ROI calculator for 1 container farm in EUR

Businesscase example A

This businesscase is based on the purchase of 1 container farm

Enter an estimation of the prefered numbers in the designated **GREEN** field below

The financial calculation is based on the following parameters:				
Costs depending on location				
Rent per m2 of land (per year)				€ 400,00
Hourly costs for distribution related labor				€ 25,00
Estimation of hours for distribution related labor (year)				1200
TAX rate				15%
Product line	**Weight per unit in grams**	**Percentage of dedicated growing space**	**Sales price per unit in EUR**	**Packaging costs per unit in EUR**
Heads of lettuce	*Fixed	20%	€ 2,20	€ 0,03
Cut lettuce (mix)	100	30%	€ 1,80	€ 0,50
Bunch of herbs	15	50%	€ 1,50	€ 0,10

Investment container farm	Year 1	Year 2	Year 3	Year 4	Year 5
Container farm	€ 200.000,00				
Shipping costs from Rotterdam	€ 15.000,00				
Import TAX & duties	€ 12.000,00				
Placement on site	€ 1.500,00				
Electricity and water connection	€ 800,00				
Utilities	€ 500,00				
Total investment	**€ 229.800,00**	**€ -**	**€ -**	**€ -**	**€ -**

Cashflow	Year 1	Year 2	Year 3	Year 4	Year 5
Revenue of products sold					
Heads of lettuce					
Quantity sold (-5% losses)	13300	13300	13300	13300	13300
Sales price per unit	€ 2,20	€ 2,20	€ 2,20	€ 2,20	€ 2,20
Revenue	**€ 29.260,00**	**€ 29.260,00**	**€ 29.260,00**	**€ 29.260,00**	**€ 29.260,00**
Cut lettuce (mix)					
Quantity sold (-5% losses)	33915	33915	33915	33915	33915
Sales price per unit	€ 1,80	€ 1,80	€ 1,80	€ 1,80	€ 1,80
Revenue	**€ 61.047,00**	**€ 61.047,00**	**€ 61.047,00**	**€ 61.047,00**	**€ 61.047,00**
Bunch of herbs					
Quantity sold (-5% losses)	192533	192533	192533	192533	192533
Sales price per unit	€ 1,50	€ 1,50	€ 1,50	€ 1,50	€ 1,50
Revenue	**€ 288.800,00**	**€ 288.800,00**	**€ 288.800,00**	**€ 288.800,00**	**€ 288.800,00**
Total revenue	**€ 379.107,00**	**€ 379.107,00**	**€ 379.107,00**	**€ 379.107,00**	**€ 379.107,00**
Variable costs					
Heads of lettuce					
OPEX per unit	€ 0,32	€ 0,32	€ 0,32	€ 0,32	€ 0,32
Quantity of units produced	14000	14000	14000	14000	14000
Packaging costs (over units sold)	€ 399,00	€ 399,00	€ 399,00	€ 399,00	€ 399,00
Personnel costs	€ 3.285,00	€ 3.285,00	€ 3.285,00	€ 3.285,00	€ 3.285,00
Variable costs	**€ 8.211,40**	**€ 8.211,40**	**€ 8.211,40**	**€ 8.211,40**	**€ 8.211,40**
Cut lettuce (mix)					
OPEX per unit	€ 0,19	€ 0,19	€ 0,19	€ 0,19	€ 0,19
Quantity of units produced	35700	35700	35700	35700	35700
Packaging costs (over units sold)	€ 16.957,50	€ 16.957,50	€ 16.957,50	€ 16.957,50	€ 16.957,50
Personnel costs	€ 4.927,50	€ 4.927,50	€ 4.927,50	€ 4.927,50	€ 4.927,50
Variable costs	**€ 28.676,10**	**€ 28.676,10**	**€ 28.676,10**	**€ 28.676,10**	**€ 28.676,10**
Bunch of herbs					
OPEX per unit	€ 0,07	€ 0,07	€ 0,07	€ 0,07	€ 0,07
Quantity of units produced	202667	202667	202667	202667	202667
Packaging costs (over units sold)	€ 19.253,33	€ 19.253,33	€ 19.253,33	€ 19.253,33	€ 19.253,33
Personnel costs	€ 10.950,00	€ 10.950,00	€ 10.950,00	€ 10.950,00	€ 10.950,00
Variable costs	**€ 44.309,83**	**€ 44.309,83**	**€ 44.309,83**	**€ 44.309,83**	**€ 44.309,83**
Other variable costs					
Enter an estimation of additional expected costs in the designated **GREEN** field below. Costs such as water, electricity etc. are already included in the OPEX per unit of the products					
Administrative costs	€ 1.200,00	€ 1.200,00	€ 1.200,00	€ 1.200,00	€ 1.200,00
Total variable costs	**€ 82.397,33**	**€ 82.397,33**	**€ 82.397,33**	**€ 82.397,33**	**€ 82.397,33**
Fixed costs					
Rent for land (50m2)	€ 20.000,00	€ 20.000,00	€ 20.000,00	€ 20.000,00	€ 20.000,00
Maintenance costs	€ 5.000,00	€ 5.000,00	€ 5.000,00	€ 5.000,00	€ 5.000,00
Internet connection	€ 1.200,00	€ 1.200,00	€ 1.200,00	€ 1.200,00	€ 1.200,00
Distribution labour costs	€ 30.000,00	€ 30.000,00	€ 30.000,00	€ 30.000,00	€ 30.000,00
Other fixed costs					
Enter an estimation of additional expected costs in the designated **GREEN** field below.					
Insurances	€ 5.000,00	€ 5.000,00	€ 5.000,00	€ 5.000,00	€ 5.000,00
Contingency costs	€ 10.000,00	€ 10.000,00	€ 10.000,00	€ 10.000,00	€ 10.000,00
Total fixed costs	€ 71.200,00	€ 71.200,00	€ 71.200,00	€ 71.200,00	€ 71.200,00
Total costs	**€ 153.597,33**	**€ 153.597,33**	**€ 153.597,33**	**€ 153.597,33**	**€ 153.597,33**
Profit					
Gross profit	€ 225.509,67	€ 225.509,67	€ 225.509,67	€ 225.509,67	€ 225.509,67
TAX	€ 33.826,45	€ 33.826,45	€ 33.826,45	€ 33.826,45	€ 33.826,45
Net profit	**€ 191.683,22**	**€ 191.683,22**	**€ 191.683,22**	**€ 191.683,22**	**€ 191.683,22**
Initial investment	**€ (229.800,00)**	**€ -**	**€ -**	**€ -**	**€ -**
Cumulative cash flow	**€ (38.116,78)**	**€ 153.566,43**	**€ 345.249,65**	**€ 536.932,87**	**€ 728.616,08**

*The figures mentioned above serve as a preliminary indication and cannot be derived from any rights.

ROI (percentage)	**83%**
Payback period (years)	**1,20**