

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 12/31/2019 | 12 Months Ended 12/31/2018 | 12 Months Ended 12/31/2017 |
|---------------------------|-------------------------------|-------------------------------|-------------------------------|
| Sales | \$681,677 | \$490,649 | \$640,312 |
| Adjusted Cash Flow | \$159,258 | \$492,988 | \$35,158 |

Operations

| Number of Employees | Full Time | Part Time | Licenses Required |
|---------------------------|---|-----------|---------------------------------------|
| Non-Owners | 3 | 8 | OLCC winery and Federal Taxing Agency |
| 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 | \$6,600,000 | Monthly Rent Including NNN | \$0 |
| Down Payment | \$1,320,000 | 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 weeks 40 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.