

FARMLAND OFFERING SPONSORED BY mAgra:

SPV Lindmark Farm, LLLP

mAgra™



Boone County, IA
74.39 Acres M/L

OFFERING SIZE / \$446,354

MINIMUM INVESTMENT / \$5,000

TARGET HOLD PERIOD / 7 Years

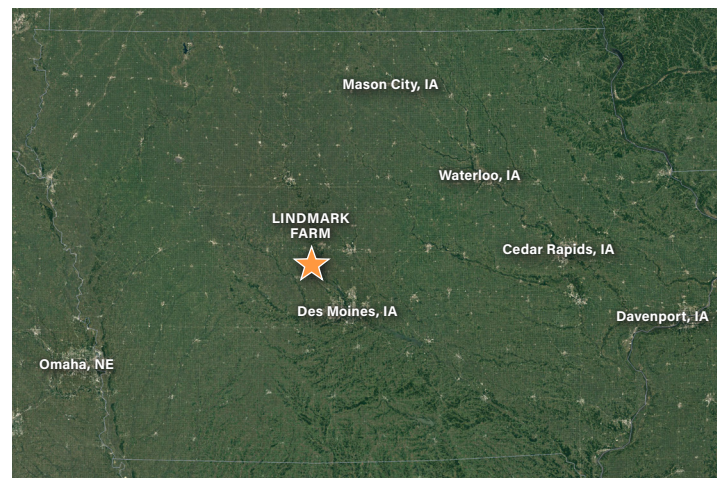
TARGET IRR / 7.05%

ASSET SUMMARY

SPV Lindmark Farm, LLLP acquired a 74.39-acre property located in the heart of the Corn Belt in Boone County, Iowa. The asset includes 73.95 acres of organic tillable farmland. The Lindmark Farm was enrolled in a Conservation Reserve Program (“CRP”) through the Farm Service Agency in 2006. Due to there being no application of synthetic chemicals or fertilizers on the property throughout the 14-year duration of enrollment, the Farm became eligible for organic production immediately after exiting the program in 2020. The Lindmark Farm underwent the following improvements to prepare the ground for production: controlled burning, clearing brush, and seedbed preparation. The Farm received USDA organic certification in the spring of 2021 after application approval from International Certification Services.

INVESTMENT HIGHLIGHTS

- + 74 tillable organic acres
- + Located in strong agricultural production region of Iowa
- + Farm purchase price is below average market comps and appraised value
- + Managed by Peoples Company, a partner of mAgra and leading farmland manager
- + Leased to a strong local farmer for production of organic corn and soybeans
- + Operated according to Leading Harvest sustainability standards
- + Long-term, non-recourse financing of \$280,000 in place to increase investor returns



Disclaimer: No material in this flyer is to be construed as a solicitation or offer to sell a security, or a solicitation or an offer to purchase a security. Offers to sell or solicitations of an offer to buy will only be made by the delivery of definitive documentation relating to a proposed investment. Offers, commitments, and sales will only be made or accepted pursuant to definitive documentation and only to qualified investors.

Pro Forma Model

SPV LINDMARK FARM, LLLP

SPV Lindmark Farm LLLP Cash Flows

| | Time 0 | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 6 | Year 7 |
|---|------------|----------------|----------------|----------------|----------------|----------------|----------------|------------------|
| Rental Income | \$- | \$23,294 | \$25,883 | \$25,883 | \$25,883 | \$25,883 | \$29,131 | \$30,005 |
| Property Taxes | \$- | \$(1,974) | \$(1,974) | \$(1,974) | \$(1,974) | \$(1,974) | \$(1,974) | \$(1,974) |
| Liability Insurance | \$- | \$(400) | \$(400) | \$(400) | \$(400) | \$(400) | \$(400) | \$(400) |
| Tax Return Preparation | \$- | \$(1,250) | \$(1,250) | \$(1,250) | \$(1,250) | \$(1,250) | \$(1,250) | \$(1,250) |
| Annual Loan Payment | \$- | \$(16,821) | \$(16,821) | \$(16,821) | \$(16,821) | \$(16,821) | \$(16,821) | \$(16,821) |
| Total Management Fees | \$- | \$(1,760) | \$(2,312) | \$(2,312) | \$(2,312) | \$(2,312) | \$(2,377) | \$(2,394) |
| Proceeds from Sale of Asset | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$955,832 |
| Payoff of Outstanding Loan | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$(224,401) |
| Closing and Selling Commission Fees | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$(57,350) |
| Paid from / Return of Cash Reserves | \$- | \$- | \$- | \$- | \$- | \$- | \$- | \$14,385 |
| Cash Flows Available for Distribution to Investors | \$- | \$1,089 | \$3,126 | \$3,126 | \$3,126 | \$3,126 | \$6,309 | \$695,632 |

Investor Cash Flows - \$20,000 Investment

| | | | | | | | | |
|----------------------------------|-------------------|-------------|-------------|-------------|-------------|-------------|--------------|-----------------|
| Initial Investment | \$(10,000) | | | | | | | |
| Distributions | \$- | \$24 | \$70 | \$70 | \$70 | \$70 | \$141 | \$15,577 |
| Total Investor Cash Flows | \$(10,000) | \$24 | \$70 | \$70 | \$70 | \$70 | \$141 | \$15,577 |

| | |
|--------------------------|-----------------|
| Total Investment | \$10,000 |
| Total Cash Return | \$16,023 |
| Net Cash Gain | \$6,023 |
| IRR | 7.05% |

Distributions will be made at the discretion of the General Partner taking into consideration that sufficient funds are available to pay expenses and fund reserves.

*This pro forma contains projections and other forward-looking statements. These statements are not guarantees of future performance. Actual performance and financial results in future periods may differ materially from these projections and/or statements.