

An aerial photograph of San Pedro, Belize, showing a dense urban area with a grid-like street pattern and a river winding through it. A large, irregularly shaped green area, likely a mangrove or wetland, is outlined in yellow in the lower-left portion of the image. The word "belize" is written in a colorful, stylized font in the top right corner, with a toucan bird perched on the letter 'i'.

belize

Cayo Grande  
Island  
San Pedro

**A UNIQUE OPPORTUNITY FOR YOU!**





# What's INSIDE

## THE PROJECT

Cayo Grande, a 30-acre  
Island located in San Pedro  
on the island of Ambergris  
Caye, Belize.

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## THE OFFERING

Subscription Interests  
\$50,000 each  
\$100,000 minimum investment

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## THE RETURN

Net Profit \$11,130,000 (Proforma)  
\*After 100% return of investor funds  
Investor Split (at 50%) \$5,565,000  
Investor Total ROI 116%  
Annualized Return 38%

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## THE PROCESS

Interested investors  
are invited to visit  
[www.agronosotros.com/opportunities/cayogrande](http://www.agronosotros.com/opportunities/cayogrande)

Welcome to  
Cayo Grande Island, S.A.

SAN PEDRO, AMBERGRIS CAYE  
BELIZE





# The Project

## Cayo Grande Island

Cayo Grande is a 30.07 acre private island located in the protected waters of the San Pedro Lagoon, on the leeward (western) side of Ambergris Caye, immediately adjacent to downtown San Pedro Town.

San Pedro is located on the island of Ambergris Caye, Belize, and is the top tourist destination in Belize, which is the Caribbean's fastest growing market for tourism.

The downtown of San Pedro is physically restricted from expansion due to its' being surrounded by water to the east (Caribbean Sea) and west (San Pedro Lagoon). The current downtown is completely built out and a vacant lot for development is a rarity.

The opportunity exists to expand the downtown area into "new San Pedro v2.0" through the addition of the Cayo Grande Island's 30 acres into the town landscape.

Cayo Grande Island, S.A. has the exclusive opportunity to acquire the subject Property at a very substantial discount to the current market value based on comparable properties in the region, with very favorable purchase terms and conditions.

It is the intention of Cayo Grande Island, S.A. to entitle and permit, but not develop the Property. Cayo Grande Island, S.A. will acquire the Property and obtain all necessary approvals, permits and satisfy all other legal and regulatory requirements to allow the Property to be sold to and developed by a 3rd party purchaser.

It is estimated this process, including all permitting and regulatory approvals, including the sale of the Property, will require 36 months from closing of this offering.

This is the 2nd such island Property adjacent to San Pedro to be successfully "permitted" by one of the principals involved in Cayo Grande Island, S.A. This project resulted in the property being appraised at approximately 10x the purchase price within 36 months of acquisition.



An aerial photograph of a coral reef system. A large, dark blue lagoon is the central feature, surrounded by a ring of coral. The water transitions from deep blue to lighter turquoise and then to a sandy, light-colored beach area. The reef extends into the surrounding ocean, with various smaller islets and patches of coral visible.

# THE OFFERING!

**\$4,800,000 USD**

**\$50,000 per Subscription Interest**

**Minimum \$100K Investment**

**Investor Total ROI 116%**



# Unique Opportunity

The Minimum offering is \$1.0 Million USD with a Maximum Offering of \$4.8 Million USD, pursuant to the terms and conditions of the Offering Memorandum.

Once the Minimum Offering is achieved through the sale of the Subscription Interests available in the first stage of the Offering, Cayo Grande Island, S.A. will close on the Property, take full possession and initiate the second stage of the Offering.

At the initial closing, the Vendor of Cayo Grande island (the Property) will take possession of \$3.0 Million of Subscription Interests in lieu of the cash balance of the purchase price for the Property.

Cayo Grande Island, S.A. will offer the Vendor's Subscription Interests for sale in the second stage of the Offering. Priority will be given to those investors owning Subscription Interests from the first phase of the Offering.

Subject to availability, if any, remaining Subscription Interests will be offered to other qualified investors.

After the return of 100% of investor funds, the remaining net profits will be distributed 50/50, with 50% to the holders of Subscription Interests (on a pro-rata basis) and 50% to the Principals.





# INVEST IN BOOMING BELIZE!



## **SPONSOR:**

AgroNosotros Capital

## **ISSUER:**

Cayo Grande Island, S.A.

## **PRINCIPALS:**

Dee Cubed Ltd.

David Sewell, B.Sc. MBA, CEO

Darren Doyle, President

Belize Asset Management, LLC

John Turley, Managing Member

## **Principals are**

## **Owners / Syndicators of:**

International Coffee Farms (Panama)

The Perfect Pair S.A. (Panama)

Peini Cacao Plantation Ltd. (Belize)

Belize Cacao Traders Ltd. (Belize)

Mahogany Chocolate Ltd. (Belize)

Ambergris Grand, LLC (Belize)

Cayo Rosario Partners, LLC (USA)

Monkey House Nosara, S.A. (CR)

# THE OFFERING

## **SUBSCRIPTION INTERESTS**

**\$50,000 each**

**\$100,000 minimum investment**

# THE RETURN

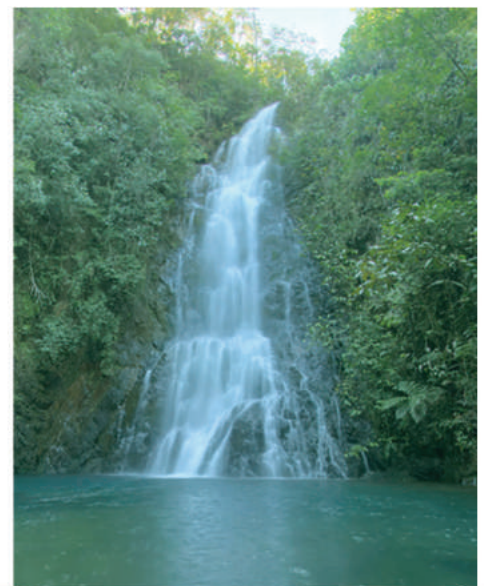
**Net Profit \$11,130,000 (Proforma)**

**\*AFTER 100% RETURN OF INVESTOR FUNDS**

**Investor Split (at 50%) \$5,565,000**

**Investor Total ROI 116%**

**Annualized Return 38%**





# INVESTMENT PROCESS

Interested investors are invited to visit [www.agronosotros.com/opportunities/cayogrande](http://www.agronosotros.com/opportunities/cayogrande)

An Investor Suitability Questionnaire Form and a Non Disclosure Agreement (NDA) must be filled online, electronically signed and submitted to the Sponsor on the AgroNosotros website. Once the information supplied in the Investor Suitability Questionnaire is verified by the Sponsor, a password will be provided to those qualified prospective investors (the Applicants) accepted by the Sponsor.

The password will provide online access to the exclusive and proprietary Members Area which contains the due diligence information and subscription application documents.

Once the subscription application documents have been submitted to and accepted in writing (by email) by the Sponsor, wire transfer instructions will be issued to the Applicants.

The Applicants will have ten (10) business days from notification of acceptance by the Sponsor to fund any application to purchase the Subscription Interests.

The Sponsor reserves the right to accept or decline any application to purchase Subscription Interests, for whatever reason, at the sole discretion of the Sponsor.

Current investors in the Principals' recent offerings (listed on the left) are pre-approved to access this Offering. Contact Darren Doyle at [darrend@agronosotros.com](mailto:darrend@agronosotros.com) for the Private Placement Memorandum.







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**AN** AGRO  
**NOSOTROS**  
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