

# MAYFLOWER CASITA



17 North Ltd. 🌟



## Mayflower Casita

- Two bedroom main house
- One bedroom casita
- Fully fenced in yard
- 100' x 100' Lot
- Garden Shed 160 sq. ft.
- Covered Car Port for golf cart

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## ABOUT THE PROPERTY

The property is located in the quiet and desirable Alta Mar neighborhood on the south edge of San Pedro Town. Mayflower Casita boasts a fully equipped 1 bed/1 bath casita and a 2 bed/1 bath main house situated in a lush tropical garden oasis. The casita is consistently booked year round




## Mayflower Casita

- Main House
- 2 Bedroom
- 1 Bathroom
- Fully Furnished
- Renovations
  - Hot water tank 2014
  - Well water pump 2013
  - Master bedroom air conditioner 2018
  - Washer/dryer 2014

## Main House

The main house is a two-bedroom, one bathroom, air-conditioned bungalow with kitchen/living area, large bathroom and a laundry room with stackable washer/dryer. The house has municipal water, electricity, cable TV and internet, two air conditioners, and a well and rainwater cistern provide two additional sources of water. Fully furnished including living room furniture, dining table and chairs, a flat screen TV, king size bed in the master bedroom and a queen size bed in the second bedroom, dressers and storage cabinets. The kitchen is fully equipped with two pantries, a propane gas stove, full size fridge, microwave, and all kitchenware, artwork and linens are also included.





## Mayflower Casita

### Guest Cabana

- 1 Bedroom
- Kitchenette
- Living Room
- Renovations
  - Hot water tank 2017
  - Air Conditioner 2017

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## Guest Cabana

The guest house is a one-bedroom, one bathroom, air-conditioned casita with a comfortable living room and well equipped kitchenette. The casita comes fully furnished and equipped, including a queen-sized bed, air conditioning, wall-mounted flat screen TV, full size fridge, microwave, cooktop, kitchenware, artwork and linens, and outside, there is a small deck with an outdoor dining area, a patio with lawn chairs, a hammock and two lounge chairs.



## Mayflower Casita

- Room Rates
  - High Season- 12/01 to 4/30 \$99.00
  - Low Season- 5/01 to 11/30 \$89.00
- Room Features- Living/dining area, kitchenette, bathroom, bedroom. Rooms have microwave, blender, stove top, refrigerator, cable television, and air conditioning

## Rental Program

Earned VRBO's Premier Partner status and Airbnb's Super Host designation for 2 consecutive years. Awarded TripAdvisor's Certificate of Excellence for 2018 and 2019, resulting in increased bookings and revenue.



## Mayflower Casita

- 2009 4-seater Club Car
- Licensed until August 2019
- Insured through to April of 2020

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## Mayflower Revenue 2017- 2018

Month	Year	Revenue	BTB Taxes	Net Revenue
Sept	2017	\$1,918	\$72	\$1,846
Oct	2017	\$1,395	\$58	\$1,338
Nov	2017	\$2,267	\$94	\$2,174
Dec	2017	\$2,517	\$208	\$2,309
Jan	2018	\$2,619	\$184	\$2,435
Feb	2018	\$2,936	\$168	\$2,768
Mar	2018	\$2,316	\$144	\$2,172
Apr	2018	\$2,799	\$154	\$2,645
May	2018	\$2,128	\$161	\$1,968
Jun	2018	\$1,297	\$84	\$1,213
July	2018	\$1,328	\$77	\$1,251
Aug	2018	\$1,946	\$122	\$1,823
Total		\$25,467	\$1,525	\$23,942

## Mayflower Revenue 2018- 2019

Month	Year	Revenue	BTB Taxes	Net Revenue
Sept	2018	\$1,390	\$84	\$1,306
Oct	2018	\$2,349	\$160	\$2,189
Nov	2018	\$2,812	\$153	\$2,659
Dec	2018	\$1,450	\$190	\$1,259
Jan	2019	\$3,117	\$257	\$2,860
Feb	2019	\$2,486	\$205	\$2,280
Mar	2019	\$2,842	\$197	\$2,645
Apr	2019			\$0
June	2019			\$0
July	2019			\$0
Aug	2019			\$0
Total		\$16,445	\$1,247	\$15,199



## Mayflower Expenses 2017- 2018

Expense	
Host Site Fees	\$681.00
Credit Card Fees	\$142.60
PayPal Fees	\$198.33
Casita Utilities	
Water	\$419.61
Electric	\$916.19
BTB Trade License	\$380.00
Property Taxes	\$150.00
	\$2,887.73





# Belize Tourism

Belize is experiencing sustained growth in overnight stays.

The following information is from the Belize Tourism Board

- Indicates strong growth in months that are not typically the high market season.
- Revenues for the month of April and June are meeting or exceeding January,
- In line with the 24.2% and 10% respective increase in overnight tourist stays.
- Opportunity for increased occupancy rates.

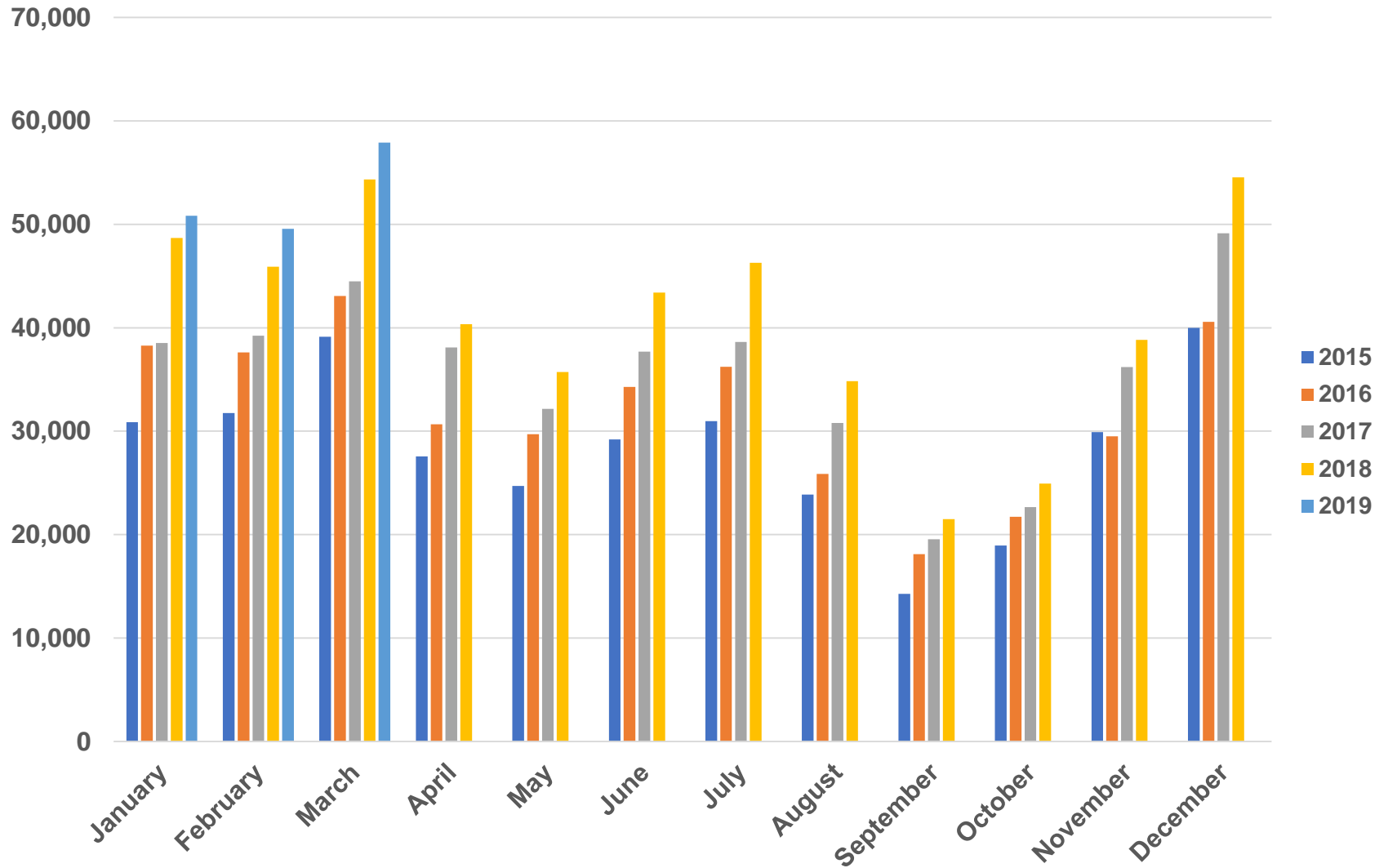


# Overnight Tourist 3 Year Comparison by Month

MONTH	2015	Percent Change vs 14	2016	Percent Change vs 15	2017	Percent Change vs 16	2018	Percent Change vs 17	2019	Percent Change vs 18
January	30,858	-1.0%	38,274	24.0%	38,531	0.70%	48,667	26.3%	50,822	4.4%
February	31,754	-1.1%	37,624	18.5%	39,221	4.20%	45,893	17.0%	49,559	8.0%
March	39,136	+1.1%	43,063	10.0%	44,475	3.30%	54,340	22.2%	57,909	6.6%
April	27,569	-4.8%	30,656	11.2%	38,090	24.20%	40,340	5.9%		
May	24,707	-6.1%	29,709	20.2%	32,146	8.20%	35,724	11.1%		
June	29,188	1.6%	34,268	17.4%	37,689	10.00%	43,392	15.1%		
July	30,967	3.3%	36,212	16.9%	38,628	6.70%	46,283	19.8%		
August	23,874	5.3%	25,865	8.3%	30,799	19.10%	34,835	13.1%		
September	14,276	19.5%	18,115	26.9%	19,541	7.90%	21,482	9.9%		
October	18,945	22.1%	21,726	14.7%	22,656	4.30%	24,931	10.0%		
November	29,909	33.0%	29,510	-1.3%	36,203	22.70%	38,823	7.2%		
December	39,977	22.5%	40,561	1.5%	49,131	21.10%	54,551	11.0%		
Total	341,161	6.2%	385,583	13.0%	427,110	10.80%	489,261	14.6%		



## Belize Overnight Stays 2015 - 2019





# Overnight Tourist Area of Origin

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Percent Change vs 16
America	152,569	148,624	139,561	145,872	156,293	176,642	183,513	199,320	215,221	254,544	18.30%
Europe	34,175	34,269	29,603	30,025	30,142	29,362	32,191	38,905	40,941	42,635	4.10%
Latin America	29,860	27,000	29,080	28,944	24,692	23,809	27,941	29,461	30,507	35,202	15.40%
Canada	16,655	17,695	17,211	18,246	20,093	24,223	26,713	26,397	24,026	21,867	-9.60%
Belizeans living abroad	9,160	8,779	8,365	8,817	10,157	12,102	11,489	13,858	15,170	14,861	-2.00%
Oceania	2,202	2,460	2,514	3,133	2,741	3,490	4,431	5,150	5,609	6,220	10.90%
Asia	3,280	2,774	2,459	2,937	2,995	3,443	3,430	2,911	4,088	4,670	14.20%
Caribbean	2,595	2,307	2,388	2,505	2,049	2,288	2,179	2,269	2,639	2,820	6.90%
Middle East	435	588	400	863	628	1324	1,885	2,495	2,360	2,160	-8.50%
Africa	491	512	668	577	472	453	403	454	602	605	0.50%
	251,422	245,008	232,249	241,919	250,262	277,136	294,175	321,220	341,163	385,584	13.02%



Tourist by Origin

