



Good Always | Las Azucenas

Impact Investment Guide



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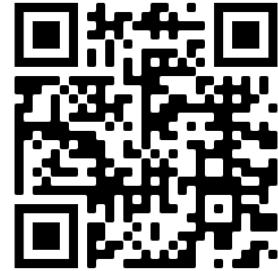


The Economics of Biodiversity

Video:

The Wealth of Nations -The Economics of Biodiversity.

Watch Video



As the majority of contemporary society seems to be sleepwalking into the next mass extinction, we have examples of lucidity that have generated global action with impressive results that prove to us that we have the ability to act together for the benefit of humankind.

The Montreal Protocol is one such example of a time when all governments around the world came together and acted in unison with effective results that may have saved our planet from irreparable damage.

In 2021, the British government commissioned a 600-page review that establishes the framework for valuing biodiversity setting the precedent for a new type of gold rush - The Dasgupta Review.

In a world where carbon credits seem to dominate the narrative, the economics of biodiversity shows us that carbon credits represent only one small layer of the picture. At Las Azucenas we have proven restoration of degraded ecosystems is not only economically feasible, they are financially viable.

In addition, we see a future where the wealth of nations is backed by the health of the planet. We now have sensors and satellites that measure ecosystem health in real-time, and green energy blockchains now validate information and provide us decentralized access.

The next generation of digital currency is being tested. This currency is backed by tangible assets found in the expanding biodiversity markets of biosphere restoration and reforestation of tropical hardwood trees by means of cultivation. This is not mono-cropping. It is cultivation of highly valued hardwood trees that are indigenous to the regions they are grown in.



The Las Azucenas Tropical Hardwood Forest and Biosphere

Biosphere Project: Est 2000

20 years ago we established the Las Azucenas Biosphere, **developing a proof of concept that we can cultivate Tropical Hardwood trees to maturity in an 18 year time period.**

Commercial Project: Est 2017

45 hectares of degraded cattle farmland now home to tens of thousands of **high-value tropical hardwood trees.**

Las Azucenas Forest Video

Take an aerial tour of the forest!

[Watch Video](#) 



Google Maps View

View the location of the forest on google maps.

[View The Map](#) 



High Value Tropical Hardwood Trees

The Las Azucenas Commercial Project is composed of 3 types of high-value hardwood trees:

- Mahogany (*Swietenia macrophylla* King)
- Ciricote / Ziricote (*Cordia dodecandra* Dc.)
- Cedar (*Cedrella odorata* L.)

Each of these trees each have the **ability to generate revenue of \$3,600+ USD per tree** at harvest.

Additional details about board feet values and projections are in the [cash on cash returns section](#).

Las Azucenas currently has **over 16,000 trees planted**. The forest at maturity will have a catalog valuation of \$57,000,000+.

In the Petén region of northern Guatemala, well-cared-for hardwoods achieve maturity in an average of 18 years. The combination of ideal soil, humid climate and rainfall provides optimal conditions for trees to grow rapidly and thrive.



Mahogany



Ciricote



Cedar



General information about the mahogany, cedar and ciricote species



Swietenia macrophylla King (Mahogany)

This species manifests as a large tree, which under natural conditions reaches heights ranging between 30 and 45 meters. It usually has limbs, odd-pinnate leaves and deep-fissured, dark brown bark. The species is known worldwide for its quality and beauty, ideal for manufacturing furniture and finishes. Because of this, it has been commercialized for over 100 years in Guatemala. The main limitation for the development of this species in forest plantations is the susceptibility to attack by the meliaceae apex borer, *Hypsipyla* spp.

(Mahogany planted in 2020 at Las Azucenas, Picture taken in 2022, Alain Romero)

Cedrela odorata L. (Cedar)

This species manifests as a large tree that reaches heights ranging between 30 and 40 meters. It has deeply fissured reddish-brown bark and paripinnate leaves. It produces a very attractive, valuable, light, durable and aromatic wood that is of excellent quality, easy to work with, and resistant to termites and fungi. It is used for furniture, musical instruments and other objects. Like mahogany, it is harshly attacked by *Hypsipyla* spp. Some of the factors to consider in regard to cedar plantations are site selection, nutritional requirements, levels of foliar deficiency, fertilization in nurseries and transplantation.

Cordia dodecandra Dc. (Ciricote/Ziricote)

This species manifests as a medium tree with small limbs. It reaches heights ranging between 8 and 12 meters. It has grayish and fissured bark, as well as alternate simple leaves. It is made of hard, heavy wood, with a dark brown heartwood that forms fine veins. It is used to make elegant furniture and a wide variety of crafts. It is also highly valued for its edible fruits.



Your Investment

\$450/tree

Purchase a tropical hardwood tree from Las Azucenas.

Your purchase will cover the cost of growing your tree to maturity over 18 years: Land Leases, Tree Planting, Tree Maintenance, Constant Care and Protection of your tree(s).



Important Facts About Your Purchase

- **Ownership**
 - You own the actual physical tree.
 - We would love for you to visit the forest, come see your trees!
- **Bill of Sale**
 - You will receive a bill of sale as your proof of ownership.
- **Maintenance Agreement**
 - Each tree purchase comes with a maintenance agreement. Your tree will be cultivated over 18 years by professionals with decades of forestry experience.
- **Online Portfolio**
 - You will be given an online account to manage your tree portfolio.
 - You can buy and sell your growing trees with other impact investors.
 - We have an algorithm that calculates that value of your tree as it ages.
- **Harvest**
 - When your tree(s) are mature (18 years of age) we will find a buyer for you. From the proceeds of the sale, we deduct 10% to cover sales extraction and transaction costs.



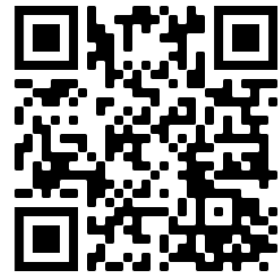
Cash on Cash Returns

Your tree has the ability to generate an **8x cash on cash return**.

Online Calculator

Try out the online calculator to see the potential of your impact investment.

Try it out! 



Each tree purchase is one of these 3 types of high value hardwood trees.

- Mahogany (Swietenia macrophylla King)
- Cedar (Cedrella odorata L.)
- Cericote / Ziricote (Cordia dodecandra Dc.)

The Azucenas White Paper outlines the valuation of these trees as follows:

Species	Volume At Maturity	Current Prices	Prices at Maturity
Mahogany	450	\$4.50	\$9.00
Cedar	500	\$3.80	\$7.60
Cericote / Ziricote	100	\$22.00	\$44.00

**Estimated Volumes, Current Prices, and Prices At Maturity in BF (Board Feet)*



Example: Impact Investment Calculator For Mahogany Tree At Las Azucenas

Complete the information below to calculate:

Investment cost per tree: \$450.00

Number of trees:

Select tree type to calculate board feet at maturity:

Honduras Mahogany

Average board feet per tree: 450

*Enter the board foot value after you do some research. See the [White Paper](#)

*Price Per Board Foot:

Total Initial Investment

This cost covers **18 years** of tree cultivation, forest management, and onsite security. This is a one-time payment.

\$450.00

Estimated value after 18 years.

This total is calculated based off of the board feet per tree and the price per board feet you entered

\$4,050.00

Catalogue Value Over 18 Years

Year	Tree Catalogue Value
1	\$450
2	\$540
3	\$630
4	\$720
5	\$810
6	\$900
7	\$990
8	\$1080
9	\$1170
10	\$1260
11	\$1350
12	\$1440
13	\$1530
14	\$1620
15	\$1710
16	\$1800
17	\$1890
18	\$1980

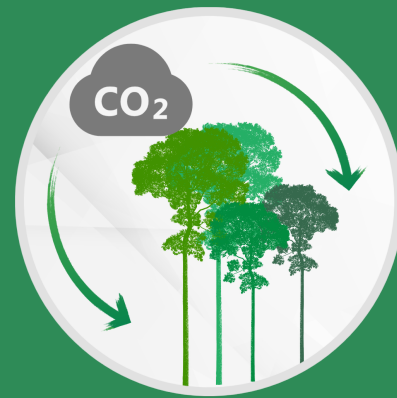


Environmental Returns

Carbon Sequestration

A tropical hardwood tree absorbs on average 3 tonnes of CO₂ in 18 years.

- Your footprint: 6 Tonnes / Year
 - The world average CO₂ footprint per person, per year is 6 tonnes.
- Your offset: 2 Trees / Year
 - It takes an investment of 2 tropical hardwood trees per person, per year to offset the emissions.



It's not just planting a tree, it's **agroforestry**.

Forestry Management

Wild trees are often subject to premature harvesting and invasive collection procedures. Using established forestry methods, the surrounding environment is disturbed as little as possible to allow for healthy, continual growth for the surrounding forests.

Sustainable Forestry

We plant, nurture & harvest 500 tropical hardwood trees on 1 hectare of revitalized land. On average, in a naturally occurring rainforest, it takes 1 hectare of land to produce as much usable tropical hardwood as is found in 1 of our cultivated trees at maturity.

Mitigate Climate Change

Agroforestry is utilized to reduce CO₂ emissions and to sequester carbon to help mitigate climate change, while at the same time stabilizing the soil and reducing erosion.



Social Returns

Stones of Light Education Foundation

Las Azucenas is partnered with Stones of Light Education foundation to provide a cohesive impact investment with each tree purchase.

Each purchase of Las Azucenas Hardwood trees from Good Always helps provide education for people in need living in rural locations in Guatemala.

1. Online Education

In conjunction with Colegio Del Futuro students receive access to excellent online courses using a smartphone or tablet.

2. Impressive Results

Students enrolled in the Colegio Del Futuro system are performing in the top 6% of Central America.

3. Culture Preservation

Stones of Light is focused on preservation of families and culture. Students are educated in their home villages.



Equal Education Access For All

Stones of Light recognizes the tremendous need for women and girls in these areas to have equal access to education. Women and girls are thriving in the Stones of Light education program.



stonesoflight.org
Learn more about Stones of Light
Education Foundation

Visit Website →



Job Creation

Local people are involved in every aspect of our reforestation processes.

This ensures our initiatives directly benefit the surrounding communities.

With an average maturation age of 18 years, these trees provide a consistent source of work for the local communities as well as provide continuing economic incentives to produce sustainable products.



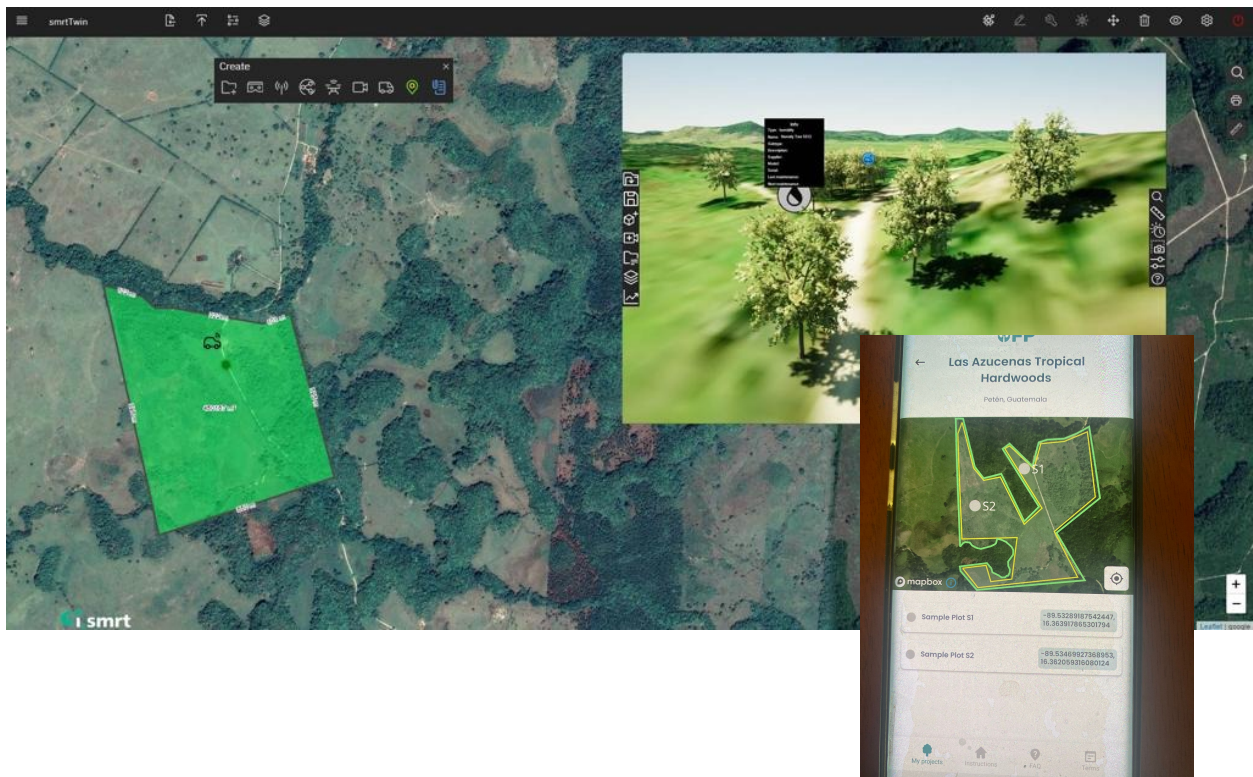
Digital Twin

Validation, monitoring, and and progress

Las Azucenas is utilizing innovative technology to validate it's progress in cultivation of high value tropical hardwood trees.

Validation works like this:

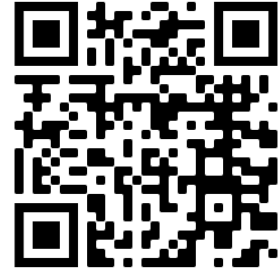
- Forest growth and health is measured by our forest technicians and entered into an open source platform. Data includes measurements, GPS locations, and photos.
- A 3rd party qualified expert validates that information that is uploaded.
- The validated forest information is recorded on a public blockchain making the data immutable.



Internal Marketplace

Video:
Introducing the Internal Marketplace System

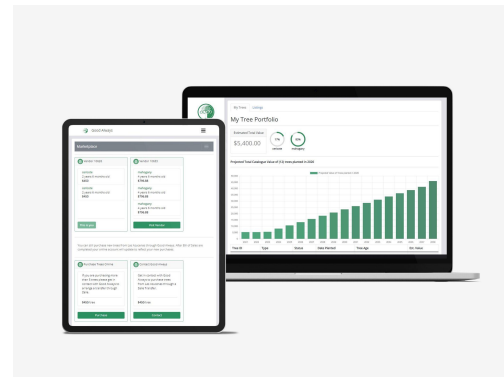
Watch Video 



Resell Opportunities

The internal marketplace provides a platform for you to list the trees you own for sale at any stage in their cultivation process.

We have indexed every tree and have an algorithm to determine the value of each tree during its stage of development. In addition to being able to sell your own trees, you can purchase trees from other impact investors.



Portfolio Management

Our online system provides you a list of your indexed trees along with their estimated catalog value. Ultimately your Bill of Sale document is your proof of ownership, the online management system is provided for convenience but is not the 'proof of ownership'.

All sales made of trees in the internal marketplace require that the bill of sales of each other be updated to maintain accurate records of ownership.

Important Note: *The internal marketplace is NOT where your trees will be sold at harvest time, it is a platform for you to list your trees for sale for others to purchase before harvest (anytime before your tree reaches maturity at 18 years old).*

Please reach out to support@goodalways.com for any questions or concerns you have about the Internal Marketplace.



A Team of Experts

Las Azucenas and Good Always has assembled a team of experts in agroforestry management, economics, carbon credit validation, blockchain technology, software development, education, and Central American markets.

Alain Romero

Las Azucenas Co-Founder and Economist. President at Vivative Ventures, Inc. Guardian of the Forest at Las Azucenas. Restorative real estate development and repurposing expert .

Javier G Esquivel

Las Azucenas Co-Founder and land owner/manager. Over 30 years of professional and technical experience in forestry and agriculture. He is a former director of the Mayan Biosphere a, UNESCO recognized biosphere reserve.

José Román Carrera

Rainforest Alliance Reforestation Superhero. Former Director of the Mayan Biosphere.

Salvador de Jesús Carrera Fajardo (Chava)

Administrator at Las Azucenas. Former Mayor of Poptun, Guatemala.

Scott Hosking

Founder and Managing Director of Good Always. 20 years experience teaching investment strategy courses. 35+ years working in the Northern Triangle of Central America.

Adriane Kim Hosking

President of Stones of Light Education Foundation. Background in Archeology. Lived, worked, and enjoyed life for 35 years in Mexico and Central America.

Taylor Dearden

Software Engineer & Web Developer. Manages the technical and web presence of Good Always, Stones of Light, and Light-It-Forward. Develops web applications, online retail stores, and software as a service products.

Nixon Lima

In Country Director of Good Always. Media Producer, Event Coordinator, Public Relations Officer. Facilitates educational and humanitarian activities.



Contact Information

Ready to begin your impact investment journey? Or just have questions? Don't hesitate to reach out!

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