



Crabtree Farm – Investment Analysis

Property Details

Property Name:	Crabtree Farm
County / State:	Greene County, IL
Total Acres:	168
Tillable Acres:	168

3-Year Financial Summary

Purchase Price:	\$2,191,150
Price per Acre:	\$13,042.56
Cash Rent per Acre:	\$400
Annual Gross Rent:	\$67,200
Annual Taxes:	\$3,450
Net Annual Income:	\$63,750
Lease Term:	3 Years

Buyback & Returns

Buyback Premium:	+\$2,000/ac
Buyback Price per Acre:	\$15,042.56
Total Buyback Price:	\$2,527,150
Buyback Term:	3 Years
IRR (Annualized ROI):	7.65%
Simple ROI (3-Year):	24.06%
Cap Rate:	2.91%
Total Profit:	\$527,250