

Titled Mahogany Plantation - Dominican Republic

Institutional-scale tropical hardwood asset with mature biological inventory, titled land, water resources and agroforestry optionality.

Investment Highlights

- 365 hectares of privately titled plantation land
- Approximately 60,000 mature mahogany trees (indicative DBH approximately 38-50 cm)
- Secondary growth, organic cacao and fruit production
- Natural river water source and established internal access
- Independent appraisal dated January 2024: USD 18.29 million
- Asking price: USD 15.9 million
- Target structure: 10% deposit and approximately 90-day closing

Asset Snapshot

Metric	Details
Location	Dominican Republic (detailed location available under NDA)
Area	Approximately 365 hectares / 902 acres
Title	Privately titled property
Primary species	Mahogany
Tree count	Approximately 60,000 mature trees
Additional use	Secondary growth, cacao and fruit crops
Access and water	Internal access network and river water source

Transaction Overview

- Structure: sale of the titled real property and associated standing forestry asset, subject to definitive documentation
- Asking price: USD 15.9 million
- Deposit target: 10% upon execution of the definitive purchase agreement
- Target closing timeline: approximately 90 days
- Sale rationale: capital reallocation

Investment Rationale

- Exposure to premium tropical hardwood supply with long-term demand fundamentals
- Opportunity to acquire below the January 2024 independent appraisal
- Optionality across timber management, land appreciation and agroforestry income
- Potential natural-capital and sustainability positioning
- Strategic Caribbean location

Indicative Process

Initial review → NDA → secure data room → management call → site visit → IOI/LOI → confirmatory due diligence

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