



Meyer Farms – 31 Acre Investment Analysis

Property Details

Property Name:	Meyer Farms
County / State:	Greene County, IL
Total Acres:	31.37
Tillable Acres:	31

3-Year Financial Summary

Purchase Price:	\$425,000
Price per Acre:	\$13,547.98
Cash Rent per Acre:	\$425
Annual Gross Rent:	\$13,175
Annual Taxes:	\$813
Net Annual Income:	\$12,362
Lease Term:	3 Years

Buyback & Returns

Buyback Premium:	+\$2,000/ac
Buyback Price per Acre:	\$15,547.98
Total Buyback Price:	\$487,740
Buyback Term:	3 Years
IRR (Annualized ROI):	7.48%
Simple ROI (3-Year):	23.49%
Cap Rate:	2.91%
Total Profit:	\$99,826