

# Vanuatu

DISCOVER WHAT MATTERS

SOUTH PACIFIC PLANTATIONS MANAGEMENT LIMITED

**OPPORTUNITY!**

Your very own Tropical Fruit Farmlet

for only **USD\$50,000!**



**NEW STAGE  
RELEASED  
FOR SALE  
NOW!**

# INVEST IN YOUR OWN TROPICAL FRUIT PLANTATION

SPPML is pleased to announce the release of one acre (4047m<sup>2</sup>) lots to the public.

Become your own fruit producer while assisting the development of remote communities through job creation.

Located on the island of Malekula in The Republic of Vanuatu, Espiegle Bay is the plantation we have designated for this tropical fruit farm development.

All lots are strata-titled giving you total security to your investment. Papaya (red paw paw) needs certain conditions to produce maximum crop returns, all these conditions are at Espiegle Bay (more information available on request).



**SOUTH PACIFIC PLANTATIONS MANAGEMENT LIMITED (SPPML)**

ADDRESS: PO BOX 1044, Port Vila, Vanuatu

**FOR PLANTATION DETAILS CONTACT PROJECT MANAGER Richard**

Butler AUSTRALIAN CONTACT NUMBER: 02 8007 3803 MOBILE 0417 007792

INTERNATIONAL CELL NUMBER +61 417 007 792 Email: [richard@spplantations.com](mailto:richard@spplantations.com)

# WHY PAPAYA?

Do your research and you will find that one of the major exports from Hawaii is Papaya. It is a staple fruit for the hotel breakfast market in the USA, Australia and New Zealand—just look at the breakfast buffet at your closest hotel.

In the Northern Hemisphere market, a problem for these users is that this fruit does not produce locally in winter. But their winter is Vanuatu's summer so there is a big opportunity to fill the demand. Within Australia and New Zealand markets, papayas are always well received and they also have an excellent established user base.

Wholesale price is prudently estimated at USD\$1.00/ Kilo, although higher prices are more realistic. SPPML is offering a limited number of strata titled lots to the public. You may secure your lot with an initial investment of only USD\$35,000 full price, with a further payment of USD\$15,000 to develop the lot. This payment buys your seedlings (for 400 trees), clears and prepares your lot.

We do all the marketing in our agreement, but you may choose to market your own papaya fruits to your local hotel, fruit grocer, and restaurants etc. This could give you extra income above the expected return.



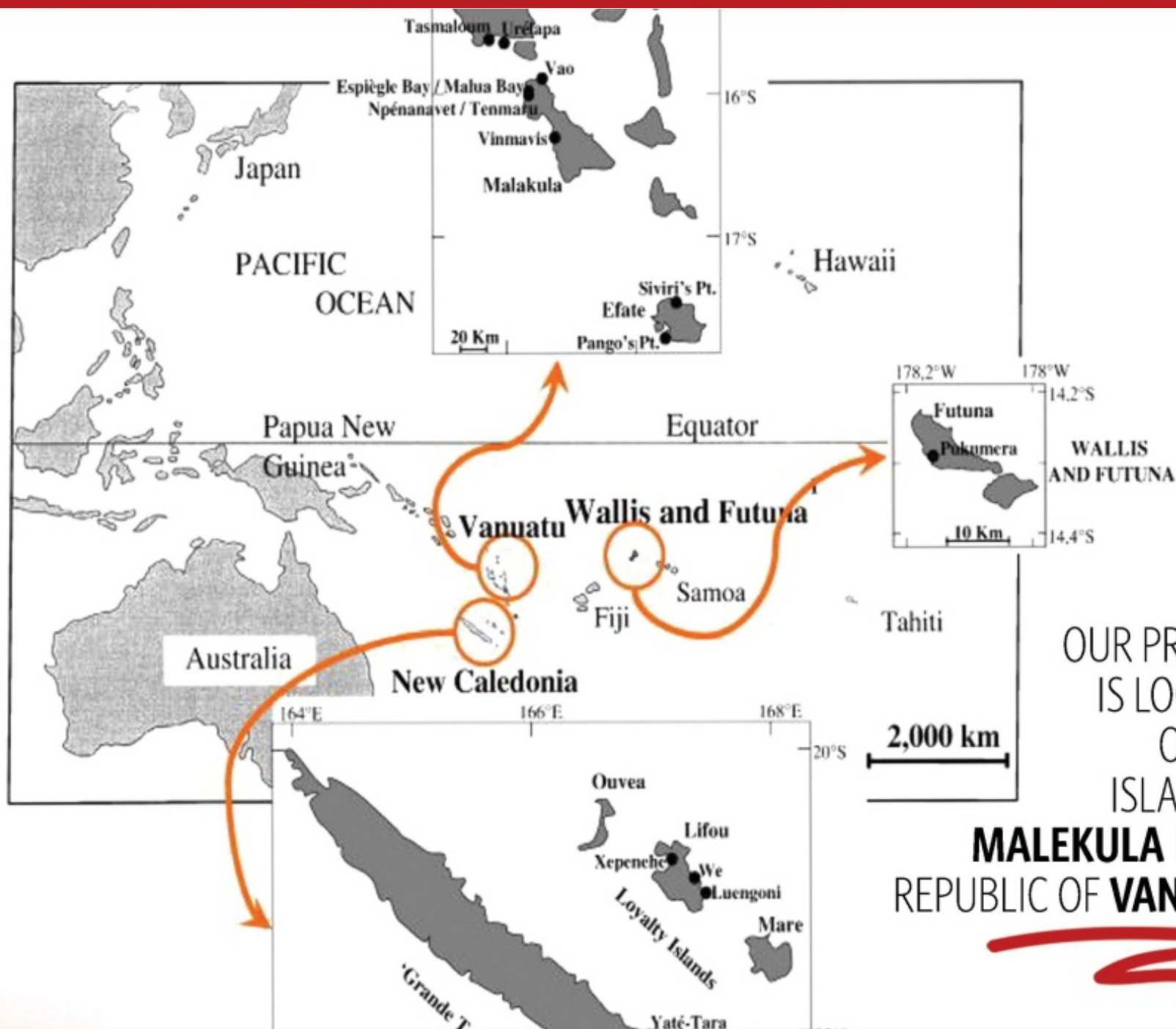
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OUR PROJECT  
IS LOCATED  
ON THE  
ISLAND OF  
**MALEKULA** IN THE  
REPUBLIC OF **VANUATU**

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# HOW DOES THIS WORK?

**PURCHASE OF STRATA TITLED LOT**- USD\$35,000

**DEVELOPMENT OF LOT**- USD\$15,000 as per contract.

You are purchasing 1-acre of strata titled land in Malekula, Vanuatu for USD\$35,000.

The development of your lot is USD\$15,000.

Costs of all clearing, preparation, planting and caring are inclusive for the first season. Once the crop commences, normal charges will apply (for the cultivation, picking transport, quarantine, etc. (Please refer to the cash flow).

## **How many papaya trees are planted on my lot?**

At least 400. Your lot is approximately 4,000m<sup>2</sup>, with each tree planted with 2-metre by 3-metre row spacing.

**What is my expected return?** Each tree will produce a minimum of 12 to 15 kilos of export quality fruit per month, for the growing period (6 months per year).

## **CALCULATION**

400 trees x 15 kilos per tree per month x 6 months  
=36,000 kilos

Gross Revenue for sale of papaya per annum Papaya x  
approximately USD \$1 per kilo= USD \$36,000

## **EXPENSES PER ANNUM:**

1/3 is paid to SPPML who is your share farmer partner, organising local labour to look after your one-acre lot and also arranges sale of fruit to international wholesalers.

1/3 is for farm labour and farm operating expenses.

## **PROJECTED NETT RETURN for Investor per annum**

1/3 x USD\$36,000= USD\$12,000

We advise all to work on the lowest return. This is farming and in farming there are no guarantees. Please talk to your accountant on the tax implications of this investment for your own financial situation. Please note that every 3 years, the trees need to be replaced to keep the yield high. This period of 9 months growing, interferes with your cash flow for that year (Note: only 3 months in production, not 6.) Normal costs apply for replanting, however, any surplus in year-on-year farm operating cost can be apportioned towards that expense.



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# WHAT DOES SOUTH PACIFIC PLANTATIONS MANAGEMENT LTD OFFER?

1x1-acre 4000 m <sup>2</sup> Agriculture strata–titled lease lot transferred into your nominated name by the law firm at your cost.  Development of the 1-acre agricultural lot into a tropical fruit farmlet.	Complete preparation of the lot including clearing, preparation for the planting of 1200 seedlings into 400 female papaya trees and the establishment of the farmlet.  Full management of the farmlet until first harvest is sent to the market.	Income is received from all wholesale fruit sales.  This income is paid directly into your bank account.  From your bank account, 1/3 of this revenue is used to pay for farm labour and costs; and another 1/3 is payable to the management company, SPPML.
The Republic of Vanuatu is tax–friendly— no income tax, company tax, death duties and capital gains tax. Corporate accounting services are available through local, independent accredited accountants in Vanuatu or alternatively, you can use your own appointed accountant. You may have to provide your accountant with an income declaration but your local accountant should also be able to assist you with declaring your farm management costs that could possibly be deductible against your incomes earned based on your personal financial situation. *We do not offer tax advice.	After the establishment of your farmlet, SPPML offers you an annual management contract. This contract looks after all aspects of your farmlet such as organising the care of the farmlet, fruit picking, packing and transportation.  You pay the management company, SPPML 1/3 of your gross income for this full suite of services to manage your farmlet investment.	In the future, if the delivery service is available to your country, you may wish to have your fruit harvest delivered to your address.  **The costs of this logistical arrangement will have to be investigated.

## INVESTMENT SUMMARY ITEM

## AMOUNT

Land 1–acre lot Strata Titled Agriculture Land	USD\$35,000	
Development Costs:		
Lot Clearing & Preparation	USD\$2,500	
400 Guaranteed Seedlings & Planting	USD\$1,500	
Labour Costs	USD\$6,500	
Irrigation (lot establishment set up)	USD\$3,000	
Water Levy (once only)	USD\$1,500	
TOTAL		
OTHER COSTS		USD\$50,000
Legal Costs including VAT	USD\$500	
Stamp Duty on Land (2%)	USD\$700	
Government Land Registration Fees (5%)	USD\$1,750	
Land VAT (15%)	USD\$5,250	
Development VAT ( 15%)	USD\$2,250	
TOTAL INVESTMENT		USD\$60,450



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# PAPAYA HEALTH BENEFITS

Papaya is from the Paw Paw family. In Australia and New Zealand, papayas are mainly produced in the yellow variety paw paw, whereas the smaller and sweeter red variety paw paw is mainly produced in Hawaii and Fiji. This is the variety that will be your crop. So you may ask: What are these awesome healing properties of red papaya? Well, where do we start?

## **BELOW IS A SUMMARY OF THE HEALING BENEFITS AND USES OF PAPAYA:**

- The parts that are used medicinally in papaya are the fruit, seeds, stems and leaves;
- Papaya can be eaten as it is or in the form of juice.

## **Other forms of papaya include fermented papaya, herbal tea, and tablets:**

- Papaya is an excellent source of dietary fibre, folate, vitamins A, C and E;
- Papaya contains small amounts of calcium, iron, riboflavin, thiamine and niacin;
- Papaya is very rich in antioxidant nutrients, flavonoids and carotenes, and is low in calories and sodium.



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company #35141 established 2008 - Vanuatu Investment Promotion Authority (VIPA) #1679  
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## **DISCLAIMER**

This document has been prepared by South Pacific Plantations Management Limited solely for the purposes of providing initial information to a select number of potential investors to assist them in deciding if they are sufficiently interested in the purchase of a farmlet on Malekula island and to proceed with further investigation. It is provided on a confidential basis and is not to be re-supplied to any other person or reproduced in whole or in part without the prior written consent of Pacific Plantations Management Limited.

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