hotels
- Most other projects in Belize offer fewer amenities, and lack room service, world-class restaurants, fitness areas, spas, marina, airport, art park, hospital, school and church, etc. [\[2\]](#)
- Prime Square completed a hospitality study, suggesting that the hotel project would be very profitable with an average daily rate in year three of \$639/night. [\[3\]](#)
- Several global brand-name flags have indicated interest in the first hotel
- Belize pegged its currency to the USD & adopted English as its official language

[\[2\]](#) Prime Square Report, Page 38

[\[3\]](#) Prime Square Report

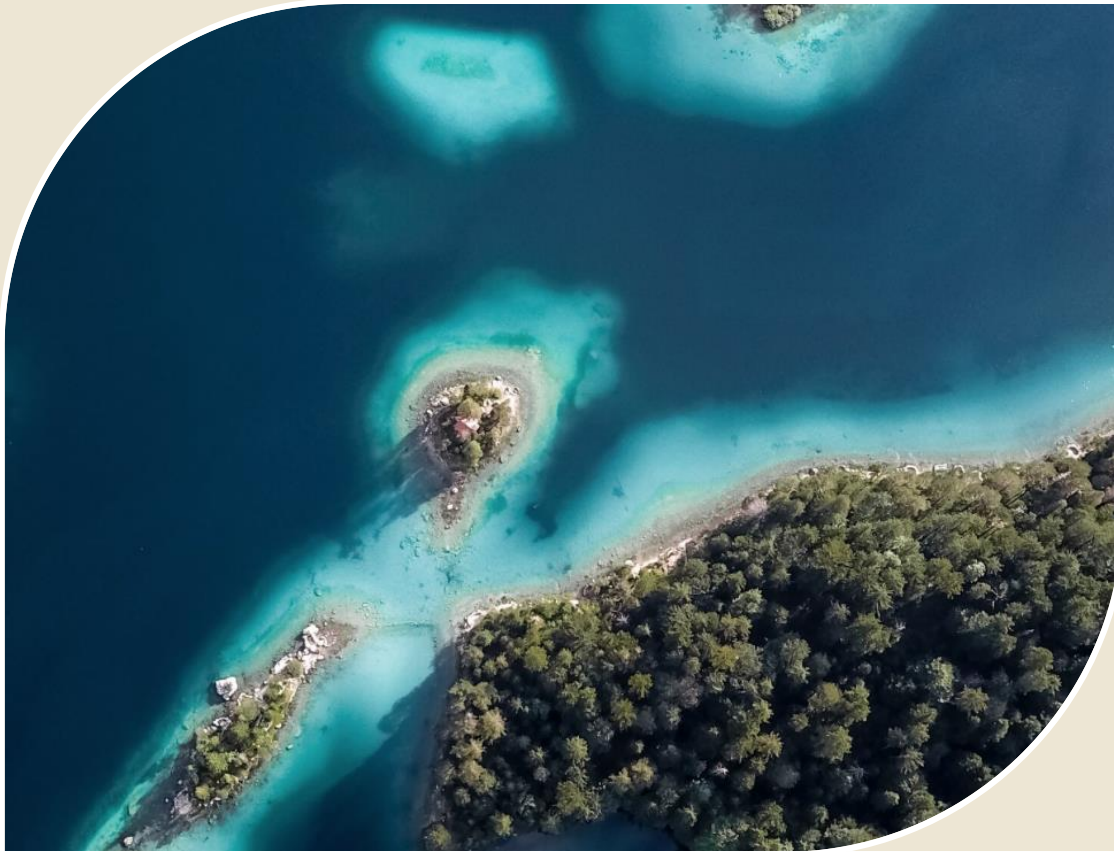
OUR SOLUTION



The Balam Escape



Financial models and other supporting information regarding historical data, hypothetical target returns, contextual analysis, and other pertinent matters will be made available to prospective investors upon request. There is no guarantee of success, and there is a potential for loss of your investment. For use by institutional investors only; not for use by retail investors.



THE BALAM ESCAPE

BELIZE

LOCATION

- 9,500 acres of owned and titled land, in Belize opposite Ambergris Caye
- 5 miles ocean front
- Land valued at \$46 million

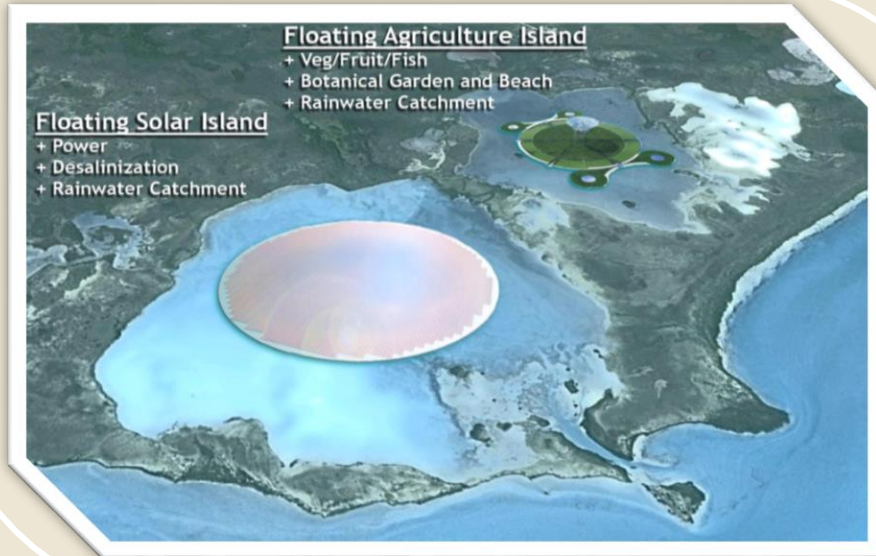
NET-ZERO COMMITMENT

- 1,000 acres standing forest maintained
- 1.5 million trees to be planted
- 600 acres of preserved mangroves
- 300,000 + tons of CO₂ absorbed

TASK

- Up to 3,500 homes/condos
- Up to 1,500 hotel rooms **which creates thousands of new jobs**

THE BALAM ESCAPE – BELIZE



Highlights of our technical/environmental solutions:

Power: Solar only, floating

Waster: conversion into electricity

Sewer: Klargestester bio discs

Water: desalination, gray water recycling

CO₂ emission: Planting 1.5 Million trees on 3,000 acres (our) property no fossil fuel driven cars

Green Technology Center on property

All resulting to a substantial IRR

AMENITIES

- Small hospital
- Tele medicine
- Professional healing
- Church
- Security building
- School
- Airport
- Marina
- Golf course
- Green technology center
- Art park



PHASE 01

- 300-acre parcel located the southeast of the Balam Escape site
- 4-star hotel
- 80 villas
- 40 additional villas in rental pool
- 40 further villas for sale
- 20 condos for sale
- Healing and medical center
- 30 berth marina
- Organic farm and aquaculture center
- Host village
- Mangrove nursery
- Airstrip on site
- 24 3D printed adobe homes or other sustainable construction

MASTER DEVELOPMENT

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PHASE 02

- 255 acre oceanfront parcel with 550 villas and maximum 805 hotel rooms

PHASE 03

- 350 acres with 350 room hotel, 200 villas and 200 condos for sale

MASTER DEVELOPMENT

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CURRENT PROJECT STATUS



All combined, resulting in a

formula for profitable net-zero developments



POWER

Floating solar distributed across the community

WASTER

Conversion into electricity

SEWER

Klargester bio discs

NET-ZERO CO2 EMISSION

Planting 1.5 Million trees on 3,000 acres (our) property, no fossil fuel-driven cars

CENTER

Green Technology Center on property

WATER

Desalination supported by atmospheric water supply, gray water recycling

SOURCES & USES OF FUNDS

Land contribution by founder	\$46,000,000
Investor Capital (Pre-developed Phase)	\$10,000,000
Investor Capital (Phase I)	\$120,000,000
Total Sources	\$176,000,000

Land	\$46,000,000
24 villas or boutique hotel on private island	\$9,500,000
Vertical construction (hotel, homes, infrastructure, marketing, etc.)	\$116,000,000
Transaction expenses/fees	\$4,500,000
Total Uses	\$176,000,000

Total financing for 24 Villas Pre-
Development and Phase 1

\$130 MILL

THE GREEN BONDS FAMILY

GREEN BONDS MARKET

We are proud to become part of the Green Bonds family – a constantly increasing market. A green certification will be ordered based on our sustainability report by IDB (96/100 score)

\$522.7 BN

Annual green bond issuance

+75%

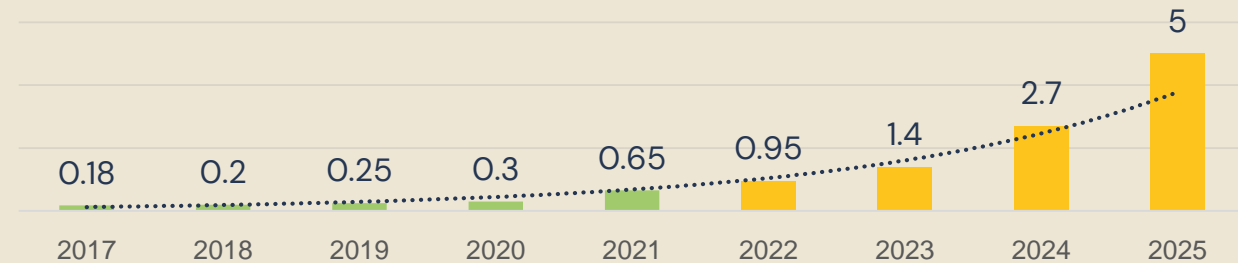
increase in 2021 volumes

\$5 trillion

forecasted by 2025

GREEN BONDS MARKET VOLUME FORECAST

USD Trillions



<https://www.climatebonds.net/2022/04/sustainable-debt-tops-1-trillion-record-breaking-2021-green-growth-75-new-report>

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COMPETITORS

World-known hotels have already been established in Belize or are planning to be in the near future:



FOUR SEASONS



CAYO ESPANTO RESORT



WYNDHAM GRAND HOTELS



MARRIOTT GROUP



HILTON



LEONARDO DICAPRIO'S JOINT VENTURE RECREATION PROJECT

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TEAM MEMBERS (current or past)



Elizabeth Ayafor
Marketing Director



**Young's Engineering
Consultancy**



Bould Consulting Ltd



CBRE Consulting
consulting solutions



EDSA
land planning



Habitare
real estate developer



Martha Dimitratou
Digital Director



HVS
consulting and services organization



John Shaffer, Shafe Consult, LLC
consulting services for sustainable
marina & waterfront development



Prime Square



Swaback Partners
design and landscape architecture



The Government of Belize
favorable development incentives



Victor Barrett
consulting and services organization

SPECIFIC RISKS

ENVIRONMENTAL

Area prone to negative impact of hurricanes and risk of flooding could lead to property damage

MARKET

As real estate and tourism increases in Belize, there could be increased competition

FINANCIAL

Development completion could take significantly longer and be more expensive than budgeted. The cost of building materials could increase.

OTHER

As an international development, currency movements and political stability must be taken into consideration

General Risks

Risks related to market conditions and governmental programs

- We may be adversely impacted by weakness in the local economies we serve
- New legislation and/or regulatory laws affecting our operations may affect our performance

Risks related to our business/operations

- We may be unable to successfully execute and manage our growth strategy
- Our success will depend on our ability to hire, train and retain key personnel

Risks related to our industry

- The industries in which we operate are highly competitive and many of our competitors have access to greater financial resources, lower funding costs and greater access to liquidity
- Unfavorable future conditions could adversely impact our business, financial position, results of operations and/or cash flows

Risks related to funding sources and interest rates/debt markets

- We are substantially dependent upon our secured and unsecured funding arrangements. If any of our funding arrangements are terminated, not renewed or otherwise become unavailable to us, we may be unable to find replacement financing on economically viable terms, if at all, which would have a material adverse effect on our business, financial position, results of operations and cash flows
- Changes in economic and legal conditions could materially and adversely affect our transactions, business, financial position, results of operations or cash flows
- Our earnings and reputation may be adversely affected if risk is not properly managed

Risks related to proposed financing transaction

- There is no assurance that we will be able to obtain additional capital as needed
- There is no guarantee of success, and there is a potential for loss of your investment
- There can be no assurance that any financial projections delivered to a prospective investor will accurately reflect the predicted profitability of our business
- There is currently no market for our securities; and it is unlikely that a market will develop in the future, which would impact your ability to resell our securities in an orderly fashion

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The Balam Island Escape

Industry: Real Estate Development

Company Type: Real Estate (Direct Investments)

Location: United States

Size: \$10 million of equity (Pre-development Phase)
and \$120 million of debt (Phase I)

Investment Type: Equity / Debt