

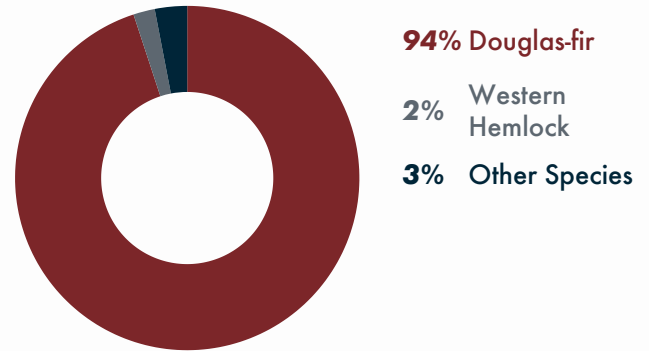
Project Crown

±6,517 Acres, Northwest Oregon

Investment Overview

Project Crown is a top-tier timberland investment located in Columbia County, Oregon. The region benefits from some of the most favorable timber-growing conditions in the United States, coupled with attractive operating fundamentals and strategic access to robust domestic and export markets across Southwest Washington and Northwest Oregon. Given the rarity of timberland offerings of this scale and quality in Columbia County, Project Crown presents a compelling opportunity to acquire a premium, institutional-quality timberland investment in one of the most resilient and established timber markets in the United States.

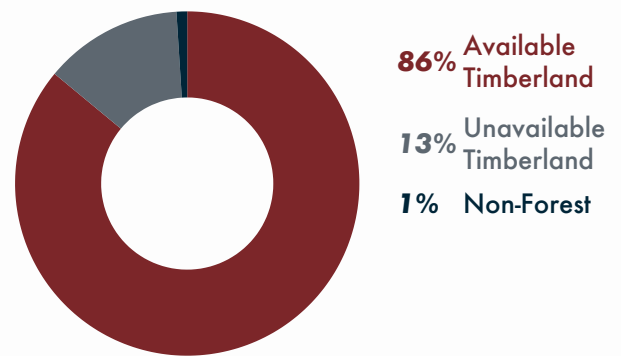
Plantation Merch Volume Species Distribution



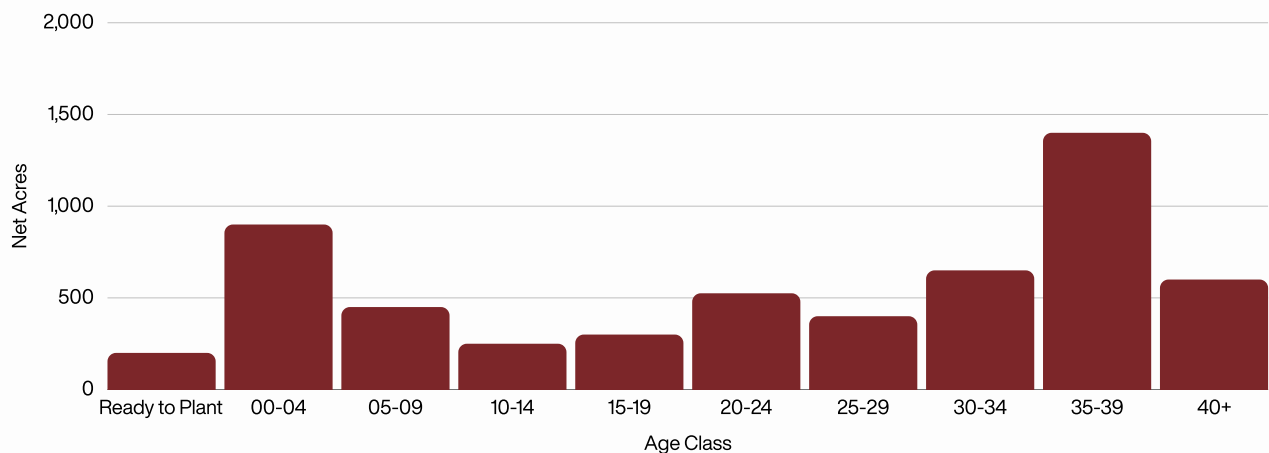
Forest & Land Resources

Project Crown is primarily composed of Douglas-fir plantations and has an age class profile offering both near-term harvest opportunities and sustained future cash flow. Investment in quality seedlings and early rotation silviculture leverages the inherent productivity of the region with a weighted-average plantation site index of 129 feet across the property. An attractive age class profile provides 1,981 acres of merchantable plantations with softwood stocking averaging 27 MBF per acre. An impressive 86% of the property land base is comprised of timberland available for long-term production.

Acreage by Land Use



Planted Acres by Age Class



Process

Project Crown is offered for sale in entirety through a single-stage, sealed bid sale process, without the opportunity to subdivide further.

Access to the property and an electronic data room containing information on Project Crown will be available upon the mutual execution of a Confidentiality Agreement.



Broker Contact Information

Interested parties may contact the following representatives to receive more information about Project Crown:

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