



LIBERTY CAPITAL

LIBERTY CAPITAL I LP

A Tangible Assets Impact Fund

LIBERTY CAPITAL TEAM

2024 Hamptons Event



MICHELE CHEN
MANAGING PARTNER



DASHA GORDON
DIRECTOR



STEPHEN GARBETT
PARTNER
INVESTOR RELATIONS



JC STERRETT
PARTNER
GEM ENERGY



SANDER SQUIBB
ASSOCIATE

LIBERTY CAPITAL FUND MANAGER

Proven record of successful real estate transactions and exits



MICHELE CHEN
Managing Partner



- **Consulted for lead sponsors and principals on total real estate developments worth over \$1.2 billion** at GD Commercial, SVN | First Guardian Group, and Douglas Elliman.
- **Negotiated, structured, and arranged over \$350 million in transaction sales** volume for individual and family office clients on residential and commercial projects completing due-diligence, investment analysis, and private placements.
- **Over a decade of experience in real estate private placements** through acquisitions, dispositions, and providing sound advice to investors seeking alternative investment opportunities resulting in an average of 18.2% IRR on development projects and 8.6% annual net returns on stabilized assets.
- **Strong relationships** with private equity family offices, REITs, high net worth investors, foreign investors and developers.

EDUCATION, NOTABLE PAST PRIVATE EQUITY RAISES & DEVELOPER PARTNERSHIPS:



INTRODUCTION

Investing in a sustainable future: Building communities with innovation and stewardship



Our **mission** is to create a lasting positive impact on communities by investing in **tangible assets** that drive **sustainable energy**, innovative building practices, and **cutting-edge technologies**.

We are committed to fostering **safety, freedom**, and **environmental stewardship** through responsible investments that **enhance the quality of life**, promote **economic resilience**, and support a sustainable future for generations to come.

LIBERTY CAPITAL DIRECTOR

Global change maker, entrepreneur & influencer

DASHA GORDON

Director



- **Dashama is a wellness pioneer who has reached over 150 million people** through her yoga, meditation, and wellness content, including bestselling courses, books, and media appearances.
- **Established the Bright Future Foundation**, focusing on mental health, education, and empowerment for children, contributing to global efforts for a better future and **collaborated with & supported numerous charity foundations** such as World Vision, Charitywater, Leonardo DiCaprio Foundation, Water.org, Global Empowerment Mission, Trees for the Future, Rainforest Alliance, Amazon Frontlines, Yoga for Africa, Yoga for Foster Children & Orphans.
- **Partnered with global brands with Nike, GoPro, Vitamix, Puma, Banyan Tree, Waldorf Astoria & Marriott resorts**, as well as green living brands such as Sleep on Green, Manduka, Prana, Starboard SUP, One World Ayurveda, Cure Joy + more.
- **Honored by the Stanford Happiness Hall of Fame** and has presented at **prestigious platforms like the United Nations**, sharing her expertise on wellness and happiness.

NOTABLE PAST PARTNERSHIPS, SPONSORSHIPS & MEDIA COVERAGE:





**Imagine if trees gave off WiFi signals;
we'd be planting so many trees we
would probably save the planet.**

**Too bad they only produce
the oxygen we breathe.**



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The Miracle Trees




CREATED BY AMPLIPHI

Presented in Collaboration with The Liberty Fund

THE WORLD TODAY

Rising CO2 levels and deforestation fuel climate change, biodiversity loss, and environmental challenges



3.7M
HECTARES
2023 Total Forest Loss
(9M Acres)³

Agricultural Impact:

- Temperature and precipitation changes affect crop yields
- Potential food shortages and economic instability

Deforestation:

- Increases CO2 levels, exacerbating global warming, biodiversity loss, health risks, and more

Global Warming:

- Higher CO2 levels enhance the greenhouse effect, trapping more heat and raising temperatures

Climate Change:

- Weather severity like hurricanes, droughts, and floods.

Melting Ice Caps and Glaciers:

- Warmer temperatures melt polar ice caps and glaciers, raising sea levels and diminishing polar habitats.

Human Health Risks:


- Higher CO2 levels can worsen air pollution, spread diseases, and strain food and water resources

Ocean Acidification:

- Elevated CO2 levels are absorbed by oceans, causing acidification that harms marine life

Biodiversity Loss:

- Climate and habitat changes threaten plant and animal species



66 Million TONS
of **pollution** emitted into the atmosphere in the United States⁴

Ocean Heat

2023
WARMEST YEAR ON RECORD
²
Glacier Retreat



2023 GLOBAL AVG CO2
419.3
Parts Per Million¹

1) Weisse, M. Forest Pulse: The Latest on the World's Forests. World Resources Institute, <https://research.wri.org/gfr/latest-analysis-deforestation-trends>

2) World Meteorological Organization. "State of the Global Climate 2023." World Meteorological Organization WMO, <https://wmo.int/publication-series/state-of-global-climate-2023>

3) Lindsey, Rebecca. "Climate Change: Atmospheric Carbon Dioxide | NOAA Climate.gov." Climate.gov, <https://www.climate.gov/news-features/understanding-climate/climate-change-atmospheric-carbon-dioxide>

4) United States Environmental Protection Agency. "Air Quality - National Summary | US EPA." Environmental Protection Agency (EPA), <https://www.epa.gov/air-trends/air-quality-national-summary>



OUR VISION

A fast-growing, sustainable resource with a commitment to large-scale planting by the end of 2025

IMAGINE...

A world where **forests thrive**, where the lumber we use is not only superior in quality but also renews itself in a fraction of the time.

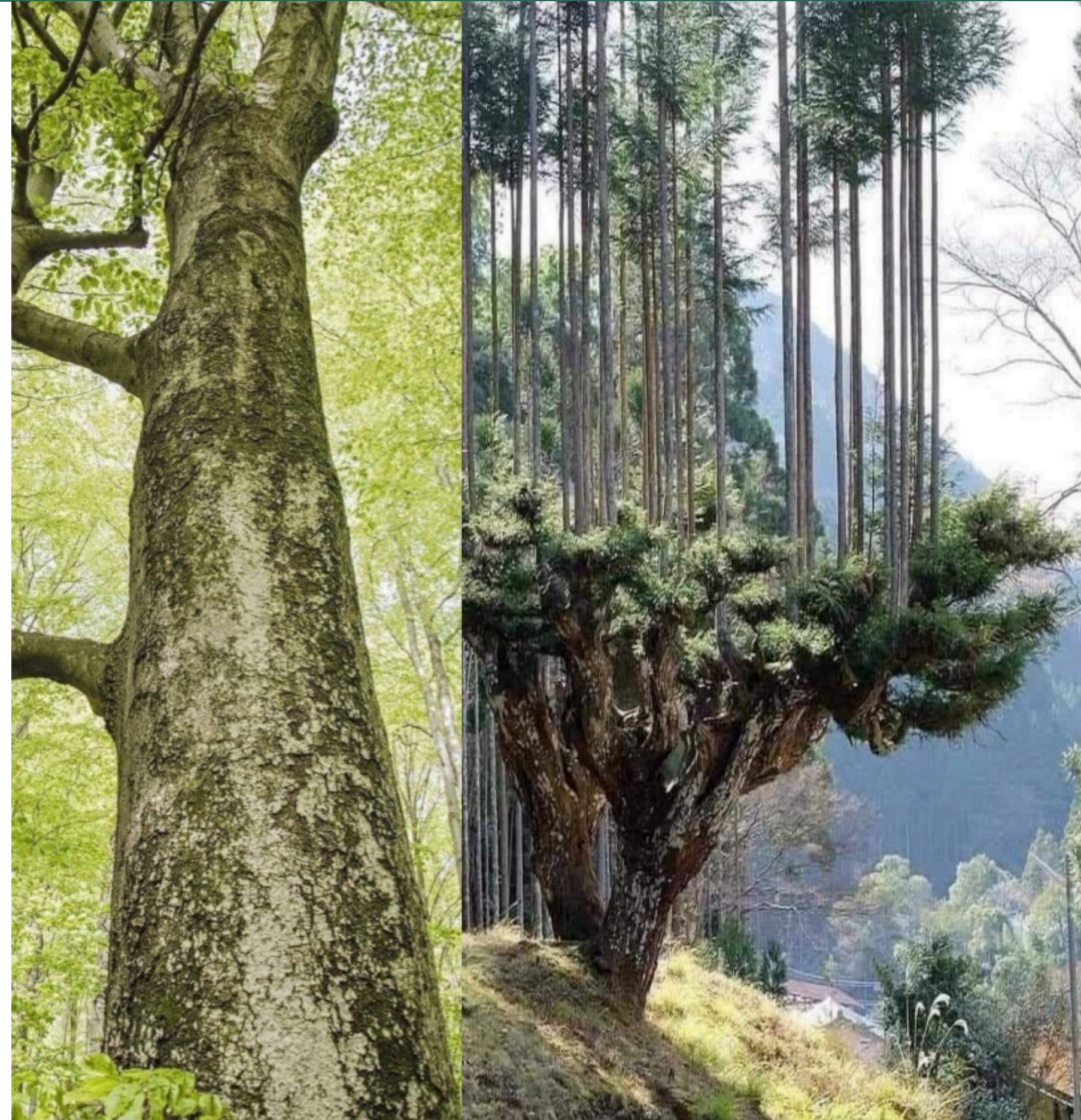
This is the promise of the **Miracle Tree**—a fast-growing, sustainable wood product that reaches full maturity in just 3 to 7 years.

With each harvest, the Miracle Tree regrows from its same root system, offering a **limitless cycle of renewal**.

This revolutionary process not only enhances agricultural landscapes but also positions us to **offset environmental impacts** in ways never before possible.

Through our bold vision and strategic partnerships, we are committed to **planting 30,000 acres of these trees by the end of 2025**.

The Miracle Tree is more than just a resource; it's a scalable and repeatable solution for a greener, **more sustainable future**.



MIRACLE TREE - BY AMPLIPHI

Revolutionary Biotech: Sustainable, superior wood from epigenetically enhanced miracle trees



YEAR 1

YEAR 2

YEAR 3

Fully grown trees in 3-7 years instead of 10-12 years!

- Epigenetically enhanced Biotech - NOT genetically engineered
- Growing renewable & sustainable lumber and wood products
- Superior wood quality & attributes
- Each time the Miracle Tree is harvested it regrows from the same root system
- Consumes **11X** more carbon dioxide, produces **6X** more oxygen, and cleans **3X** more debris from the air than regular trees



MIRACLE TREE - BY AMPLIPHI

World leaders in epigenetics, optimizing trees for maximum efficiency and resilience

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20 YEARS OF EPIGENETIC TRAINING WITH 20 YEARS OF GENETIC BREEDING

Epigenetics is the study of how environmental stresses can cause changes that affect the way your genes work.



MIRACLE TREE - BY AMPLIPHI

Over 20 years of epigenetic training and epigenetic breeding in the US



The Miracle Trees



FORCEFIELDS & FREQUENCIES

Force Fields, Frequencies and other healthy stress factors cause the genes of the plants to activate and increase their maximum potential.

LIVING CULTURES & MEDIUM

Leveraging two decades of epigenetic expertise to cultivate advanced living cultures and mediums, optimizing them for superior growth and resilience.

STEM CELLS

Developing stem cells with enhanced regenerative properties through precise epigenetic breeding techniques.

BIOHACKING

BREEDING

SOIL
REMEDICATION

PRE-TREAT
SEEDS

MIRACLE TREE COMPETITIVE ADVANTAGES

The Aluminum of Lumber - Disrupting the lumber industry

WOOD ATTRIBUTES

- Stain Any Color
- Strong Hardwood (Maple/Ash)
- 1/3 Weight of Softwood (40% Stronger)
- 1/5 Weight of Hardwood
- Water & Pest Resistant
- No Warping, Twisting or Splitting
- Similar to Pressure-Treated Red Cedar
- Veneer 1/100th Inch
- Plywood is the lightest and strongest with double the insulation



Softwood (3-5 Yrs)

Plywood, Slat-boards, Chipboard-OSB Particle-Board, 2X4's, 4X4's, Fence Posts, Lumber Poles, Pole Frames



Hardwood (5-7 Yrs)

Surfboards, Wakeboards, Snowboards, Canoes, Kayaks, Pickleball Paddles



Bee and Honey Production

1 acre of trees yields 100 liters of honey per year



Biomass (Carbon Credits)

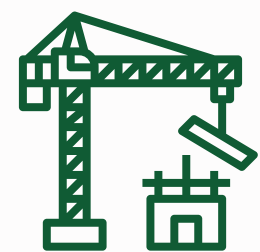
Double R-Value; burns with 2x the heat, is water-resistant, and ideal for generating electricity and heat



Medicinal Benefits

Provides neuroprotection, cardiovascular support, metabolic regulation, and antimicrobial properties from fruits, flowers, leaves, and bark

CUSTOMERS



Wood Products



Businesses, Banks, Carbon Credits



Landscapers Nurseries



Farmers + Ranchers (Land/Labor)

PARTNERS



Referral Partner



Land/Labor Partner (Greenhouse, Farmer, Land)

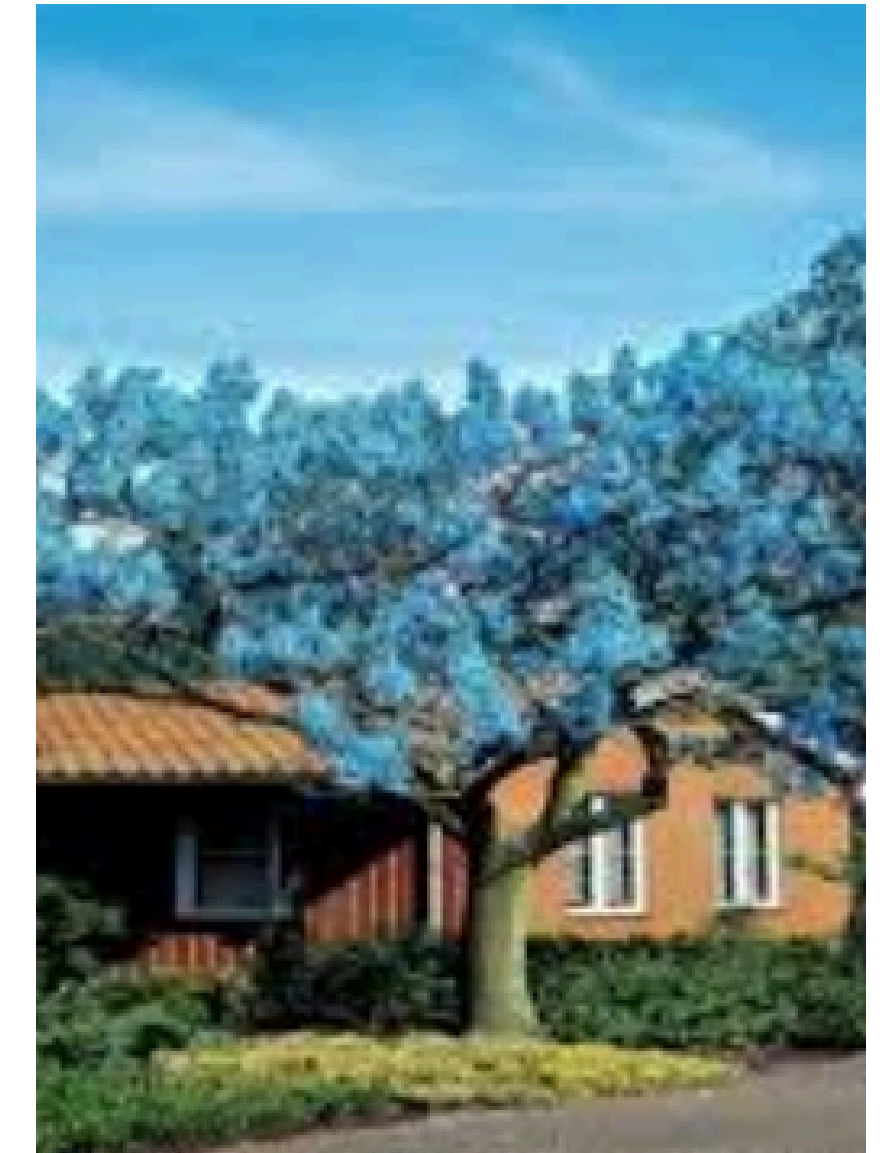


Financial Partner

UNITREE BLOCKCHAIN PARTNERSHIP

A blockchain investment platform revolutionizing regenerative agroforestry

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THE UNITREE EXCHANGE - ONLINE INVESTMENT PLATFORM

- **Project Tokens:** Innovative digital assets that represent shares in various projects.
- **NFTs:** Utilize NFTs to represent unique assets.
- **Blockchain:** Unitree operates on a secure & transparent blockchain platform without centralized power.
- **Deposit & Withdrawal Features:** With Unitree, transacting in the cryptocurrency world is as simple as clicking a button.
- **Revenue Disbursement:** Revenue generating from the projects is dispersed among token holders and NFT owners.



MIRACLE TREE REVENUE & RETURNS

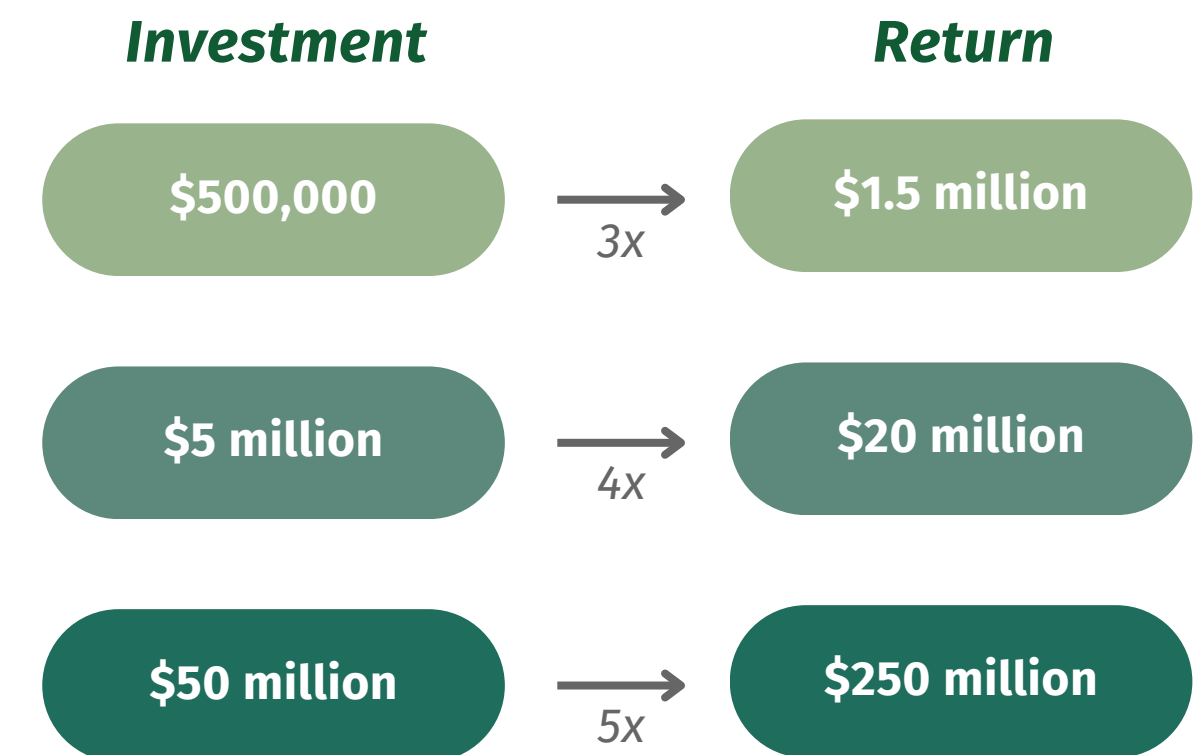
Illustrative 100 acre revenue potential from three to seven years

ESTIMATED REVENUE FROM 100 ACRES OF TREES

\$M for Millions

	3 Year	5 Year	7 Year
Softwood	\$22.5M	\$15.0M	\$7.5M
Hardwood	\$48.8M	\$97.5M	\$146.3M
Honey & bees	\$0.3M	\$0.7M	\$1.0M
Carbon credits	\$0.6M	\$1.2M	\$1.8M
Total	\$72.2M	\$114.4M	\$156.6M

RPA BOND RETURN TRANCHEs



Higher returns for RPAs from \$5M and \$50M, with potential for up to 5x return

Note: Assumes \$600 value for Softwood, \$3,900 value for Hardwood, \$6.05 value per tree per year carbon offset contribution, and \$16.50 per liter value of honey. Trees are sensitized from 75% softwood / 25% hardwood to 25% softwood / 75% hardwood from Year 3 to 7.

SUMMARY OF THE OFFERING

TARGET SIZE	\$100M
TARGET RETURN	15%+ Net IRR
INVESTMENT STRATEGY	Seeking opportunistic real estate and tangible asset-related equity and debt investments to generate superior long-term capital appreciation
CO-INVESTMENT RIGHTS	Available on a deal by deal basis
INITIAL CLOSING	September 2024
FUND STRUCTURE	Closed-end
INVESTMENT TERM	Three years (with 1 one-year extension option)
FUND TERM	Ten years (with 2 one-year extension option)
CARRIED INTEREST	Current Income: 20% Capital Transactions: 20% until 100% return; 60% thereafter
MANAGEMENT FEE	2% per annum
SERVICE PROVIDERS	Kramer Levin (legal counsel), NAV Consulting (fund admin)



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THANK YOU

Please feel free to scan the QR code to schedule a 1:1 with the Liberty Capital Team!