



Rapid Chufaland-Chufa Bistro Launch Blueprint

Chufa Nuggets (Tiger Nuts) are one of nature’s super foods. They are high in fiber, highly nutritious and contain its own ingredients that help us to prevent heart attacks, improve blood circulation, colon cancer and more. People in North and South Africa, Eastern Europe, and mainly in Western Europe–Spain and Portugal–have been snacking on Chufa Nuggets for thousands of years, served raw or ground into flour for baking, extracting for oil, and soaked and processor for a healthiest unique milk.

They are not actually nuts; they are tubers of a grass-like plant called the yellow, brown and black “nuts” edge. High in iron, zinc, great salt, healthy “sugar”, potassium, magnesium and Vitamins C and E, and more vitamins. They taste sweet, with a hint of coconut, and have a chewy texture when raw. It is a super food. With their nutrient profile almost mirroring that of human breast milk, and the fact that they are gluten-free and nut-free makes them a wonderful alternative and healthy choice.



Chufa is “Superfood”

-  is rich in plant proteins, soluble fiber, Vitamins A (Beta Carotene), B6 (Pyridoxine), C, D, and E, Carotenoids and Omega 4 Fatty Acids – Folic Acid, Linoleic, Linolenic, Palmitic, Palmitoleic, Stearic, and more.
-  is a source of minerals such as Magnesium, Phosphorus, Calcium, Iron and Potassium.
-  contains Quercetin, Omega-9, and good fats, Zinc, Copper, and Antioxidants.
-  modifies the micro-organisms of the digestive system and produces beneficial changes in the intestinal microbiota.
-  It is for diabetics – and we don't add sugar.
-  improves eyesight.
-  it is a diuretic that is due to its low sodium content and abundant water content.
-  is filled with Glucmannan, great for lower blood cholesterol levels – and good for weight loss.
-  does not contain Lactose, Fructose, Phosphates, Glucose, Casein, Caffeine, or Gluten.
-  it is suitable for people suffering from Celiac disease and for pregnancies.
-  its good fats and Phosphatidic Acid are essential to strengthen cell membranes.
-  facilitates digestion carbohydrates with its enzymes Amylase and break down fats in food with Lipase.
-  contains Vitamin B7, rich in Phospholipids and Arginine, helps modulate blood pressure.
-  controls Cholesterol and Triglycerides due to its Oleic Acid.
-  has high starch content that helps avoid stomach disorders and regulates intestinal activity.
-  Chufa is natural drink, a “milkshake,” that provides a great “recovery” drink for athletes, soldiers, pilots, police, firemen and women and more... and is a great complement to take after training of all sports.

Iyar Biotechnology, Inc. (DBA Chufaland™) is in a brilliant place for a **rapid launch blueprint** for its proven products. We can easily provide what we need to move fast. We will succeed and bring in amazing revenue. Consider the following what we have evolved (using our own family money) to prove the vehicle and the map to succeed.

.../2. Our Rapid...

Our Rapid Blueprint's Abstract

1. **Chufa Bistro™ (Esther and Joseph's Bistro™)**** is our store. Our concept and design are in place, with the four-year relationship we have with the best Chufa "Bistro" operational shop and its farms in Spain. The operations in Spain have been running with increasing revenue every year for the past 70+ years. We have adopted and studied the "Starbucks" design and method going forward, fast. We can start the "shop" and go live very easily, with less costs and expense, and start and get great revenue from day one.

We can start the first **Chufa Bistro** store in a good, but very reasonable, community in the USA and south Spain, Portugal, France, the UK, and other countries. In six to eight months, our store will be a significant franchise before the end of 2024, picked up for places in the future like Canada, Paris, Rome, Berlin, Sydney (Australia), and in all USA states . . . and solid possibilities for our stores in airports across America and the world.

Chufa nuggets raw are very popular and can be bought mainly from Amazon, Esty, Shopify, and a few other online stores. But "nothing" in concrete stores in the USA and most places worldwide. In Spain, however, there are more than 10 locations for Chufa stores, and there is room for more. And the Spanish live supermarkets are well stocked. Consider this:

- A) **Chufa Bistro** will bring revenue and royalties to the franchisor and us and will create, ship, and deliver to the franchise stores.
- B) **Chufa Bistro** will promote and become known to the public worldwide.
- C) **Chufa Bistro** will sell its key products in the stores.
- D) **Chufa Bistro** will be placed near and alongside multiple popular branches and stores (like **Starbucks, Taco Bell, and Red Mango**).
- E) **Chufa Bistro's** main founding web store is (<https://chufabistro.com/>) and will communicate with many; cater and provide information, bring people together, promote its recipes its products; and publish its menus, and assist with charity and humanity organizations around the world. . . and more.
- F) **Chufa Bistro** for franchisees will bring substantial revenue to us, after our first store is recognized as a franchise (very soon). This also allows people from outside the USA, like Europe and especially Spain, to become US residents and obtain Green Cards and become US citizens. The E2 franchise entrepreneur Visa allows people to become legal immigrants to start a U.S. Chufa Bistro franchise.
- G) **Chufa Bistro** has great connections with South Carolina's Clemson University, which is one the best culinary schools in the world.
- H) **Chufa Bistro** will also bring revenue from the military, pilots, police forces and firefighting force establishments – for "power" that Chufa provides.

(**Note:** Our foundation **Chufa Bistro** website will be "live" and available on October 9, 2023; but it will be available only to possible investors under a non-disclosure agreement (NDA), providing a confidential relationship between the parties and Iyar Biotechnology, Inc.)

2. **Chufaland** is our brand and the Chufaland web site (www.chufaland.com) provides information about our Chufa and our Chufa products and other products combined or part of Chufa. Chufaland also talks about our milk, oil, and flour are used for beverages, creams, milkshakes, ice cream, sugar-free sweets (free from sugarcane), butter, margarine, skin creams, hair shampoo, soap, cooking, and more. Chufaland sells to wholesalers and sells to retail customers online. Chufaland also sells on Amazon and Etsy.
3. **Chufafarm** is our farm project and research. But the Chufafarm will also provide our HQ **plant-kitchen-bakery** facility to supply its first, close-by Chufa Bistro shop. And to start the agricultural division for next year's chufa nuggets (tubers). We have been offered reduced mortgage payments, a range of farm grants, and very affordable and low-cost funding, with the state of South Carolina, USA. These grants are given first to women and then second to African Americans. Our founder and owner of Iyar Biotechnology (Chufaland) is Esther Perez, and she was born and raised in Morocco. A small portion for funding (10%) will be deposited to the state with state funding and will allow the state to buy the farm and "grant" it to Esther Perez and Iyar Biotechnology.

Finally, venture capital or funding, given by foreigners (for equipment, buildings, agriculture, farming and employment etc.) will grant the foreigners Green Cards and allow them to become citizens (and become wealthy). This funding (\$800K to \$1.5M) grants the EB-5 Green Card Visa to investors. Chufaland in South Carolina needs only a minimum of about \$800,000 for the visa. Additional Chufa farms can be added for investors desiring EB-5 Visas for Chufaland/Iyar Biotechnology. Chufa farms have been used in South Carolina for centuries. It is one of the greenest, most healthy rivers flowing in the world. Chufa farm potential in the central and south of Portugal is also ideal.

We are also connected with the Chufa farms in Africa, especially Ghana, Sierra Leone, and South Africa. We are also connected with farms in Israel and Morocco.

.../2. See more ...

See more information about us in our Executive Summary, Pitch Decks, Business Plans and more – and key information about us. Also, we have established ourselves (Iyar Biotechnology and Chufaland) on Carta (carta.com).

Yours sincerely

Handwritten signatures of Esther Perez and Joseph Shapiro.

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<https://chufaland.com/funding/angels> or our menu button at <https://chufaland.com> @ “Invest in Chufaland” for our Pitch Decks and Business Plans. (770) 870-1316 / (803) 705-9200

** Esther and Joseph’s Bistro takes us back to a time in ancient Egypt when life was great. Read more about that in our Pitch Deck,