

# SPV Hot Lakes Organics, LLLP



*Union County, Oregon*  
*200.05 Acres M/L*

OFFERING SIZE / \$911,000

MINIMUM INVESTMENT / \$5,000

TARGET HOLD PERIOD / 10 Years

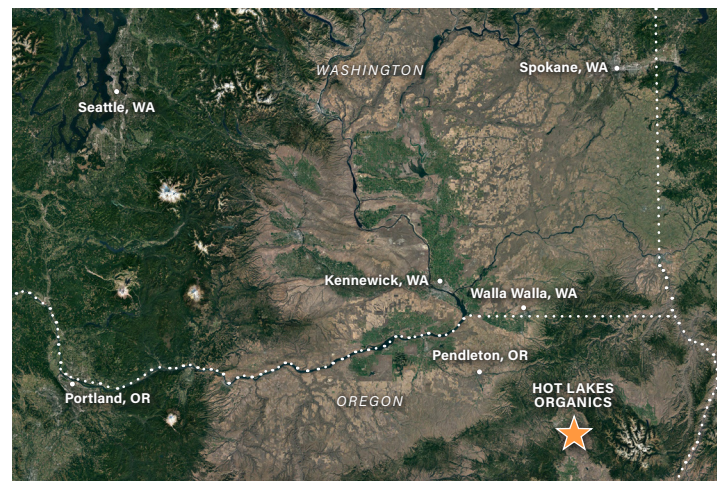
TARGET IRR / 8.38%

## ASSET SUMMARY

Furthering its mission to bring unique, high-quality agricultural assets to the public, mAgra, LLC is excited to launch SPV Hot Lakes Organics, LLLP as its latest offering, and its first public offering located in the Pacific Northwest. SPV Hot Lakes Organics, LLLP took advantage of the opportunity to acquire a 200-acre m/l premium asset in Union County, Oregon. The Farm includes 177.5 tillable acres suitable for crop production, with timely irrigation delivered to the crops via pivot and wheel line infrastructure. Of the tillable acres, 46 acres are currently certified organic, while the remaining tillable acres are completing the three-year transition to organic production. The Farm's ample water and its fertile soils are characteristic of the local region that features numerous hot springs and allows the Farm to grow high-value crops such as organic carrot seed, garlic, and red clover seed as well as traditional row crops. The Farm will be operated by an experienced local organic operator through a cash rent agreement. To help guide the Farm to its maximum production and resale potential, the Farm will be professionally managed by Peoples Company, a nationally recognized firm that offers land management, appraisal, brokerage, and investment services across the country.

## INVESTMENT HIGHLIGHTS

- + 177.5 tillable and fully irrigated acres
- + Located in strong agricultural production region of Oregon
- + Farm purchase price is below average market comps on a \$ per tillable acre basis
- + Managed by Peoples Company, a partner of mAgra and leading farmland manager
- + Leased to a strong local farmer for production of organic carrot seed, garlic, and row crops
- + Operated according to Leading Harvest sustainability standards
- + Long-term, non-recourse financing of \$487,000 in place to increase investor returns
- + Depreciation opportunities that provide tax advantages
- + Target average annual cash yield 3.27%



# Pro Forma Model

SPV HOT LAKES ORGANICS, LLLP

## SPV Hot Lakes LLLP Cash Flows

	Time 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Rental Income	\$-	\$55,000	\$64,500	\$67,000	\$69,500	\$72,000	\$74,500	\$75,990	\$77,510	\$79,060	\$80,641
Property Taxes	\$-	\$(1,347)	\$(1,374)	\$(1,401)	\$(1,429)	\$(1,458)	\$(1,487)	\$(1,517)	\$(1,547)	\$(1,578)	\$(1,609)
Liability Insurance	\$-	\$(1,403)	\$(1,431)	\$(1,460)	\$(1,489)	\$(1,519)	\$(1,549)	\$(1,580)	\$(1,612)	\$(1,644)	\$(1,677)
Tax Return Preparation	\$-	\$(2,000)	\$(2,040)	\$(2,081)	\$(2,122)	\$(2,165)	\$(2,208)	\$(2,252)	\$(2,297)	\$(2,343)	\$(2,390)
Annual Loan Payment	\$-	\$(29,675)	\$(29,675)	\$(29,675)	\$(29,675)	\$(29,675)	\$(29,675)	\$(29,675)	\$(29,675)	\$(29,675)	\$(29,675)
Total Management Fees	\$-	\$(30)	\$(6,305)	\$(6,540)	\$(6,775)	\$(7,011)	\$(7,246)	\$(7,391)	\$(7,539)	\$(7,690)	\$(62,916)
Proceeds from Sale of Asset	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$1,984,092
Payoff of Outstanding Loan	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$(342,218)
Closing and Selling Commission Fees	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$(119,045)
Paid from / Return of Cash Reserves	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$150,453
<b>Cash Flows Available for Distribution to Investors</b>	<b>\$-</b>	<b>\$15,625</b>	<b>\$23,675</b>	<b>\$25,843</b>	<b>\$28,009</b>	<b>\$30,173</b>	<b>\$32,335</b>	<b>\$33,575</b>	<b>\$34,840</b>	<b>\$36,130</b>	<b>\$1,655,655</b>

## Investor Cash Flows - \$20,000 Investment

Initial Investment	\$(20,000)										
Distributions	\$-	\$343	\$520	\$567	\$615	\$662	\$710	\$737	\$765	\$793	\$36,348
<b>Total Investor Cash Flows</b>	<b>\$(20,000)</b>	<b>\$343</b>	<b>\$520</b>	<b>\$567</b>	<b>\$615</b>	<b>\$662</b>	<b>\$710</b>	<b>\$737</b>	<b>\$765</b>	<b>\$793</b>	<b>\$36,348</b>
<b>Annual Yield</b>		<b>1.72%</b>	<b>2.60%</b>	<b>2.84%</b>	<b>3.07%</b>	<b>3.31%</b>	<b>3.55%</b>	<b>3.69%</b>	<b>3.82%</b>	<b>3.97%</b>	<b>181.74%</b>

<b>Total Investment</b>	<b>\$20,000</b>
<b>Total Cash Return</b>	<b>\$42,061</b>
<b>Net Cash Gain</b>	<b>\$22,061</b>
<b>IRR</b>	<b>8.38%</b>

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.