



**LAS AZUCENAS™**  
TROPICAL HARDWOOD FOREST

# Impact Investing In the Guatemalan Rainforest



**PENSION FUNDS, INSURANCE COMPANY GENERAL ACCOUNTS, ENDOWMENTS, FOUNDATIONS,  
SOVEREIGN WEALTH FUNDS, SINGLE FAMILY OFFICES, MULTI-FAMILY OFFICES.**

Impact investing with us is an investment strategy that aims to generate specific beneficial, social, and environmental effects, in addition to a financial gain.



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IMPACT INVESTMENT





# Timber is the Nontraditional Asset that has out-performed typical investments. Timber has safely driven the world's best-performing portfolios to higher highs.

An Investment in High-Grade, High-Value Tropical Timberland is the perfect fit for Pension Funds, Insurance Companies, Endowments, Sovereign Wealth Funds, Single Family Offices and Multi-Family Offices. Timber is the ideal asset for Capital Accumulation and Capital Preservation.

## Timber Impact Investment: Five Million Dollars

### 11,000 Newly Planted Trees on 70 Acres

There are two transactions that make up this offer.

#1 The purchase of high-grade tropical species trees. #2 The purchase of the farmland.

Each have their own ROI results.

ROI for trees is found inside the table below. ROI for farmland is found below the table.

70 Acre Plot – 11,000 Trees (Your Choice of Cedar, Mahogany, Rosewood, or Mixed Combination)

The Timber Investment of \$4,741,000 + The 70-acre farmland investment of \$259,000.00. Total = \$5,000,000.00

All Crop Care & Maintenance Expenses included through harvest.

Trees are typically ready for harvest at year 18, however, some may mature later.

Year	# trees	1 <sup>st</sup> Harvest	2 <sup>nd</sup> Harvest	Final Harvest	Crop Care	Extraction/Sale Fee 10% (optional)	Net Profit	ROI %
	11,000	Yr. 18	Yr. 19	Yr. 20				
18	9,000	\$36,450,000.00			incl	\$3,645,000.00	\$32,805,000.00	
19	1,000		\$4,050,000.00		Incl	\$405,000.00	\$3,645,000.00	
20	1,000			\$4,050,000.00	incl	\$405,000.00	\$3,645,000.00	
<b>Total Extraction Fee</b>						<b>\$4,455,000.00</b>		
<b>Total Return</b>							<b>\$40,095,000.00</b>	<b>745.7</b>
<b>Principal Tree Investment</b>							<b>\$4,741,000.00</b>	
<b>Total Investment Gain</b>							<b>\$35,354,000.00</b>	

Current price for Mahogany locally is \$4.50 bf, estimated price at maturity \$9.00 bf.

Current price for Cedar locally is \$3.99 bf, estimated prices at maturity \$7.98 bf.

Current price for Rosewood locally is \$22 bf, estimate prices at maturity \$44 bf.

ROI = 745.7% over 20 years. Simple Annual ROI – 37.27%

Gain Above Investment - \$35,354,000.00

Purchase of 70-acre farmland = \$259,000.00

Additional title/deed/transfer fees/legal fees = \$34,698.00 (not included in overall investment).

ROI = 119.11% - Compound Annual ROI of 4%. Property Value Gain = \$308,500.00

Estimated value of farmland at year 20 = \$567,500.00

**“Timber is the best long-term investment there is, and the only low-risk, high-return asset.”**

Billionaire Investment Manager Jeremy Grantham

<https://azucenas.org>