

**PEINI CACAO PLANTATION LTD.
SERIES 1/2017**

PROFORMA VS 2018 ACTUAL RESULTS

Number of Parcels in Package	1	
Parcel Package Total Price (\$USD) with closing costs	\$25,725	
Sale Price per Parcel (\$USD)	\$24,500	
Belize Business Income Tax Expense	1.75%	
Parcels Available (0.5 Acres)	77	Parcels Sold 2018
		51

PRODUCTION YEAR 1	PROFORMA 2018 Year 2	ACTUAL 2018 Year 2
Revenue from PEINI CACAO PLANTATION	\$ -	\$ -
Revenue from MAHOGANY CHOCOLATE	\$ 212,400	\$ 111,411
Revenue from BELIZE CACAO TRADERS	\$ 44,000	\$ 22,500
Total Revenues	\$ 256,400	\$ 133,911
Gross Operating Profit	\$ 140,640	\$ 101,549
Consortium Social Sustainability Pool (20%)	\$ 28,128	\$ -
Net Operating Profit	\$ 112,512	\$ 101,549
Marketing, Sales and Administrative Expenses	\$ 12,820	\$ 71,582
Peini Cacao Ltd. Management Fee (ZERO)	\$ -	\$ -
BZ Business Tax	\$ 14,110	\$ 2,343
Capital Reserve	\$ 5,626	\$ -
NET EARNINGS POOL	\$ 79,956	\$ 27,624

PARCEL OWNER TOTAL EARNINGS PROJECTIONS	PROFORMA	2018	ACTUAL
Projected Operations Earnings/Parcel - Cash Distribution (\$)	\$ 326		\$ 186
Projected Annual ROI from Operations (%)	1.30%		0.72%
Projected Increased Value of Parcel (Capital Gain) (\$)	\$ 980		\$ 980
Projected Annual ROI from Capital Gains (%)	3.80%		3.80%
Projected Total Owner Return from All Earnings Sources (from Operations and Capital Gains)	\$ 1,306		\$ 1,166
Annual Total ROI from All Earnings Sources (%)	5.10%		4.53%