

| FOR SALE |
LIVE THE WINERY LIFESTYLE



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**Connect for
Confidentiality Agreement**

PROPERTY SUMMARY

This outstanding boutique winery is located strategically in Southwest Washington, with easy access to Portland, OR. The owner is interested in selling the winery's prestigious brand, the lovely vineyards and facilities. The brand comes with a sizeable wine inventory, tasting room and wine making facilities, valuable connections with premium vineyards and well-deserved reputation, all the results of thoughtful, hard work. It is financially profitable.

The 15 acres vineyard property has 8 acres planted with 7-8 year old vines suitable for the micro-climate of the area. There are two buildings, (3,500 Sq. Tasting room/winery building and an 8,400 Sq. barn/wine storage facility) lovely grounds with a small lake, prepared and occasionally used (way below its potential) for outdoor weddings, concerts and events. Situated within five minutes of Interstate -5, the main thoroughfare of the west coast.

The vineyard operation is easily manageable by a single person or a family and produces award winning wines. The winery focuses on production of a variety of quality red and white varietal vineyard designated wines. Recent production averaging over 2,000 cases per year using 100% estate grapes. Wines produced by the winery range from \$10 to \$50/ bottle.

The winery also has good website and a 1,700+ member mailing list.



PROPERTY PHOTOS



Five Reasons why this vineyard and winery are a great investment:

1. Turn Key business – a fully operational winery and vine yards producing splendid wines,
2. Expanding brand with 8 years history of excellence,
3. Appealing website, wine club, mailing list,
4. Great location, near urban centers just off Interstate 5,
5. Reasonable Owner with realistic expectation (a rarity in the wine industry).

AERIAL



- 2016 Vintage Overview -

2016 continued the trend of warm growing seasons in Washington marked by an early start. Bud break and bloom were significantly advanced from historical dates, with bloom occurring in some areas as early as the third week of May, a good two-plus weeks ahead of average. By the end of May, 2016 was easily on pace to surpass 2015 as the warmest vintage on record.

To everyone's surprise, beginning in June, temperatures swung back toward normal. "As we all know weather is very unpredictable and we did not see the cool second half coming," said one winemaker. These cooler temperatures persisted throughout the majority of the summer.

One of the hallmarks of the vintage was a large crop which, notably, caught many winemakers and growers by surprise. As a result, many sites picked out heavier than average and expected, despite successive thinning passes.

Most attributed the large crop size to larger than average cluster size. Both berry size and the number of berries were significantly increased.

Several factors were in play to cause this: the warmth of the previous year, the lack of fall or winter freezes, the warm spring, and then cooler summer temperatures. "Everything was set to maximize," one grower reported. As a result of this and additional plantings, 2016 was easily a record crop for the state.

Harvest started early, though not quite as historically early as the previous year. Cooler temperatures in September and October, along with some unseasonable rainfall, stretched the harvest season out to record lengths for some growers, with larger sites not finishing until the first week of November after starting in the third week of August.

Overall winemakers expected high quality fruit due to the extended hang time, with larger berry and cluster size.



- Second largest wine-producing region in the U.S. -

Washington is located in the northwest corner of the United States in a region commonly referred to as the Pacific Northwest. The state ranks second in the U.S. in wine grape production behind California, though it is a very distant second (2015 grape production by ton was 222K for Washington State, 3.8M for California).



- Wines have a balance of New World and Old World styles -

Varietal typicity and pure fruit flavors are the hallmarks of Washington wine. What does this mean? It means that Cabernet Sauvignon invariably tastes like Cabernet Sauvignon and Merlot like Merlot. The flavors have a New World sense of purity and plushness while retaining the tannin and acid structure Old World wine regions are more commonly known for.





2015 KEY STATS

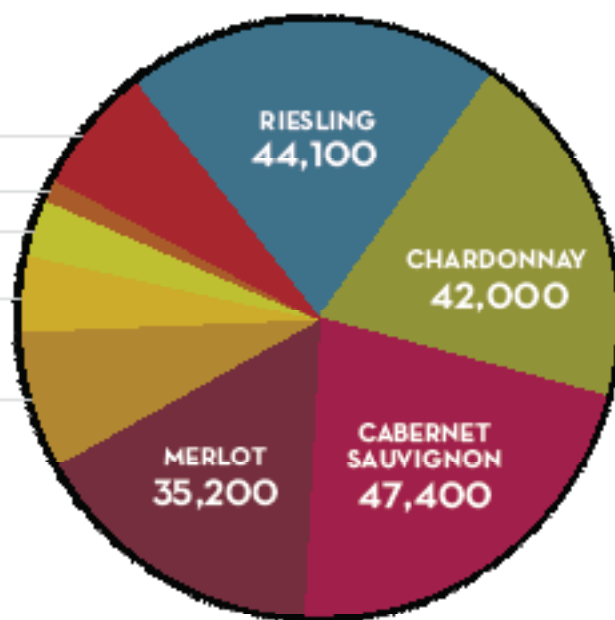
222,000
TONS HARVESTED

REDS 112,600 TONS

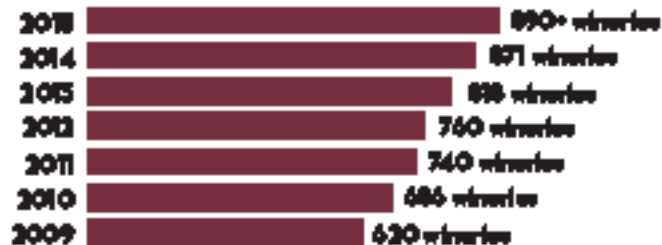
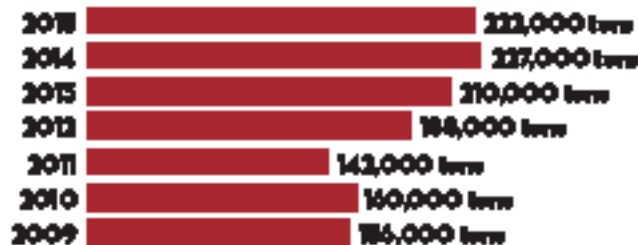
WHITES 109,200 TONS

GRAPE VARIETIES

Cabernet Franc • 3,400
 Malbec • 2,400
 Pinot Noir • 1,600
 Sangiovese • 1,300
 Petit Verdot • 1,300
 Grenache Noir • 1,300
 Mourvèdre • 800
 Other Red Varieties • 2,300
 Gewürztraminer • 2,600
 Viognier • 1,600
 Semillon • 900
 Chenin Blanc • 800
 Other White Varieties • 1,800
 Sauvignon Blanc • 6,700
 Pinot Gris • 9,000
 Syrah • 15,000



INDUSTRY GROWTH



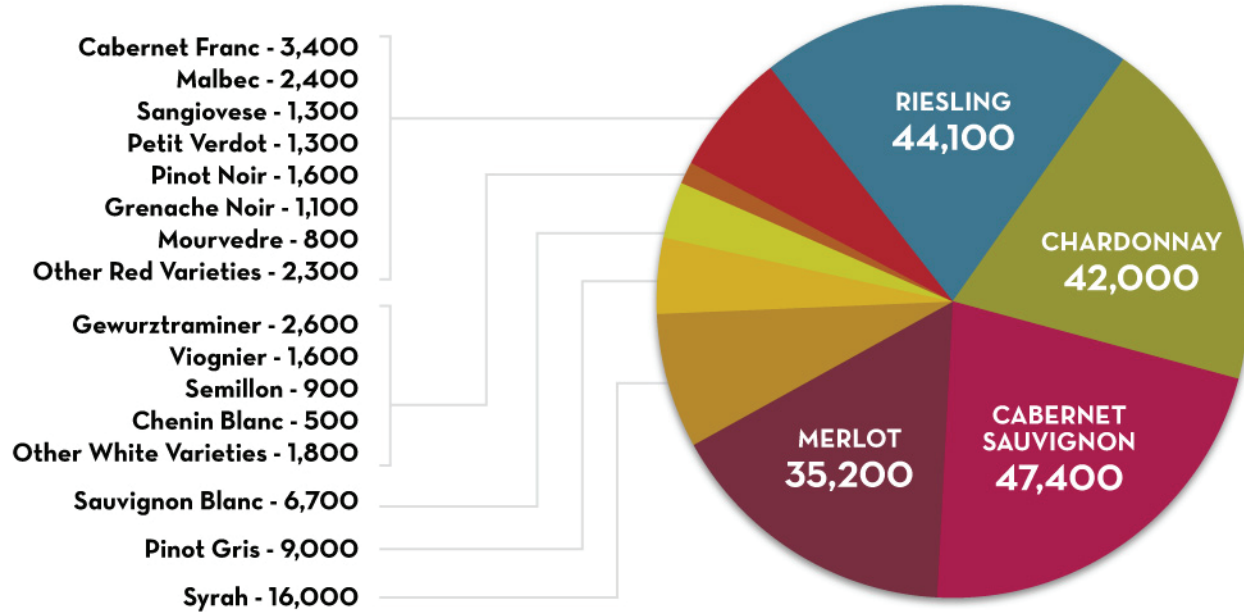
This report is prepared from information provided by wineries to the Washington State Wine Commission as part of the Annual Grape Report crush survey. All information is provided on a voluntary basis. Production and price information is estimated by NASS-USDA through statistical summarization. The WSWC and NASS have been collaborating on this reporting process since 2011.



- State not defined by a single grape -

Unlike many wine regions, Washington cannot be defined by a single grape or even a group of grapes. While Cabernet Sauvignon, Merlot, Syrah, Riesling and Chardonnay are the most common in terms of production and plantings, over 30 varieties are planted and experimentation continues.

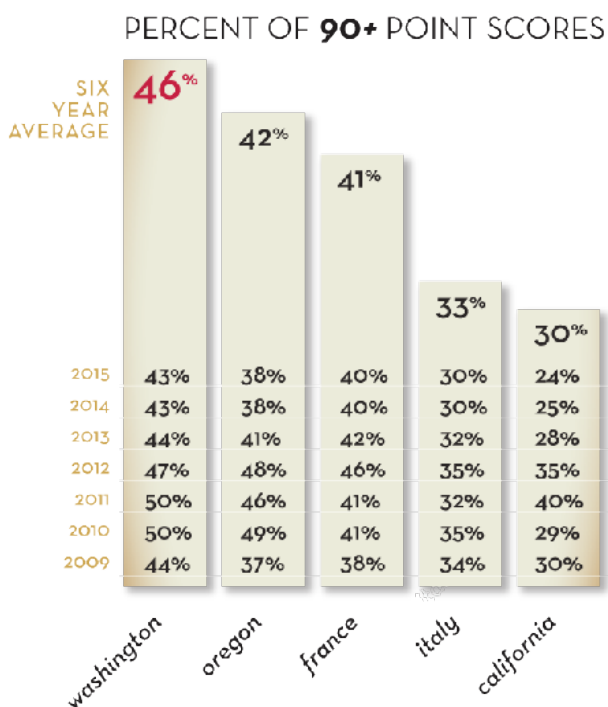
GRAPE VARIETIES HARVESTED IN 2015





- Washington wines offer high quality and value -

Wines from Washington State are known for both their high quality and value. This is perhaps best represented by data published by *Wine Spectator*, which has shown that—for a number of years running—Washington has the highest percentage of wines rated 90 points or above compared to most major wine regions with the lowest average cost for these wines.



Source: Wine Spectator



Source: Wine Spectator

WASHINGTON STATE WINE

2016 GRAPE GROWING SEASON

2016 KEY STATS

270,000
TONS HARVESTED

REDS 157,300 TONS

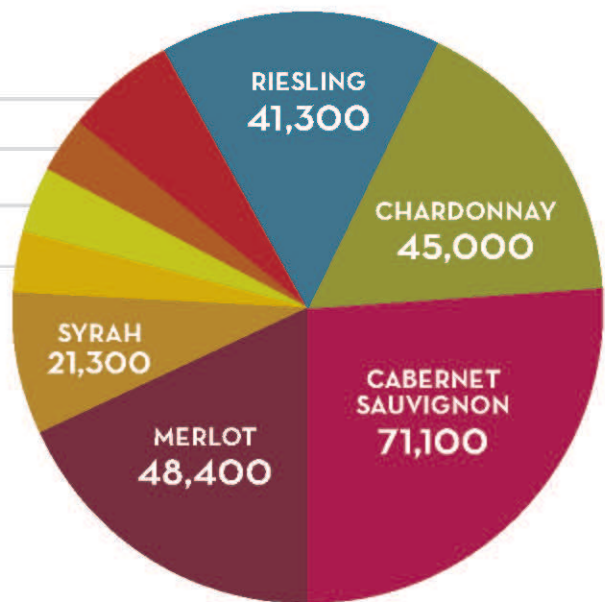
WHITES 112,700 TONS

GRAPE VARIETIES

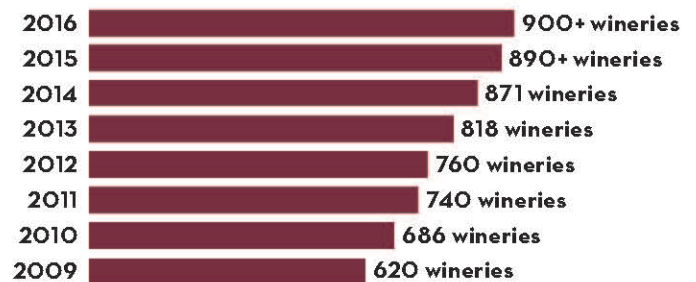
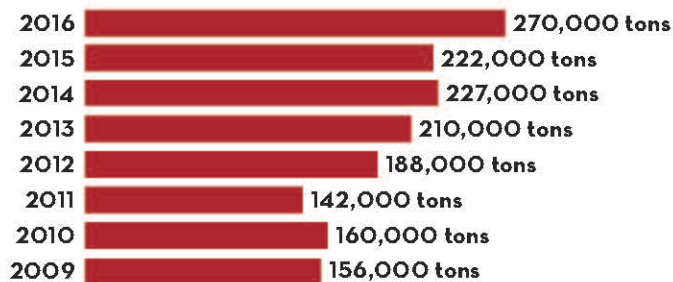
Cabernet Franc - 4,300
Malbec - 2,700
Sangiovese - 1,700
Grenache Noir - 1,700
Petit Verdot - 1,400
Pinot Noir - 1,300
Mourvedre - 1,100
Other Red Varieties - 2,300

Gewurztraminer - 2,600
Viognier - 1,900
Semillon - 1,000
Chenin Blanc - 450
Other White Varieties - 1,950

Sauvignon Blanc - 9,800
Pinot Gris - 8,700



INDUSTRY GROWTH





2016 Grape Production Report

2016 Washington Wine Grape Production Increased 22% Average Price per Ton Increased \$12

- Washington's 2016 wine grape production totaled 270,000 tons, a 22% increase from 2015.
- Cabernet Sauvignon was the top producing variety grown in the state at 71,100 tons or 26% of the total. Merlot was ranked second, at 48,400 tons or 18% of the total.
- Production of red varieties increased 39% compared to a 3% increase in the production of white varieties. Red varieties accounted for 58% of the total production, compared to 51% in 2015.
- Cabernet Sauvignon showed the largest growth with a 23,700 ton increase.
- Growers received an average of \$1,157 per ton for all varieties in 2016, an increase of \$12 from the previous year.
- Of all the published varieties, Malbec received the highest average price per ton at \$1,587.

Wine Grape Quantity Utilized and Average Price by Variety - Washington 2012-2016										
	Quantity Utilized					Average Price per Ton				
	2012	2013	2014	2015	2016	2012	2013	2014	2015	2016
	(tons)	(tons)	(tons)	(tons)	(tons)	(dollars)	(dollars)	(dollars)	(dollars)	(dollars)
White Varieties										
Chardonnay	36,900	40,500	43,800	42,000	45,000	904	916	922	926	940
White Riesling	36,700	40,200	50,500	44,100	41,300	783	796	799	760	829
Sauvignon Blanc	5,100	5,700	6,900	6,700	9,800	852	884	886	905	914
Pinot Gris	6,400	8,000	9,100	9,000	8,700	791	802	799	796	791
Gewurztraminer	3,500	3,300	3,600	2,600	2,600	736	757	737	754	740
Viognier	1,900	1,900	1,900	1,600	1,900	1,024	961	946	917	874
Semillon	1,000	1,000	1,000	900	1,000	951	1,003	967	1,082	1,054
Chenin Blanc	900	1,300	800	500	450	782	773	835	864	878
Other white varieties	1,100	1,300	1,700	1,800	1,950	1,116	1,069	1,050	992	955
Total White Varieties	93,500	103,200	119,300	109,200	112,700	844	852	856	844	883
Red Varieties										
Cabernet Sauvignon	35,900	42,600	42,200	47,400	71,100	1,337	1,440	1,448	1,527	1,442
Merlot	34,600	36,000	36,900	35,200	48,400	1,104	1,186	1,180	1,231	1,174
Syrah	11,800	15,300	15,400	16,000	21,300	1,134	1,292	1,279	1,314	1,155
Cabernet Franc	3,400	3,400	3,300	3,400	4,300	1,442	1,485	1,503	1,486	1,576
Malbec	1,800	2,000	2,200	2,400	2,700	1,474	1,570	1,554	1,578	1,587
Sangiovese	1,200	1,300	1,300	1,300	1,700	1,222	1,258	1,320	1,175	1,201
Grenache Noir	1,000	900	900	1,100	1,700	1,555	1,889	1,674	1,722	1,393
Petit Verdot	1,000	1,200	1,200	1,300	1,400	1,585	1,592	1,513	1,456	1,482
Pinot Noir	800	900	1,200	1,600	1,300	894	1,000	1,165	1,069	1,045
Mourvedre	800	800	900	800	1,100	1,409	1,673	1,511	1,649	1,394
Other red varieties	2,200	2,400	2,200	2,300	2,300	1,428	1,492	1,491	1,414	1,537
Total Red Varieties	94,500	106,800	107,700	112,800	157,300	1,235	1,339	1,336	1,394	1,319
All Varieties	188,000	210,000	227,000	222,000	270,000	1,040	1,110	1,110	1,145	1,157

About This Report: This report is prepared from information provided by wineries to the Washington State Wine Commission as part of the Annual Grape Report crush survey.