



**Vida Verde**  
**AgroForestry**

# Turn \$44,000 into \$215,289!

An average ROI of over 15% per year over 25 years

## And your pathway to Residency!

## Your Opportunity:

**Own a high return, eco-friendly  
Avocado/Teak Agroforest.**

Vida Verde Agroforestry is offering a unique opportunity to own a half acre agroforestry farm that allows for a pathway to residency in the beautiful and freedom-oriented country of Nicaragua. Vida Verde Agroforestry is comprised of a core group of experts with experience in and passion for eco-friendly solutions that position the investor for a very significant return on investment (ROI).

Vida Verde Agroforestry is offering a limited number of half acre agroforest parcels in its Cosiguina (Koh-see-gweena) forest/orchard located in Nicaragua, which combine the very highly coveted teak wood tree together with the wildly popular health food avocado fruit. Combining a short time frame bearing fruit such as avocado with a longer-term to harvest hardwood such as teak makes for an extremely strong earth friendly, agroforestry investment that not only produces an excellent anticipated ROI but is also an investment you can feel good about. If you like you can even have a home on your parcel, it is right beside a beautiful beach!

While the stock market can be highly volatile and the world's economy can be devastated by government shutdowns, teak trees continue to grow, and avocado trees continue to bear fruit.

**WE ACCEPT  
CRYPTOCURRENCY**





# What exactly is this opportunity?

Vida Verde Agroforestry is offering an opportunity for you to invest in a proven industry with very lucrative anticipated returns.

For over a century, large land barons and the extremely wealthy have had hardwoods (such as teak) as a significant part of their investment portfolio. But the investment required to purchase the enormous land holdings in the right location, plant the trees, buy the equipment to maintain and harvest the trees, pay all the staff required and manage the sale to the global lumber wholesalers was not available to the rest of us that make up 99.9% of the population.

In addition, the considerable time that it takes hardwoods like teak to grow means that the very lucrative payback takes a reasonably long time to come to fruition. Most people can not afford to invest millions of dollars into a tree farm and wait years until it starts to pay back in multiples.

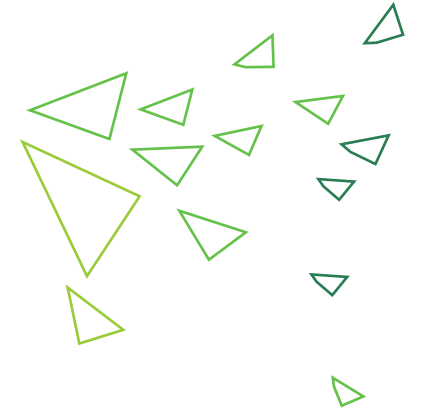
Vida Verde Agroforestry has solved this dilemma for the smaller investor by offering you a half acre parcel (multiple parcels can be combined to create a larger farm) with a combined avocado and teak agroforest. For a very low initial investment of **\$44,000 for a half acre** you own the land and the avocado and teak harvest earnings!

By including avocado in addition to the teak, we have also addressed the timeliness of your return on investment. Avocado begins producing as soon as 3 or 4 years of age, giving you shorter term returns while your teak portion of the investment continues to grow. And as the trees mature your agroforest increases in value, and you can resell it at anytime as you have full title to it.

This creates a best of both worlds situation for you the investor and allows you to participate in the lucrative health food and hardwoods production industry just like the ultra rich, such as Ted Turner, owner of millions of acres of hardwoods. With this opportunity you don't have to be a billionaire to invest like one!



# Benefits of Agroforestry



There are many benefits to following nature's way. The combining of forestry with fruits, vegetables or grains in one agroforestry system is an earth-friendly practice. Some of the key benefits are to:

- Maintain a proper balance of soil nutrients
- Enclose the nutrient cycling just like in nature vs soil nutrient stripping in modern agriculture
- Provide a great reduction in soil erosion
- Help eliminate soil toxicity
- Recycle nitrogen from deep soil with deep root trees, eliminating the need for fertilizers for shallower rooting plants
- Protect the more delicate fruiting trees from wind and eliminate the need for pesticides with the help of tall, sturdy, oil rich tree forests

## What is Agroforestry?

Throughout the world and throughout time, plants have coexisted with each other, benefitting from one another. Rarely in nature do you find a single species of flora growing alone over a large area like is seen in today's large commercial farming industry.

Taking a hint from nature, agroforestry is a return to the symbiotic and integrated blending of more than one species of plant with the goal of benefitting all. Agroforestry is simply the combining of agriculture and forestry to provide a more sustainable system.



## Residency option!

These days, many people are interested in having a second residency in a country that respects the freedom of its people.

Nicaragua is one of those countries. Nicaragua never instituted any mask mandates, vaccine requirements and did not shut down its economy or have any lockdowns whatsoever. They treat people as intelligent adults who can make decisions for themselves.

It was a breath of fresh air for many people from all over the world who have already obtained their residency in the country as a “Plan B” or decided to relocate completely. That is, thousands of people have obtained a Nicaraguan residency as an option to government overreach in their own country. You can do that too!

Nicaragua allows you to obtain residency for a \$35,000 or larger investment into the country. Vida Verde is making that investment easy and lucrative for you.

For \$44,000 (plus residency application costs) Vida Verde will not only transfer the harvest rights, but also full freehold ownership of a ½ acre of land! That meets the requirements for residency and allows you to obtain your second residency in this beautiful, tropical country.

Of course, you may purchase multiple ½ acre plots and create your own larger farm, build a home on it, etc. Think about it, for only \$88,000 you can own a full acre of land beside a dormant hot spring volcano, within a few feet of a spectacular beach, already planted with teak or avocado!

Want a Plan B Residency?

# Reasons to Invest in Teak and Avocado



## Security

Agroforestry systems continue to grow and produce during stock market volatility, recessions, wars and pension plan collapses.



## Diversification

Smart investors know that diversification is key to steady and solid growth of personal wealth.



## Legacy

Longer term investments mixed with shorter term earnings create a safety net and growth opportunity for your children and grandchildren.



## Give Back to the Planet

Sustainable agroforestry with the production of reforestation and health food products helps you do your part to be a good earth citizen.



## Growing Demand for Teak and Avocado

The growth of the avocado market in healthy lifestyle plans and the demand for teak hardwood create the likelihood of a high ROI.

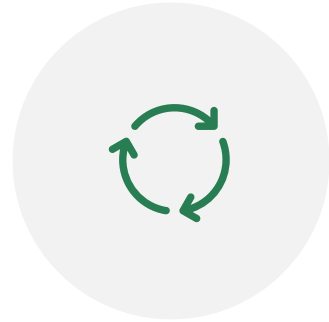
# Teak

Teak is used worldwide in furniture, the marine industry and for other luxury items where a wood that is hard, resistant to weather and resistant to termites is required. Teak is one of the most valuable woods in the world and the demand and price per board foot has risen steadily for a century.



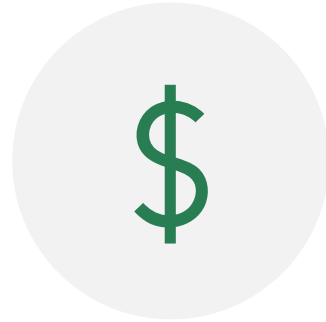
## Investment

Your investment gives you the contractual rights to the harvest earnings of your parcel of this precious timber.



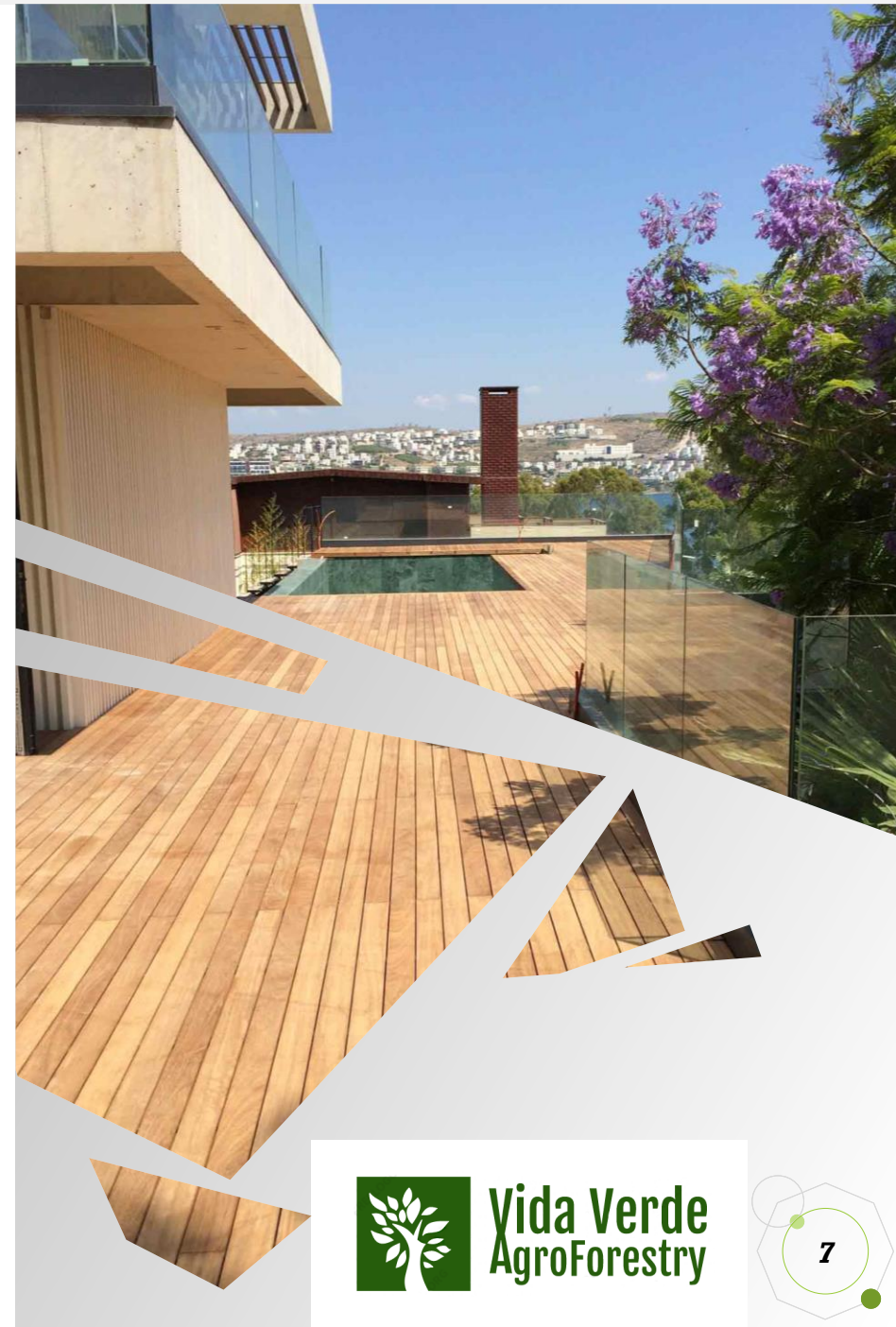
## Return After Thinnings

During the growth phase, several thinnings are done (generally years 9, 16 and 20) resulting in payouts to investors during the lifecycle of the trees.



## The Big Return

Between years 22 and 25 the mature trees are harvested, and new trees are replanted. This final harvest results in a very lucrative payout for investors.



# Avocado

The avocado fruit has quickly become one of the most sought-after health foods in North America and is growing in popularity world-wide. Several varieties of avocado have been planted in the Vida Verde Agroforestry farm to appeal to multiple markets. A spike in the market price of avocados in 2019 has made this healthy fruit not only desired for its heart protecting fats but also because it is rich in dietary fiber, contains many anti-inflammatory compounds, has antioxidants and is also nutritious! Avocado trees begin producing in year 3 to 5 and by mixing the varieties there is production every year thereafter resulting in steady ROI to add to the more periodic returns of the teak trees.

## Phase 1

2022 to 2024

- Your opportunity to invest in this young avocado orchard will allow you to enter this lucrative business and see returns as soon as year 3 to 4.

## Phase 2

2025 - 2027

- As the trees mature to 3 or 4 years old and grow to 5 or 6 years old, they begin to produce fruit in growing quantities. This phase of your ownership results in your first returns.

## Phase 3

2028 - 2045

- As the avocado trees reach full maturity, production is maximized. Multiple varieties have been planted since avocado varieties have alternating high production years.



# The Location

## Cosiguina, Nicaragua

The Vida Verde Agroforestry Cosiguina Farm is in one of the most pristine and beautiful areas in the world. The dormant Cosiguina Hot Spring Volcano is the backyard to the farm while the front yard is a spectacular Pacific Ocean sand beach situated on the Gulf of Fonseca. The area is surrounded by a nature reserve and one of the few areas in the world with wild Macaw parrots. The farm is eco-friendly using solar/wind powered irrigation systems, natural fertilization and pest control, and producing employment for the local villagers where very few other opportunities exist.





## Why Cosiguina?

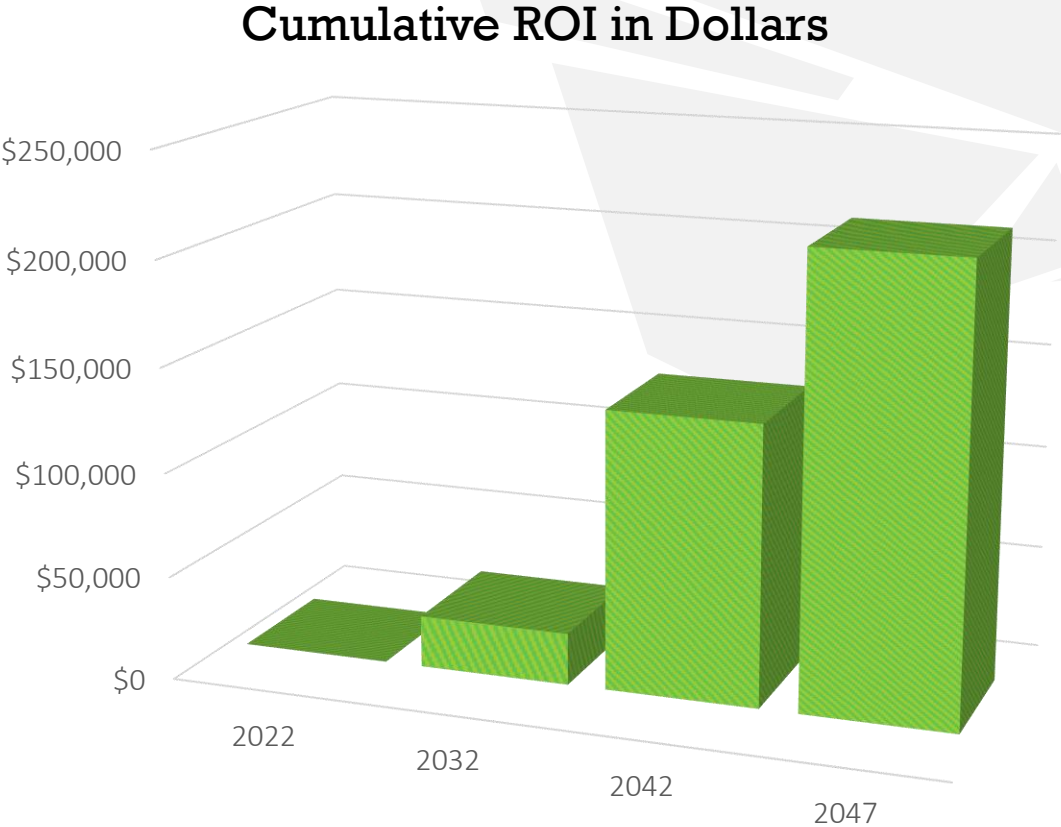
The Vida Verde Agroforestry Cosiguina Farm location was chosen for this unique agroforestry opportunity for several reasons. The climate of the northern Nicaraguan Pacific coast has the ideal mix of wet and dry season required for both teak and avocado to flourish. Teak grown in climates that are too dry do not survive or have stunted growth. Teak grown in climates that are too wet do not produce the quality of wood desired. The Cosiguina area has just the right amount of precipitation in both seasons for teak growth and is also ideal for growing avocado.

In addition to the perfect climate, the volcanic soil in the area is rich in nitrogen and other nutrients making this location the perfect place for an avocado/teak agroforest.

# Anticipated Harvest ROI per 1/2 acre!

Expected returns of nearly 5 times your initial investment.\* That does not include the anticipated increase in value of the land itself!

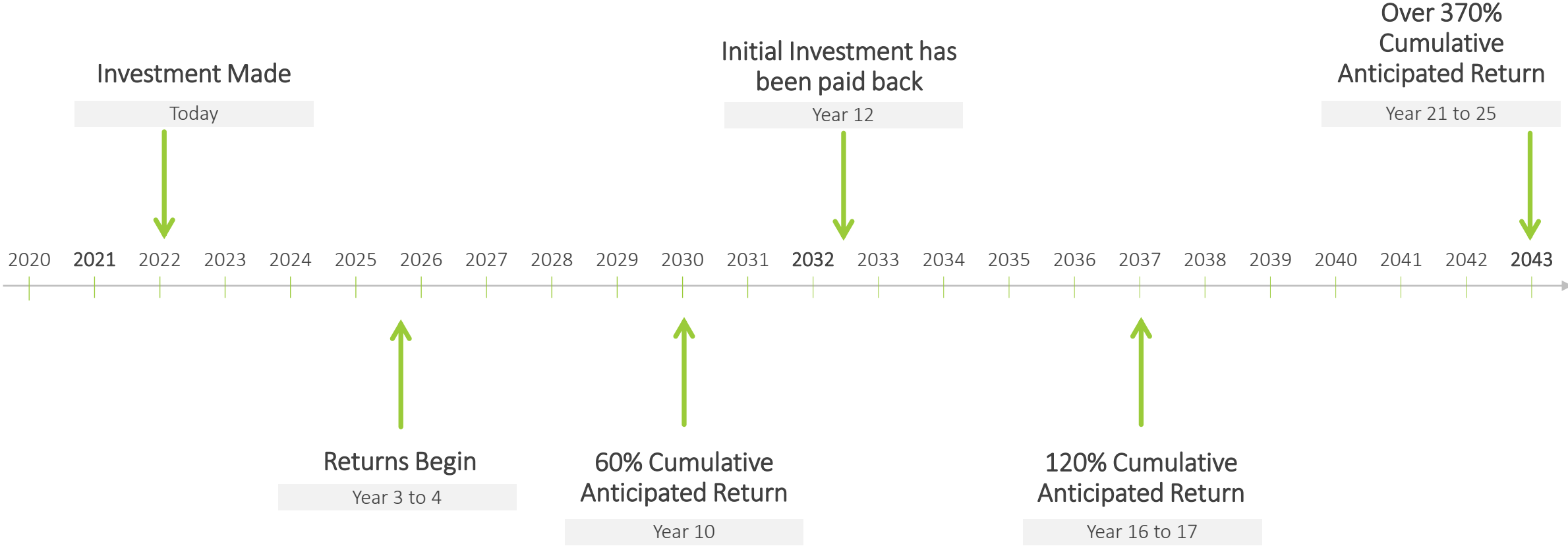
Year	Cumulative Return
2022	\$0
2032	\$25,426
2042	\$134,243
2047	\$215,289



\*Returns are anticipated, not guaranteed.

# Timeline

Your Harvest Return on Investment begins 3 to 4 years after your initial investment but continues to give returns annually through avocado harvests boosted by significant returns from teak harvests. Ultimately your returns are expected to be above 18% annualized. Which means over the 25-year term you are expected to, on average, nearly double your money every 5 years.



# Anticipated ROI for Owner

## ROI for Agroforestry Investor based on 1/2 Acre - Teak & Avocado Harvest Land Ownership

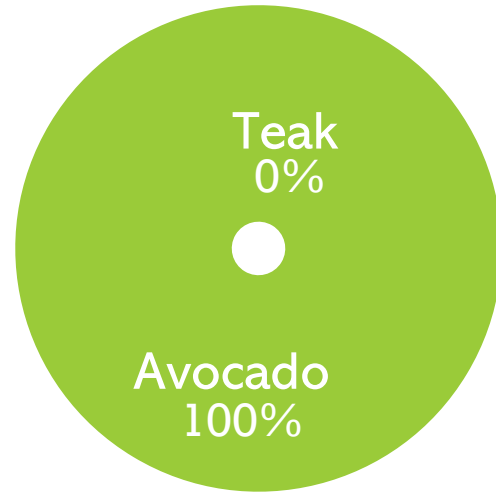
<b>TEAK</b>	
Teak Area in Plantation	Earnings per 1/2 acre
First Thinning (Non-commercial) Year 9	
<b>Total Income</b>	<b>\$223.00</b>
1st Commercial Thinning Year 16	
Quantity in Board Feet	8566.80
Aprox. Price per Board Feet	\$6.00
<b>Total Income</b>	<b>\$51,400.80</b>
2nd Commercial Thinning Year 20	
Quantity in Board Feet	7066.40
Aprox. Price per Board Feet	\$8.50
<b>Total Income</b>	<b>\$60,064.40</b>
Final Harvest Year 25	
Quantity in Board Feet	8808.80
Aprox. Price per Board Feet	\$11.00
<b>Total Income</b>	<b>\$96,896.80</b>
<b>Grand Total Income</b>	<b>\$208,585.00</b>
Harvesting company Processing Fee 15%	\$31,287.75
Vida Verde lumber sales management fee of 12%	\$25,030.20
Construction of mill and processing	\$10,418.10
Forestry maintenance cost over all years	\$18,037.63
<b>Grand Total Expenses</b>	<b>\$84,773.68</b>
<b>Gross Profit (Before Taxes)</b>	<b>\$123,811.32</b>
Municipality 1% Income Tax (Nic)*	\$1,238.11
<b>Net Proceeds after Nicaraguan Taxes</b>	<b>\$122,573.21</b>
<b>Total Net Proceeds of Teak and Avocado Harvests to Investor</b>	<b>\$215,289.22</b> **

<b>AVOCADO</b>	
Avocado Area in Plantation	Earnings per 1/2 acre
Number of Trees per 1/2 Acre	24.54
1st Harvests Year 3 to 5	
Avg Quantity of fruit/tree - conservative estimate	283.33
Estimated Avg Price per Fruit	\$0.29
<b>Total Income years 3 to 5</b>	<b>\$6,079.70</b>
Mature tree harvests year 6 to 25	
Avg Quantity of fruit/tree - conservative estimate	776.32
Estimated Avg Price per Fruit - likely to be higher as popularity increases	\$0.36
<b>Total Income years 6 to 25</b>	<b>\$138,876.44</b>
<b>Grand Total Income</b>	<b>\$144,956.14</b>
Harvesting company Processing Fee 15%	\$20,798.76
Vida Verde fruit sales management fee of 12%	\$16,639.01
Orchard maintenance cost over all years	\$13,865.84
<b>Grand Total Expenses</b>	<b>\$51,303.60</b>
<b>Gross Profit (Before Taxes)</b>	<b>\$93,652.54</b>
Municipality 1% Income Tax (Nic)*	\$936.53
<b>Net Proceeds after Nicaraguan Taxes</b>	<b>\$92,716.01</b>

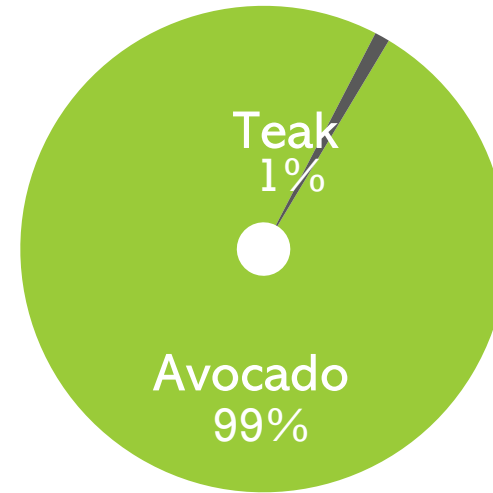
\* Other taxes may be applicable in the future

\*\* Returns are estimated based on past industry performance and are not guaranteed in the future.

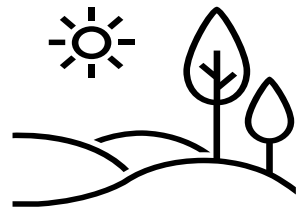
# Comparing Returns



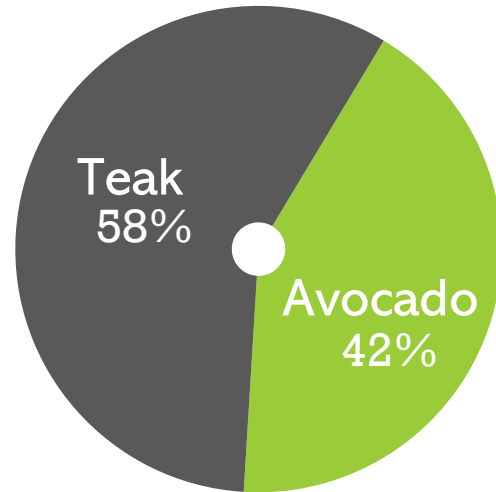
Year 5



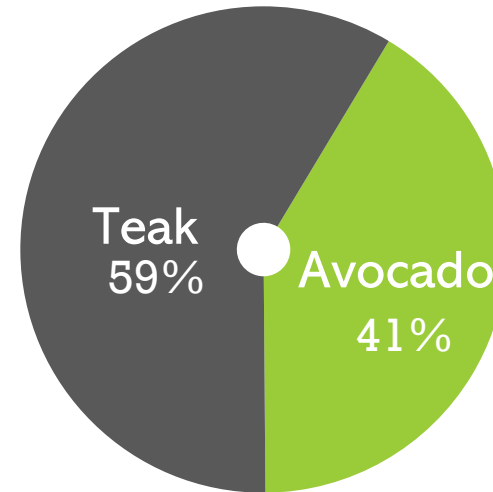
Year 10



Teak



Year 17



Year 25

Although teak ultimately provides a large portion of your return, including avocado allows you to realize a return sooner and more steadily over the long term.



# Caring for your agroforest.

Once purchased, your agroforest is yours. You can choose to care for the trees yourself, hire someone to do it for you, or use our Vida Verde Agroforestry Care service. Vida Verde caretakers are already caring for the forest around you so we can offer a very economical service for your agroforest care as well.

For \$27 USD per ½ acre per month, Vida Verde Agroforestry will care for the trees on your farm. This includes the cost of pruning, the irrigation of the trees during the dry season and keeping the forest floor clean to minimize the chance of fire and so much more.

We will also send you photo and video updates of your agroforest every few months, so you can see the growth and care of your trees.

Of course, the land is yours to do with what you like. You can even choose to build a home on your property and live among your trees, caring for them yourself, that is perfectly fine as well!

## Forest maintenance



## Rest Easy, we have you covered.

Vida Verde Agroforestry has significant experience in the industry and region and is confident in the projected returns of the farm. However, every investment has risk.

After four years of growth teak trees are nearly fire, termite and drought resistant, making teak one of the hardest trees in the world, but in those first four years they are susceptible to such events. The teak trees surround the avocado trees and offer protection to these more delicate plants as well. This means that although there is risk, the agroforestry approach mitigates much of it.

To protect your investment against risk, Vida Verde Agroforestry offers insurance to ensure your investment is safe.

If you decide to use the Vida Verde Agroforestry Care service mentioned on the previous page, for only \$38 USD/month per half acre more, Vida Verde Agroforestry will insure your agroforest and replant your avocado and teak trees if any catastrophe were to happen to the plants. So, although a catastrophe could potentially delay your returns, your investment is not lost regardless of what may happen. That means, for a total of \$65/month your trees are cared for and also insured against risk.

Vida Verde Agroforestry is the only agroforestry company that we are aware of to provide such insurance to our investors. It allows our investors to sleep at night knowing their investment is safe and they have made an excellent choice.

# What are the risks?



## You're contributing to the local community with your agroforest purchase.

Vida Verde Agroforestry works together with the Help Them Help Themselves Foundation, a charitable organization started by the Hiebert family to help those in need have better shelter, education and healthcare.

Help Them Help Themselves has been working in Nicaragua and other Central American countries for over a decade and has provided homes, schools, and medical clinics to communities in need. HTHT has also organized dozens of medical and dental missions providing tens of thousands of dollars worth of care to local people that simply do not have access to proper health care otherwise. In addition to providing these life changing effects for local people, we also provide much needed employment in remote areas where jobs are scarce. The photos to the left are photos of actual employees being trained on Avocado and Teak care by one of our botanist experts. This not only provides employment, but education in a growing industry as well.

Vida Verde Agroforestry is proud to work with the Help Them Help Themselves Foundation not only to provide a better life for people in the area of our projects but also for our furry and scaly friends as well! We have supported many spay and neuter clinics in the villages to help the dog and cat population. We are also very proud to have created Giant Sea Turtle sanctuaries that allow us to save turtle eggs from poachers and release the hatchlings into the ocean safely! When Giant Sea Turtles eggs are left in nests in the wild, statistics show that they have less than a 5% chance of hatching and surviving to be adult turtles. But when cared for and released properly by a turtle sanctuary like ours, their odds jump to an amazing 95% survival rate! Vida Verde Agroforestry and Help Them Help Themselves have released thousands of Giant Sea Turtles back into the ocean and are proud to be making a difference.

A portion of your purchase price into your agroforest will go directly to these causes and will continue to support our social responsibility efforts and be something you can be proud of!



# Social Responsibility!

# A Letter from a visitor to the Agroforestry Farm



*My name is David and I am from Canada. Nicaragua has been of interest to me as a possible path for a residency option since I first visited this country 6 years ago. I was impressed by the beauty of the country and most importantly the friendliness of the people back then and that has not changed since my current visit here. I am particularly interested in the Pacific Coast of Nicaragua. I love its rugged wildness !!*

*Fast forward to July 2022 when I came here to study Spanish for 3 weeks. A friend sent me a link to the Vida Verde project, and I became very interested in checking out this amazing opportunity. I am very much a “boots on the ground” kinda guy so I reached out to the team at Vida Verde to ask if I could arrange for a visit to the teak and avocado farm. Andrea was quick to respond and said she would gladly set up a visit.*

*And so, I rented a car and set off for Norte Nicaragua. All of the main highways in Nicaragua are in very good condition... the best roads in Central America they say. I witnessed many new roads that have been recently built. Although travel can be somewhat slow at times due to the terrain and the occasional farmer and his ox cart it was a smooth drive up to the turn off to the road (NN-265) to Potosi and El Rosario. There is a brand-new road being built to Potosi... the majority of it has been completed and the plan is to complete the remaining 12K to El Rosario within the next year. Always a good sign when you witness new infrastructure being built. Good for the local economy but I also realized it would definitely have an impact on land prices.*

*The following day Hans (the botanist who is overseeing the project) and his lovely wife drove up from Managua. They picked me up at my hotel and we headed off to Vida Verde. The teak and avocado farm was amazing, and I was surprised to learn that most of the teak trees were only 1.5 years old. How fast things grow down here !*

*As a carpenter who has built with teak, I really appreciate its beauty and... I love anything avocado. Hans explained the lot sizes to me and showed the land that was set aside for building homes. I met the local farmer who is on the farm every day attending to the needs of the plants. The land is in a unique location, right on the coast with views of El Salvador and Honduras across the Gulf of Fonseca. Volcan Cosiguina is a dormant volcano which is right nearby and the following day I made the hour long hike up the volcano and enjoyed the spectacular vistas.*

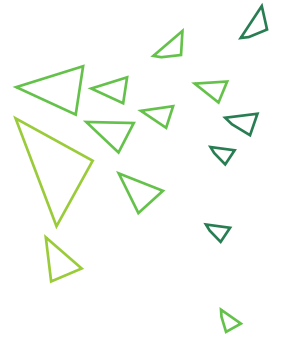
*This project, the location, the country of Nicaragua are of great interest to me.*

*Saludos !*

# The Team

Your Vida Verde Agroforestry team is a family business that has many years of experience in eco-friendly development and agroforestry. With a proven track record in sustainable property development and forestry and agriculture management, your Vida Verde team is a trustworthy and reliable partner in your investment. Our goal is to see you maximize your return on investment and to be our best “word of mouth” marketing to help us expand this earth friendly, sustainable agroforestry concept. Being a good earth citizen is honorable, but it is only sustainable if it is also financially advantageous to the investor. We have melded the best practices of environmental sustainability with a return on investment that is stable and above what most other investments can produce.

Combining this opportunity with a pathway to residency as a “Plan B” for you adds even more value. We hope you join us in this opportunity, and we look forward to helping you become an agroforestry farm owner in this beautiful country.



**Patrick  
Hiebert**

Founder



**Hans Anthony  
Treminio**

WordForestal AgroForestry  
Botanist



**Andrea  
Martinez**

Charitable Foundation  
Manager & Property  
Consultant



**Spencer  
Hiebert**

Co-Founder



**Caretakers**

Onsite staff



# Thank You



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