

CONFIDENTIAL WINERY OFFERING

SANTA ROSA | RUSSIAN RIVER VALLEY AVA



OFFERING MEMORANDUM

JOHN BERGMAN

Bergman Euro-National

707 887 9822 | john@bergmanvineyards.com | bergmanvineyards.com | license# 00340276

ROBYN BENTLEY

Wine Country Consultants

707.477.8420 | bentley@winecc.net | winecc.net | license# 01175362

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- PROPERTY PROFILE -

PROPERTY NAME:	Confidential Winery Offering
ADDRESS:	Confidential
CITY / COUNTY / ZIP:	Santa Rosa Sonoma County
STATE:	California
PRICE:	\$4,850,000
ASSESSOR'S PARCEL NUMBER:	057-040-071
APPELLATION:	Russian River Valley AVA
SUMMARY DESCRIPTION:	Located on a quiet country road, just off a main road with 6 other wineries on it, sits this 7 acre property with a winery permitted to make 1,000 cases of wine annually. There is a main home with guest quarters, and a barrel room building complete with a king sized one bedroom rental above it overlooking 3 acres of a premium Cabernet Sauvignon vineyard and the Russian River Valley. There is a separate winery building with all equipment making world class Cabernet Sauvignon.
ZONING:	RR B6 4
STRUCTURES:	House, Granny Unit, Barrel Room w/ Upstairs B&B Bottling room with upstairs office and outdoor kitchen Bonded Warehouse & Large Shop
WATER & SEPTIC:	NEED

- PROPERTY OVERVIEW -



Located on a quiet country road, just off a main road with 6 other wineries on it, sits this 7 acre property with a winery permitted to make 1,000 cases of wine annually. There is a main home with guest quarters, and a barrel room building complete with a king sized one bedroom rental above it overlooking 3 acres of a premium Cabernet Sauvignon vineyard and the Russian River Valley. There is a separate winery building with all necessary equipment to make world class Cabernet Sauvignon.

There is outside entertainment and dining including a BBQ area and bar. The permits allow tours, tastings and events on premise. It is a beautiful setting with picnic tables, new deck and lawn that sit comfortably under the shade of very old and mature trees.

This is the only Cabernet Sauvignon vineyard in the heart of the Russian River Valley Appellation and a refreshing difference from the well-known Pinot Noir wineries in the area. Due to the cooler micro climate, the wines take on an elegance that is distinct from Cabernet Sauvignon normally grown in other regions. The wines boast 18 years of awards, 31 Gold Medals, 2 Double Gold Medals, 1 “Chairman’s Best in Class” at the Long Beach Grand Cru Wine Competition.

This is truly a beautiful direct sales operation with over 650 loyal club members that cover all expenses and offers a healthy income for the owners.

- PROPERTY OUTLINE -



- WINERY BARREL/TASTING ROOM BUILDING -



HOUSE SPECIFICATIONS

Located just off Olivet Road, Santa Rosa, CA. 1650 sq. ft. home on 7.25 Acres, large upstairs loft Master Bedroom, walk in closet and upstairs Bath. 2 downstairs bedrooms with new carpet, 1 downstairs bathroom, 2 car garage

Large area rugs and some furnishing to stay with home

38 Solar Panels - Lease will transfer

Water filter system - new - filters all water to house and winery

Hot Tub

Granny Unit, furnished with full kitchen and bath. Rents for \$1200 month.

- VINEYARD OVERVIEW -



VINEYARD OVERVIEW

2 - 3 acre vineyards, Clone 4 and Clone 7. Average 600+ cases per year

Certified Sustainable Vineyards

Winegrower Permit

Drip irrigation system with 5000 gallon water tank on concrete platform and pump

Vineyard netting - partial

- VINEYARD OVERVIEW -



VINEYARD OVERVIEW - CABERNET SAUVIGNON

Planted 1998

3+ acres - vine spacing 6X8 grid

Vertical Shoot Position

Clone 4 on 3309 rootstock

<u>YEAR</u>	<u>YIELDS AVE.</u>	<u>BRIX</u>
2002	7.4 ton	
2003	6.2 ton	
2004	8.1 ton	
2005	6.1 ton	
2006	8.6 ton	
2007	7.1 ton	
2008	8.3 ton	24
2009	4.6 ton	24.5
2010	3.1 ton	23.5
2011	2.6 ton	22.5
2012	5.2 ton	24
2013	6.8 ton	24
2014	5.5 ton	24
2015	3.5 ton	24

Planted 2005

3+ acres - vine spacing 6X8 grid

Vertical Shoot Position

Clone 7 on 110R rootstock

<u>YEAR</u>	<u>YIELDS AVE.</u>	<u>BRIX</u>
2007	1 ton	
2008	6.4 ton	24
2009	10.9 ton	24.5
2010	8 ton	23.5
2011	3.6 ton	22.5
2012	6.1 ton	24
2013	8.6 ton	24
2014	7.4 ton	24
2015	5.4 ton	24

- WINERY & PRODUCTION BUILDING -



WINERY & PRODUCTION BUILDING

Winery Building

Insulated barrel room with air conditioner

Wine Making Basic Permit #CA-W-17339

Large concrete crush pad

B&B Upstairs - King size bed, full Bath, Coffee Maker, Microwave, Refrigerator with antique furnishings. Deck with beautiful view over vineyards and valley

Rents for \$225 per night

Production Building

Bonded Warehouse BW-CA-6000

Warehouse permit

Bottling and shipping room with supplies

Outdoor entertainment area

Outdoor furnishings

3 Outdoor Heaters

Large shop

Fire Pit - portable

Weber BBQ Grill - new

492 Bottle Temperature controlled wine cabinet

2 Refrigerators - mini

- CASE INVENTORY -



TAKEN 7/22/16

VINTAGE	RESERVE VINEYARD	ESTATE VINEYARD
2007	9 LIBRARY	SOLD OUT
2008	15 LIBRARY	7 LIBRARY
2009	11 LIBRARY	5 LIBRARY
2010	57	165
2011	34	72
2012	68	14 LIBRARY
2013	236	309
2014 in Barrels	307	319
2015 in Barrels	196	258

2012 Cabernet Port 30 Cases of 375 ml. bottles

2013 Cabernet Port 28 Cases of 375 ml. bottles

2011 PETITE SIRAH 30 Cases

2012 PETITE SIRAH 42 Cases

2015 ROSE OF CAB 17 Cases

2014 vintage will be bottled on August 12, 2016. Approx. 250 cases will be sent to the wine club

2015 vintage estimate total 700 cases

- GENERAL AREA DESCRIPTION -



RUSSIAN RIVER AVA

In 1983 the Russian River Valley American Viticultural Area (AVA) became an approved viticultural area. As of October 11, 2005 the expansion of the Russian River Valley AVA formally became law according to a ruling by the Alcohol and Tobacco Tax and Trade Bureau. This expansion increased the AVA total acreage by 30,200 acres to 126,600 by recognizing previously overlooked portions of the fog regions. Presently the Russian River AVA is over 150 square miles, which includes over 15,000 total acres planted to premium wine grape vineyards. The expansion has been endorsed by the Sonoma County Grape Growers Association and culminates over ten years of effort by the Russian River Valley Winegrowers (RRVW).

The Russian River Valley Winegrowers took leadership in proposing a boundary change to better define the unique geographical characteristics of the Russian River Valley AVA. The amendment to the original 1983 boundary lines follows more accurately the historically identifiable borders of the area influenced by cool, coastal fog — the single most important factor differentiating the Russian River Valley AVA.

The new boundary adds land to the east and south of the AVA's original established limits, including the entire Santa Rosa Plains, which was previously bisected. Also included is the entire Green Valley, Sonoma County region, in the southwestern edge of the Russian River Valley, portions of which had been formerly excluded. In addition, the new boundary includes a southernmost region, located south and west of Sebastopol, which is locally referred to as the Sebastopol Hills.

- RUSSIAN RIVER VALLEY AVA MAP -



- SONOMA COUNTY AVA MAP -



- WINERY & VINEYARD EQUIPMENT -



WINERY & VINEYARD EQUIPMENT

Gai Model 500 mono block bottle filler and corker w/ Phase-A-Matic model R-3 converter w/roller

Gast model vacuum pump w/roller

2 Nitrogen tanks with gauges

Semi-automatic foil spinner

Axcess-Tre semiautomatic pressure sensitive wine bottle labeler

Zambelli bladder press (120 Gallon)

2 Zambelli variable speed transfer pumps - 1 new

2 - Zambelli crusher de-stemmer

4 - variable length transfer hoses

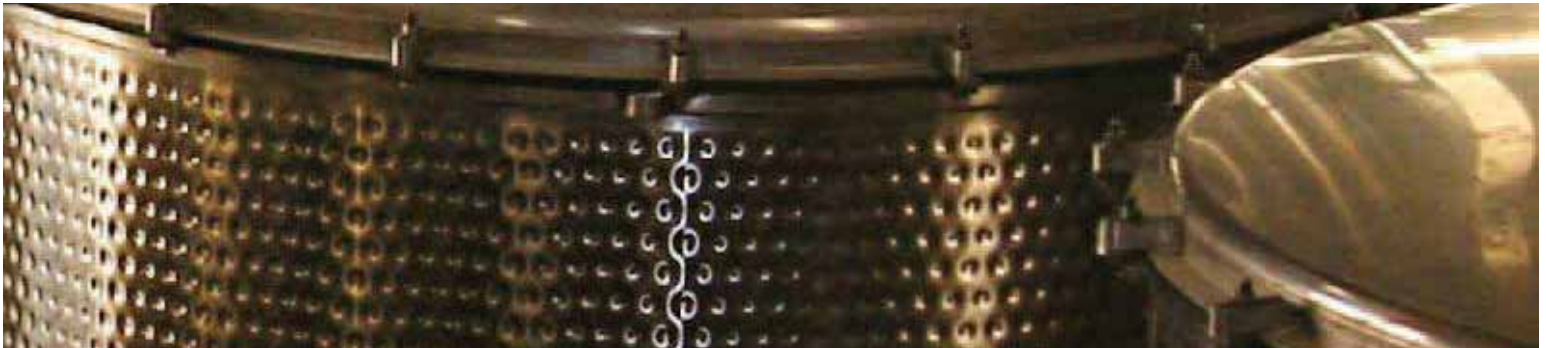
Misc. clamps for hoses and tanks

Toscana 8X8 inch, 20 plate wine filter with pump and hoses

Flex Weigh platform digital scale with digital display

22 - Yz ton picking bins

- WINERY & VINEYARD EQUIPMENT -



WINERY & VINEYARD EQUIPMENT

50 French oak barrels

55 steel wine barrel racks

Toyota all terrain forklift 4000 lb. capacity

North Star steam pressure washer

Craftsman pressure washer - new

Central hydraulic pallet jack

4 air conditioning units

550 gallon stainless steel tank

1400 gallon stainless steel tank

6 stainless steel 55 gallon drums

35 glass carboys

2 Stainless Steel Production Tables

Kubota tractor with

Rototiller

Flail Mower - new

Mower

Scraper

Blade

Disk

Dry sprayer

50 gallon wet sprayer

- WINERY & VINEYARD EQUIPMENT -



WINERY & VINEYARD EQUIPMENT

Honda 650cc Quad with front and back rack

20 gallon strip sprayer

Craftsman garden tractor

Craftsman lawn mower -new

Scaffolding

2 full sets of tools - standard and metric

Hand power tools

Table Saw

3 ladders

Industrial shelving

Vineyard Trailer

2 Weed whackers -new

1 chainsaw

8000 Watt Generator - new

- ASSETS & AWARDS -



ASSETS

650 Member Active Wine club
Bonded Winery #6000 established 1997
Bonded Warehouse Permit
Wine Making Permit
Event Permit
Registered Trademark Brand
Direct Shipping License to 12 States
Website
Office Equipment

AWARDS

18 Year History of World-Class Cabernet
31 Gold Medals
2 Double Gold Medals
1 "Chairman's Best in Class" at Long Beach Grand Cru Wine Competition