

\$ 439,000 Package Investment: Olive Grove, House, Casita, Barn, Tractor, Implements & Car*

Example Options & Incomes	House & Car**	Annual Income	Total Income	ROI	*Notes: car, tractor & implements can be unbundled from the package
Home & Cash Rent Income	You Move Right In*	\$ 9,600	\$ 9,600	2.2%	You have a place to move into immediately and have Cash Rent from a farmer.***
Bolthole & Cash Rent Income					You have a great place to move to (a bolthole) when you want to leave your country even if only to be a snowbird. Meanwhile can rent the house.
Hire Manager & Export USA	\$ 5,820	\$ 9,600	\$ 15,420	3.5%	You have a place to move to when time is right. Now rent the house and have the grove managed.
DIY & Export Oil to USA	You Move Right In*	\$117,812	\$117,812	24.1%	You have a place to move into immediately and work most of the grove yourself.

*All contents of the house are included and all systems work. We have lived here for 7.5 years comfortably & inexpensively.

**Renting the car is not included in house rent. House rent (which is estimated to be \$500/month) can be guaranteed by ANDA, their 3% fee already deducted. Either add income for car or one could unbundle package & deduct the car -\$8,000.

'Buy land, they're not making it anymore.' – Mark Twain

***In addition to capital appreciation, Cash Rent is what owners of farmland get for renting out their farmland to a farm to work it.

Average Illinois cash rent \$243/acre (x24 = \$5832). Top Illinois farmland (Macon County) gets \$311/acre (x24=\$7464) and is valued at \$14,700/acre (x24=\$352,800) for an ROI of 21%. With tractor & implements, above chart based on a premium \$400/acre (x24=\$9,600) of cash rent.

Cash rent 2021 IL: <https://farmdocdaily.illinois.edu> & 2022: www.agfax.com/2022/09/21/illinois-information-for-setting-2023-cash-rents/

House & casita valuation thus imputed to be \$44,200 though with contents easily worth more than double or triple that.