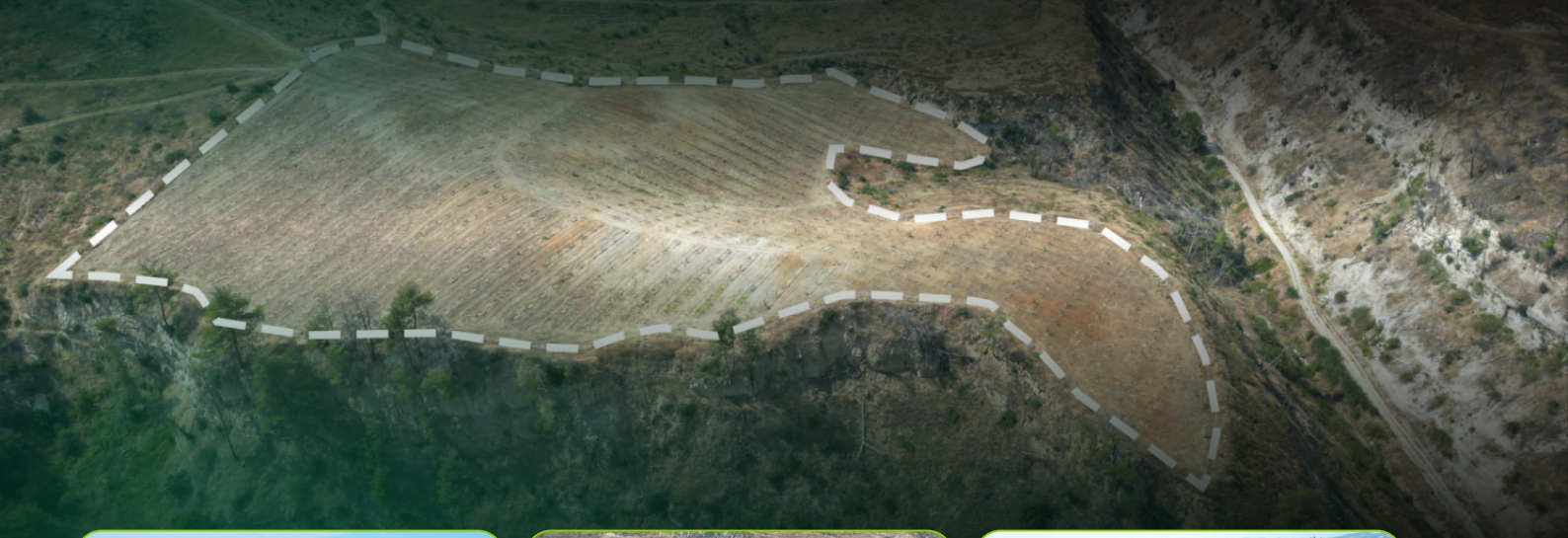
AGROLİDYA

FEASIBILITY STUDY 2026









30,900 M² · 1,650 OLIVE TREES · KAYACIK, GÖRDES, MANISA

Your Own Olive Orchard.
Planted, Equipped, Managed for You.

PROJECT VALUE	LAND SIZE	OLIVE TREES	FIRST HARVEST
$199,000	30,900 m²	1,650 trees	2028

A fully equipped olive farm in Kayacık village, Gördes, one of Türkiye's leading olive growing regions. The land sits close to the village for easy access and daily operations, with a 2,500 ton irrigation reservoir, drip irrigation and an electricity connection already in place. You receive a 100% freehold title deed for the full 30,900 m², and Agrolidya runs the farm for you.



RETURN AT MATURITY
27.7%
Year 9, on the cash price

CASH DISCOUNT
10%
$179,100 paid in cash

Fully equipped
Reservoir, drip irrigation, electricity and fencing are in place. Trees planted.

Fully managed
Agrolidya runs the orchard, the harvest, oil production and sales for you.

State inspected
A 5 year plan is filed with the Ministry, which inspects the site twice a year.

SEE THE FARM ONLINE
investagrolidya.com
Photos, video, full listing

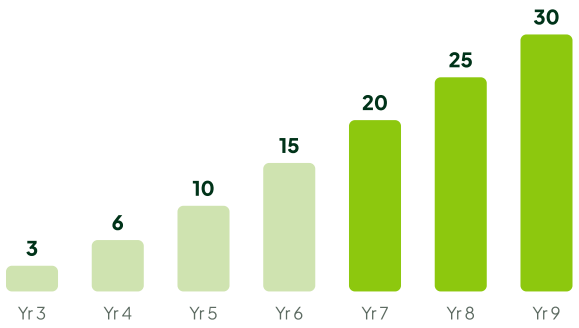
An Orchard That Pays More Every Year.
Up to 27.7% a Year at Full Harvest.

Income comes from extra virgin olive oil produced on your land and sold as Agrolidya branded bottled olive oil. Annual maintenance is deducted from income, and the net profit is shared 75% to you and 25% to Agrolidya.

ASSUMPTIONS

VARIETY **Turkish olive, oil type**	OIL PRICE **$6.00 / litre**
OIL YIELD **4 kg = 1 litre**	PROFIT SPLIT **75% / 25%**

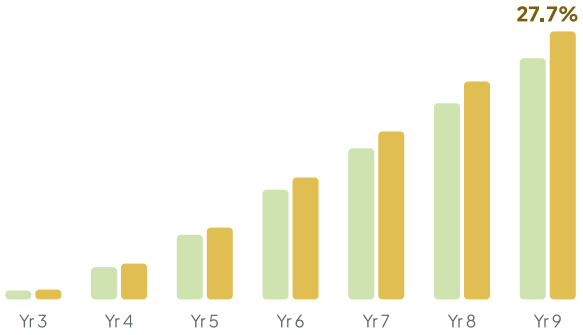
OLIVE YIELD, KG PER TREE



ANNUAL RETURN

Instalment price · Cash price

Up to 27.7% a year from year 9



YEAR 9 INCOME	9 YEAR CUMULATIVE
$49,688	**92.5%**

REVENUE PROJECTION BY YEAR, USD

TREE AGE	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9
Olives (kg)	4,950	9,900	16,500	24,750	33,000	41,250	49,500
Olive oil (litres)	1,238	2,475	4,125	6,188	8,250	10,312	12,375
Gross income	**$7,425**	**$14,850**	**$24,750**	**$37,125**	**$49,500**	**$61,875**	**$74,250**
Annual maintenance	−$5,000	−$6,000	−$7,000	−$7,000	−$8,000	−$8,000	−$8,000
Net profit	**$2,425**	**$8,850**	**$17,750**	**$30,125**	**$41,500**	**$53,875**	**$66,250**
Agrolidya share (25%)	$606	$2,212	$4,438	$7,531	$10,375	$13,469	$16,562
Investor share (75%)	**$1,819**	**$6,638**	**$13,312**	**$22,594**	**$31,125**	**$40,406**	**$49,688**
Return, instalment price	0.9%	3.3%	6.7%	11.4%	15.6%	20.3%	25.0%
Return, cash price	**1.0%**	**3.7%**	**7.4%**	**12.6%**	**17.4%**	**22.6%**	**27.7%**
Cumulative, cash price	1.0%	4.7%	12.2%	24.8%	42.1%	64.7%	92.5%

Returns are the investor share divided by the price paid: $199,000 on the instalment plan, $179,100 in cash. Annual maintenance covers fertilisation, irrigation, weed and pest control, labour and harvesting.

OLIVE OIL PRICE USED

$6 per litre, close to the 10 year average

Over the past 10 years olive oil has sold between $5 and $8 per litre. Every $1 above $6 adds to the investor's income.



Price and Payment Options

AGROLİDYA

Pay in Cash and Save 10%.
Or Spread It Over 24 Months, Interest Free.

OPTION A · CASH

SAVE $19,900

~~$199,000~~

$179,100

10% discount for cash payment

Deposit, on reservation	$10,000
At contract, 40% in total	$71,640
At title deed transfer, 60%	$107,460

27.7% annual return at maturity on the cash price

WHY PAY IN CASH

- **Lowest entry price.** $19,900 less than the instalment plan.
- **Higher return every year,** on a smaller investment.
- **Title deed sooner,** at transfer, not after 24 months.
- **No instalments** to follow after the transfer.

OPTION B · 24 MONTH PLAN

0% INTEREST

$199,000

40% down, 8 quarterly instalments and a final payment

DEPOSIT	AT CONTRACT, 40% IN TOTAL
$10,000	$79,600

MONTH 3 $11,800	MONTH 6 $11,800	MONTH 9 $11,800
MONTH 12 $11,800	MONTH 15 $11,800	MONTH 18 $11,800
MONTH 21 $11,800	MONTH 24 $11,800	FINAL, MONTH 24 $25,000

Quarterly instalments are kept low by a final payment of $25,000 in month 24, made together with the title deed transfer.

INCLUDED IN THE PROJECT VALUE

- **Land preparation** — Complete soil work and levelling.
- **Planting** — 1,650 olive saplings.
- **Irrigation reservoir** — 2,500 ton reservoir on site.
- **Drip irrigation** — Installed across the land.
- **Electricity** — Connection to the farm in place.
- **Perimeter fencing** — Whole property enclosed.
- **First year care** — Land and trees, first year.
- **Title deed** — 100% freehold, 30,900 m².

FROM RESERVATION TO TITLE DEED

1. **Reservation** — $10,000 deposit secures the farm.
2. **Sales contract** — Total paid reaches 40% of the price.
3. **Power of attorney** — Buy from abroad without travel.
4. **Ministry inspection** — Project inspected by the Ministry.
5. **Title deed** — Registered in your name.
6. **Management** — Agrolidya runs the farm for you.

AGROLIDYA RUNS THE FARM

A formal maintenance agreement covers soil care, irrigation, fertilisation, pest management, harvesting, olive oil production and sales. A 5 year agricultural plan is filed with the Ministry of Agriculture, whose engineers inspect the site twice a year. Title deed tax: 4% of the declared sale value.

View the listing

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