

Project Omega

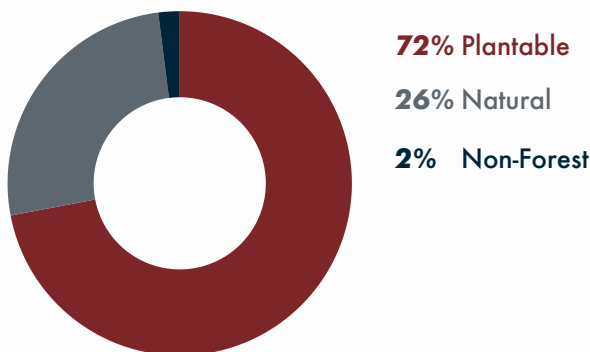
±19,697 Acres, Alabama

Portfolio Overview

Project Omega is an investment-grade collection of well-managed timberland properties positioned in the desirable Central and South Alabama markets. The offering is available in its entirety or in two sale units, each providing broad exposure to favorable timber markets and offering attractive near-term returns and sustained growth. Together or as individual sale units, Omega represents a scaled, turnkey, diversified Southeast US acquisition opportunity.

Sale Unit	Acres	Market Area
Omega East	9,741	Central & South Alabama
Omega West	9,956	Central Alabama
Total Acres	19,697	

Acreage by Cover Type

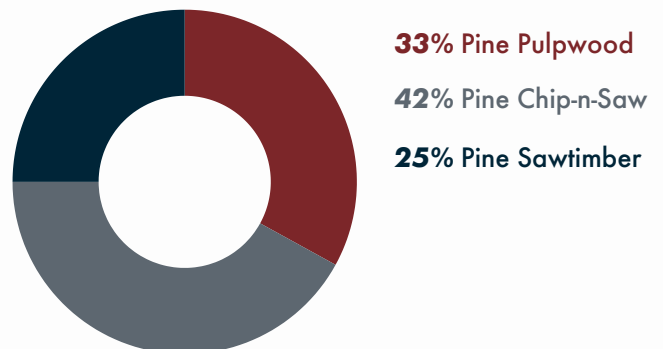


Forest & Land Resources

Project Omega has been stewarded as productive timberland for decades. Continual investments in silvicultural treatments are reflected in a weighted-average plantation site index of 77 feet, while an attractive age class profile allows for immediate cash flow complementing long-term harvest optionality.

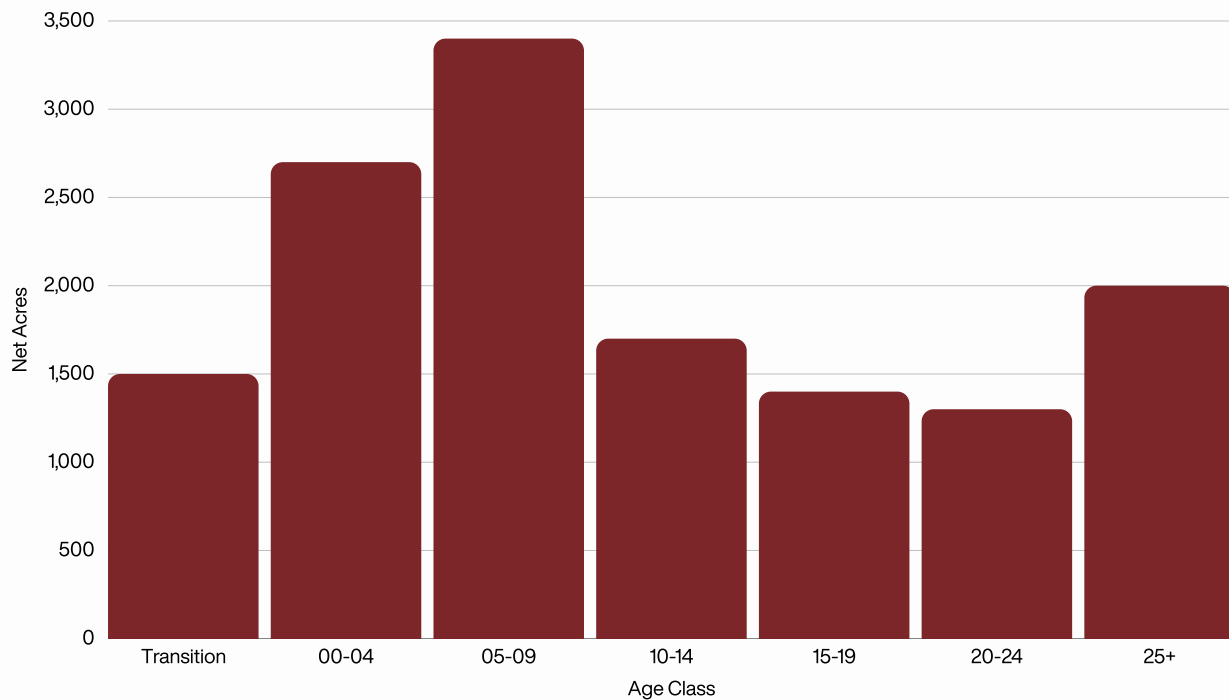
72% of the portfolio acreage is under a planted pine regime with the merchantable plantations averaging 23 years old and carrying 111 pine tons per acre.

Merch Plantation Pine Volume



Operational access to the ownership is excellent with a combination of state and local roads supported by a well-maintained internal road system. The Omega footprint generates significant income from a robust and valuable recreational lease program. Future owners will benefit from the portfolio's strategic positioning in core timber markets with future opportunities from the retail land sale market and other value streams from natural capital markets.

Pine Plantation Age Class Distribution



Bid Sale Process

Project Omega is offered for sale through a single-stage, sealed bid sale process. Interested parties may submit an offer on the entirety of the package or an individual sale unit within the package. Access to the property and an electronic data room containing information on Project Omega will be available upon the mutual execution of a Confidentiality Agreement and Right of Entry.

Sale Unit Summaries

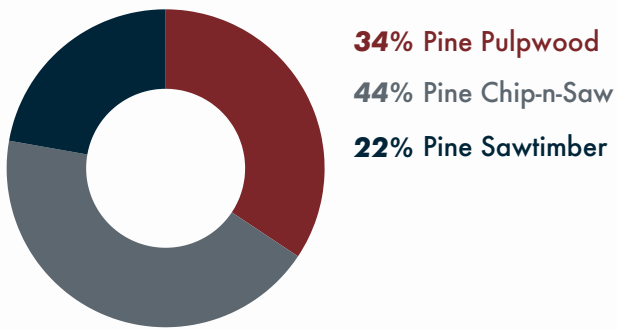
The core highlights of each sale unit are portrayed on the following pages.



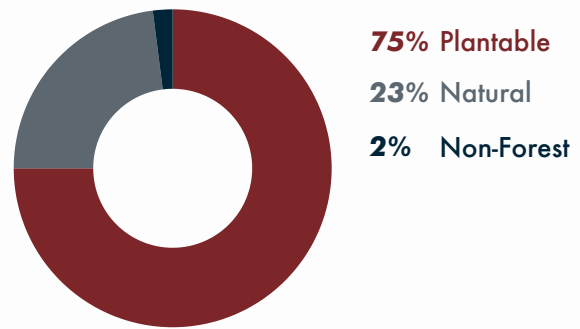
Omega East Sale Unit Overview - 9,741 Acres

Merchantable Plantation Net Acreage	2,909
Weighted-Average Plantation Site Index	79
Average Merchantable Plantation Stand Age	23

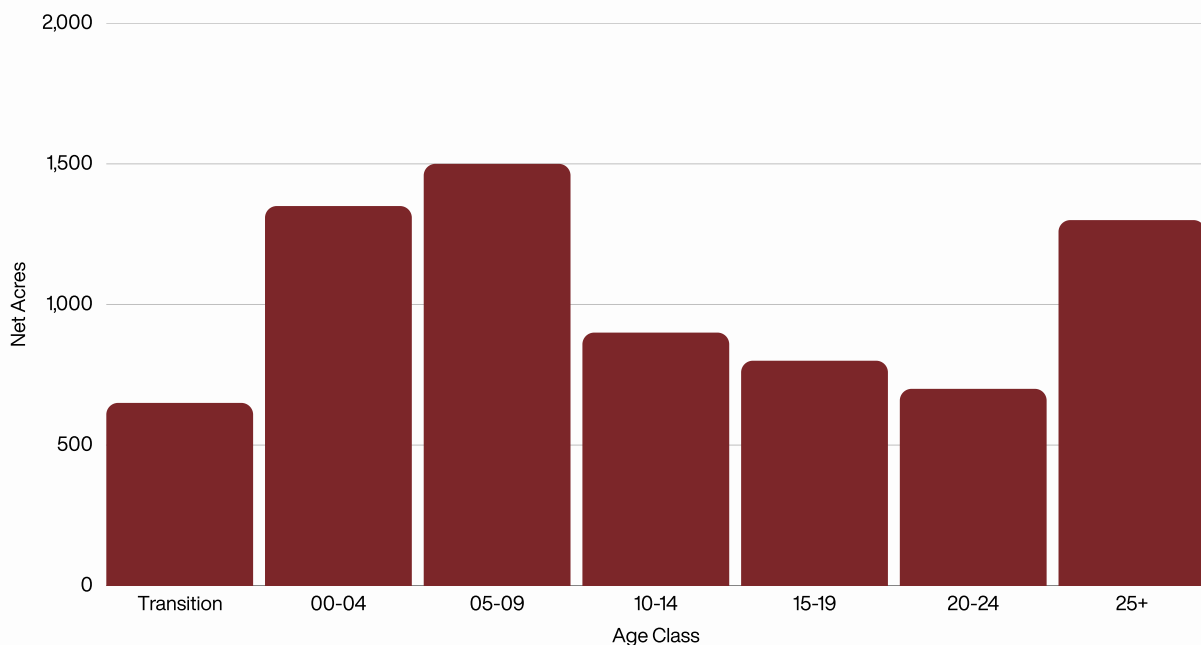
Omega East Merchantable Plantation Pine Volume



Omega East Acreage by Cover Type



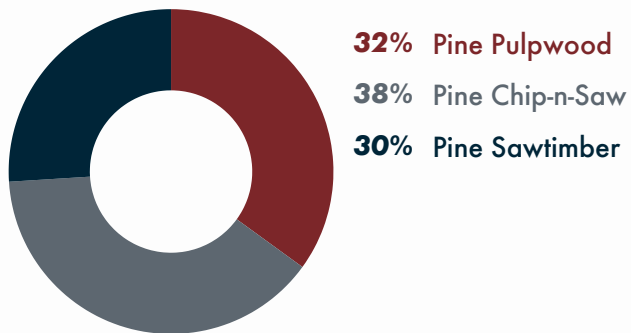
Omega East - Pine Plantation Age Class Distribution



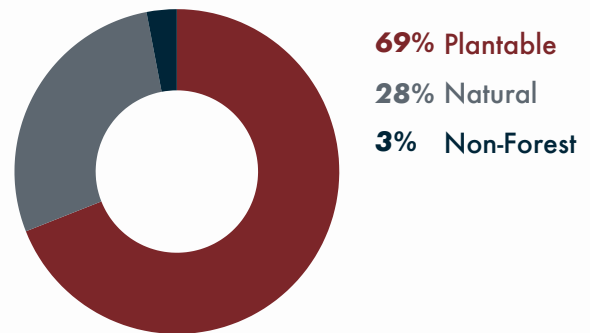
Omega West Sale Unit Overview - 9,956 Acres

Merchantable Plantation Net Acreage	1,809
Weighted-Average Plantation Site Index	75
Average Merchantable Plantation Stand Age	23

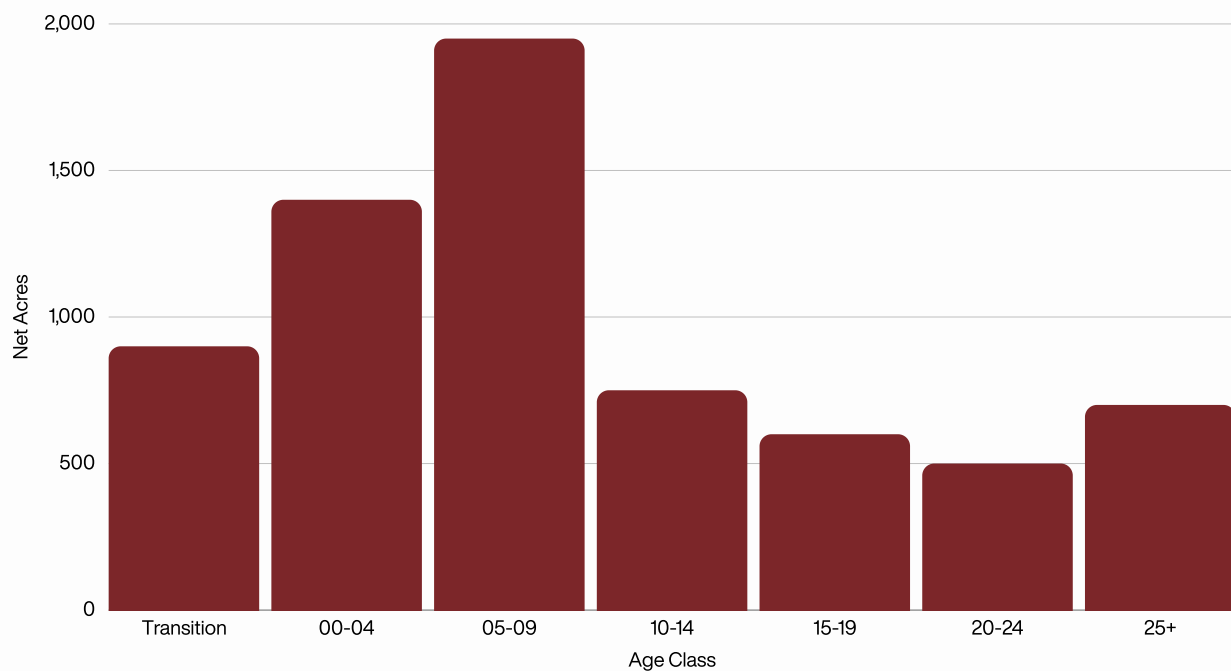
Omega West Merchantable Plantation Pine Volume



Omega West Acreage by Cover Type



Omega West - Pine Plantation Age Class Distribution



Broker Contact Information

Interested parties may contact the following points of contact to receive more information about Project Omega or to obtain a Confidentiality Agreement and Right Of Entry agreement for data room access and to arrange a property visit.



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