

Sand & Soil Farm

Pro-Forma without addition of Strawberries
 130 Strawberry Lane, Pomona Park, FL 32181

Sale: \$ 550,000.00

I. INCOME: \$ 71,500.00

	# Plants	Yeild(lbs)	Total Yeild(lbs)	\$/lbs	
Blueberries:	3000	3.5	10500	\$ 6.00	\$ 63,000.00
Strawberries:	0	1	0	\$ 4.00	\$ -
Misc Farm Store:					\$ 8,500.00

II. EXPENSES: \$ 43,280.00

General Labor:	\$ 26,000.00	
Harvest/Prep:	\$ -	add \$2/lbs income
Landscape/Irr	\$ 4,800.00	
Fertizer/Soil:	\$ 3,500.00	
Misc. Supplies/COGS:	\$ 2,500.00	
Gas/Equip:	\$ 2,800.00	
Util/Taxes:	\$ 3,680.00	

III. Net Operating Income: \$ 28,220.00

Cap 5.1%

Improvements since June 2021 purchase

- 1 Added approx. 1000lf of 6" water irrigation main
- 2 Added Greenhouse 16'x60'
- 3 Added 8k Strawberries (2021) w/irrigation (strawberries potential (\$40KGI)-not in income)
- 4 Added 200CY of Fertile Compost & Soil
- 5 Renovated structure into viable Farm Store with custom cabinetry
- 6 Added new oversized large capacity septic.
- 7 Added on site bathroom.
- 8 Added several hundred lf of site fencing and gates.
- 9 Several truckloads of debris removed
- 10 Added parking and stabalized road way entry
- 11 Added large boutique chicken coop with run, auto feed, auto water (100 chickens)

Notes:

- 1) *Property sold "as is"*
- 2) *Improvements above are general & approximate.*
- 3) *Over 5 acres undeveloped availabe for crop expansion, additional structures, home, etc.*
- 4) *Farm store reflects mim income/potential income not included.*