

	Income Stream for Blueberry Production & Various Soil Types & Irrigation				Rate of Return on Irrigation Investment		
	Good Soil With Irrigation	Good Soil Without Irrigation	Marginal Soil With Irrigation	Marginal Soil Without Irrigation		Revenue Differences on Good Soil	Revenue Differences on Marginal Soil
YEAR					YEAR		
1	-285,161	-179,758	-285,161	-179,758	1	-105,403	-105,403
2	-35,291	-34,138	-35,291	-34,138	2	-1,153	-1,153
3	-86,475	-95,582	-96,735	-110,972	3	9,107	14,237
4	40,240	20,873	19,720	-20,167	4	19,367	39,887
5	70,304	40,677	39,524	-363	5	29,627	39,887
6	101,800	51,653	60,760	10,613	6	50,147	50,147
7	122,320	61,913	81,280	20,873	7	60,407	60,407
8	122,320	61,913	81,280	20,873	8	60,407	60,407
9	122,320	61,913	81,280	10,613	9	60,407	70,667
10	101,800	41,393	60,760	10,613	10	60,407	50,147
11	79,917	19,510	38,877	-21,530	11	60,407	60,407
12	65,077	34,670	54,037	-6,370	12	60,407	60,407
13	68,581	18,534	27,641	-22,506	13	50,317	50,147
14	81,280	31,133	40,240	-9,907	14	50,317	50,147
15	80,883	30,736	39,843	-20,564	15	50,317	60,407
16	-15,740	20,873	-46,520		16	-36,613	-46,520
17	60,760	20,873	29,980		17	39,887	29,980
18	60,760	20,873	29,980		18	39,887	29,980
19	40,240	10,613	19,720		19	29,627	19,720
20	40,240	10,613	19,720		20	29,627	19,720
SUM	836,175	249,285	260,935	-352,690	SUM	617,500	613,625
NPV					NPV		
3%	\$521,510.45	\$121,355.68	\$107,518.88	(\$310,015.45)	3%	\$421,601.54	\$430,733.58
4%	\$441,824.75	\$89,018.79	\$68,532.37	(\$303,671.97)	4%	\$371,898.59	\$383,622.80
5%	\$371,856.76	\$60,677.83	\$34,279.86	(\$297,736.24)	5%	\$328,194.87	\$341,907.73
6%	\$310,275.53	\$35,795.16	\$4,136.37	(\$292,158.83)	6%	\$289,662.17	\$304,875.84
7%	\$255,953.55	\$13,913.54	(\$22,430.63)	(\$286,897.61)	7%	\$255,599.95	\$271,920.32
8%	\$207,932.72	(\$5,357.04)	(\$45,876.36)	(\$288,399.19)	8%	\$225,413.92	\$242,522.83
9%	\$165,396.49	(\$22,350.19)	(\$66,591.07)	(\$282,830.45)	9%	\$198,598.34	\$216,239.38
IRR	14.63%	7.71%	6.15%	#DIV/0!	IRR	26.10%	29.28%