



THE GAMBLE OF OWNING FOREST LAND

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WHERE ARE WE GOING?

- We all take risks
- Look for rewards
- Minimize risk
- Improve your rewards!



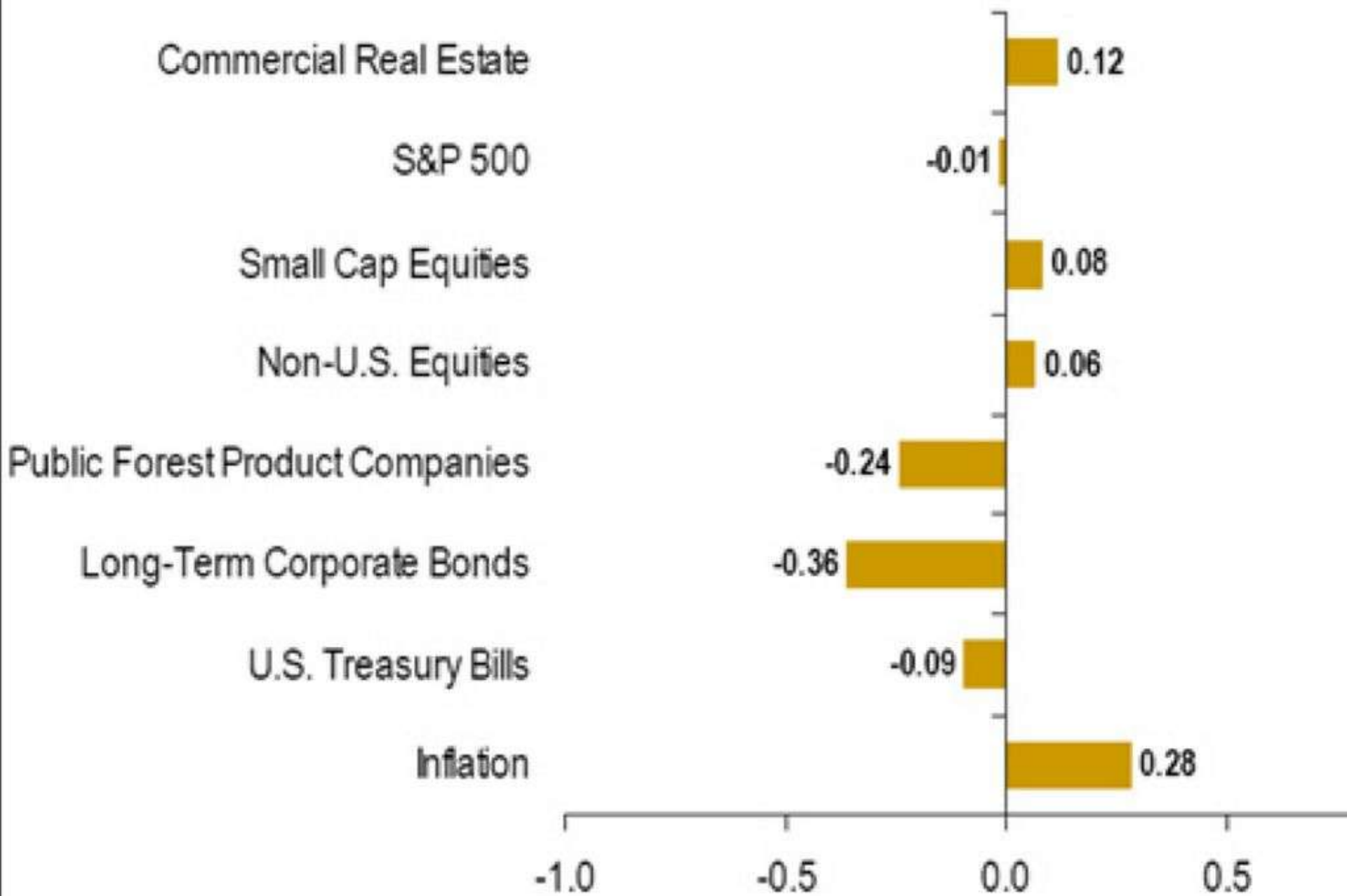
OBVIOUS RISKS

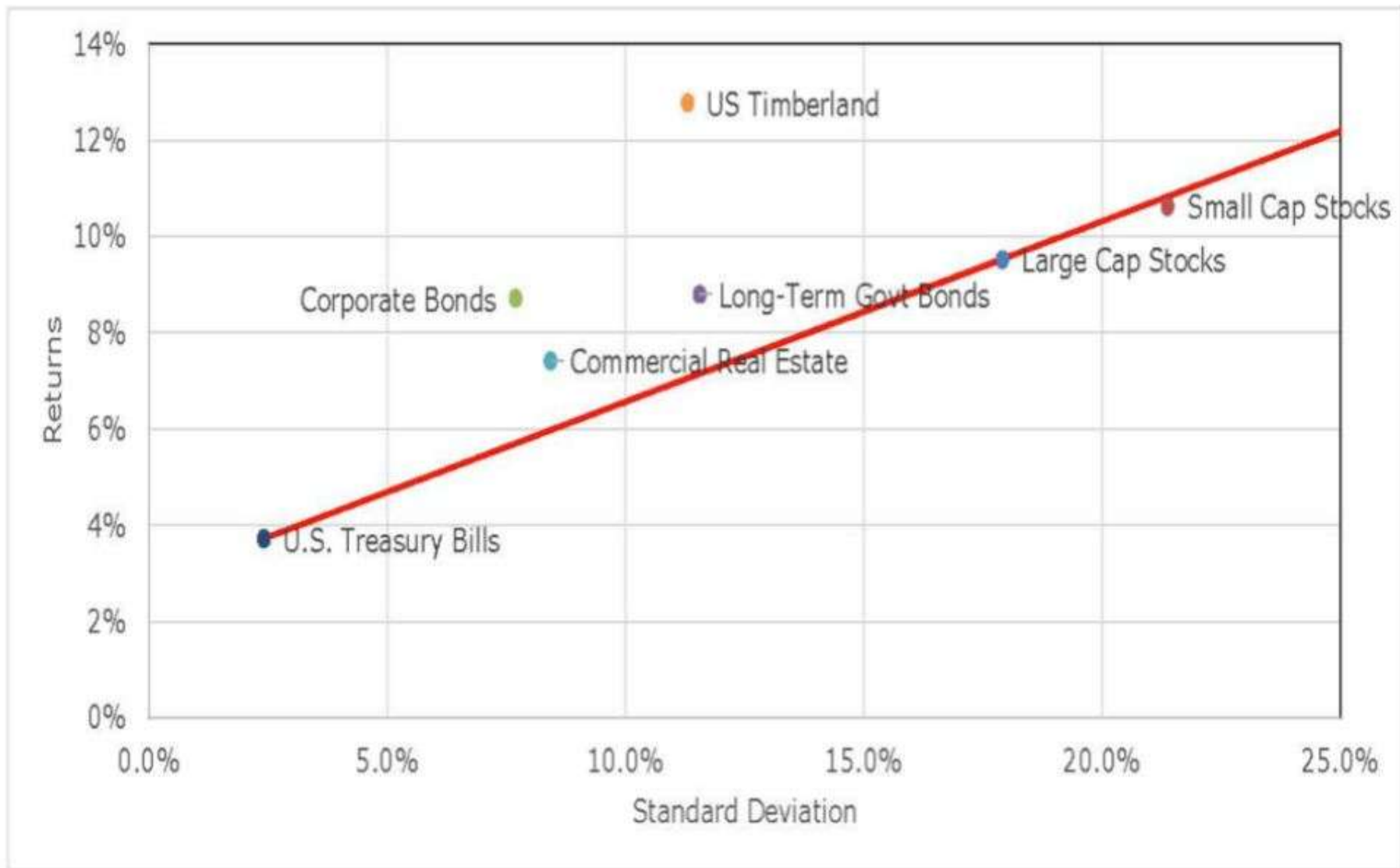
1. Fire
2. Insects
3. Diseases
4. Major events

LESS OBVIOUS RISKS

- Price fluctuations
- Loss of markets
- Competition



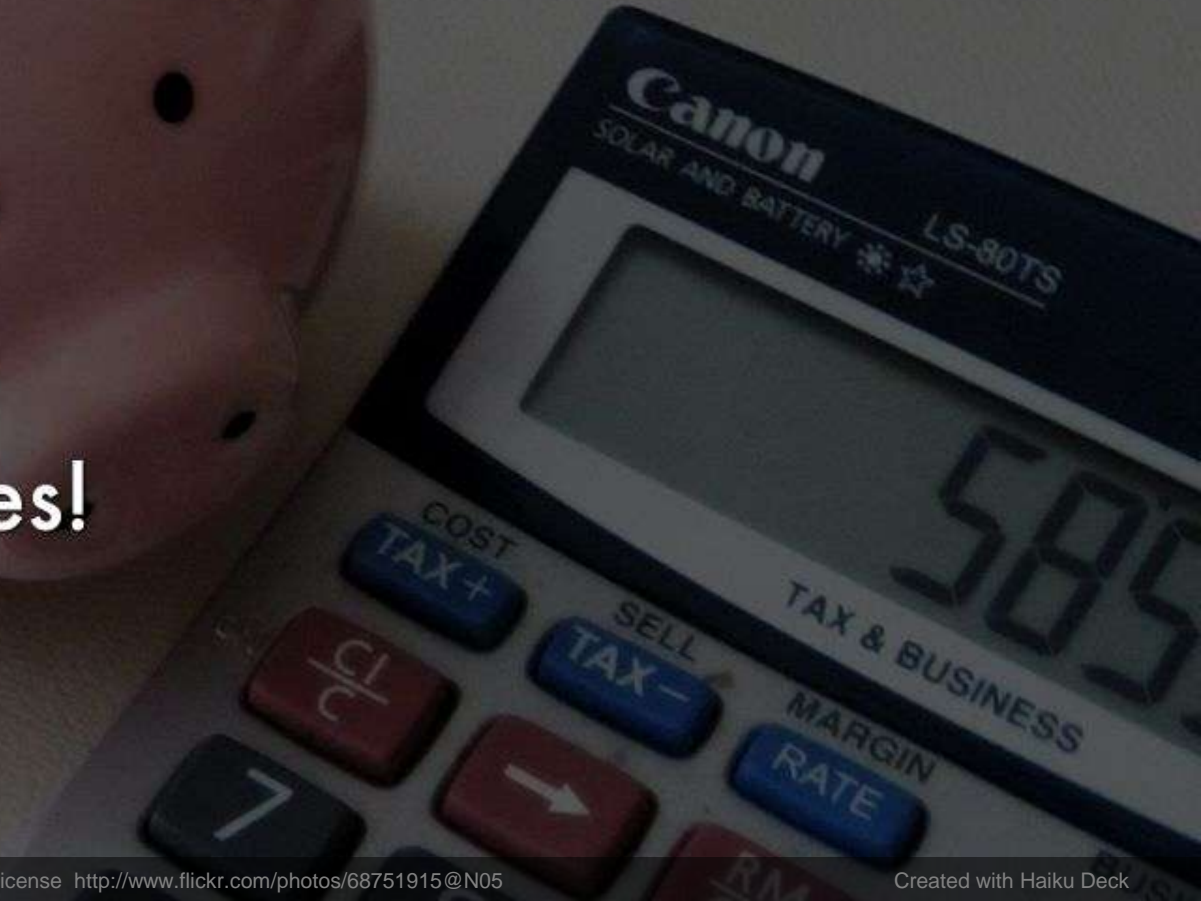




Sources: Morningstar, NCREIF

CASH FLOWS

- revenues
- volumes
- prices
- expenditures
- lots of variables!



POLICY

- Great incentives exist
- Great plan but...
- High likelihood of change
- Planning with uncertainty

FUTURE?



- Policy changes
- New markets
- Higher prices
- Premiums



Reward

Risk

THANK YOU!

- 3,300 miles
- 14 states
- 10 days
- 2 packed cars
- 1 broken GPS!