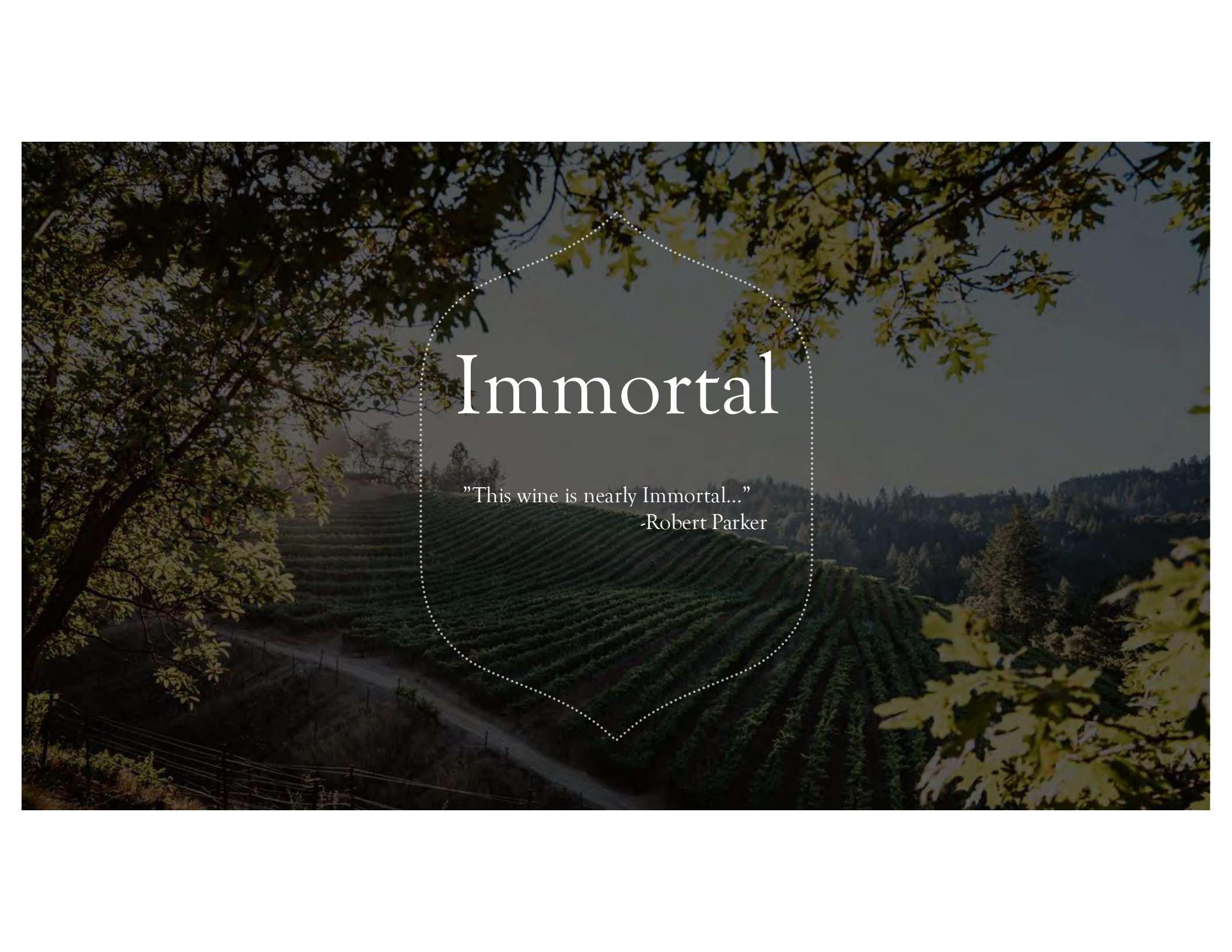




Immortal

"This wine is nearly Immortal..."
-Robert Parker



Hidden Ridge Vineyard

- Originally planted in 1990
- Impacted by 2020 fires; affected areas have been mostly replanted and coming into bearing production
- 47.4 acres: 26.46 planted; 11.58 acres planted, pre-production; 9.36 acres fallow
- 38 acres CAS, 5 acres other Bordeaux varieties; 5 acres SB and white/rose varieties
- Adequate water supply provided by onsite reservoir
- No ancillary / non-productive improvements

Offering

Purchase

The current partnership is offering the 47.4 planted acres of Immortal Estate for **\$5,400,000** or just over \$114,000/acre

Lease back

Immortal Wines agrees to buy up to 50 tons of fruit from the property for a minimum of five years at \$8,500/ton (**\$425,000/year**)

Wines from the property

IMPASSABLE MOUNTAIN

- MULTIPLE 100 POINT SCORES
- 200+ 9LE CASES



SLOPE

- MULTIPLE SCORES ABOVE 94+
- 2014 WS TOP 100 WINE (2009 VINTAGE)



One of a kind Mayacamas mountain vineyard with 100-point pedigree and a brand that can stand among the best in Sonoma and Napa

Highly Pedigreed Mayacamas Mountain Vineyard

- Unique mountain vineyard on the west side of the Mayacamas benefiting from cool wind from the Pacific Ocean and ability to produce rich, structured, age-worthy wines
- Abundant water and over 50% of acreage newly replanted
- Multiple 100-point scores and consistent high-quality track record



Vineyard Statistics

- 26.46 Acres Producing
- 11.58 Acres Pre-Production (all coming online within 2 years)
- 9.36 Acres Fallow

Estate Fruit Tonnage

Year	Cabernet	Other BDX	Rosé	Whites	Total Estate
2026	55.9	8	7.9	7.1	78.8
2027	62.2	10	7.9	7.1	87.4
2028	68.4	11	7.9	7.1	94.5



Immortal Estate Vineyard Details



Immortal Estate Vineyard Blocks

- 1(A,B,C): Petite Verdot
- 2(A,B): Cabernet Sauvignon: Slope
- 3: Cabernet Sauvignon: Slope
- 4: Cabernet Sauvignon: IM + Slope
- 5: Cabernet Sauvignon: Slope
- 6: Cabernet Sauvignon: Slope
- 7: Cabernet Sauvignon: IM
- 8: Cabernet Sauvignon: IM
- 9: Cabernet Sauvignon: IM
- 10: Cabernet Sauvignon: Slope
- 12: Cabernet Sauvignon: Slope
- 13: Cabernet Sauvignon: Slope
- 14: Semillion + Sauvignon Blanc
- 15: Cabernet Sauvignon: Slope
- 16: Cabernet Sauvignon: Slope
- 17: Semillion + Sauvignon Musque +
Sauvignon Blanc + Vermentino
- 18: Cab Franc + Malbec + Mourvedre +
Granache Noir
- 19: Cabernet Sauvignon: Slope
- 20: Cabernet Sauvignon: Slope

Investment

Farming

- Current farming costs: \$12,000-\$15,000/acre (3rd party farmer)
- Estate Taxes: \$1,421/acre (\$67,364)
- Vineyard Insurance: \$210/acre (\$10,000)
- Fruit yield: 2.5 tons/acre
- Immortal Wines \$/acre leaseback: \$21,250/acre
- Net farming profit: **\$3,720/acre**

Property

- \$114,000/acre purchase price
- Huge potential value appreciation
- 2023 consultant valuations \$250,000-\$300,000/acre.