



Napa Vineyard Compound Estate



Presented by: Carmen Gray & Peter Gray

NDA Required for Full Prospectus

\$16,096,000

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CaIDRE 02040799 / CaIDRE 01215931





**Family Farm crafting Small Production Estate Wines from the
Prestigious Napa AVA**

- 32 +/- Acres Turn-Key Vineyard Estate Compound
- Award Winning Wines
- 15.8 Acres +/- Prime Vineyard (Cabernet Sauvignon)
- Wine Club Members (NDA Required)
- Large Mailing List (NDA Required)
- Adj. EBITDA 2017-2020 (NDA Required)
- Wine Inventory: Bottled Cases; Barreled / Tank Gallons (NDA Required)
- Retail & Wholesale Wine Business *(includes, but not limited to: Labels, Large mailing list, Wine Club, Good Will)*
- Private Wine Room
- 140 +/- Prime Quality Olive Trees (Frantoio)
- 5,794 SF Tuscan-style Main Estate House
- 4 Guest Villas
- Panoramic Views
- Resort-like Pool Setting
- Pool Cabana with his/hers Changing Rooms/Shower
- Stunning Grounds and Private Hiking Trails
- Farm Equipment
- Hen House



Highlights

Vineyard Estate: Summary

- Approximately 15 +/- acres of the site have been planted with grape vines.
- These vineyards are divided into two primary blocks. 12 +/- acres are planted with vines that are in their prime at 25 years old, while the remaining three acres were planted between four to seven years ago.
- The entire vineyard is planted with Cabernet Sauvignon.



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RE/MAX GOLD
COMMERCIAL

Business Type	Wine Brand, Sales & Inventory	Business Name	NDA Required
Gross Income 2020	NDA Required	Brand Trademark	NDA Required
Adjusted EBITDA 2020	NDA Required	Wine Scores	90-96 Points
Bottled Cases	NDA Required	Wine Club Members	NDA Required
Barreled / Tank Gallons	NDA Required	Mailing List	NDA Required

Business Type	Wine Brand, Sales & Inventory	Wine Club	NDA Required
Gross Income 2020	NDA Required		
Adjusted EBITDA 2020	NDA Required	3 x Adj. EBITDA (1.15 x Rev)	NDA Required
Bottled Cases	NDA Required		
Barreled / Tank Gallons	NDA Required	Inventory (approx. Cost)	NDA Required
TOTAL BUSINESS & BRAND			NDA Required

Property Type	Single Family Residence	Zoning	Agricultural Watershed (AW)
Property Subtype	Rural/Agricultural Residence	Land Use	Commercial Vineyard
APN	NDA Required	Lot Size (acres)	32 +/- acres
Estate House Stories	2	Vines (acres)	15+/- acres
Year Built / Renovated	1968 / 2010	SqFt Gross/Living	6,694 / 5,794
# Bed / # Bath	7 Bed; 7 Bath	# Villas	4 Residential; 1 Wine Room
Garage (attached)	3 Car	Garage (detached)	#1 (2 Car); #2 (4 Car)

Vineyard (acres)	15 +/- acres premium Cabernet Sauvignon	NDA Required	NDA Required
Non-Planted Land (acres)	16 +/- acres	NDA Required	NDA Required
Cleared Plantable Land (acres)	0.0 acres	NDA Required	NDA Required
Estate Compound	Estate House (7 Bd, 7 Ba), 4 Residential Villas		
	9 Car Garages; Pool; Pool Cabana; Bocce		NDA Required

Italian-style, income producing Vineyard Estate Compound with Panoramic Views of the Valley!

Prime Napa Location and AVA!

Featured in Napa Valley Life Magazine

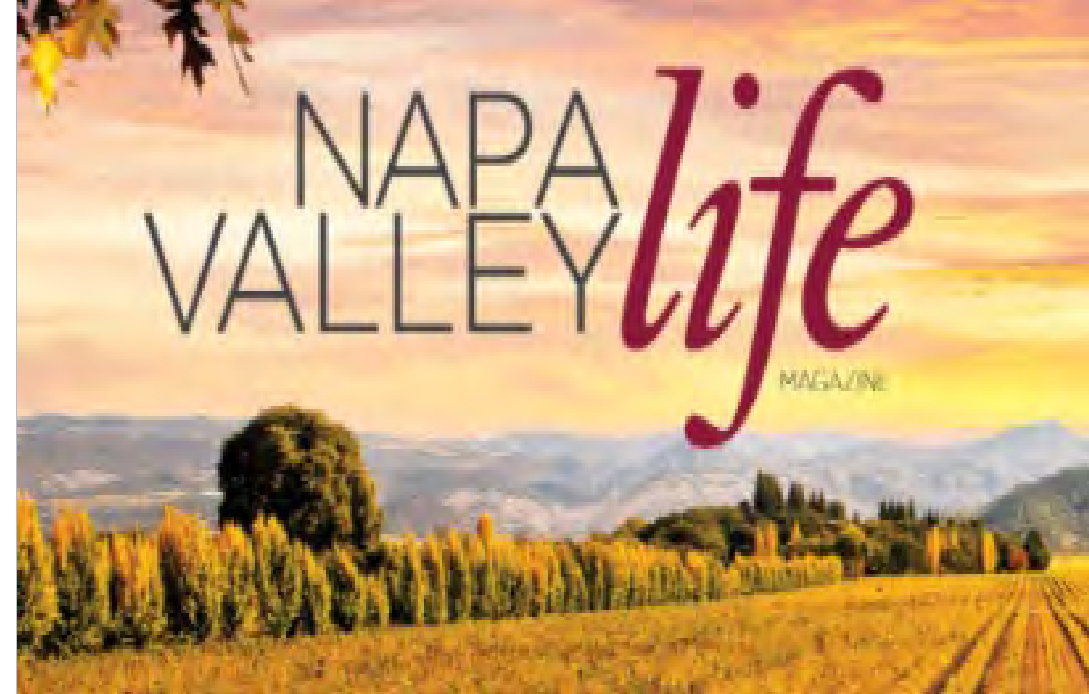
All wines are grown or sourced from small family farms, from single vineyards and are 100% single varietals.

Turn-key vineyard management in place for the passive owner/investor.

32+/- acres of resort-like living mixed in with farming, 15.8 acres of planted Cabernet Sauvignon, farm equipment, inventory, established brand, olive trees, fruit trees, hen house and more!

Resort-like living amongst the vineyards. Beautifully landscaped grounds to walk and explore. Spectacular sunsets.

Residential compound includes gated entries, knoll-top 7 Bedroom / 7 Bath large main villa with pool, pool cabana, hot tub, and panoramic views, additional guest villas, private wine room, multiple storage structures, and much more!





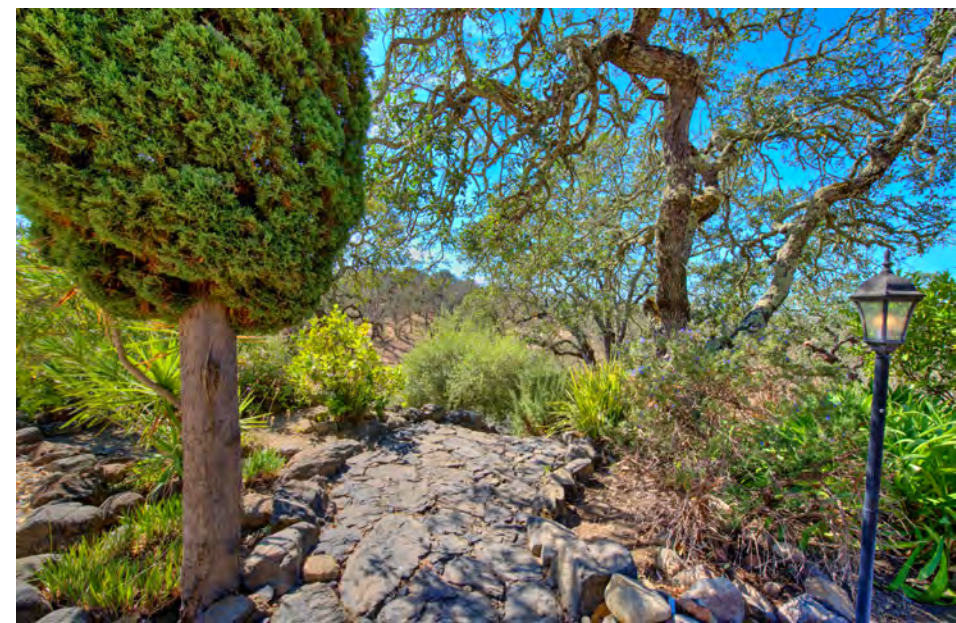
Indoor / Outdoor Entertainment



The grounds and landscaping are stunning all year around. You won't

Explore your own private oasis.

You will always feel like you are on a vacation!





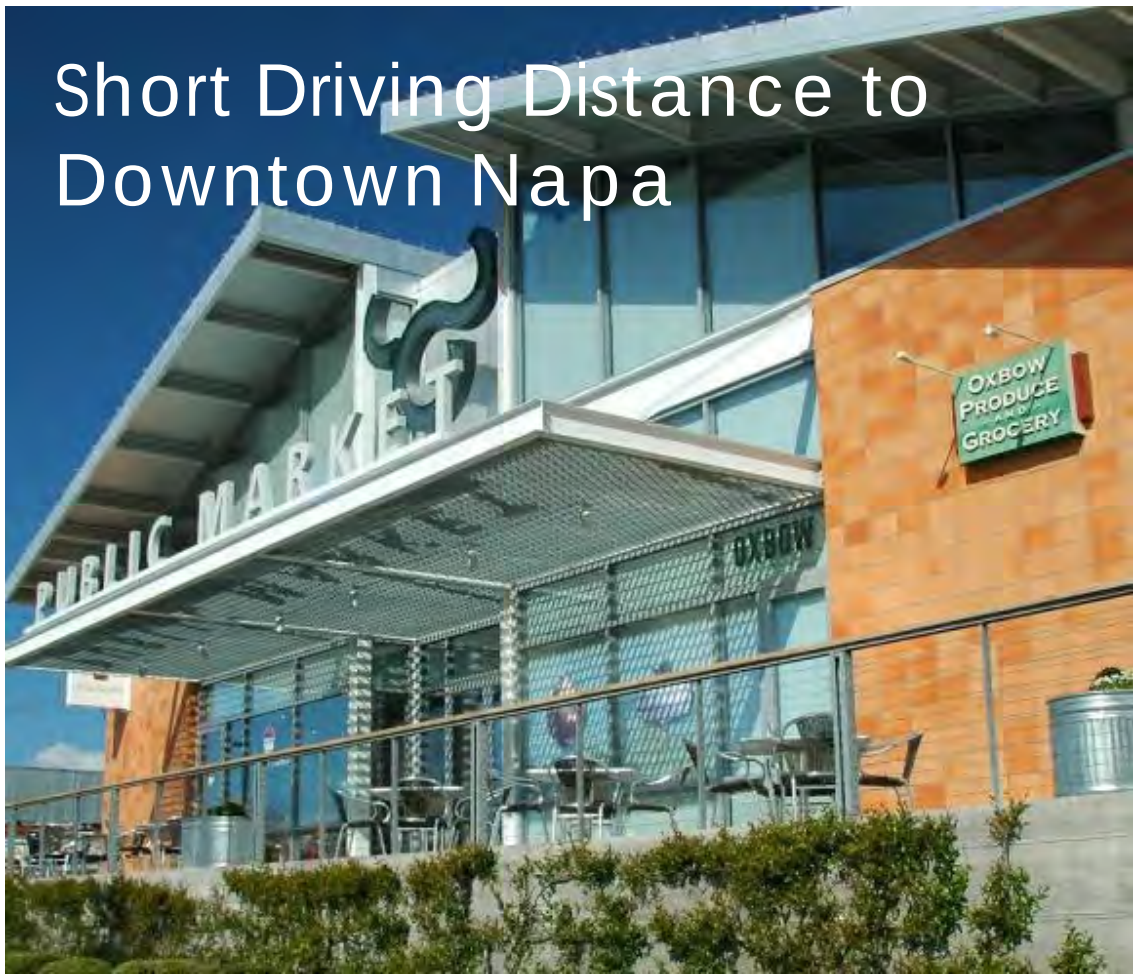
Hen House



Guest Villas



Short Driving Distance to
Downtown Napa



Close to Downtown shops, dining, famous wineries,
entertainment and Oxbow Market.

NapaVineyardCompound.com



CalDRE #02040799

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