



K- INVEST
CONSULTING

Scaling Up Your Investment

Business Proposal
Snail Farming Investment

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1

Park Investment



SNAIL FARMING
INVESTMENT

1.1

Product Description



The investment product consists of a preset zone of total 85 m² (Park) in a custom made snail farm from Touchstone Snail plot located in Troulloi Village – Larnaca - Cyprus. This park is allocated exclusively and in specific for operating the small investment. Said park owned by the investor, will be fully equipped using Touchstone Snail's curtain method standards and specifications, including 150 kg of Helix Aspersa Muller parents' snails.

The park will be fully managed and covered by Touchstone Snail for the entire contract period and the entire production will be under Touchstone Snail supervision and responsibility.

This product is classified as a Guaranteed International Snail Farming Investment with 20.25% return on investment for a validity period of 10 years. The initial low investment amount requested is fixed at a price of € 20,000 net paid once by the Investor. The yearly revenue guaranteed by Touchstone Snail and transferred to the Investor is € 4,050 net.

After the 10th payment, the transfer of the park property to Touchstone Snail and the exclusive use of the 85 m² space on which the park is set, will be effective upon the settlement of the balance due to the Investor.

The investor rights and Touchstone Snail responsibilities and obligations are outlined with high accuracy in a unified international contract signed by both parties.

1.2

Investment Revenue

The investment yearly revenue from Touchstone Snail to the Investor is € 4,050 net (approximately 20% cash flow). The amount is transferred to the Investor's bank account, during the period between the 1st of June, and the 30th of July, for 10 consecutive payments, and reaches € 40,500 net as total cumulative revenue at year 10 as demonstrated in the table below:

# One Park Investment: Yearly and Cumulative Revenue				
	Initial Capital	Yearly Revenue	Cumulative Revenue	Cumulative Return %
Starting	€ 20,000			
Year 1		€ 4,050	€ 4,050	20.25%
Year 2		€ 4,050	€ 8,100	40.50%
Year 3		€ 4,050	€ 12,150	60.75%
Year 4		€ 4,050	€ 16,200	81.00%
Year 5		€ 4,050	€ 20,250	101.25%
Year 6		€ 4,050	€ 24,300	121.50%
Year 7		€ 4,050	€ 28,350	141.75%
Year 8		€ 4,050	€ 32,400	162.00%
Year 9		€ 4,050	€ 36,450	182.25%
Year 10		€ 4,050	€ 40,500	202.50%



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Farm Investment



SNAIL FARMING
INVESTMENT

2.1

Product Description



The investment product consists of a 1,000 m² custom made snail farm located in Troulloi Village – Larnaca – Cyprus. This plot is allocated exclusively and in specific for building the Farm. Said farm owned by the investor, will be fully equipped using Touchstone snail’s curtain method standards specifications, including 1,200 kg of *Helix Aspersa Muller* parents’ snails.

The farm will be fully managed and covered by Touchstone Snail for the entire contract period and the entire production will be under Touchstone Snail supervision and responsibility.

This product is classified as a Guaranteed International Snail Farming Investment with high return for a validity period of 10 years. The investment year and the snail breeding cycle start from the 1st of September till the 31st of August. The initial investment amount requested is fixed at a price of €150,000 net paid once by the Investor. The yearly revenue guaranteed by Touchstone Snail and transferred for the Investor is € 32,400 net.

Upon the request of the Investor and with a six-month prior written notice to Touchstone Snail, the investor will have the right to exit starting the 5th year. The ceding amount at year 5 (exit) is € 48,000 and decrease annually by € 6,400 up until year 10.

After the 10th payment or in case of any exit/termination, the transfer of the farm property and the exclusive use of the 1,000 m² plot on which the farm is built, to Touchstone Snail will be effective upon the settlement of the balance due to the Investor.

2.2

Investment Revenue

The investment yearly revenue from Touchstone Snail to the Investor is €32,400 net, (21.6 % cash flow). The amount is transferred to the Investor's bank account, during the period between the 1st of June and the 30th of July, for 10 consecutive payments, and reaches € 340,000 net as total cumulative revenue at year 10 as demonstrated in the table below:

# Farms Investment: Yearly and Cumulative Revenue				
	Initial Capital	Yearly Revenue	Cumulative Revenue	Cumulative Return %
Starting	€ 150,000			
Year 1		€ 32,400	€ 32,400	21.60%
Year 2		€ 32,400	€ 64,800	43.20%
Year 3		€ 32,400	€ 97,200	64.80%
Year 4		€ 32,400	€ 129,600	86.40%
Year 5		€ 32,400	€ 162,000	108.00%
Year 6		€ 32,400	€ 194,400	129.60%
Year 7		€ 32,400	€ 226,800	151.20%
Year 8		€ 32,400	€ 259,200	172.80%
Year 9		€ 32,400	€ 291,600	194.40%
Year 10 Ceding		€ 16,000	€ 340,000	226.67%

2.3

Investment Exit Plan

The Investor has the right to exit starting the 5th year, with a six-month prior written notice to Touchstone Snail. **The Investor, in addition to the due yearly revenue payment, will benefit from a ceding amount starting at Year 5 (exit) with € 48,000, and decreases annually by € 6,400 up until year 10 to become € 16,000, as demonstrated in the table below:**

Cumulative Revenue and Ceding at Exit				
	Initial Capital	Ceding Amount	Cumulative Revenue	Cumulative Return %
Year 1	€ 32,400	-	€ 32,400	21.60%
Year 2	€ 32,400	-	€ 64,800	43.20%
Year 3	€ 32,400	-	€ 97,200	64.80%
Year 4	€ 32,400	-	€ 129,600	86.40%
Year 5	€ 32,400	€ 48,000	€ 210,000	140.00%
Year 6	€ 32,400	€ 41,600	€ 236,000	157.33%
Year 7	€ 32,400	€ 35,200	€ 262,000	174.76%
Year 8	€ 32,400	€ 28,800	€ 288,000	192.00%
Year 9	€ 32,400	€ 22,400	€ 314,000	209.33%
Year 10	€ 32,400	€ 16,000	€ 340,000	226.67%



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Farm Investment on Owned Land



**SNAIL FARMING
INVESTMENT**

3.1

Product Description



The product consists of custom made snail farms (starting with 5 units' snail farm) located in Cyprus-Larnaca on a land owned or rented by the entrepreneur/shareholders, which should be allocated exclusively and in specific for building the snail farms.

Touchstone will be responsible of building the farms and preparing the entire infrastructure of the snail farms in order to deliver the investor a turnkey project:

- a. The initial and working capital will be fully waged by the investor.
- b. Touchstone will construct the snail units and do the necessary infrastructure; as well it will allocate and purchase the needed equipment.
- c. The properties, structure and equipment will be owned by the investor and leased to Touchstone for a specific period.
- d. The farms will be fully managed and covered by the breeder's company for the entire contract period, and the entire production will be under Touchstone's supervision and responsibility.
- e. Touchstone will be fully responsible of selling the complete production.
- f. Touchstone will be fully responsible of the maintenance and development of the units and insure their functionalities.
- g. Touchstone will guarantee a 25% yearly return from the total capital investment (excluding land) and will exempt the investor from any kind of cash injection for the entire period of the agreement.
- h. This investment is classified as a Guaranteed International Snail Farming Investment for a validity period of 10 years (renewable). The investment year and the snail breeding cycle start as of the 1st of September till the 31st of August.
- i. Upon the investor's request, and with a six-month prior written notice to Touchstone Snail, the investor will have the right to exit starting the 5th year.

3.1

Product Description

Initial and Working Capital Table

Land*	N/A
Number of Units	5
Total Construction Cost	€ 470,034
Total Operation Fee	€ 279,966
Total Initial Capital (Excluding Land)	€ 750,000
Investor Yearly Guaranteed Return (25% from Initial Capital)	€ 187,500
Payback Period	4.00 yr

* The investor has the option to purchase or rent his land in any area in Cyprus-Larnaca suitable for him but has to have the following specifications: Flat Land (no slope) / 20% bigger than the number of farms / Water availability (7 cbm per farm) / Electricity availability.

The operation cost includes all services fees, consultancy, management, supervision, overheads and all expenses. The operations' cost of the year after will be covered from the previous year's profit, therefore the investor will inject the money only one time at the beginning of the project.

For 5 units' snail farms, the total initial and working capital to be paid by the investor is **€ 750,000**; while the total yearly guaranteed return will be **€ 187,500**, which is equivalent to 25% of the total capital. The payback period will be on the fourth year.

3.2

Investment Revenue

Cumulative Revenue

Number
of Units

5

Years	Cumulative Return Euro	Cumulative Return%*
1	€ 187,500	25.00%
2	€ 375,000	50.00%
3	€ 562,500	75.00%
4	€ 750,000	100.00%
5	€ 937,500	125.00%
6	€ 1,125,000	150.00%
7	€ 1,312,500	175.00%
8	€ 1,500,000	200.00%
9	€ 1,687,500	225.00%
10	€ 1,875,000	250.00%

* Taking into consideration that the initial capital used in the calculation of the cumulative return percentage excludes the land price.



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Farm Investment with Owned Land



SNAIL FARMING
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4.1

Product Description

The product consists of custom made snail farms (starting with 10 units' snail farm) located in Cyprus-Larnaca on a land that will be owned by the entrepreneur/shareholders, which should be allocated exclusively and in specific for building the snail farms.

Touchstone will be responsible of building the farms and preparing the entire infrastructure of the snail farms in order to deliver the investor a turnkey project:

- a. The initial and working capital will be fully waged by the investor.
- b. Touchstone will construct the snail units and do the necessary infrastructure; as well it will allocate and purchase the needed equipment.
- c. The properties, structure and equipment will be owned by the investor and leased to Touchstone for a specific period.
- d. The farms will be fully managed and covered by the breeder's company for the entire contract period, and the entire production will be under Touchstone's supervision and responsibility.
- e. Touchstone will be fully responsible of selling the complete production.
- f. Touchstone will be fully responsible of the maintenance and development of the units and insure their functionalities.
- g. Touchstone will guarantee a 21.9% yearly return from the total capital investment and will exempt the investor from any kind of cash injection for the entire period of the agreement.
- h. This investment is classified as a Guaranteed International Snail Farming Investment for a validity period of 10 years (renewable). The investment year and the snail breeding cycle start as of the 1st of September till the 31st of August.
- i. Upon the investor's request, and with a six-month prior written notice to Touchstone Snail, the investor will have the right to exit starting the 5th year.

4.1

Product Description

Initial and Working Capital Table

Land Space*	13,000 sqm
Land Price*	€ 208,000
Number of Units	10
Total Construction Cost	€ 975,624
Total Operation Fee	€ 495,562
Total Initial Capital	€ 1,679,186
Investor Yearly Guaranteed Return	€ 367,777
Payback Period	4.57 yr

* The land mentioned in the table has been assessed and evaluated by our team within the last couple of months, and will be available for a short period of time.

The investor has the option to purchase his land in any area in Cyprus-Larnaca suitable for him but has to have the following specifications: Flat Land (no slope) / 20% bigger than the number of farms / Water availability (7 cbm per farm)/ Electricity availability.

The yearly return percentage can be changed upon the land cost.

The operation cost includes all services fees, consultancy, management, supervision, overheads and all expenses. The operations' cost of the year after will be covered from the previous year's profit; therefore the investor will inject the money only one time, at the beginning of the project.

For 10 units' snail farms, the total initial and working capital to be paid by the investor would be **€ 1,679,186**; while the total yearly guaranteed return will be **€ 367,777**, which is equivalent to 21.9% of the total capital. The payback period will be mid fourth year, 4.57 yr.

4.2

Investment Revenue

Cumulative Revenue

Number
of Units

5

Years	Cumulative Return Euro	Cumulative Return%*
1	€ 367,777	21.9%
2	€ 735,554	43.8%
3	€ 1,103,331	65.7%
4	€ 1,471,108	87.6%
5	€ 1,838,885	109.5%
6	€ 2,206,662	131.4%
7	€ 2,574,439	153.3%
8	€ 2,942,216	175.2%
9	€ 3,309,993	197.1%
10	€ 3,677,770	219.0%

* Taking into consideration that the initial capital used in the calculation of the cumulative return percentage includes the land price.

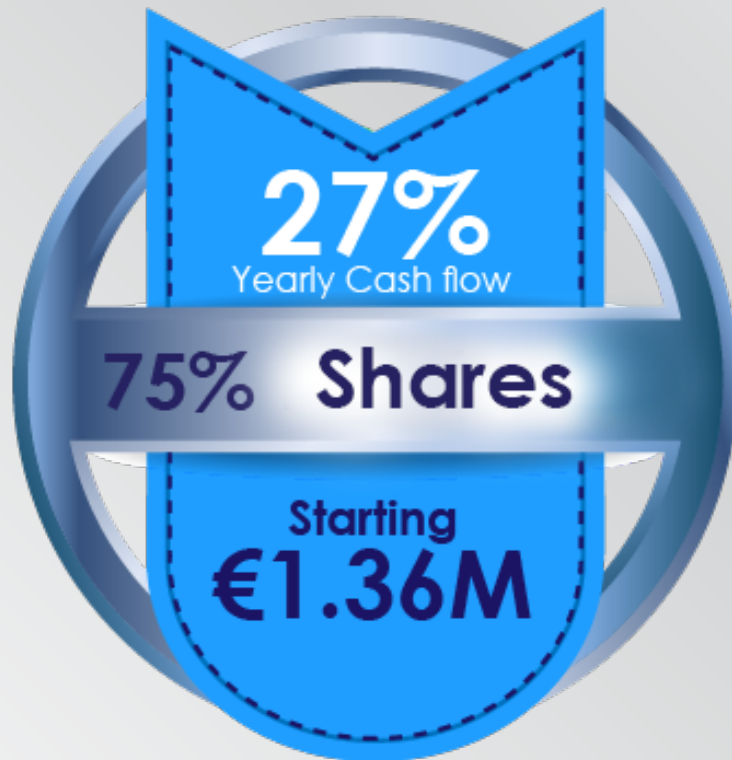


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Farm Investment Partnership



SNAIL FARMING
INVESTMENT

5.1

Product Description



The product consists of custom made snail farms (starting with 10 units' snail farm) located in Cyprus-Larnaca on a land owned or rented by the entrepreneur/shareholders, which should be allocated exclusively and in specific for building the snail farms.

Touchstone will be responsible of building the farms and preparing the entire infrastructure of the snail farms in order to deliver the investor a turnkey project:

- a. This investment is a partnership and joint venture between the investor from one side and Touchstone from the other side.
- b. Establishment of a new Cypriot company that includes all parties.
- c. The investor will profit from Touchstone's trademark, long experience and know-how in breeding, management of the snail farms, special discount rates from local and international suppliers, along to a reduction on the initial and yearly fees.
- d. Touchstone will own 25% of the shares in this partnership of the new company, excluding the property.
- e. The investor contribution will be based on the initial and working capital investment, making him own the majority of the company's shares (75%).
- f. The shares can be waved to shareholders (first priority) or to any third party.
- g. All parties will be responsible of building the farms and preparing the entire infrastructure within their cooperation (the investor has the right not to be involved in this phase which will be the breeder's responsibility without any extra charge).
- h. Touchstone will deliver a full training and hand over the know-how in snail breeding for the new company's complete team of labors and/or supervisors.
- i. Touchstone will purchase all the snail production for an amount of at least 4 Euros per kg of snails (The new company director has the choice to sell Touchstone or any third party).

5.1

Product Description

Initial and Working Capital Table

Land Size*	13,000 sqm
Land Price*	€ 208,000
Number of Units	10
Total Construction Cost	€ 882,169
Total Operation Fee	€ 477,712
Total Initial Capital (Excluding Land)	€ 1,359,881
Net Sales	€ 1,040,000
Operation Cost	€ 477,712
Net Profit	€ 562,288
Profit Tax	€ 70,286
Total Yearly Profit	€ 492,002
Investor Yearly Revenue (75% Shares)	€ 369,002
Investor Payback Period (Excluding Land)	3.68 yr
Investor Payback Period (Including Land)	4.24 yr

* The land mentioned in the table has been assessed and evaluated by our team within the last couple of months, and will be available for a short period of time.

The investor has the option to purchase his land in any area in Cyprus-Larnaca suitable for him but has to have the following specifications: Flat Land (no slope) / 20% bigger than the number of farms / Water availability (7 cbm per farm)/ Electricity availability.

5.1

Product Description

The operation cost includes all services fees, consultancy, overheads and all expenses. The operations' cost of the year after will be covered from the previous year's profit, therefore the investor will inject the money only one time at the beginning of the project.

For 10 units' snail farms, the total initial and working capital to be paid by the investor would be **€ 1,359,881**; while the total yearly profit would be **€ 492,002**, and the investor's share (75%) would be equivalent to **€ 369,002**. Taking into consideration the cost of the land for an extra **€ 208,000**, the payback period would be at the beginning of the fourth year, 4.24 yr, if we eliminate the land cost then the payback period would be on the third year, 3.68 yr.



5.2

Investment Revenue

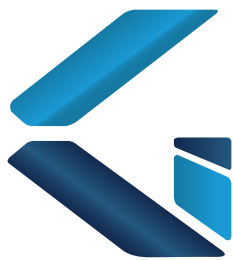
Cumulative Revenue

Number
of Units

10

Years	Cumulative Return Euro	Cumulative Return%*
1	€ 369,002	27.18%
2	€ 738,004	54.36%
3	€ 1,107,006	81.55%
4	€ 1,476,008	108.73%
5	€ 1,845,010	135.91%
6	€ 2,214,012	163.09%
7	€ 2,583,014	190.28%
8	€ 2,952,016	217.46%
9	€ 3,321,018	244.64%
10	€ 3,690,020	271.82%

* Taking into consideration that the initial capital used in the calculation of the cumulative return percentage excludes the land price.



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GENERAL OVERVIEW



**SNAIL FARMING
INVESTMENT**

6.1

Snails VS Touchstone: Past, Present and Future

Snail shortage all over the world has been increasing tremendously over the last years. In 2010, snail shortage reached a whopping 100,000 Tons. Back in 2014 the market consumption of snails has reached an amazing 450,000 Tons of snails and almost 12 billion dollars. Only 15% of the total consumption were gathered from snail farms and the rest collected from countries where picking snails from nature was still allowed.

The consumption of snails falls under many different umbrellas, but the two main ones are: Edible snails which is the most common, where snails are considered to be a delicacy and can be found in most restaurants in Europe and other countries, along to the use of snails for cosmetics purposes, where the slime is being extracted from snails to be used in pharmaceutical and cosmetics studies, and also live snails are being used in SPAs in Japan as facial treatments to reinforce the human skin and enrich it with all the vitamins and proteins found in the snails' slime.

Touchstone has been in this industry for the past 20 years and has been promoting snail farming in many countries in order to reduce the shortage of snails which is increasing constantly and to introduce the world to snail farming and educate people about Heliculture. Touchstone has already around 200 farms all over the world for independent clients, and also has some farms located in Cyprus under Touchstone and K Invest's supervision which produce at least 130 Tons of snails, along to 220 Tons from independent clients' farms and around 150 Tons from other sources. All this production is being traded with England, Spain, Greece and USA. However, the demand is growing rapidly nowadays, and our target is to reach bigger markets such as China, Russia and India.

Along to our current business consisting of snail farming and trading, we are working on initiating a new processing factory that produces 10 million packs per year of processed ready-made snail meals with different flavors, in a five years' plan.

In order for us to reach our target of 10 million packs per year, all what we are missing is the raw material "Escargots". We are looking to have at least 200 snail farms under Touchstone and K Invest's supervision, in order to get a constant production of snails, providing the processing factory with a non-stop flow of raw material, and allowing us to introduce our delicious meals to new regions in the world and also diversifying the product by coming up with new international flavors which will target many regions around the world (Europe, Asia, America...)

Therefore, Touchstone and K Invest initiated this project by offering a safe product and a guaranteed return with full management, supervision, logistics and operations, along to offering the investor full support with unlimited consultancy and know-how in snail breeding, in order to achieve our target weight around 5,000 Tons.

6.2

Innovative Curtain Method

Breeder's Curtain method is an innovative method of breeding with high production in a limited space, which is the outcome of ongoing researches and studies made by the Entrepreneur on its premises, to develop a high end snail farm.

6.2.1. Breeder's curtain method has multiple advantages:

- A high production of more than 26,000 Kgs in one farm of 1,000 sqm
- An increase up to four times the total production of the old technology, adopted from the French school
- A fast and efficient breeding cycle of eight months
- An easy method to follow, and clear guidelines to implement a friendly environment coupled with a full positive impact on snails' mobility and growth
- A better management of snails, as it increases the facility's hygiene, ventilation, and provides a clear picture of the stages of fertilization, birth and offspring development
- Easing the process of daily inspections and snail harvesting for the snail farmer



6.3

Farm description

The farms are modern, restricted, controlled, professional units (with a total surface of 1,000 sqm per unit) for breeding *Helix Aspersa Muller* snails using the curtain method technology. **The production will be up to the standards and specifications of the breeder and the EU. All farms will be fully installed, equipped and operated by the breeder's company team upon the entrepreneur request.** This will include the following:

6.3.1. The Snail farm construction includes:

- Suitability evaluation of the intended space
- Preliminary survey for the installation of the breeding units and auxiliary areas
- Obtaining the pre-approval for construction license
- Preparation of the installation space
- Sourcing the necessary material
- Construction of the greenhouse
- Construction/design of the interior divisions
- Preparation of the curtain
- Outlining of the alleys
- Installation of the electric fence
- Electrical cables and wiring installations
- Irrigation system installation
- Fencing of the area
- Installation of the necessary equipment
- Obtaining an operating license

6.3.2. The farm management and operations throughout the entire breeding period enclose

- Operational procedures ISO 9001
- Electricity supply from DEH*
- Water supply from mains or from drilling*

* Water and electricity should be available, in addition to plot easy access.

6.3.3. The Day to day routine functions and maintenance covers

- Feeding tasks
- Cleaning tasks
- Greenhouse maintenance
- Staff supervision and training
- Production analysis
- Quality Control

6.4

K - Invest Consulting Profile

K-Invest Consulting is an international company established by a group of experts that has full partnership and collaboration with Touchstone Snail, located in Lebanon. K-Invest Consulting acts as Touchstone Snail exclusive international investment unit. It promotes, sells and manages its international products and related services to all interested customers.

K-Invest Consulting mission is to offer a successful business and investment opportunity in snail farming with the full cooperation and partnership of Touchstone Snail, while creating a highly valuable safe investment product. K-Invest Consulting will support all the inquiries from interested potential clients and offer them the finest and most professional customer service. K-Invest Consulting will create an international sales network in order to promote and retail Touchstone Snail's international investment products.

K-Invest Consulting aims to expand its international and global presence, in order to build a more refined international network of senior sales associates. K-Invest Consulting plans to satisfy the excessive demand of Touchstone Snail need for live snails, and will fulfill complementary related services with the latter business development unit. K-Invest Consulting will grant investors from all segments and institutions the opportunity to invest in a safe and guaranteed high return on investment products.





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