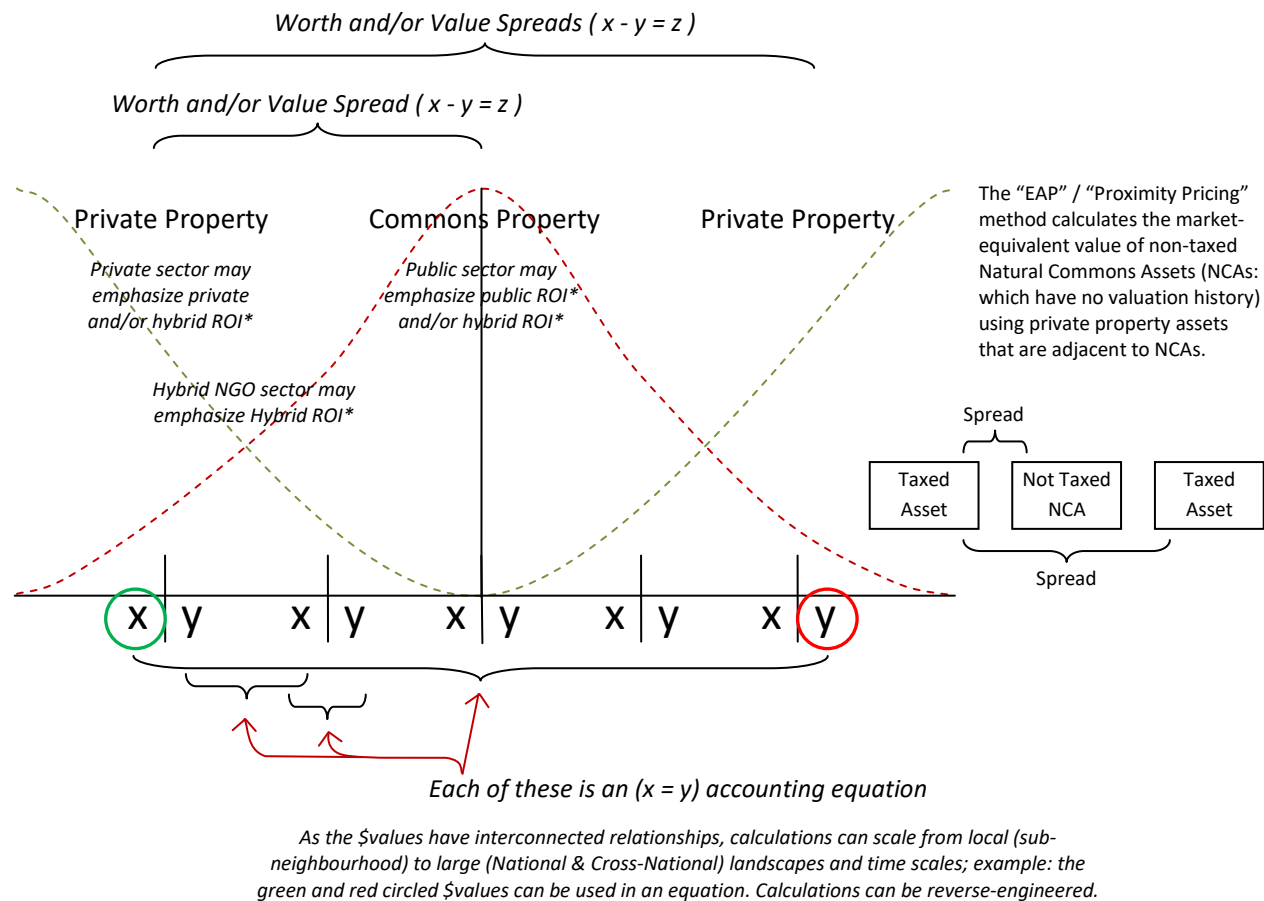


# Note from David Huer

24Dec2021

## Additional discussion of EAP/Proximity Pricing<sup>1</sup> technique

Public domain waterbucket.ca report here: [\[Link\]](#) – 1-page ‘Impact Investing’ comment here: [\[Link\]](#)



## Summarizing investing opportunity created by EAP/Proximity Pricing

Inviting Continuous, Circular, Sustainable Improvement – to ensure we always have Nature’s Cost-superior Services

### Calculations How-To

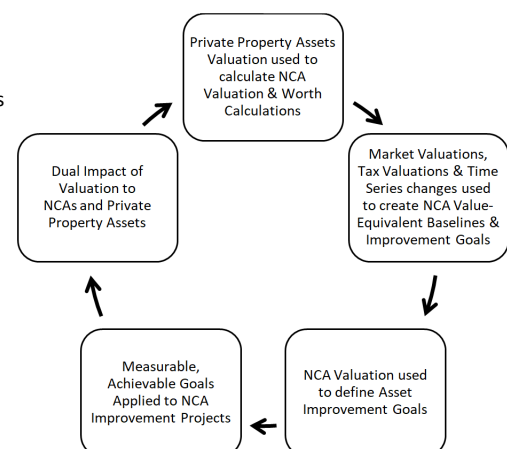
- Defines economic value and worth of Natural Commons Assets (NCAs)
- Uses comparable ‘worth and value financial spreads’ across private & public assets
- Similarly, uses comparable ‘worth and value’ time-series across these assets
- These spreads are produced by ability to introduce accounting equation to record changes between taxed private assets and non-taxed publicly-owned assets such as NCAs
- Since accounting is the calculating framework, calculations can be used to mutually evaluate effects of public and private actions on each property type

### First principles’ calculations framework

- The spread of Private-to-Public-to-Private produces a valuation curve that favours Natural Commons Assets, when these are deemed highest value and this may be the natural emphasis of government valuation activities (and NGO private societies performing 3<sup>rd</sup> party ‘public interest’ valuation activities)
- Calculations favour private assets when the latter are deemed highest value
- Private and public valuations produces hybrid and comparables values

### Scalability

- Method can be scaled from the local landscape to the global landscape
- NCA Types currently include: parks, streams, wildlands, aquifers, atmosphere, etc.
- NCA Services are cost-superior services delivered by Nature (freshwater purification, GHG reductions, healthy ecologies, heavy metals reduction, mitigated risks, etc.)
- NCA Contributions are contributions delivered via those assets (clean drinking water, unpolluted local air, recharged aquifers, psychological blessings, insurable assets, etc.)



<sup>1</sup> Ecological Accounting Process (EAP for Government sector); Proximity Pricing (for Private & Hybrid Finance sectors). \* ROI = Return on Investment.