



## SONOMA COUNTY WINERY ESTATE OFFERING SUMMARY SHEET

PROPOSED TRANSACTION	Ultra Premium California Winery, Vineyard, and Estate Home seeking a qualified buyer for an assets only purchase.
OPPORTUNITY	Acquisition of a 5,000 case permitted boutique winery, inventory established brand, goodwill, vineyard and estate home. The company offers: <ul style="list-style-type: none"><li>• Reputation for quality</li><li>• Expansion potential</li><li>• Turnkey Operation</li></ul>
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	The area has earned worldwide recognition and respect for the exceptional quality of wine grapes produced in this ideal viticulture area
TURNKEY OPPORTUNITY	Everything necessary to run an efficient winery from tangibles such as inventory and equipment through intangibles such as an established brand and goodwill and all requisite permits and licenses. Substantial wine inventory is also included.
VINEYARD DESIGN & LAYOUT	The vineyards are well conceived encompassing recent breakthroughs in vineyard layout and viticulture techniques, combined with a respect for organic winegrowing methodology.
EXCELLENT INFRASTRUCTURE	The 5,000 square-foot winery building provides sufficient space to produce up to 5,000 cases per year. Other infrastructure includes temperature controlled barrel chais, 11,500 gallon capacity of temperature-controlled tanks, laboratory, and several large workspaces. Outdoor canopy provides additional external storage space. press and other equipment, all in first-class condition.
PERMITS	All agricultural and beverage control permits.
OFFERED AT	\$7,900,000

***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.*