

Manager	Offering	Entity	Purchase Date	Hold Period (1)	Target IRR	Realized Net IRR (2)	Exited Notes	Offered By AcreTrader Financial, LLC? (3)
AcreTrader Management	Cottage Grove Row Crop Farm	AcreTrader 115, LLC	11/4/2019	2.6 yrs	9.9%	30.3%	• Sold to large institutional buyer and opportunistically exited the property	<input type="checkbox"/>
AcreTrader Management	Productive Iowa Row Crop Farm	AcreTrader 117, LLC	3/13/2020	1.8 yrs	8.5%	23.3%	• Sold to tenant leasing the property and opportunistically exited the property	<input type="checkbox"/>
AcreTrader Management	Mississippi Value-Add Rice Farm	AcreTrader 124, LLC	6/24/2020	2.2 yrs	8.3%	13.7%	• Value add improvement project increased returns and opportunistically exited the property • Negotiated for higher than modeled rental rates	<input type="checkbox"/>
AcreTrader Management	East Highline 160	AcreTrader 138, LLC	12/14/2020	1.4 yrs	8.8%	15.5%	• Negotiated above expected return with local private buyer in the area	<input type="checkbox"/>
AcreTrader Management	Yazoo City Farm	AcreTrader 147, LLC	2/26/2021	1.7 yrs	8.3%	11.5%	• Negotiated above expected return with local private buyer in the area	<input type="checkbox"/>
AG MGMT LLC	Lindsay Almond Ranch	Almonds+, LLC	12/16/2019	3 yrs	11.9%	-37.6%	• The combination of pandemic-influenced almond price volatility and an ill-timed significant well failure forced the project into an early exit at a loss given a relatively outsized debt and liability burden	<input type="checkbox"/>
AcreTrader Management	Pompey Lake Rice Farm	AcreTrader 122, LLC	6/11/2020	3 yrs	8.5%	15.8%	• Value add improvement project increased returns and opportunistically exited the property	<input type="checkbox"/>

***Supplemental Information:**

- 1) The above hold periods generally represent the time between the closing date for the land acquisition and the date the land was sold.
- 2) The above IRR calculations assume the start date of the investment was on the closing date for the land acquisition and all other cash flows were recognized on the date AcreTrader Management initiated the distributions to members. Calculations were i) made after the SPV was dissolved and all outstanding fees and taxes were paid; and ii) made solely at the entity level and may not be reflective of any investor's specific IRR which may differ based on factors specific to each such investor.
- 3) Indicates that securities were offered by AcreTrader Financial, LLC, registered Broker-Dealer, member FINRA|SIPC.

Disclosures:

Investments are considered speculative and involve a high degree of risk and are not suitable for all investors. All investing involves risk, including the risk of loss of your entire investment. **Past performance is no guarantee of future results.** This Track Record includes all realized offerings that were listed on the AcreTrader Platform since 2019. An offering is considered exited or realized when the property has been sold and distributions to investors have been made. For additional risk disclosures regarding farmland and timberland investing and the risks of investing on AcreTrader, please see the disclosure materials for each offering on [acretrader.com](https://www.acretrader.com) and our [general risks statement](#). Please consult your financial and tax advisors prior to investing in alternative assets.