



SONOMA COUNTY WINERY ESTATE OFFERING SUMMARY SHEET

PROPOSED TRANSACTION	Ultra Premium California Winery, Vineyard, and Estate Home seeking a qualified buyer for assets only purchase.	
an		
OPPORTUNITY	Acquis	ition of a 5,000 case permitted boutique inventory established brand, goodwill, and estate home.
winery,		
vineyard		
The		company offers:
		<ul style="list-style-type: none"> • Reputation for quality • Expansion potential • Turnkey Operation
COMPANY	Assets	Only Purchase
LOCATION	Sonoma	County, California
PRODUCTION PERMIT		Permitted and built for 5000 annual case
production.		
ACREAGE		50+ acres with 10 planted to vineyard.
Vineyards		are farmed using organic practices.
Also		planted with olive trees.
SOILS & DRAINAGE		Rocky Loam. Well drained soil with extensive
drainage		system.
FACILITIES	Large	custom home with views, with all
amenities		overlooking the vineyard and
surrounding		valley views. 5000 square-foot,
state-of-the-art		winery building with equipment
for		wine production.
VARIETALS		Premium red wine varieties.
DISTRIBUTION	Distribution	throughout the state of California.

INVESTMENT CONSIDERATIONS

EXCEPTIONAL APPELLATION recognition exceptional produced	The area has earned worldwide and respect for the quality of wine grapes in this ideal viticulture area
TURNKEY OPPORTUNITY winery and as and Substantial included.	Everything necessary to run an efficient from tangibles such as inventory equipment through intangibles such an established brand and goodwill all requisite permits and licenses. wine inventory is also
VINEYARD DESIGN & LAYOUT encompass vineyard techniques, organic	The vineyards are well conceived ing recent breakthroughs in layout and viticulture combined with a respect for winegrowing methodology.
EXCELLENT INFRASTRUCTURE provides to infrastructure controlled capacity tanks, workspaces. additional press first-class	The 5,000 square-foot winery building sufficient space to produce up 5,000 cases per year. Other includes temperature barrel chais, 11,500 gallon of temperature-controlled laboratory, and several large Outdoor canopy provides external storage space. and other equipment, all in condition.
PERMITS All	agricultural and beverage control permits.
OFFERED AT	\$6,490,000

To Receive Additional Specific Information, Interested Parties Must Be Willing To Execute A Non-Disclosure Agreement and Provide Documentation From Their Financial Institution That They Are Qualified To Purchase The Subject Property.

All inquiries and requests for information should be directed to the following individuals at KM Properties, Inc.:

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The information contained came from reliable sources. However, KM Properties, Inc. cannot and does not warrant any information within. It is advised that the buyer take the time to complete any inspections desired and a thorough due diligence process prior to any close of escrow.