



Hello all,

First of all, I want to say Happy Holidays and I hope everyone has a happy New Year despite all the lock downs we are facing in Alberta with no family gatherings allowed. On Dec 26th, I will be heading to Belize and I want to thank my realtor, Trevor for a referral on a condo to rent for only \$990US plus utilities per month. We had other plans but this works out so much better for the budget. The condo is right outside of San Pedro Town on Ambergris Caye and usually rents on the short-term market for thousands of dollars per month but there are huge deals available due to COVID-19. Normally we can fly through Calgary direct to Belize but now we have to fly to Cancun first as that is only way to have only 1 stop which I prefer but this requires a ticket with West Jet along with one with Tropic Air.

On my lot in Belize, the seawall on the canal is now complete so the builder is now ready to start



construction. Our project with 2 units (will be 3 eventually) should be complete around March next year. You will see more details on this later on including investment opportunities.

COVID Relief Update

There are many programs for different industries and individuals as well as an expanded EI program. If you want to check out your options, here is a website that summarizes the programs available in Canada:

www.canada.ca

Economic Response Plan

Many businesses, including real estate investors, have applied for and received up to a \$40,000 CEBA loan which is 25% forgivable if paid by Dec 31, 2022. This program has been expanded to include an additional interest-free loan of \$20,000, 50% of which is forgivable so this is a great opportunity if your business has non deferrable expenses and need some help.

Virtual Holiday Ideas

Not being able to see our families and friends over the holidays will be very tough so here is a list of virtual holiday party ideas for your next online celebration. There are some unique ideas included here like a virtual card exchange and

Mystery Holiday Theatre 3000.

www.teambuilding.com

Here is another article that can also help you celebrate the holidays in style with fun and festive



virtual holiday party ideas.

www.snacknation.com



Resources

Check out savings tips and videos on my website here:

www.lbylrealestate.com

If you have questions please reach out.

Happy investing everyone! Linda



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LOOK BEFORE YOU LEAP



Mogul Mastermind

Success in 2021:
Time Management
Workshop

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EREIA

Changing Paradigms,
Mindset & Goal
Setting

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Belize Discovery Trips

International Invest-
ing.

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Real Estate Investing Sessions

Here is the information about upcoming real estate sessions in case you are interested:

Mogul Mastermind

In December the meeting is one week early due to the holidays and the topic is Success in 2021: Time Management Workshop. The presentations start at 7:00pm but there are breakout rooms for networking that start at 6:30pm.

Registration can be found here:

www.mogulmastermind.ca

You can view the prior month meeting here:

www.mogulmastermind.ca/last-meeting



Edmonton Real Estate Investor Association (EREIA)

This session will be online and as always will include a market update and news that affects real estate investors and the main speaker will be Mark Frenz who will be talking about changing paradigms, mindset and goal setting.

Here is the link to check out the details and register:

www.meetup.com

Belize Discovery Trips

Many people ask me how I found out about Belize and most of you know that this was due to the Real Estate Radio Guys. I have always wanted to attend their Belize Discovery Trip and they finally have one coming up on January 29 so this is very exciting. Networking on these trips is amazing according to my friend Shanna Badry who has been on a few summits with the guys. In addition, the Remax team in Belize has a similar event including one running January 22 to Monday, January 25.

Here are both of the links:

[Itinerary – Belize Investment Guide](#) – Remax's Tour

[Belize Real Estate Discovery Trips](#) with The Real Estate Guys

Flights connections are more difficult now but still worth making it down to a session if possible. If you are interested in a future date instead please let me know as we will try to set something up.



Linda Hayes

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LOOK BEFORE YOU LEAP

Possible two lot configuration

International Investing

Belize Investing Opportunity

As many of you saw in my International Investing Session on Dec 9th, Belize is a great market for vacation rentals and many of you are thinking of investing. If you missed the presentation you can see it here:

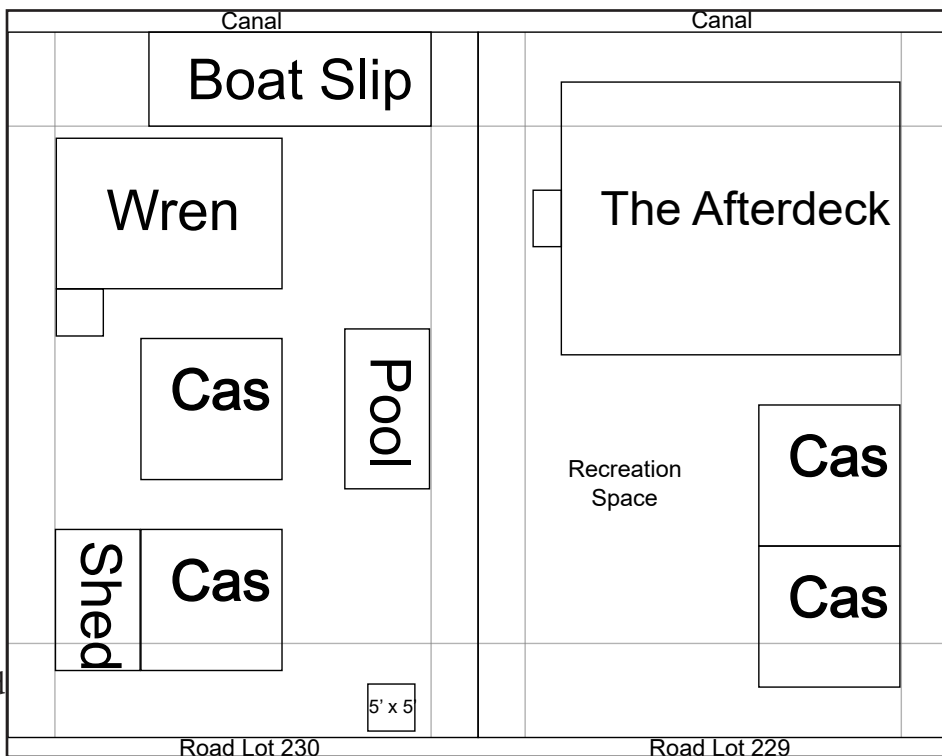
[My Path To Belize](#)

When I bought my lot in Mahogany Bay, I made sure there was a lot on either side of it available in case other investors wanted to get into a multiple site plan. Each lot would have 3 units and one would have a pool (mine), the one on the side of the pool could have an entertainment area to tie into the pool and the one on the other side could have a gym. This could all be branded together so guests could book more than one unit at a time and have all the amenities available. With 3 of us we would have 9 units capable of hosting large groups and would be great for flexibility and be large enough to staff our own cleaners.

Here is one example of an idea that would work well:

My lot will have one Wren unit which is 400 SF unit that sleeps 5 (bedroom, loft with twin bed, and sofa bed) and the casitas will sleep 2.

For someone wanted a 2 bedroom plan the Afterdeck would work very well with 2 casitas. The After-



deck is almost 800 SF so can sleep 6 with the addition of a sofa bed. There are many other options that could also work if anyone is interested.

AfterDeck Floor Plan:

First Floor Plan (792 sq ft)

Piles are now ready:



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