

FINANCIAL MODEL

PROPERTY DETAILS

Farm Name	MERIDIAN	Location	Sutter County
Brief Description	Acquire lower value row crop farm and convert to almond orchard, certify organic		

Return Profile	Year 0	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11
Net Cash Flow	\$ (31,863,090)	\$ (2,770,920)	\$ (2,146,733)	\$ (2,806,433)	\$ (1,831,048)	\$ 1,186,133	\$ 3,837,718	\$ 5,812,493	\$ 5,921,962	\$ 6,075,825	\$ 6,232,019	\$ 53,801,021
Current Cash Yield	-	-7.00%	-5.42%	-7.09%	-4.63%	3.00%	9.69%	14.68%	14.96%	15.35%	15.74%	135.91%

Return Tables (net of mgt. fee, gross of incentive fees)

IRR	7.81%
Return Multiple	2.3x
Net Cash Flow	\$ 41,448,948

Investment Summary

Investment	\$ (39,587,176)
Timeframe	10.8 Years

BUY - SELL TARGET

Acres	Tillable		Gross	
	1466	1559		
Buy / Sell Assumptions	Per Net Acre	Total	Per Gross Acre Fees	Total Cost
Buy Price	\$ 15,184.17	\$ 22,260,000	14,278	1.65% \$ 22,627,290
Capex Investment	\$ 6,300	\$ 9,235,800	5,924	\$ 9,235,800
Total Project Cost	\$ 21,484	\$ 31,495,800	20,203	\$ 31,863,090
Exit Price	\$ 33,000	\$ 48,378,000	31,031	2.00% \$ 47,410,440

OPERATING ASSUMPTIONS

Acres	1	2	3	4	5	6	7	8	9	10	11
2019 Vintage - Conventional	1,466	1,466	1,466	1,466	1,466	1,466	1,466	1,466	1,466	1,466	1,466
2019 Vintage - Organic	-	-	-	-	-	-	-	-	-	-	-
Yield (per acre)	1	2	3	4	5	6	7	8	9	10	11
2019 Vintage - Conventional	-	-	-	500	1,200	1,800	2,200	2,200	2,200	2,200	2,200
2019 Vintage - Organic	-	-	-	-	-	-	-	-	-	-	-
Price (per lb.)	1	2	3	4	5	6	7	8	9	10	11
2019 Vintage - Conventional	\$ 2.50	\$ 3.00	\$ 3.05	\$ 3.09	\$ 3.14	\$ 3.18	\$ 3.23	\$ 3.28	\$ 3.33	\$ 3.38	\$ 3.43
2019 Vintage - Organic	-	-	-	-	-	-	-	-	-	-	-
Cost (per acre)	1	2	3	4	5	6	7	8	9	10	11
2019 Vintage - Conventional	\$ 1,200	\$ 927	\$ 1,377	\$ 2,257	\$ 2,418	\$ 2,573	\$ 2,601	\$ 2,630	\$ 2,630	\$ 2,630	\$ 2,630
2019 Vintage - Organic	-	-	-	-	-	-	-	-	-	-	-
Overhead (per acre)	\$ 320	\$ 320	\$ 320	\$ 320	\$ 320	\$ 323	\$ 326	\$ 330	\$ 333	\$ 336	\$ 340

REVENUE	1	2	3	4	5	6	7	8	9	10	11
2019 Vintage - Conventional	\$ -	\$ -	\$ -	\$ 2,265,465	\$ 5,518,672	\$ 8,402,178	\$ 10,423,369	\$ 10,579,720	\$ 10,738,415	\$ 10,899,492	\$ 11,062,984
2019 Vintage - Organic	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL REVENUE	\$ -	\$ -	\$ -	\$ 2,265,465	\$ 5,518,672	\$ 8,402,178	\$ 10,423,369	\$ 10,579,720	\$ 10,738,415	\$ 10,899,492	\$ 11,062,984
<i>Per Acre</i>	\$ -	\$ -	\$ -	\$ 1,545	\$ 3,764	\$ 5,731	\$ 7,110	\$ 7,217	\$ 7,325	\$ 7,435	\$ 7,546
EXPENSE	1	2	3	4	5	6	7	8	9	10	11
2019 Vintage - Conventional	\$ 2,228,320	\$ 1,828,102	\$ 2,487,802	\$ 3,777,882	\$ 4,013,908	\$ 4,245,829	\$ 4,292,246	\$ 4,339,126	\$ 4,343,960	\$ 4,348,841	\$ 4,353,772
2019 Vintage - Organic	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSE	\$ 2,228,320	\$ 1,828,102	\$ 2,487,802	\$ 3,777,882	\$ 4,013,908	\$ 4,245,829	\$ 4,292,246	\$ 4,339,126	\$ 4,343,960	\$ 4,348,841	\$ 4,353,772
<i>Per Acre</i>	\$ 1,520	\$ 1,247	\$ 1,697	\$ 2,577	\$ 2,738	\$ 2,896	\$ 2,928	\$ 2,960	\$ 2,963	\$ 2,966	\$ 2,970
NET INCOME (LOSS)	\$ (2,228,320)	\$ (1,828,102)	\$ (2,487,802)	\$ (1,512,417)	\$ 1,504,764	\$ 4,156,349	\$ 6,131,123	\$ 6,240,593	\$ 6,394,456	\$ 6,550,650	\$ 6,709,212
<i>Per Acre</i>	\$ (1,520)	\$ (1,247)	\$ (1,697)	\$ (1,032)	\$ 1,026	\$ 2,835	\$ 4,182	\$ 4,257	\$ 4,362	\$ 4,468	\$ 4,577
RETURN ON EQUITY	-6.99%	-5.74%	-7.81%	-4.75%	4.72%	13.04%	19.24%	19.59%	20.07%	20.56%	21.06%

IRR TABLES	3/1/2019	12/31/2019	12/31/2020	12/31/2021	12/31/2022	12/31/2023	12/31/2024	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	NET
Acq.+Dev.+Op. Deficit	\$ (31,863,090)	\$ (2,228,320)	\$ (1,828,102)	\$ (2,487,802)	\$ (1,512,417)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (39,919,731)
Net Cash Flow	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,504,764	\$ 4,156,349	\$ 6,131,123	\$ 6,240,593	\$ 6,394,456	\$ 6,550,650	\$ 6,709,212	\$ -
Sale	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,410,440
NET CASH FLOW	\$ (31,863,090)	\$ (2,228,320)	\$ (1,828,102)	\$ (2,487,802)	\$ (1,512,417)	\$ 1,504,764	\$ 4,156,349	\$ 6,131,123	\$ 6,240,593	\$ 6,394,456	\$ 6,550,650	\$ 6,709,212	\$ 7,490,709
Less Mgt. Allocation	1.00%	\$ (265,526)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (1,221,418)
Less Dev. Allocation	3.00%	\$ (277,074)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (277,074)
IA Ops' Allocation	\$ (542,600)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (318,631)	\$ (1,498,492)
NET TO LP	\$ (31,863,090)	\$ (2,770,920)	\$ (2,146,733)	\$ (2,806,433)	\$ (1,831,048)	\$ 1,186,133	\$ 3,837,718	\$ 5,812,493	\$ 5,921,962	\$ 6,075,825	\$ 6,232,019	\$ 53,801,021	\$ 41,448,948
CURRENT CASH YIELD		-7.0%	-5.4%	-7.1%	-4.6%	3.0%	9.7%	14.7%	15.0%	15.3%	15.7%	135.9%	

RETURN SUMMARY	
IRR	7.81%
Return Multiple	2.3x
Net Cash Flow to LP	\$ 41,448,948