



TEAK HARDWOODS

PLANTATION #2



HARDWOODS UNLIMITED
RESIDENCY VISA PROGRAM

CONFIDENTIAL BUSINESS PLAN



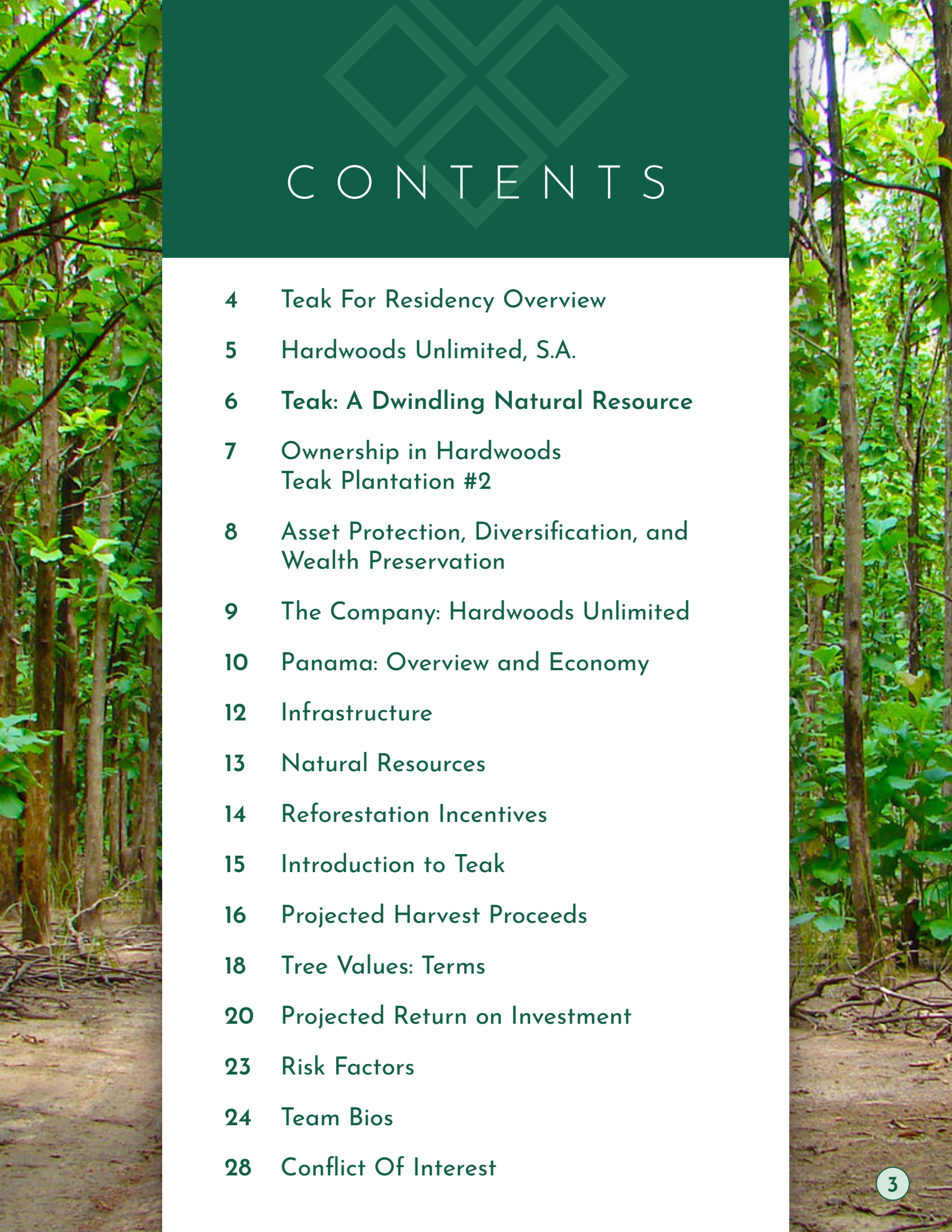
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ESTABLISHED IN 1999



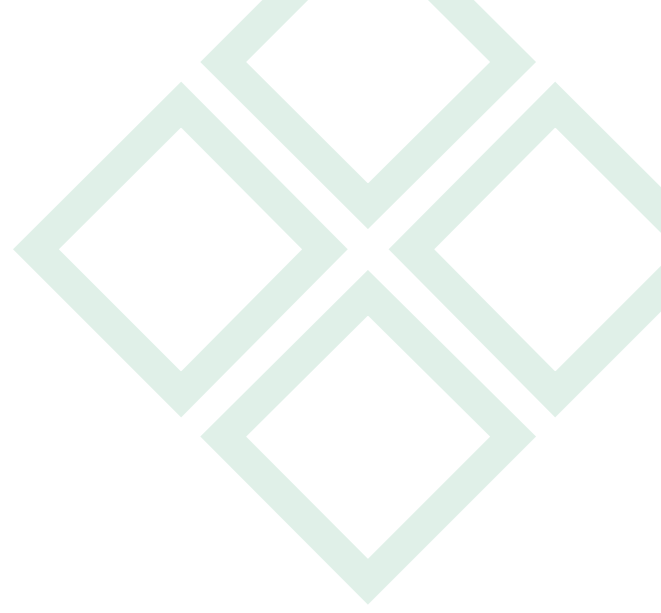
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Teak for Residency Overview



An investment in teak is a wise investment in the future.

Teak, *Tectona grandis*, is a tropical hardwood tree yielding timber that is commonly used in the fabrication of indoor and outdoor furniture, doors, boats, beams, columns, and flooring. Teak products are in such high demand because of Teak's remarkable qualities; including its durability, its ability to repel water and termites, and because it does not rot.

Teak is a commodity in demand and prices have risen steadily over the past 100 years. The track record for successful plantation of Teak and its stable, increasing value in the marketplace is centuries long. As the harvest demand continues to exceed the supply, we can expect the price of Teak to continue on an upward trend, and to possibly exceed stated return targets.



Hardwoods Unlimited, S.A.

Hardwoods Unlimited is a Panamanian company that specializes in the Teak industry. Established 20 years ago with its first planting of 100 acres, the company has nurtured the growth of over 43,000 Teak trees. Growth rates are in the middle of the bell curve for Teak aged 20 years old and projected volumes are on track for harvest estimates. With over a decade and a half of expertise in planting, growing, and maintaining a plantation, Hardwoods is an experienced partner for the Panama Residency Visa Program.



Teak: A Dwindling Natural Resource

In simple terms, Teak is a commodity that is being harvested at a rate 8-12 times the rate of replanting. The market for Teak is largely in Asia, the Scandinavian countries and in the boat building business. Teak prices have risen dramatically over the last 20 years, and steadily for the past 100. As the harvest continues to exceed the supply, we can expect the price of Teak to continue on an upward trend.

Panama was chosen for the Hardwoods plantation specifically because it provides optimal growing conditions and political security. The Panama Canal is a vital strategic US interest and the US proved that when it invaded Panama to remove General Noriega. From a climate perspective, the Pacific coast of Panama is ideal in that it has an 8-month rainy season and a 4-month dry season, which is precisely what teak wood requires to achieve maximum quality. Three hundred years of historical records show no sustained droughts for the region of reforestation. Resistance to fire is a natural element of the Teak's adaptation to its environment. The Teak tree is largely resistant to fire because it sheds its leaves in the dry season as a water loss prevention mechanism and effectively blocks the growth of underbrush by eliminating light to the forest floor.

Ownership in Hardwoods

Teak Plantation #2

Owning Teak is physical ownership of an agricultural hard asset combining land and production of a commodity in high demand historically.

A conservative plantation uses a 28-year harvest cycle. Hardwoods has elected to base its harvest projections on a full 28-year growing period.

The 16-year-old existing Teak trees require 12 years of additional growth before final harvest.

Baby Teak to be planted in Q3 2020 will require the full 28 year growing period for final harvest.

Plantation parcels are 1000 square meters or approximately one-quarter acre.



Asset Protection, Diversification, and Wealth Preservation

DIVERSIFICATION

By owning a teak plantation in Panama, teak owners also gain geographic and business type diversification of assets. A teak plantation is a product that is outside of the traditional markets and physically outside of the United States. International diversification is a critical element to any multi-flag asset protection strategy.

TAX DEFERRAL

What you own are long-term assets (the trees) that will be taxed at harvest. Literally, your assets “grow” tax deferred. Like a growth stock, there are no dividends or cashflow to be taxed. Consult a tax advisor for specific tax questions for harvest proceeds.

ASSET PROTECTION

The real value of the asset is the trees on the land. Most people choose to hold the parcel for the entire 28 years and see it through to harvest. If at any point you needed to liquidate the parcel, there are resale opportunities available.



The Company

HARDWOODS UNLIMITED

In this day and age, healthy skepticism is critical for success and protection. Hardwoods Unlimited encourages you to do your homework. Hardwoods Unlimited was founded by a group of businesspeople already substantially involved in the region. It is important for the investor to understand the people who stand behind the company. Hardwoods Unlimited invites you to visit our plantation in Panama to see for yourself the realities of a Teak plantation.

The Teak plantation is managed by a trusted third-party reforestation and garden service, GeoForestal. Established in 1994, after reforestation activity was regulated in Panama, GeoForestal is dedicated to providing reforestation services and production of forest plants, primarily Teak, to Hardwoods Unlimited among many other clients. Services range from environment effect investigating, reforestation and management, supervision of reforestation projects, and beyond.





Panama

Overview and Economy

Panama is the isthmus linking South America with Central and North America. The country, which is bisected by the Panama Canal, is bounded on the north by the Caribbean Sea, on the east by Colombia, on the south by the Pacific Ocean, and on the west by Costa Rica.

The population of Panama according to 2019 estimates is just over 4.2 million, giving the country an overall population density of about 87.4 persons per sq. mile, with about one-quarter of all Panamanians concentrated in the two metropolitan areas, Panamá and Colón. Panamá is divided into nine provinces—Bocas del Toro, Chiriquí, Coclé, Colón, Darién,

Herrera, Los Santos, Panamá, and Veraguas—and one special territory, Comarca de San Blas.

The capital, Panama has approximately 880,700 inhabitants and, is the principal commercial and transportation center; San Miguelito (population totaled with the capital) is a suburb of the capital. Other important cities are Colón, the northern terminus of the Panama Canal, and David, a farming center near the Costa Rican border.

In Panama, the Balboa, which is divided into 100 centésimos, is the basic monetary unit. Nonetheless, U.S. paper money and coinage are widely



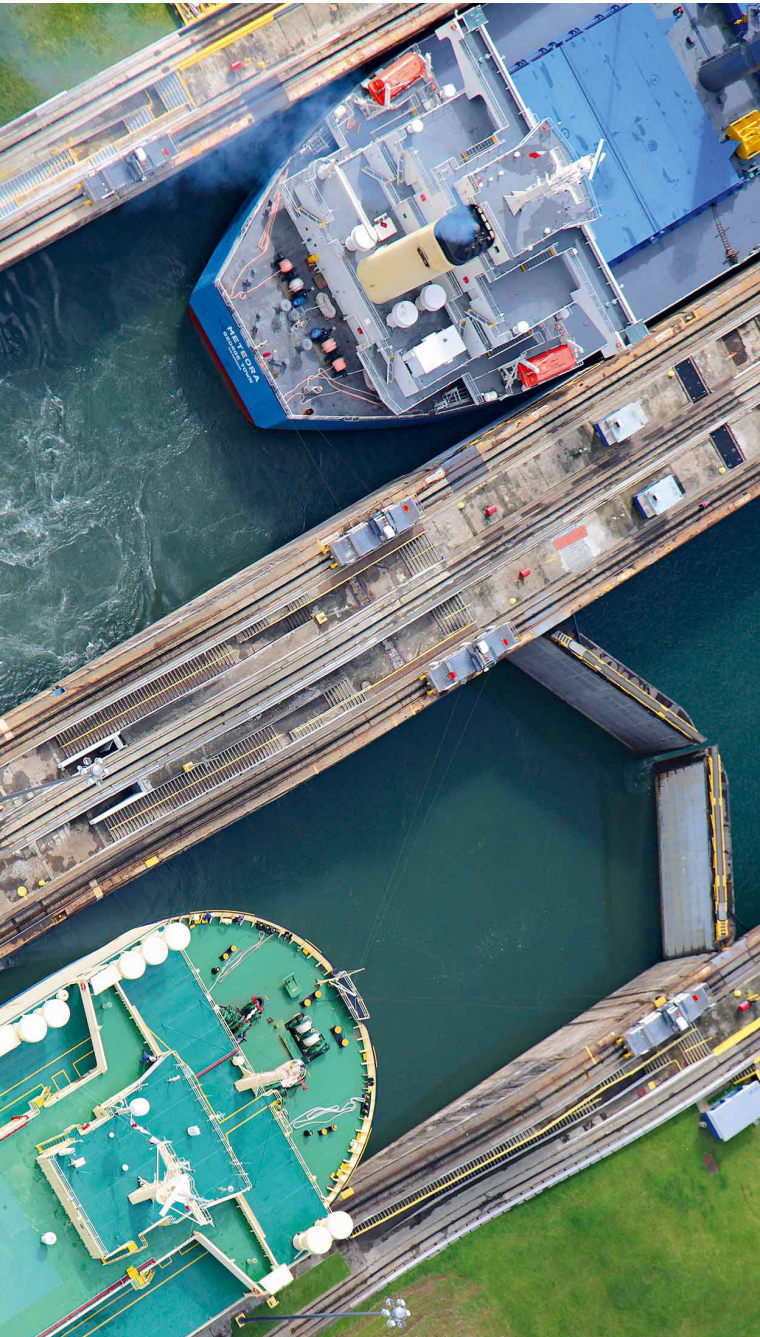
circulated, is the normal legal currency, and no exchange control is exercised. The National Bank of Panama (1904) is the Social bank.

The major source of government revenue in Panama is associated with the operation of the Panama Canal, which was turned over by the United States to the Government of Panama in 2000.

The country's chief exports are gold, bananas, petroleum products, shrimp, raw sugar, and coffee. The U.S. receives more than 60% of Panama's exports. Imports, mostly from the

United States, Mexico, and Japan, consist primarily of mineral fuels, machinery, chemicals, transportation equipment, and basic manufactured products.

The wage labor force in Panama includes less than one-third of the total population. About 30% of this labor force is employed in agriculture, forestry, and fishing, and approximately 47% works in commerce, finance, and services. Approximately 17% of the work force belongs to labor unions.



Infrastructure

Panama has about 6,040 miles of roads, including a section of the Pan-American Highway which connects the Teak plantation in Darien with Panama City. The country also is served by about 280 miles of railroad. The main railway line crosses the isthmus and connects Cristóbal to Panamá. The Panama Canal links the Caribbean to the Pacific coast, and the country's main ports are Balboa, Cristóbal, Bocas del Toro, Almirante, and Puerto Armuelles. The Panamanian merchant fleet is one of the largest in the world, although many of the ships registered here are foreign owned and maintain foreign crews. There is also a major international airport, which is located near Panamá with another under construction near Rio Hato to serve the Western beach communities.

Natural Resources

Panama is traversed lengthwise by two mountain systems. The loftier Serrania de Tabasará crosses into Panama from the west. The range averages 5,000 ft. in elevation, with its tallest peak, Barú, an extinct volcano, reaching 11,401 ft. The Cordillera de San Blas and the Sierra del Darién, which form the lower range, average about 3,000 ft. and are almost entirely situated within the country. The mountain ranges enclose fertile, well-drained valleys and plains.

The region between the two mountain systems consists of hills, ranging from about 300 to 1,500 ft. in height, and valleys. It is thickly matted with forest and tangled undergrowth and is studded with ridges, crests, and occasional plains and high plateaus. The two mountain ranges are watersheds within which rise some 325 rivers and streams emptying into the Pacific and 150 descending to the Caribbean. The largest and most important river, the Tuira, flows into the Golfo de San Miguel on the Pacific coast. Another large river, the Chagres, rises in central Panama and is dammed at Gatun into an artificial lake that forms an important section of the Panama Canal and provides the majority of potable water for Panama City.

Both Panamanian coasts are indented by lagoons, bays, and gulfs. The Gulf of Panama lies on the Pacific side and contains the Archipiélago de las Perlas (Pearl Islands), consisting of more than 100 islands of varying size with a total area of some 450 sq. miles.

Panama has a tropical climate with average annual temperatures ranging from 83 degrees to 95 degrees in coastal areas. In the interior, at the higher altitudes, the average temperature is 66 degrees. The rainy season extends from April to December. On the Caribbean coast the average annual rainfall is about 117 inches; on the Pacific side it is about 65 inches.

Panama has been slow to develop its natural resources such as mineral deposits of manganese, copper, iron, and asbestos. About 8% of Panama's land is under cultivation. The main crops are bananas, plantains, sugarcane, rice, maize, and coffee. Forest products of Panama include a variety of woods, notably mahogany.



Reforestation Incentives

Recently, Panama stepped up its efforts to preserve and replenish its forests by promoting an incentives program designed to attract investors. One may directly invest in reforestation projects by actually owning an operating interest in the plantation as a business.

The project incentives are:

- No taxes on imported materials to Panama.
- No income taxes on reforestation income or the commercialization of forest products.
- No real estate transfer tax or real estate value tax on properties which have an excess of 200 hectares of plantation, or which have more than 50% of its land dedicated to reforestation.
- Tax credit for firms who manufacture products made of raw materials from plantations.
- Capital investment may be deducted 100% for income tax purposes.

The state does not require that the land be used solely for reforestation as long as there is compatibility with the soil and the selected tree species. To qualify for the incentives, all investors must register with the Forestry Registry (INRENARE), provide a business plan, scaled land maps for projects that encompass more than 100 hectares, and copies of the lease, title or other legal interest in the targeted land.

There is also an annual report comprised of a financial statement and an engineer's report. These reports are then reviewed by the INRENARE, which may do a physical inspection of the land. IRENARE then sends its report to the Revenue Directorate at the Ministry of Housing and Treasury confirming that the project meets the requirements of the incentives law.

Introduction to Teak

The Teak tree is a tropical hardwood that grows to a height between 150 and 160 feet with a trunk diameter of 6-8 feet. The tree is predominantly found in Thailand, Burma, and Java. Optimal growing conditions for the Teak tree include fertile soil, and an elevation below 600 meters. High quality Teak is produced with alluvial soil that is deep, flat, well drained and rich in calcium. A mean annual temperature of 22 to 27 degrees Celsius and annual rainfall of 1,500 to 2,500 millimeters are also important requirements to produce quality Teak. It is also essential that the Teak plantation receives 3 to 5 months of dry season because too much moisture will result in a sappy, low quality wood. Negative characteristics such as lower average density, lesser quality color, poor texture, and a loss of strength are a result of too much precipitation.

At one time Thailand had 39,536,861 acres of Teak forests. The ancient kings of Burma and Thailand regarded the Teak as a royal tree and strictly regulated its harvest. These forests have now become almost nonexistent. This problem has led to strict government regulation in most of the countries which have the ability to produce Teak. The lone remaining natural Teak forest was in Burma but has been destroyed to fund their civil war. This has led to a drop in supply for Teak and a climb in prices.

The lumber itself is a tawny golden color with streaks of dark brown when

harvested. The wood of the Teak tree is exceptionally hard, heavy, strong and oily. The natural oil in the wood makes it very durable and makes it unnecessary to treat the wood. The natural preservative makes the wood resistant to insects, fungus, marine borers, rot, and moisture damage. Teak has become the lumber of choice because of its ability to avoid rust and corrosion when in contact with metals. This trait makes the lumber very valuable to shipbuilders for expensive boats and yachts. The oil of the Teak also prevents the wood from warping, cracking or becoming brittle. It is also used for exterior decking, trim, windows, garden furniture, park benches, and various marine applications. Teak can also be used indoors for flooring and paneling in banks and office buildings. Teak lumber can even be found in the oil fields of the Middle East. This is because it is the only wood, which can survive the conditions of the desert without becoming dry and susceptible to conducting electrical sparks.

The popularity of Teak lumber has been steadily increasing over recent years. The supply, however, has not kept pace with the demand and this has led to global shortages of the tree. The North American Hardwood Association reported that there was a 625% percent increase in the price of Teak from 1986 to 1992. The plantation has certain advantages over the natural Teak forests because it is easier and more economical to harvest Teak from the plantation.

Projected Harvest Proceeds

The Pacific Coast of Panama is one of the least populated regions of the country. Open fields, mountainous terrain and poor roads characterize the region. The people of the region are primarily of Indian and Spanish descent. Spanish is the primary language spoken in the area.

Surprisingly, the area is also one of the most ideal regions in the world for the production of Hardwoods, including Mahogany, Teak, Cedar, and other indigenous woods. This is due to the rich volcanic soil, the plentiful rainfall in the wet season and the short but consistent dry season (which is necessary for hardwood production.)

Panama, like many developing countries, has been harvesting its existing supply of these woods with virtually no replanting or attempts at sustainable development until now. Worldwide the over harvesting

of indigenous hardwood areas still outpaces the planting of new hardwood farms by a ratio greater than eight to one.

Hardwoods Unlimited was established as an outgrowth of both concern for the Central American forests and the desire to capitalize on the world's dwindling supply of available hardwood for the home and commercial building industry. The philosophy of the company is to form long-term partnerships with co-owners, equal to a hardwood growth cycle of 28 years. Because of the long-term focus of the company, co-ownership with Hardwood Unlimited is best suited for owners with an objective of receiving harvest proceeds at final harvest. There is limited liquidity for the 1000 square meter parcel for economy of scale reasons.



It is important for the plantation owner to understand both the possible risks and the time commitment involved with a Teak plantation. This plantation will not pay a harvest yield on thinnings during the 5-year period, rather those funds will be used pay upkeep and maintenance costs with any balance paid to management. (See Risk Factors below).

There is no way to predict the future, especially in commodities. The current price of Teak wood lumber, showing vary grades of Teak wood, was used to calculate the value of the harvest projected proceeds of the sale of logs in 5 years. Upon harvesting the hardwood, even a modest increase in Teak values could presumably mushroom the harvest value significantly. The current grade of the Teak at the Hardwoods plantation is average grade.

Owners can also feel good about their decision to own a plantation. Growing Teak improves the ecosystem, allowing everyone to enjoy the benefits the rainforest brings in generating oxygen and reducing excessive carbon dioxide in the atmosphere, while providing natural habitats to wildlife. Additionally, owners will know that the plantation provides jobs to some of the poorest people in the western hemisphere while teaching them about the merits of long-term sustainable and eco-friendly development. As an ecological project, Hardwoods Unlimited has been able to negotiate major concessions in terms of local taxation and land costs, which will stretch the owner's dollar as far as possible in maturing the trees into saleable timber or lumber.





Tree Values Terms

The following terms are used in the charts below to describe the logs and lumber and the calculations for the projected ROI to investors.

A **thinning** is the planned removal of a percentage of trees that may or may not have commercial value depending on the age of the tree and the reason for removal.

M3 is the abbreviation for cubic meters, a standard measurement for raw log quantities. The **market grade** determines the market for raw log sales.

The **height and diameter** growth estimates are based upon growth rates obtained in plantations in the Caribbean and Central America.

The estimated amount of **marketable board feet**, is a standard measure of wood used in the U.S. One board foot of wood is one foot square by

one inch thick (1' x 1' x 1"). There are 12 board feet in a cubic foot of lumber and 423 board feet in a cubic meter of lumber according the National Hardwoods Lumber Association. The estimate of marketable wood is based upon the estimated volume per tree in cubic feet, multiplied by 12 to obtain the number of board feet, and then reduced by the estimated amount of processing waste, which is sawing losses and damage to the logs while being harvested, transported and processed. The inefficiency of sawing smaller diameter logs into lumber results in greater sawing loss on younger, smaller trees. All sales of trees prior to final harvest in 28 years will be sold as logs.



The **value per board foot** is the estimated value of the lumber from each tree. This is arrived at by multiplying the estimated number of marketable board feet per tree, by the projected price per board foot at the time of harvest. The projected values per board foot are based only upon the value of lumber the tree may produce and do not include any estimate of the premium value which veneer logs may bring.

Gross harvest proceeds, the estimated gross proceeds from the sale of the lumber from each harvest, is arrived at by multiplying the estimated value per board foot times the marketable board feet in that thinning or harvest.

Harvest and processing costs are the direct costs of harvesting your trees, transporting your logs to

the sawmill and having them sawn into marketable lumber. For these projections we have assumed that the harvest and processing costs will be 15% of gross projected harvest proceeds.

Subtracting the estimated harvest and processing costs from your gross harvest proceeds arrive at net harvest proceeds.

The **care and management fee** is the normal charge for managing the care and maintenance of your trees and the harvest, processing and sale of your hardwoods. The care and management fee is 20% of the gross harvest proceeds.

Projected Return on Investment

The charts demonstrate possible return on investment for a 1,000m² parcel of Teak. The following charts show projected ROI of Teak at \$4.88 per foot ranging from low quality growth to high quality commanding the highest premiums per board foot. Even the lowest quality Teak produces a strong return.

A Baby Teak plantation parcel purchased for \$6,880, using the low quality assumptions has projected net proceeds of \$30,603.76 in 28 years.

A 16-year-old Teak plantation parcel purchased for \$18,866, using the low quality assumptions has projected net proceeds of \$29,453.62 in 12 years.

Baby Teak

Static Teak Price												
Low Quality												
0.1 Hectare	Age	Thinning	Trees Remaining	Logs for Sale (M3)	Marketing Board Feet	Value per board foot	Gross Harvest Proceeds	Annual Maintenance fees	Processing Cost	Management Harvest Fee	Total Proceeds	IRR
	1 -- 11	71.1	40.0	N/A	N/A	N/A		\$1,650.00			(\$1,650.00)	5.42%
	12	10.0	30.0	0.9	368.7	\$4.88	\$1,799.18	\$150.00	\$269.88	\$359.84	\$1,019.47	ROI 289%
	18	5.0	25.0	1.3	559.4	\$4.88	\$2,729.80	\$900.00	\$409.47	\$545.96	\$874.37	
	20	3.5	21.5	2.0	863.5	\$4.88	\$4,214.02	\$300.00	\$632.10	\$842.80	\$2,439.11	
	25	21.5	0.0	18.5	7832.0	\$4.88	\$38,220.03	\$750.00	\$5,733.00	\$7,644.01	\$24,093.02	
Total											\$26,775.97	

Static Teak Price												
Medium (Average) Quality												
0.1 Hectare	Age	Thinning	Trees Remaining	Logs for Sale (M3)	Marketing Board Feet	Value per board foot	Gross Harvest Proceeds	Annual Maintenance fees	Processing Cost	Management Harvest Fee	Total Proceeds	IRR
	1 -- 11	71.1	40.0	N/A	N/A	N/A		\$1,650.00			(\$1,650.00)	11.46%
	12	10.0	30.0	0.9	368.7	\$15.63	\$5,762.55	\$150.00	\$864.38	\$1,152.51	\$3,595.66	ROI 1267%
	18	5.0	25.0	1.3	559.4	\$15.63	\$8,743.18	\$900.00	\$1,311.48	\$1,748.64	\$4,783.06	
	20	3.5	21.5	2.0	863.5	\$15.63	\$13,496.95	\$300.00	\$2,024.54	\$2,699.39	\$8,473.02	
	25	21.5	0.0	18.5	7832.0	\$15.63	\$122,413.75	\$750.00	\$18,362.06	\$24,482.75	\$78,818.94	
Total											\$94,020.68	

16-Year-Old Teak

Static Teak Price <i>Low Quality</i>												
0.1 Hectare \$18,866	Age *	Thinning	Trees Remaining	Logs for Sale (M3)	Marketing Board Feet	Value per board foot	Gross Harvest Proceeds	Annual Maintenance Fees	Processing Cost	Management Harvest Fee	Total Proceeds	IRR
	11	85.0	48.0	0	0	0	0	0	0	0	0	5%
	12	12.0	36.0	1.0	442.4	0	0	0	0	0	0	
	20	6.0	30.0	1.6	671.3	\$ 4.88	\$ 3,275.75	\$ 600.00	\$ 491.36	\$ 655.15	\$ 1,529.24	ROI
	25	4.0	26.0	2.3	986.9	\$ 4.88	\$ 4,816.02	\$ 750.00	\$ 722.40	\$ 963.20	\$ 2,380.41	177%
	28	26.0	0.0	22.2	9427.4	\$ 4.88	\$ 46,005.57	\$ 450.00	\$ 6,900.84	\$ 9,201.11	\$ 29,453.62	
	Total										\$ 33,363.28	

Static Teak Price <i>Meduim (Average) Quality</i>												
0.1 Hectare \$18,866	Age *	Thinning	Trees Remaining	Logs for Sale (M3)	Marketing Board Feet	Value per board foot	Gross Harvest Proceeds	Annual Maintenance Fees	Processing Cost	Management Harvest Fee	Total Proceeds	IRR
	11	85.0	48.0	0	0	0	0	0	0	0	0	18%
	12	12.0	36.0	1.0	442.4	0	0	0	0	0	0	
	20	6.0	30.0	1.6	671.3	\$ 15.63	\$ 10,491.81	\$ 600.00	\$ 1,573.77	\$ 2,098.36	\$ 6,219.68	ROI
	25	4.0	26.0	2.3	986.9	\$ 15.63	\$ 15,425.08	\$ 750.00	\$ 2,313.76	\$ 3,085.02	\$ 9,276.30	587%
	28	26.0	0.0	22.2	9427.4	\$ 15.63	\$ 147,349.82	\$ 450.00	\$ 22,102.47	\$ 29,469.96	\$ 95,327.38	
	Total					0	0	0	0	0	\$ 110,823.37	

While these charts serves as a baseline for comparative purposes, Hardwoods believes that a much higher return is possible if the board foot price increases significantly. For the model, a 5.5% annual growth rate in the price of Teak lumber value is used. These numbers as well may turn out to be conservative, due to the faster rate of growth in Teak prices over the last decade, averaging closer to 7%.

The numbers clearly show that even modest increases in Teak's wholesale value could lead to significantly higher returns. In simple terms, Teak is a commodity that is being harvested

at a rate 8-12 times the rate of replanting, so supply will continue to dwindle as demand remains strong. Hardwoods Unlimited uses sustainable planting processes, contributing to the environment as it grows a commodity in great demand on the world market. This also provides greater confidence to investors, as they know their Teak plantation is sustainable and covered under government reforestation incentives.



Risk Factors

There are several risks that are associated with owning a Teak plantation. Fire, insects, disease, droughts, theft and political turmoil are all possible dangers to a successful Teak harvest. Fire has been recognized as the main risk to a Teak plantation. The first dry season after the trees have been planted is the most critical season. The trees are very susceptible to being destroyed by fire during this season. It is costly but important to meticulously maintain and remove the grass and other ignitable undergrowth during this first year. The Teak trees are at risk to fire during their initial 2-3 years. In the 4th year, the bark of the tree becomes resistant to fire. The trees are currently 20 years old and have already passed these milestones.

Insects are a risk to a Teak plantation but a small risk at most. The unusual attributes of the Teak tree make it resistant to most insects. There are not any recognized species of insects which have done any sizable amount of damage to a mature Teak plantation in Panama. There is, however, an insect that will eat the roots of young plants but this can be treated with a simple organic pesticide.

Disease is another of the possible risks to a Teak plantation. The Teak tree is very resistant to plagues and diseases when mature. However, the Teak can be damaged during the first season by fungi. The roots can be treated with an anti-fungal compound prior to planting which remove the risk of infection.

Central America has been through many periods of instability and there is no guarantee that political upheavals will not return to the region. Natural calamities such as droughts and earthquakes could greatly impact the harvest yield to owners.

There is no guarantee teak prices will increase. They could go down in value for a variety of reasons including cheaper lumber substitutes.

While the company plans to utilize the most advanced techniques in pest control, the risk remains that pests and blight could impact the final harvest yield. The company also plans to have a security force to patrol the plantation, however the threat of theft from illegal timber operations, and squatters is real and present in this investment.

Team Bios

Michael K. Cobb

At the height of a successful career in the computer industry, Mr. Cobb left to pursue more pioneering opportunities in the emerging real estate markets of Latin America. In 1996, he and his business partner formed a company, Exotic Caye International, to provide loans to North Americans purchasing properties in Belize, Honduras, Panama, Costa Rica, Argentina, and throughout the region. As the need for capital outstripped the supply, the mortgage company was converted to an international bank under the jurisdiction of Belize. As Caye International Bank, has expanded its services to encompass the full realm of financial products.

With a strong focus on consumer need, Mr. Cobb accurately predicted the growing need for high quality, residential product for North American vacation home buyers and Baby Boomer retirees in the region. He led the group into real estate development and created a holding company called ECI Development for several properties including a

resort on Ambergris Caye, Belize in development as a Marriott Resort.

ECI is now a multi-country developer with projects in 5 countries of Latin America: Belize, Nicaragua, Costa Rica, Argentina, and Panama. Communities are planned in Ecuador and Chile as well. The model pursued is based on the Del Webb Resort communities in the U.S. with a focus on serving these consumers in multiple countries and geographies in the region.

In August of 2000, ECI Development purchased 3.5 miles of Pacific Beachfront property due west of Managua, Nicaragua. Residents of this master planned community enjoy world-class infrastructure, a golf course, homes and condominium units. In February of 2006, the ECI Development group acquired 1100 acres and 3km of coastline in Costa Rica. In 2008, the group merged an ocean front resort in Belize with a much larger property off the water including tennis courts and fitness center to create the Baymen Gardens

Residential Community, the first of its kind on Ambergris Caye. In 2012, ECI Development purchased a position in a new project in Panama adding over 700 acres and another mile of Pacific beachfront to their holdings. Most recently, ECI Partnered with an established vineyard in Mendoza Argentina to provide vineyard estates and residences at a fraction of the cost for a similar Napa Valley California property.

Mike Cobb speaks at dozens of international conferences annually about offshore real estate finance, development, and ownership. He was consultant to The Oxford Club, hosted a weekly radio program, contributes regularly to overseas publications, sits on the board of several international companies, gives counsel to projects throughout Central America.

Mr. Cobb served on the Presidents Advisory Group for the National Association of Realtors (2016), The Board of Directors for the NAR (2017), and sat on the Global Business and Alliance Committee for the NAR (2018). He also speaks at various National and International NAR events for realtors around the world. From 2002 through 2016, Mike, his wife Carol, and 2 daughters, Amanda and Emily made their home in Latin America.

Joel Nagel

Mr. Nagel is the project's Director and legal counsel. He practices in the area of international tax and estate planning, joint ventures, and international finance. As a

Fulbright Scholar, he studied at the University of Bonn, and at The Hague Academy of International Law. He is a member of the International Law and Practice Division of the ABA, and has considerable experience in international business and investments including: finance and tax planning, corporate formation for banks, insurance companies and mutual funds planning, negotiating and structuring international agency, distribution and joint venture agreements, acquisition and financing of foreign properties, and creation of structures in low-tax countries for individuals for asset protection and tax advantage.

Mr. Nagel is past president of the Pittsburgh Rotary Club and District Governor of Rotary International District 7300 and has been actively involved in Nicaragua since 1994. He is secretary of the Chamorro Foundation, which promotes democracy and education in Nicaragua, and is past Chairman of the Nicaraguan Development Corporation, the Nicaraguan equivalent of the United Way. Mr. Nagel completed his LLM at Georgetown University, and has offices in Washington, D.C. and Pittsburgh, Pennsylvania.

Rachel Jensen

With a background in biology and Spanish, and an original intent of continuing onto Medical School, Rachel Jensen's life took a 180 degree turn after her first medical mission trip to Nicaragua.

Ms. Jensen joined the ECI Development team in 2012, starting as the organization's marketing intern at the administrative offices in Managua, Nicaragua. At the end of her 3-month internship period, she had to make a decision between accepting a full-time position with ECI, or chasing her dreams in Panama with the U.S. Peace Corps. She ultimately chose ECI Development. Originally from the suburbs of New York, Ms. Jensen now calls San Pedro, Belize her home.

Today, Ms. Jensen is the Vice President of Sales for ECI Development, a regional development company based throughout Latin America in Costa Rica, Belize, Panama, and Nicaragua. From the ground up, she has built and grown the sales and marketing department at the Grand Baymen community.

Due to her strong passion of connecting folks with international real estate that meets their goals, she was awarded Sales Person of the Year for 2014, 2015, and 2016. In addition, Ms. Jensen structured the Teak for Residency Program in both Panama and Nicaragua to assist those looking to pair up a residency with alternative options outside of their home countries.

Ms. Jensen is a resident of Panama and thoroughly enjoys the Latin American lifestyle. She is often on the road educating folks at international events about the markets and opportunities abroad.

In 2017, Ms. Jensen was invited to be a founding member of the Rotaract Club of Ambergris Caye and was recently elected for the club's Director of Professional Development. Furthermore, Ms. Jensen is the co-founder of a bi-annual women's retreat, "5 Days to Freedom," helping guide women towards financial, spiritual and international freedom.

Hans Treminio

Mr. Hans Treminio has 25-year career as Agriculture and Forestry Engineer in Honduras, Nicaragua, and Panama. He has offered forestry, agriculture, and cattle solutions to private companies, non-profit organizations, government institutions and rural communities. Engineer Treminio graduated from the National Agrarian University (UNA) in Managua, Nicaragua in 1993. Furthermore, in 2003 he obtained a postgraduate degree of Development of Tourism Projects from the University of Commercial Science (UCC) in Managua.

Between 2011 and 2017, Mr. Treminio worked for a leading non-profit organization, FUNDENIC (Nicaraguan Foundation for Sustainable Development), which created a forestry and water reserve in the Central Pacific Coastal area of Nicaragua and was sponsored by the Sugar Mill Company "Montelimar." At FUNDENIC, Mr. Treminio worked

closely with Dr. Jaime Incer, a top conservationist scientist of Nicaragua, expert in national forest reserves and volcanos, who was awarded by National Geographic.

In 2008-2010, Engineer Treminio established and managed a forestry project of 300 hectares for energy production, financed by the European Union. Additionally, he was able to administer a nursery of 15 forestry species with 250,000 trees.

Currently, Hans Treminio has been working with Gran Pacifica Resort and Hardwood Unlimited offering Teak plantation consulting services to develop more than 70 hectares of Teak in Nicaragua and Panama. In 2019, Engineer Treminio, along with Gran Pacifica's management team, is designing a production system to diversify the use 900 hectares with different forestry species, crops, and irrigation systems.





Conflict of Interest

The firm of Nagel & Associates represents the company, Hardwoods Unlimited, Ltd in this transaction. Mr. Joel M. Nagel is a partner in that firm and his family indirectly holds a personal stake in the plantation. He also represents personally, several of the officers and directors of the corporation, including Mr. Michael K. Cobb, the President of Hardwoods Unlimited I, L.P. A possible conflict of interest situation could arise out of either Mr. Nagel's family's ownership in the issue, or out of Mr. Nagel's representation of any person who is in anyway involved with this offering. By purchasing a plantation, a waiver of this potential conflict of interest is hereby expressly given by the individual who becomes an owner of a Teak plantation.

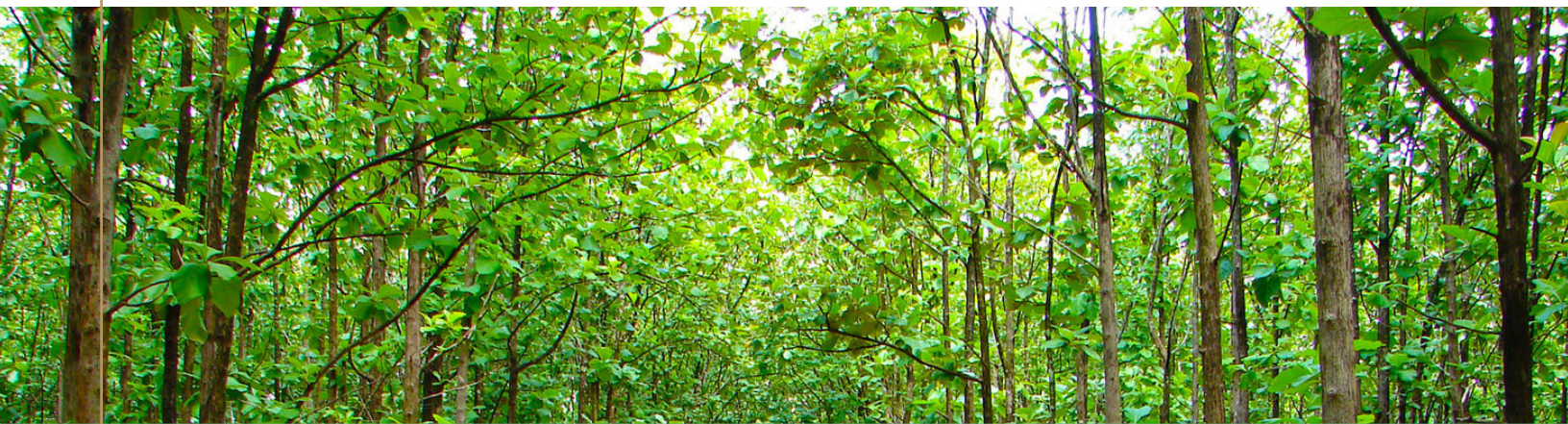
For additional information, questions or concerns, contact Hardwood Unlimited administrative headquarters at:

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TEAK HARDWOODS

PLANTATION #2



HARDWOODS UNLIMITED

CONFIDENTIAL BUSINESS PLAN



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