



CAFM COSTA RICA
AN AMERICAN FOREST MANAGEMENT COMPANY

REAL ESTATE

NICOYA 1 FARM

±60,20 Acres / 24,77 ha in Nicoya, Guanacaste



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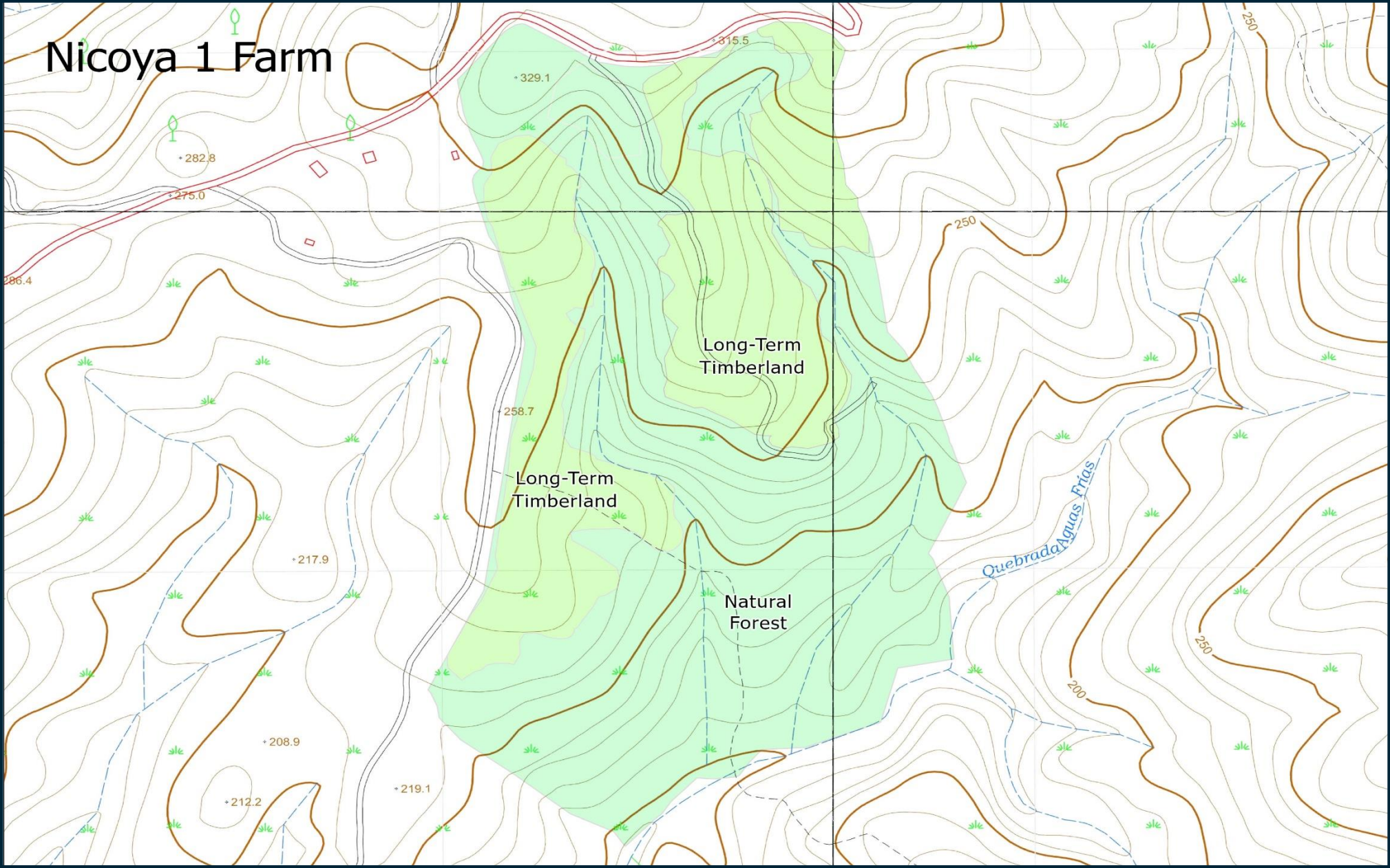
THE OFFERING

CAFM Real Estate, is pleased to present an investment asset of 24,77 ha, the Nicoya 01 farm. This property is in the Miramar community, in Nicoya district, Nicoya canton, of Guanacaste province. This farm is located 25 kilometers (approximately 15 miles) from Nicoya city, 22 kilometers (approximately 13 miles) and from Nosara Airport a local airport that offers domestic round-trip flights from the Juan Santamaría International Airport, located in the country's capital.

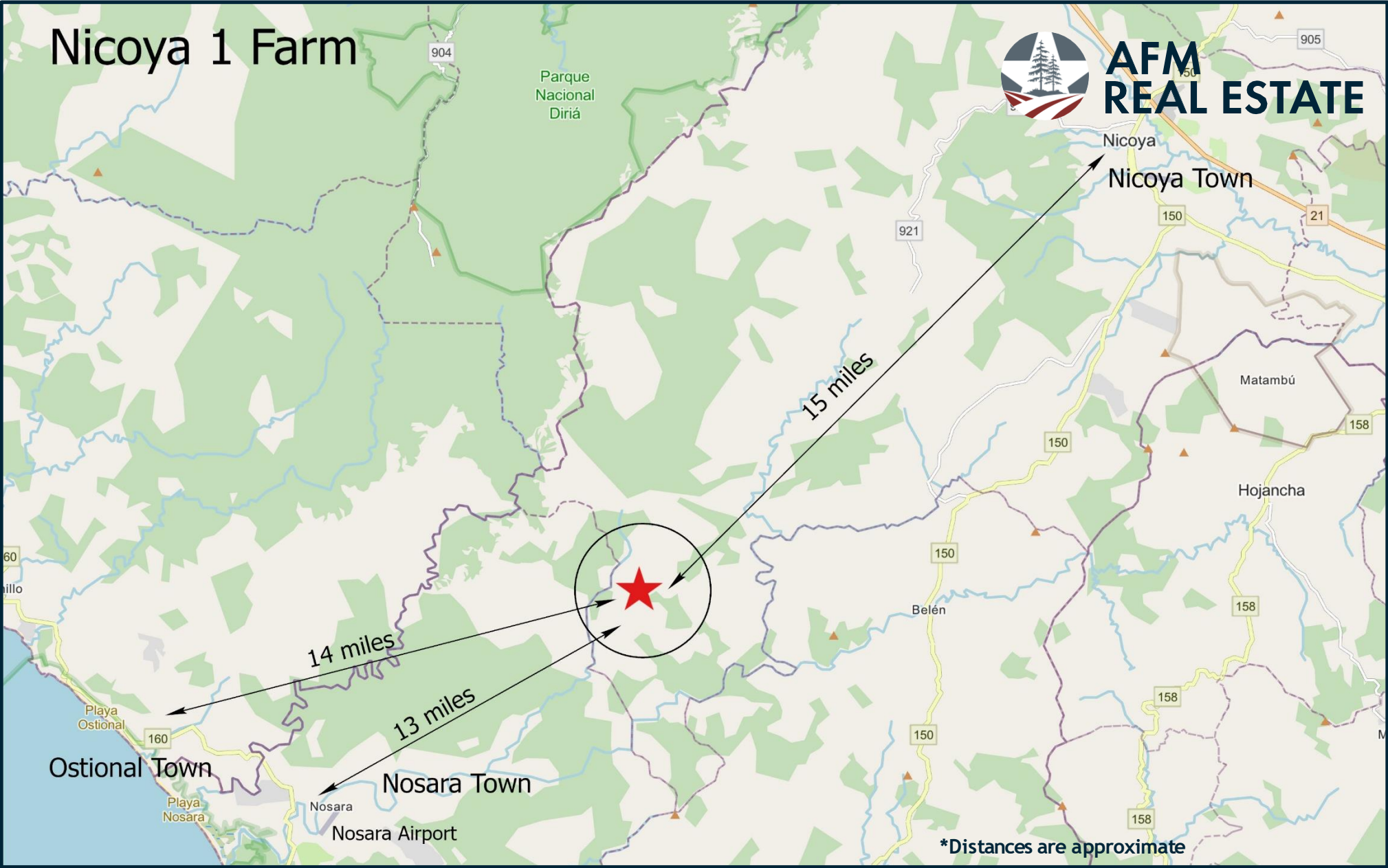
The property is close to Daniel Oduber Quirós International Airport, just 94 kilometers (approximately 58 miles). In addition, due to its location it is just 22 kilometers (approximately 13 miles) away from beautiful white sand beaches: Samara and Puerto Carrillo.



FARM MAP



PROXIMITY MAP





FARM

This farm consists of 24,77 total hectares (61,20 acres) with 8,45 hectares (20,88 acres) in Teak plantation (*Tectona grandis*). This plantation was established in 2018, using high-quality genetic material and has had intensive forest management practices to maximize the development of the trees and obtain greatest growth potential.

The remaining area has a natural forest cover, characteristic of the tropical rainforest, with various tree and shrub species, and the presence of wildlife such as birds, butterflies, mammals, among others.

This area is characterized by an annual rainfall of 2000-4000 millimeters between the months of May to November, known as the rainy season, and a dry season between the months of December to May. The average minimum and maximum annual temperatures are 24°C and 30°C, respectively.

This property has access through a public gravel road in good condition throughout the year both in the dry and rainy seasons. The property has access to electric power services.

This farm has spectacular views of the mountain system of the Nicoya Peninsula, as well as agricultural landscapes composed of small productive farms and long blocks of natural forests, which increase the ecological and productive value of the property.

The property has a value of \$8,500 USD per hectare.