

MOHO CAYE
Western Caribbean
General Marketing Information

Property Location

12 miles off the coast of Belize west of Placencia Village. Two hour flight from Miami, Dallas or Houston.

Price

2,000,000.00 U.S. Dollars - Approximately \$966.00 per beach front foot

Terms

Owner financing available with up to 9 years to pay.
No credit check required. The island will be used as security.

Visit Property (Moho Caye)

Contact: Bill Wilkinson at 77 Beach Front, San Pedro Town, Belize.
Phone (501) 226-2474. Email: bw@sevenseasresort.com
Arrive at International airport in Belize City. 2 hour flight from Miami, Dallas or Houston. 30 minute commuter flight to Placencia Village.....1 minute walk to where the Caribbean sea meets the end of the airport runway and take your boat to Moho Caye (30-45 min.) Leave the U.S. in the morning and be on Moho Caye the same night.

Legal Description & Size -

ALL THAT Caye situated in the Stann Creek District known as Southern Moho Water Caye or Quashie Trap Caye. There are no building or erections thereon.
The Vendor is by a Deed of Conveyance made on the 15th day of December 1972.
Estate in fee simple, free of encumbrances.
Clear title is assured.
Title insurance for Moho Caye may be purchased at cost from:
Stewart Title Guaranty Company of Houston, TX <http://www.stewart.com/>
Moho Caye is 12 acres more or less. Not surveyed. The shoreline around Moho Caye is 2,980 + /

Closing Costs - Government Taxes - Attorneys Fees

(Closing costs & transfer taxes paid by Buyer. Seller pays property taxes up to date of sale. Property taxes in 2004 were \$450.00)

There are two options to purchase shares of Caye Villa Development Limited

Option 1

Cash

- (1) Purchase price of the island
- (2) Government tax - (5% of purchase price)
- (3) Attorneys fees for closing costs and title opinion (1% of purchase price plus recording & misc. fees)

Option 2

Down payment and assume the existing note

Monthly payments are US\$ 17, 797.95 (includes 9% Interest.) (110 payments remaining beginning August 1, 2005. Proceeds will be calculated according to the closing date and adjustments made at closing. The balance owing as of July 1, 2005 was \$1,329,895.58
(1) The down payment will be the purchase price less the balance of the note.
(2) Government tax - (5% of purchase price)
(3) Attorneys fees for closing costs and title opinion (1% of purchase price plus recording & misc. fees)
Info - Moho Caye - pr#5963E.doc

Island Use

Commercial or Residential.
An environmental impact assessment may be required for large projects but not for small projects or residential purposes.
Building permits are not required.

Description of Island

(The information below was compiled by an on -site inspection

Moho Caye is a lush jungle island in Belizean waters in the Caribbean Sea. It lies 12 miles west of Placencia village and 9 miles east of the Belize Barrier reef. The Belize barrier reef is the largest in this hemisphere and second in the world only to the Great Australian Barrier reef.

In order to compile this information, The inspection team first flew over Moho making aerial photos. Then took a boat and landed on the shore for more photos and observations.

With the captain of the boat, they walked the entire shoreline with a tape measure and found it to be 2,980' plus or minus 100' for our possible errors. While walking around the island they made the following observations.

About three fourths of the shoreline has sandy beaches. They are narrow and full of debris from 20 plus years of being uninhabited. They can easily be enlarged by clearing grass and other vegetation. The rest of the shoreline is small bits of coral and sand combined.

There are 3 or 4 small areas of mangroves on the shoreline. They are no more than 50 to 75 feet each and the water in front of them is sand and/or coral and some small rocks. Mostly sand though. There is NO mud in the sea around Moho Caye. Other than the mangroves mentioned above the entire shoreline is lined with coconut trees. There are thousands of them ranging from coconuts just sprouting to 30' tall trees full of coconuts. You have a small "cocal" (coconut plantation) if you wish to exploit that. [[[smile]]] There are also some Banyan trees and a few other miscellaneous broadleaf trees.

After walking around the island they walked down the middle from end to end with many side trips from the middle to the shoreline. It is thick with coconut trees with very little else except some waist high grass in several spots. There are no briars, wild animals, snakes, poisonous vegetation, etc. They encountered NO mosquitoes even though it was a still day.

They snorkeled all the way around the island a few hundred feet out being towed by the boat and found plenty coral, fish, including snapper, jack, parrot fish, angel fish, blue tang, sea cucumbers, sea fans, 8' brain corals, barracuda, school of tuna(tiny fingerlings), etc. The water gradually gets deeper as you go away from the island and about 300 to 500 feet from shore drops off sharply to 100 feet and levels off. Great snorkeling, diving and fishing.

Exclusive Agent : Bill Wilkinson
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Or

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