

# OFF-MARKET TIMBERLAND OPPORTUNITY

## Titled Mahogany Plantation — Dominican Republic

### Investment Highlights

- Institutional-scale tropical hardwood asset in the Dominican Republic
- 365 hectares of fully titled plantation land
- Approximately 60,000 mature mahogany trees (DBH ~38–50 cm)
- Secondary growth and organic cocoa production
- Natural river water source and established internal access
- Independent appraisal (Jan 2024): USD 18.29M
- Indicative pricing guidance: USD 15.9M
- Target structure: 10% deposit | ~90-day closing

### Asset Snapshot

Metric	Details
Location	Dominican Republic (details under NDA)
Area	365 hectares
Title	Fully titled property
Primary Species	Mahogany
Tree Count	~60,000
Additional Use	Secondary growth & organic cocoa
Access	Internal road/path network
Water Source	River access

## **Transaction Overview**

- Structure: Asset sale (details to be agreed)
- Pricing guidance: USD 15.9M
- Deposit target: 10% upon signing
- Closing timeline: ~90 days
- Offers to be considered as part of a competitive process
- Sale rationale: Capital reallocation

## **Investment Rationale**

- Exposure to premium tropical hardwood supply with long-term demand fundamentals
- Opportunity to acquire below independent valuation
- Optionality across timber harvest, land appreciation, and agroforestry revenue
- ESG-aligned asset with sustainability positioning potential
- Strategic Caribbean location

## **Process**

NDA → Data room → Management call → Site visit → IOI/LOI

## **Contact**

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