



SIMPLY NATURAL

AVOCADO (HASS & TROPICAL)

Initial Cost Per Hectare: \$45,000

Year	Projected Avo/Ha (Lbs)	*Projected Sale Price Per Lb	Projected Gross Avo Sales	Crop Care Contribution	Sharecropping Split (30%)	Net Income	** Annual ROI
0	Land Developm	\$0.00	\$0.00	\$0.00	\$0.00	-\$45,000.00	0.00%
1	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
2	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
3	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
4	14,000	\$0.76	\$10,640.00	\$3,250.00	\$2,217.00	\$5,173.00	11.50%
5	24,000	\$0.84	\$20,160.00	\$6,500.00	\$4,098.00	\$9,562.00	21.25%
6	24,000	\$0.84	\$20,160.00	\$6,500.00	\$4,098.00	\$9,562.00	21.25%
7	24,000	\$0.84	\$20,160.00	\$6,500.00	\$4,098.00	\$9,562.00	21.25%
8	24,000	\$0.88	\$21,120.00	\$6,500.00	\$4,386.00	\$10,234.00	22.74%
9	26,250	\$0.88	\$23,100.00	\$6,500.00	\$4,980.00	\$11,620.00	25.82%
10	27,300	\$0.90	\$24,570.00	\$6,500.00	\$5,421.00	\$12,649.00	28.11%
11	30,450	\$0.90	\$27,405.00	\$6,500.00	\$6,271.50	\$14,633.50	32.52%
12	30,450	\$0.90	\$27,405.00	\$6,500.00	\$6,271.50	\$14,633.50	32.52%
13	31,500	\$0.90	\$28,350.00	\$6,500.00	\$6,555.00	\$15,295.00	33.99%
14	31,500	\$0.90	\$28,350.00	\$6,500.00	\$6,555.00	\$15,295.00	33.99%
15	31,500	\$0.90	\$28,350.00	\$6,500.00	\$6,555.00	\$15,295.00	33.99%
16	31,500	\$1.00	\$31,500.00	\$6,500.00	\$7,500.00	\$17,500.00	38.89%
17	34,240	\$1.06	\$36,294.40	\$6,500.00	\$8,938.32	\$20,856.08	46.35%
18	34,240	\$1.06	\$36,294.40	\$6,500.00	\$8,938.32	\$20,856.08	46.35%
19	34,240	\$1.06	\$36,294.40	\$6,500.00	\$8,938.32	\$20,856.08	46.35%
20	35,310	\$1.06	\$37,428.60	\$6,500.00	\$9,278.58	\$21,650.02	48.11%
21	35,310	\$1.08	\$38,134.80	\$6,500.00	\$9,490.44	\$22,144.36	49.21%
22	35,310	\$1.08	\$38,134.80	\$6,500.00	\$9,490.44	\$22,144.36	49.21%
23	35,310	\$1.08	\$38,134.80	\$6,500.00	\$9,490.44	\$22,144.36	49.21%
24	35,310	\$1.08	\$38,134.80	\$6,500.00	\$9,490.44	\$22,144.36	49.21%
25	35,310	\$1.08	\$38,134.80	\$6,500.00	\$9,490.44	\$22,144.36	49.21%
26	35,310	\$1.08	\$38,134.80	\$6,500.00	\$9,490.44	\$22,144.36	49.21%
27	35,310	\$1.08	\$38,134.80	\$6,500.00	\$9,490.44	\$22,144.36	49.21%
28	35,310	\$1.08	\$38,134.80	\$6,500.00	\$9,490.44	\$22,144.36	49.21%
29	35,310	\$1.08	\$38,134.80	\$6,500.00	\$9,490.44	\$22,144.36	49.21%
30	35,310	\$1.08	\$38,134.80	\$6,500.00	\$9,490.44	\$22,144.36	49.21%

IRR 30 Years 17%

*Inflationary values used for projections on price increase are based on Source: Federal Reserve System PCE Inflation values for 2017, 2018, 2019 and the longer run, from the Board of Governors of the Federal Reserve System.

** ROI does not account for any appreciation in value of land.

***Prospective purchasers are advised that neither our past nor current performance is or represents a guaranty of future results. Prospective purchasers are also advised that they should not regard the information we provide as a substitute for careful and independent tax, legal, or financial advice and/or planning. Each potential client is encouraged to consult with his, her, or its own independent legal counsel, accountant and other independent professionals with respect to the legal, financial, and tax aspects of this potential purchase and with specific reference to his, her, or its own financial and tax situation before purchasing.