

EG10183 - Miscellaneous

Oregon

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HIGHLY CONFIDENTIAL!!! The Ultimate location for Social Distancing! This iconic 40 acre property produces award winning Pinot Noir and Gris for sale through the onsite tasting room or online through their 1000+ member wine club. The main building, patio and surrounding gardens may be rented for weddings, corporate events and the tasting room provides fair offerings of all the wines they produce for a reasonable fee. Resident winemaker is offering to stay on for new owner making this an ideal absentee or semi absentee opportunity. The ultimate escape for birders, hikers, city folk or anyone who loves wine!

**Exclusive winery, vineyard and wine club****Recast Earnings** (Not Verified By Business Team)

	12 Months Ended 12/31/2022	12 Months Ended 12/31/2021	12 Months Ended 12/31/2020
<b>Sales</b>	\$759,686	\$725,580	\$634,177
<b>Adjusted Cash Flow</b>	\$174,802	\$195,646	\$190,718

**Operations**

Number of Employees	Full Time	Part Time	Licenses Required
Non-Owners	3	8	OLCC winery and TTB
Owners	0	1	
Hours of Operation	Friday & Saturday from 11am to 7pm Sunday from 11am to 5pm, or by appointment.		

**Price/Terms****Lease**

Asking Price	\$300,000	Monthly Rent Including NNN	\$0
Down Payment	\$300,000	Expires	NA
Inventory (included)	\$75,000	Option	No
		Size (sq.ft.)	-
Real Property Available	Yes	New Lease Available	No

**Miscellaneous**

Type of Organization	LLC	Training	52 Weeks40 Hours
Reason for Sale	Retirement		

Disclaimer: The information provided herein is compiled from information provided by the seller(s). Business Team (CA BRE 01160661) makes no representation as to its accuracy or reliability. Prospective buyer(s) should rely upon their own verification and that of their financial advisors with respect to this information.