



RegenNation Fund

Financing America's farmland transition

Through acquisition, regenerative farming, and carbon credit sales

By: Jayd Alvarez, Laura Shutack, Kevin Loo

Problem (US Midwest)

01

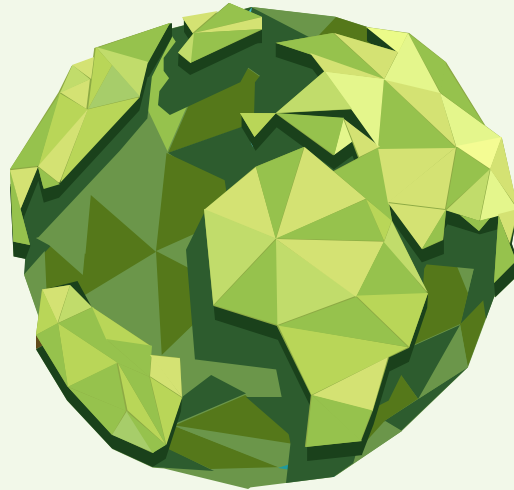
Monoculture Farms

The region produces $\frac{1}{3}$ of world's corn and soy

02

Economics

40% of farms' profits come from subsidies



03

Soil Health

$\frac{1}{3}$ of the region's topsoil has eroded

04

Displacement

Commercial development replaced (insert figure)

Solution



\$50 Million

PE Real Estate Fund



Returns

IRR: 36%
& ESG Targets



Targets

degraded farmland in U.S.
Midwest



Strategies

Regenerative farming,
carbon credit, etc

Process



Phase 1
Farmland
Acquisition



Phase 2
Support
Transition



Phase 3
Carbon Credits



Phase 4
Liquidation
(Options)



Farmland in Brookfield, MO

- 520 Acres
- “Highly tillable”
- Ask: \$3.5M
- Listed 1100 days ago
- Bank Foreclosure

Phase 1

Identification
& Offer



Phase 3

Carbon
Credits

Phase 2

Transition
Efforts

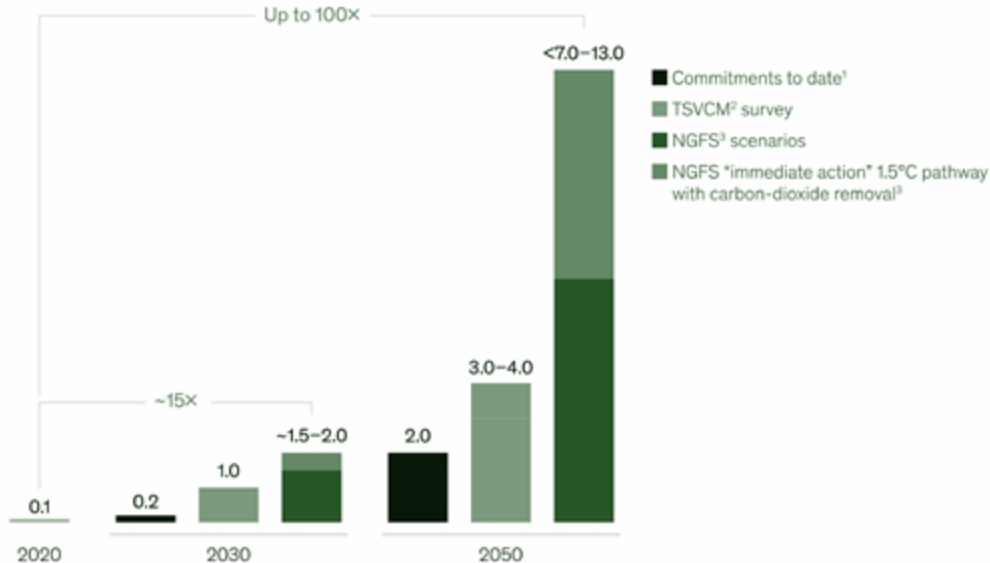
Phase 4

Liquidation

Trends & Opportunities

Global demand for voluntary carbon credits could increase by a factor of 15 by 2030 and a factor of 100 by 2050.

Voluntary demand scenarios for carbon credits, gigatons per year



15X

Growth

In demand for carbon credit by 2030

\$50

Billion

Carbon credit market

\$10

Trillion

Net financial return potential by 2050

170

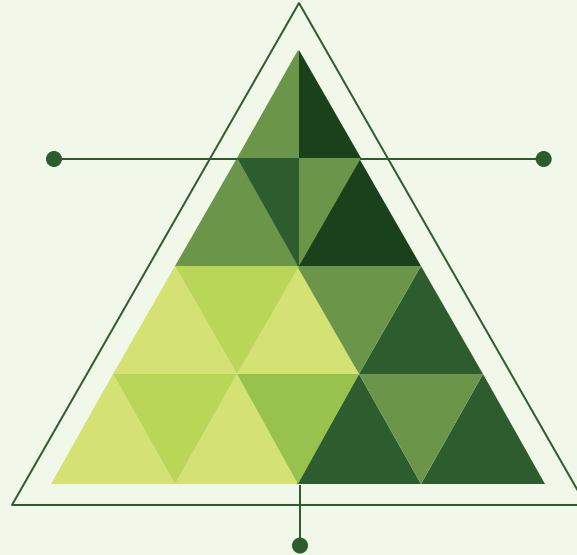
GtCO2e

Mitigation potential in the same period

ESG Return

Environmental

- Reduced ag. run-off
- Increased sequestration
- Increased biodiversity
- Increased soil health









Social

- Reduced farmer displacement
- Increased sustainable operations

Governance

- Reduced dependence on subsidies
- Increased farmer engagement & efficacy

Return Projections & Metrics

Financial		IRR 20-36 (%)
Sequestration		1.425 million (ton)
Biodiversity		+0.3 (simpson index)
Chemical		Reduction of over 16.5 (%)
Displacement		Prevention of 25 (farmer households)
Subsidy		Reducing 2 million (\$)

The background features a white central area surrounded by a border of green geometric shapes, primarily triangles and polygons, in various shades of green.

Thank You! Questions?

ja3502@columbia.edu

ls3694@columbia.edu

kl3323@columbia.edu

Sources

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Appendix A: Case Study Projections

Sample 7-year NPV for a \$2 Million Farmland Investment								
Period (Year)	1	2	3	4	5	6	7	
Value of Farm Production	\$0	\$0	\$0	\$551,184	\$583,153	\$616,976	\$652,760	
Net Farm Income	-\$250,000	-\$250,000	-\$250,000	\$192,297	\$203,450	\$215,250	\$227,735	
Biochar Revenue	\$0	\$0	\$0	\$1,648,124	\$1,648,124	\$1,648,124	\$1,648,124	
Net Biochart Income	\$0	\$0	\$0	\$1,169,018	\$1,169,018	\$1,169,018	\$1,169,018	
Carbon Credit Income	\$162,896	\$162,896	\$162,896	\$1,331,914	\$1,331,914	\$1,331,914	\$1,331,914	
Total Farm Income	-\$87,104	-\$87,104	-\$87,104	\$2,693,229	\$2,704,382	\$2,716,182	\$2,728,667	
Farmland Sale	-	-	-	-	-	-	-	\$2,238,956.63
NPV	\$5,384,495	IRR	36%					

Questions/Comments from Speakers

- “I like those IRRs in the context of reaching ESG targets!!”
- Will you have your carbon credits audited?
- What would be considered usury in the sell back to farmers? what are the do no harm factors that should be considered?
- How many years does it take to take conventional farms to regen?
- What is the difference in yield?
- “I like the returns AND KPIs . . . both = powerful”