

*An independent advisor to owners of significant land and timber assets,
our mission is to assist clients in making informed decisions about their land.*

ENERGY & ENVIRONMENTAL ASSET GROUP

Natural Capital Assessment (NCA)

The Natural Capital Assessment (“the Assessment”) was developed to provide landowners and investors with an overview of the renewable energy and environmental assets present on a property and their interrelationship on the site. The Assessment includes both renewable energy assets such as wind potential, solar availability, hydropower and biomass, and environmental assets, including wetlands, water resources, forest carbon, and habitat, among others.

New opportunities for financial returns are emerging from the growing recognition that land contains embedded environmental values which historically have been unrecognized or undervalued by traditional land use and investment strategies. Rapidly growing environmental markets including wetland mitigation banking, water quality and quantity trading, habitat banking, and carbon credits are providing new investment opportunities and sources of returns to landowners and investors. The goal of the Assessment is to provide landowners, investors, and their advisors exposure to these new and growing asset classes which will assist them in making more informed decisions about present and future land use alternatives and the associated revenue sources from asset classes that can be complimentary to the more traditional ones of development, agriculture, and timber management.

Utilizing LandVest’s professional expertise in land valuation, project management, and analytics, the Assessment includes: sophisticated GIS mapping utilizing proprietary and publicly-available local and regional data sets; analyses of cost and permitting considerations; and an overview of current and future asset markets. Multiple mapping and analytical tools are specifically chosen for each Assessment based on the characteristics of the site, the region within which it is located, and the land use and investment objectives of the client.





Credit: Solar Farm (burlingtonfreepress.com) Left, Cows and PV (umass.edu) Right



A key component of the Assessment is a mapping analysis providing large scale regional context, local context, a general site analysis, and a series of maps specifically detailing the renewable energy and environmental assets on the property, the relationship of these assets to surrounding properties, including other significant assets associated with the property, such as land development options, timber management, and the use of conservation easements to monetize values not being captured through other land uses.

Another component of the Assessment is a summary of the relevant current states of the related markets, including wind, solar, hydropower, carbon credits, wetlands and species mitigation banking.

The data produced through the mapping and analysis is distilled into a comparative matrix format which provides the client with the scale, quality, opportunity, risks, and timeframes associated with each asset class. The relative market value ranges of the renewable energy and environmental assets are also presented.

The overall analysis is summarized in a letter that places the results in the context of the client's goals with recommendations for next steps if renewable energy or environmental asset opportunities are to be pursued.

A glossary of terms relating to the various asset classes and markets is included in the Assessment to assist readers in understanding the current terminology and acronyms used in the industry.

LandVest's complementary land planning, appraisal, timber management, and brokerage services represent a unique approach to land asset management. Our experience working with public, private, and corporate landowners and investors allows us to draw on a variety of skills that are tailored to individual owners and investors to meet and achieve their goals.

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