

# Special Benefits are, guaranteed profits from sustainable Teak Tree Farming and Reducing the Carbon footprint on Earth

Trees are the lungs of the planet and the ecological value cannot be measured with money. This is even more relevant today since the oceans are becoming contaminated. Harvesting trees is beneficial to the environment because the re growth of young trees helps to absorb more carbon dioxide and produce more oxygen than old trees.

At present, there is no visible shortage of trees and plants on Earth, but deforestation is spreading at an alarming rate. If new trees are not planted, eventually the planet will look like a desert without life. Each year primary forest area (as opposed to plantations) about the size of Ireland is cut down globally. Precisely when more trees are needed to provide oxygen for population growth and the absorption of excessive carbon dioxide, deforestation continues.

According to the Arbor Day Foundation, "a mature leafy tree produces as much oxygen in a season as 10 people inhale in a year."

Because of the deplorable ecological conditions around the world my family decided to dedicate their time to protecting the environment. We purchased this unique property in Costa Rica consisting of 750 acres. 350 acres is primary forest that was in danger of being logged and the other 350 acres was pasture land. The pasture land has been planted with teak trees and other local species. We have been in business for 24 years and have already harvested the first plantation and new trees are regenerating and need maintenance. A portion of the profit from the harvesting is applied to maintain the 350 acres of primary forest.

Reforestation also helps to improve the quality of human life by soaking up pollution and dust from the air, rebuilding natural habitats and ecosystems, mitigating global warming since forests facilitate bio-sequestration of atmospheric carbon dioxide. Reforestation also provides a harvest for resources, particularly timber. This unique property has an abundant variety of flora and fauna; orchids, birds, monkeys, and other rare species which may become extinct if the trees are not protected.

**This offers both economic and environmental benefits. Trees produce oxygen in excess of carbon dioxide. Only the excessive carbon produced by industrial and transportation activities is damaging to the environment.**

Any funds contributed to the tree maintenance would help protect the existing primary forest and maintain the trees we have planted to encourage healthy growth of the newly regenerating trees, which would also protect the flora and fauna and the numerous flowing creeks, waterfalls, and lagoons. Macaws of different colors are abundant. A variety of birds are also in this area and feed on the teak tree seed.

A tour of the property and other benefits are offered to visitors and all those who contribute towards maintenance of new trees and protection of the trees and flora and fauna. We are proud to share this paradise and campsite facilities with all the people who contribute. A future plan includes: building cabins, a clubhouse with a restaurant, a pool, a tennis court, and an organic garden and greenhouse will be available for those who contribute to the teak tree maintenance.

The property is located approximately 2 hours from San Jose and 20 minutes from Jaco-Beach. The private resort of Punta Leona Beach Resort is also nearby. We are doing our part protecting the environment and we would love for you to join us in this project. The property overlooks the Pacific Ocean and a breathtaking view of the mountains with abundant pristine creeks, waterfalls, endless trails, and wildlife that includes a wide variety of beautiful birds.

Costa Rica is one of the most eco-friendly and safe countries in the world. Eco-tourism is extremely popular for tourists that visit the national parks and protected areas in Costa Rica. The country was a pioneer in establishing eco-tourism and is recognized as one of the few international destinations with real ecological options. The annual tourism industry income for Costa Rica is about US \$2 billion. Costa Rica is the country most visited in Central America.

We greatly appreciate your contribution and hope we can build a long-term relationship as this project grows. Because of the structure of this investment it qualifies for a tax write-off in Canada. Consult your financial adviser in your jurisdiction for any tax benefits.

Full management provided. 24 years in business. It's a GUARANTEED Inheritable investment. You can take it with you. All legal paperwork provided. Financing available until you receive the income tax rebate generated from the tax write off.

\$2,500 financing available for the first 20 clients. (pay it back when you receive the tax return)

Goldentree Farm

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## Partnership for Land development in Costa Rica.

The Partnership will be a Florida partnership formed to advertise, market and develop hillside lots in Lajas CR which will provide positive cash flow to the Members over the course of their investment. The Managing Members will utilize their many years of experience acquiring and operating similar

projects to provide the maximum potential return over the medium term (5 to 10 years) for Members. Lots have been chosen based on their ability to provide ease of sale and capital appreciation potential. The lots are located in Lajas Costa Rica just up the road from Quebrada Ganado, near Jaco-Beach. Lots will be priced initially at \$35,000 each net to the project.

Foreigners are already purchasing lots and building houses for retirement near the land proposed to be developed. Even Costa Ricans are purchasing lots in this area that is becoming more popular each day. This location is popular because it sits on a mountain top and is only about 15 minutes to Jaco Beach, the Punta Leona beach and hotel, Herradura Hotel and Marina, and El Sueno, a five-star hotel. It's not advisable to purchase land near the ocean because of the rising sea-level. The property is only about 2 hours from the San Jose Airport. The topographer is working on designing the access roads and the lots.

### Marketing Advertising and Software Development Program

The Partnership will pay for the Marketing and Advertising, Internet, Print and other, for the lot sales in return, it shall be entitled to receive 20% of the cash proceeds from each lot sold. An US Funding entity, IR-Inc, will provide the balance of the funding to each Member for the Program.

**The initial units are based on \$75,000 investment** per Member with a loan of \$125,000 from IR Inc. The financial results QB Eco-lots expects are shown herein. It's based on our review of the local market and we have used our experience in development to provide what we believe to be a likely cash expectation.

### Management

The Managing Partner, Canflor-General. Inc. Is an experienced Florida asset-manager. They have been involved in Software Development, Marketing and Development for many years. They will handle the funding, financial affairs and reporting back to Members

The Land Developer will operate under the budgets and guidance of Canflor. The principals of Canflor are Mark Koivu, and Lori Koivu, a CAs with over 20 year experience in the Florida real estate business; They have more than 15 year experience as a property manager, advertising and marketing director with some of the largest property owner/managers in the U.S.A.

### Property Development

The Partnership will not be directly involved in the Development. Rather, the current Land Owner will be tasked to develop, register, survey, subdivide and sell the lots. The lots should start selling in 2020. The current plan is to have 10 hectares subdivided and 80% sold each year once sales start.

### Return to Partners

The partnership will receive 20 % of the Sales Price of the lots. Of this 80% will be distributed to Members. The balance, or 20% of the Net-Cash Received by the Members will be paid to IR Inc. To repay the debt Income Tax Refunds. The Members will have an income tax deduction in each of the first 2 years which should more than cover the cash investment of those years. Future cash flow, however, will be taxable as received.

### Biological Reserve and Teak Tree Plantation

The teak plantation also consists of primary forest, including many species of trees native to Costa-Rica. From 1993-94 about half of the property was dedicated to planting teak trees. The 740 acre farm is considered a large spread for the area. It stretches far and wide over the mountainside and reaches an altitude of 1500 meters at the highest point. The view from the apex provides you with a panoramic view of the surrounding mountains and the coast of the Pacific Ocean. There are many pristine creeks, water falls, natural pools, magnificent ocean views, and several nature trails for hiking or horseback riding. It is paradise for the eco-tourist. All those who purchase building lots have access to this private park.

### Ecotourism and Retirement

The eco-tourism industry is growing rapidly in Costa Rica. There is a high demand for such facilities in the South Pacific coastal area where the farm is located. The industry has been spurred on in Costa Rica by the worldwide demand in the travel industry for adventure vacations. Costa Rica has become a popular destination because of its special biological diversity, its unique micro-climates, economy, political stability, safety, and friendly people. This assures increasing land value.

### We offer different tax shelters for any income-tax payable