



**THE ELEMENTS**  
BY CHARISMA



## RENTAL MANAGEMENT PROGRAM

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Investing in **The Elements Belize** is a partnership with a premier luxury destination. To ensure your investment is protected and optimized for yield, we have established a comprehensive, turnkey Rental Management Program led by **Christopher Rothing**, a veteran with over a decade of experience managing luxury properties in Belize.

### REVENUE STRUCTURE: 60/40 SPLIT

Our transparent, performance-based model ensures our goals are perfectly aligned with yours. The rental management team handles all global marketing, guest logistics, and property upkeep.

**60%**

OWNER SHARE

**40%**

MANAGEMENT FEE

### Full-Service Management Includes:

- **Global Marketing:** Targeted campaigns on luxury booking platforms and social media.
- **Guest Services:** 24/7 concierge, check-in/out, and high-touch guest relations.
- **Professional Housekeeping:** Consistent five-star standards for every arrival.
- **Financial Reporting:** Monthly statements and transparent accounting.

## ENVIRONMENTAL ASSET PROTECTION

Our salt-air mitigation strategy is designed to protect the longevity of your asset through proactive, technical measures:

- **Corrosion Mitigation:** Regular freshwater rinsing of exterior HVAC units and hardware.
- **Hardwood Preservation:** Specialized conditioning for Teak and local hardwoods.
- **Climate Monitoring:** Dehumidification management to protect interior electronics and finishes.

## PROJECTED ROI ANALYSIS

UNIT TYPE	PURCHASE PRICE	EST. ANNUAL GROSS	EST. NET ROI
Viento (1 Bed)	\$250,000	~\$56,000	12.2%
Brisa (2 Bed)	\$450,000	~\$84,000	11.5%
Brisa Penthouse	\$650,000	~\$115,000	10.8%

## UNLIMITED OWNER USAGE

The Elements Belize offers **Unlimited Owner Usage** with no blackout dates. Simply notify the management team of your planned stay, and your unit will be prepared to hotel-standard readiness for your arrival.