

Timberland Investments

Why Invest in Timber?

At Green Crow, we provide access to timberland investing for institutional and individual investors. Our team of highly experienced forestry and investment professionals has a core expertise in identifying, evaluating, acquiring, managing, advising and selling timberland that supports the investment needs of our clients. Recognizing that each client is unique, we have both the depth and breadth of experience in timberland investing required to provide customized service to meet each client's needs. Our versatile services are reflected in our ability to assist both clients that have been invested in timberlands for nearly 100 years, as well as those who have only recently discovered the asset class.

Market Connections

Green Crow is directly involved every day in both the timberland and log markets. This provides us with the latest information about future changes in the market, as well as access to potential timberland deals that may be up and coming.

Identification & Due Diligence

Green Crow operates on the principle that all timberland properties are not created equally. We believe that each potential investment must be justified based on the development of a unique bottom-up valuation model. This is done through the integration of the best available forest inventory data, the most appropriate growth and yield modeling methods, solid data on markets and costs, and discounted cash flow analysis.

Although no two projects are the same, the principles of timberland investment due diligence are constant. Since perfect information is impossible, and all forest inventories are prepared on a statistical basis, it is the role of the due diligence agent to balance the costs of due diligence with the potential risks and rewards. Green Crow personnel have managed or been directly involved in the due diligence for millions of acres of timberland. It is our extensive knowledge of, and experience with, timberland that allows us to make appropriate recommendations to our clients even when the quality of available information is poor and outdated.

Our experience helps us provide the judgment necessary to design a due diligence process for each unique project that will result in an accurate and reliable assessment of value and potential that is within the time and cost constraints that are imposed by either the opportunity itself or the client.

Valuations and Acquisitions

Green Crow is fully equipped to handle valuation and acquisition projects of hundreds of thousands of acres. Our team of seasoned forestry professionals excels at assessing standing timber inventories for accuracy, determining local operating costs, evaluating the effect of regulations on projected harvest levels, and developing attainable cash flow projection for a given property. Our strength is in the combination of rigorous, experienced based field review, log market knowledge, and modern financial analysis which enables our team to conduct timely, accurate, and fair appraisals for any client.

Financial Analysis

In today's investment climate, thorough financial analysis is expected and demanded. Green Crow uses sophisticated discounted cash flow analysis based on specially developed timber growth, timber to log yield, and log-market forecasting models to evaluate timberland investment opportunities.

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GREEN CROW TIMBERLAND INVESTMENT PRESENTATION

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The Anti-Correlation Heresy