

INVESTMENT ANALYSIS OF “Nikola Kalida” THE COCOA AND AVOCADO PROJECT (2027-2032)



1. Unique Location of the Property

This project is strategically located with convenient access to key transportation hubs and major tourist attractions:

- 1 hour 10 minutes to Puerto Plata International Airport
- 1 hour to Santiago International Airport
- 1 hour 20 minutes to Playa Grande, one of the most stunning beaches in the region (Río San Juan)

The total land area is 750,000 m², making it larger than Vatican City (440,000 m²). This scale provides unique opportunities for not only agribusiness but also luxury residential and tourism developments.

The project is just 30 minutes from the tourist coastline, accessible via a scenic mountain road with high-quality asphalt resurfaced two years ago, designed for heavy cargo transport. At an elevation of 370 meters above sea level, the climate here is 2-3°C cooler than the coast, with an average temperature of 25-30°C year-round.

◆ **Comfortable Living Conditions:** The location's natural air circulation eliminates the need for air conditioning, making it an ideal setting for building a private estate with a fresh mountain climate.

◆ **Infrastructure:**

- Direct access via an asphalt road
- Internal roads for easy navigation
- Water supply and an 85-ton underground water reservoir
- Electricity from both solar power and the municipal grid
- Private entrance with secured access

◆ **Breathtaking Panoramic Views:** This is the first mountain ridge offering panoramic views of Jamao Al Norte Valley, Cabarete, and the North Atlantic coastline. This makes the project not just a high-yield agribusiness investment but also an ideal location for a luxury estate or eco-resort.



Eco-Tourism Potential of the Project Site

Projected Revenue from Tours & Tourism:

- Average tourist flow: 12,000 visitors per day (from cruise ships docking in Puerto Plata).
- If just 1% of those visitors tour the plantation → that's 120 visitors per day.
- Average tour ticket price (including a chocolate tasting): \$50 per person.
- Daily revenue: $\$50 \times 120 = \$6,000$.
- Annual revenue (360 operational days): **\$2,160,000**.


◆ **Additional Revenue Streams:**

- On-site chocolate and cocoa product sales (\$20-\$100 per tourist).
- Eco-lodge and glamping – a unique stay experience on the property.
- VIP tours with exclusive chocolate tastings and hands-on workshops.

Bottom Line:

Eco-tourism alone can generate millions of dollars annually, and the combination of agriculture and tourism makes this project even more attractive to investors.

- An eco-lodge with live demonstrations of the cocoa and chocolate-making process.
- Massive tourist flow: Puerto Plata welcomes 4 cruise ships per day, bringing 12,000 tourists daily. A partnership with the port could provide direct tourist access to the plantation.
- Additional revenue stream: Product sales and guided tours could become a major daily income source.

 A high-yield agribusiness with built-in tourism revenue—this is a next-level investment opportunity!

Cocoa Market: Trends and Prospects for the Project

Over the past few years, cocoa prices have shown a strong upward trend. In 2024, prices reached \$12,000 per ton, with peaks of **\$14,000 per ton** in 2025. The average price over the last two years has been **\$7,000–\$8,000** per ton. Key factors driving this growth include:

- **Cocoa shortages** in leading production countries (Ghana, Ivory Coast)
- **Increasing demand** for premium and organic cocoa
- **Limited expansion** of new plantations due to climate conditions

While cocoa prices are expected to remain high, our calculations use a conservative estimate of \$3,000 per ton, ensuring financial stability even in market fluctuations.

3. Projected Revenue (2027-2032)

Nikola Kalida Cocoa Plantation = (50,000 trees)

- Average yield per mature tree: 2.5–3 kg (reduced by 30% for conservative estimates) → 1.75–2.1 kg
- **Conservative price** per ton: \$3,000
- **Annual revenue:** \$262,500 – \$315,000

Nikola Kalida Avocado Plantation = (25,000 trees)

- Average yield per mature tree: 80–120 kg (reduced by 30% for conservative estimates) → 56–84 kg
- **Conservative price per ton: \$2,000**
- **Annual revenue:** \$2,800,000 – \$4,200,000

Total Projected Revenue:

| Year | Min Revenue (\$, Conservative) | Max Revenue (\$, Realistic) |
|------|--------------------------------|-----------------------------|
| 2027 | \$3,062,500 | \$4,515,000 |
| 2028 | \$3,062,500 | \$4,515,000 |
| 2029 | \$3,062,500 | \$4,515,000 |
| 2030 | \$3,062,500 | \$4,515,000 |
| 2031 | \$3,062,500 | \$4,515,000 |

Total for 5 Years:

- Minimum Revenue: **\$9,187,500**
- Maximum Revenue: **\$18,060,000**

Additional Monetization Opportunities: Chocolate Production on the Project Site



The project features a high-end cocoa processing facility. We produce raw cocoa chocolate, a one-of-a-kind product on the global market. The pricing reflects its exclusivity:

- **50g of premium chocolate – \$16**
- **1kg of unique chocolate – \$320**

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🔗 **View our full product** catalog at www.NikolaKalida.com

📌 Conclusion: Unlike most comparable projects, this asset offers strategic location, developed infrastructure, and multiple revenue streams (agribusiness, luxury real estate, and eco-tourism). Many other properties in the region are sold without established processing facilities or direct access to tourism, which significantly reduces their profitability. In contrast, this project combines a unique microclimate, strong logistics, and a premium chocolate product, making it a rare and highly liquid investment opportunity.

- Transforming 1kg of cocoa beans into chocolate increases profitability **by 10x.**
- Expansion opportunities exist in high-end global markets.



Final Valuation of the “Nikola Kalida” Project

Based on 5-year revenue projections and current market trends, we have determined a fair sales valuation:

- Minimum valuation (based on 3 years of earnings): **≈ \$9.2M**
- Maximum valuation (based on 4 years of earnings): **≈ \$18M**

📌 **Asking Price:**

The property is listed at \$10 per m², which is below the average price of similar projects in the region (\$12–\$18 per m², depending on location and infrastructure). **The total sale price is \$7,500,000 for the entire 750,000 m² property.**

📌 **Price Justification:**

📊 **Land Value Growth Forecast:**

- **Over the last 5 years**, land prices in the Dominican Republic have been increasing by 8-12% annually, depending on the region.
- **Due to rising tourism**, demand for eco-friendly real estate, and a growing influx of international buyers, land values are expected to increase by 10-15% per year.
- **Owning this land** not only generates agricultural income but is also a high-appreciation capital investment.
- **The average price** of agricultural land in the region ranges from \$8 to \$15 per m², making **the \$10 per m² price point highly competitive and attractive for investors.**
- Consistent land appreciation trends in the Dominican Republic reinforce the high likelihood of future value growth.
- This project integrates three lucrative revenue streams:
 - Agribusiness (yields increase annually)
 - Luxury real estate potential (proximity to a booming tourism zone)
 - Eco-tourism opportunities (12,000+ daily tourists from Puerto Plata)

💰 **Bottom Line:**

The purchase price is significantly lower than the projected revenue potential over a 5+ year horizon, making it a high-yield investment with substantial long-term returns.

Conclusion: **Exit Strategies for Investors**



- ✓ **Resale in 5-10 years** – With land and real estate prices in the Dominican Republic rising steadily, investors can expect high profit margins on resale.
- ✓ **Long-term leasing** – Renting out the land for agribusiness, an eco-lodge, or luxury villas provides a steady stream of passive income.
- ✓ **Tourism development** – Expanding tourism infrastructure, guided tours, and direct cocoa/chocolate sales to cruise ship visitors can generate consistent daily revenue.

Why This Project Stands Out

Unlike most similar properties, this project offers prime location, ready-to-use infrastructure, and multiple revenue streams (agribusiness, high-end real estate, and eco-tourism).

In the region, most agricultural lands are sold without processing facilities or direct access to the tourism market, which significantly limits their profitability.

Here, the combination of a unique climate, developed logistics, and premium product offerings (raw cacao chocolate) makes this project one-of-a-kind and highly liquid for investors.

 **Priced at \$7.5M, the project offers exceptional short-term and long-term growth potential.**

Secure & High-Yield Investment

 This project is highly profitable and shielded from market risks.

- Steady increase in land and real estate prices in the Dominican Republic.
- A surge in foreign buyers from Europe, Canada, Russia, Ukraine, and the U.S., driving strong demand for luxury estates and agricultural investments.
- Geographic advantage – Elevated mountainous terrain prevents flooding, ensuring stable production.
- Built-in monetization – The ability to process cacao in-house adds multiple income streams beyond raw sales.

 **An elite investment opportunity for those looking to enter the premium agribusiness and high-end product market! **

