



BIG LANDS BRAZIL

**Short-Rotation Eucalyptus Reforestation Investment
Properties Available – April 2011**



“High returns through responsible resource preservation and cultivation.”

BIG LANDS BRAZIL



Property Offering

Big Lands Brazil is pleased to present a very solid Eucalyptus plantation investment in Brazil based in the only region having the best logistics, lowest land prices, uncongested ports and the most helpful local governments.

The *Big Lands Brazil* Eucalyptus project focuses on E. urograndis hybrid species of E. grandis and E. urophylla. This hybrid is best suited for South America and was developed through cooperation of the Brazilian government, academia and industry. Average growth rates of 35 – 40 m³/ha/yr are common.

Big Lands Brazil works with all investment sizes, however we target economies of scale. Large Eucalyptus plantations maximize Return on Investment (ROI) and assists in minimizing fixed costs.

The *Big Lands Brazil* offering is unique as we have structured the entire package from sourced land, contracts with the land preparation contractors, contracts with the clone Eucalyptus providers and contracts with the experienced planting companies (mechanical planting).

Big Lands Brazil has completed an inventory of 200,000 hectares of open land in the designated area. The cost to purchase the land, plant the land and manage the land for the life of the rotation (6.5 year rotation) is nominally R\$6,000 to R\$7,000 (US\$1500 to R\$1800/acre).

The cost breakdown is approximately:

- R\$3,000 to R\$4,000 per usable hectare
 - R\$2,000 for land prep, fertilizer, soil pH modification, mechanical planting
 - R\$1,000 for management, maintenance and cleaning of underbrush, accounting, attorneys for the project over 6.5 years.
- The sale is targeted for 6.5 years with revenue based on prices of R\$80 to R\$100 per m³. A minimum of 230 m³/ha is expected after 6.5 years of growth. This results in R\$13,800 to R\$20,000 gross revenue. **The ROI varies per property but is approximately 12 percent, not including land appreciation which in undeveloped regions of Brazil can be as high as 10 percent per year.**

Big Lands Brazil has selected farms in several specific municipalities for the project. The municipalities land prices, logistics, zoning for reforestation and infrastructure making these locations the best in Brazil.

THE FARMS AVAILABLE

The following farms are the first set of farms we are bringing to market. Our pipeline of available properties is over 200,000 hectares of available land zoned for Eucalyptus. The following farms have total ROI over 15% per year (including anticipated land appreciation).

Total Size	Open Area	Planned Eucalyptus Planted Area	Rainfall on Property	Distance to River Port	Anticipated Growth for Specified Farm	Investment Requirement	Individual Costs Per Planted Unit	Eucalyptus and Appreciation ROI before taxes	RESERVE
[ha]	Hectare	[ha]	[mm]	[km]	[m ³ /yr]	[US\$]	[US\$/ha]	[%]	%
1,475	730	679	1,700	65	39	\$3,521,645	\$ 5,187	14.54%	50.51%
965	442	411	1,700	40	39	\$2,236,859	\$ 5,442	13.77%	54.18%
4,840	3,845	3,576	1,900	100	40	\$13,817,993	\$ 3,864	19.75%	20.56%
2,550	801	745	1,700	140	39	\$3,359,786	\$ 4,510	16.80%	68.59%
4,534	1,589	1,477	1,700	90	39	\$7,488,613	\$ 5,069	14.91%	64.96%
6,276	1,184	1,101	1,700	135	39	\$7,221,982	\$ 6,562	10.80%	81.14%
5,598	2,505	2,329	1,700	140	39	\$10,256,310	\$ 4,403	17.19%	55.26%
1,054	551	512	1,900	50	40	\$2,570,727	\$ 5,017	15.49%	47.72%
1,656	823	765	1,900	45	40	\$3,959,140	\$ 5,173	15.00%	50.29%
4,367	3,098	2,881	1,700	140	38	\$11,876,080	\$ 4,122	17.85%	29.06%
6,275	3,666	3,409	1,700	140	39	\$15,185,427	\$ 4,454	17.01%	41.58%
6,524	1,163	1,082	1,700	135	39	\$7,382,380	\$ 6,825	10.18%	82.17%
6,400	2,500	2,325	1,900	140	40	\$12,330,000	\$ 5,303	14.59%	60.94%
45,000	22,000	20,460	1,900	140	40	\$94,920,000	\$ 4,639	16.76%	51.11%
95,073	43,724	40,663				\$190,368,438	\$ 4,682		54.01%

Please Consult

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