

# Dominican Republic Mahogany Plantation — Teaser

Off-market sale | Institutional timberland / natural capital opportunity

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## Executive Overview

Sale of a large-scale titled timberland asset in the Dominican Republic: ~365 hectares of contiguous land with a mature mahogany plantation (~60,000 trees). The property includes diversified biological assets (cacao, fruit trees), water resources, and optional development potential. Data room access is available under NDA.

## Key Facts

- Total Area: ~365 hectares
- Timber: ~60,000 mature mahogany trees
- Additional Assets: ~50,000 cacao trees (15–25 years), fruit crops
- Water Resources: natural streams and pools
- Legal Status: fully titled parcels
- Independent Appraisal (Jan 2024): ~\$18.3M
- Targeting expedited transaction with market-aligned pricing guidance

## Investment Highlights

- Large, contiguous titled landholding suitable for institutional ownership
- Mature hardwood plantation with near-term harvest optionality
- Diversified biological income streams (cacao and fruit)
- Strong ESG profile; potential upside via timber optimization and/or carbon strategies
- Significant discount to appraisal for accelerated execution

## Process / Next Steps

- 1) Review teaser and request NDA
- 2) Secure data room access
- 3) Site visit for qualified counterparties
- 4) Submit IOI (timeline + structure)
- 5) Confirmatory diligence → purchase agreement → closing

## Seller Contact

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