

VINEYARD SALE PROPOSAL

Immortal Estate

Hidden Ridge Vineyard

"This wine is nearly Immortal..."

Robert Parker



PURCHASE / LEASEBACK PROPOSAL

The offering

\$5,400,000

ASKING PRICE

47.4

ACRES OFFERED¹

\$114,000+

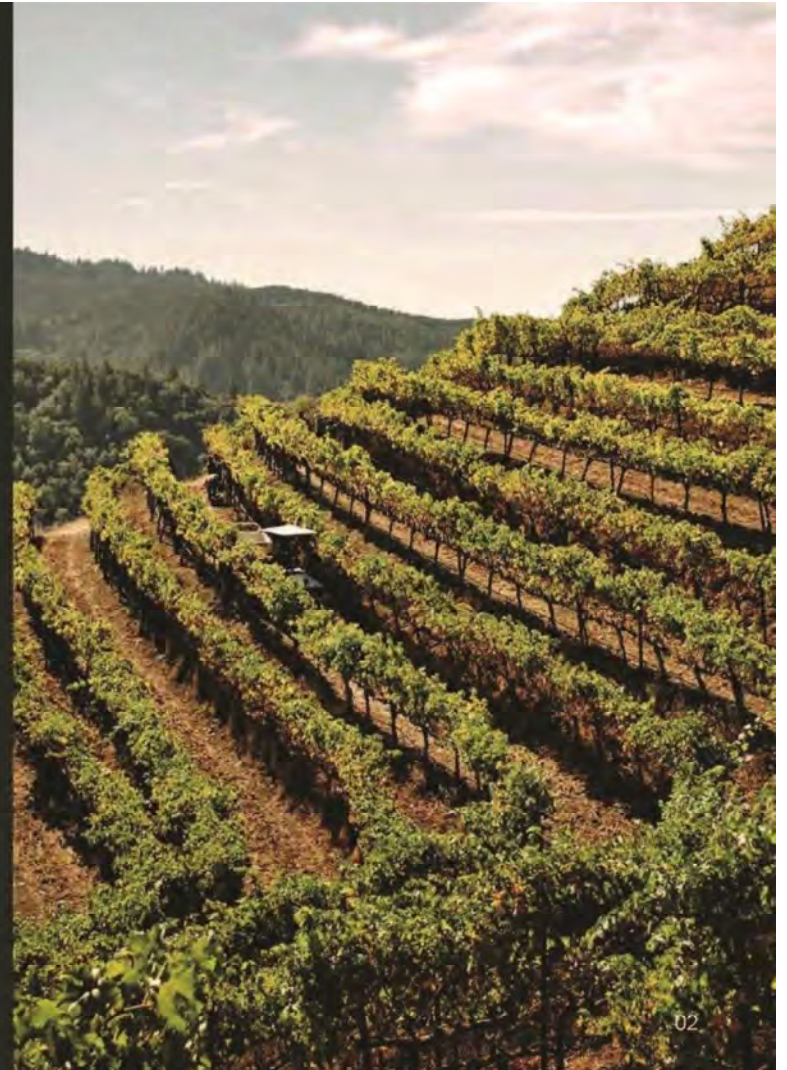
PER ACRE

The current partnership offers the Immortal Estate vineyard with a proposed fruit purchase arrangement.

¹ The source describes 47.4 "planted acres." Acreage detail and source qualifications appear on pages 7 and 14.



IMMORTAL ESTATE



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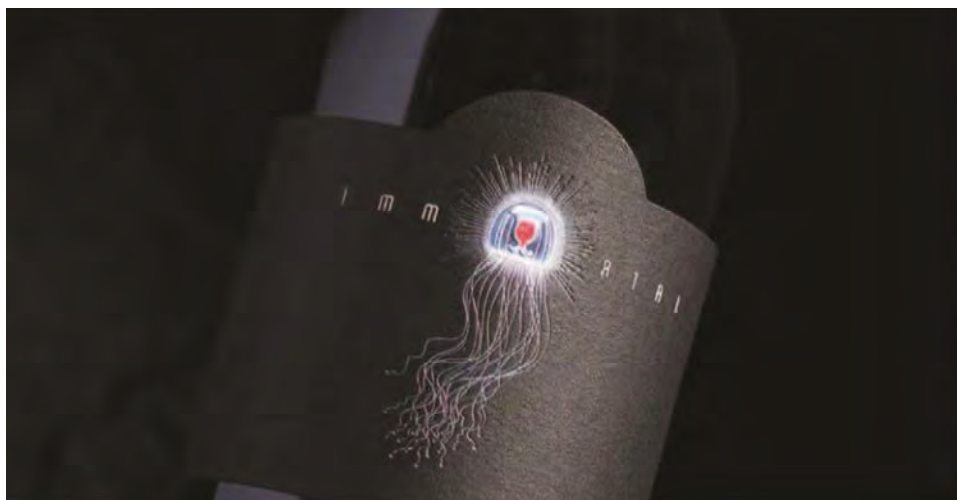
VINEYARD PEDIGREE

A highly pedigreed Mayacamas vineyard

A one-of-a-kind mountain vineyard with a 100-point pedigree and a brand positioned among the best in Sonoma and Napa.

Cool Pacific Ocean winds on the west side of the Mayacamas help the vineyard produce rich, structured, age-worthy wines.

Abundant water. Over 50% of acreage newly replanted. Multiple 100-point scores and a consistent record of high quality.



WINES FROM THE PROPERTY

Impassable Mountain

100

Multiple 100-point scores
200+ 9-liter-equivalent cases

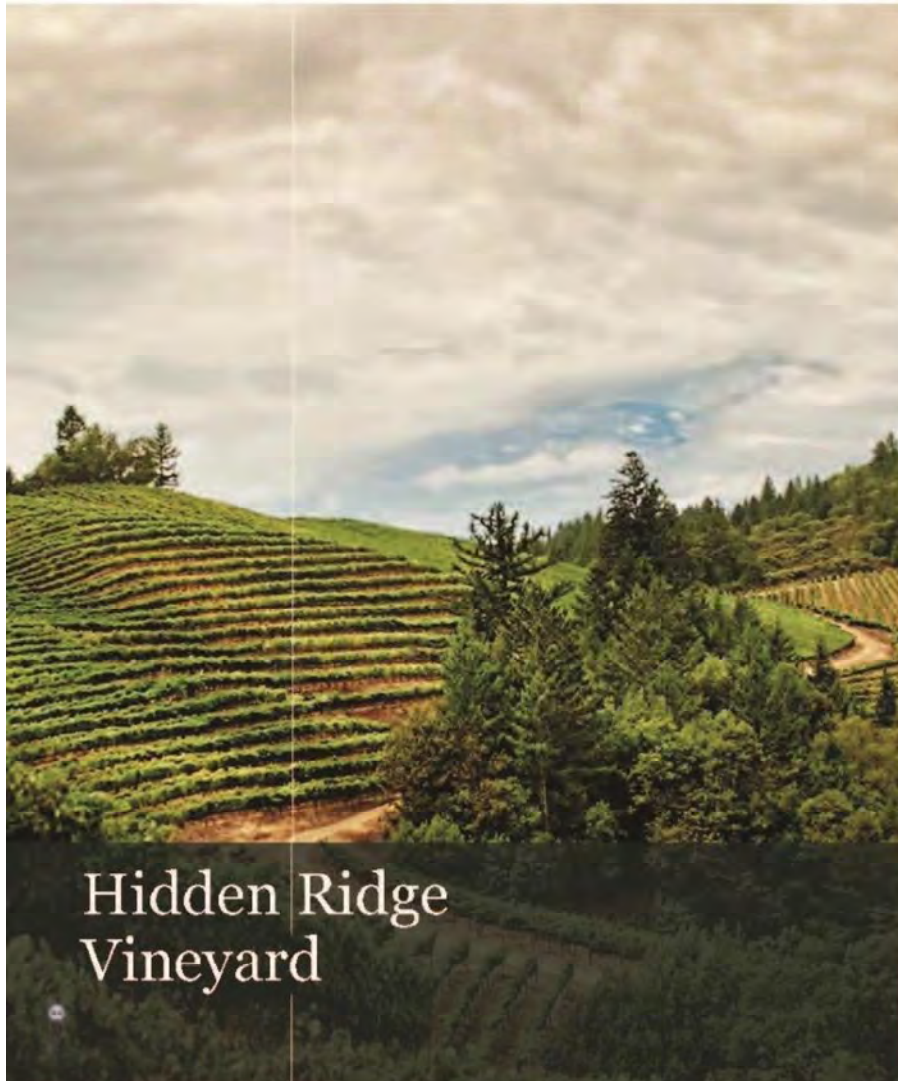
Slope

94+

Multiple scores above 94+
Wine Spectator Top 100 in 2014
(2009 vintage)



IMMORTAL ESTATE



Hidden Ridge Vineyard

ESTATE PROFILE

First planted in 1990

The 2020 fires affected the vineyard. Most affected areas have been replanted and are coming into bearing production.

WATER

Adequate water supply from the onsite reservoir.

IMPROVEMENTS

No ancillary or non-productive improvements.

LOCATION

The Sonoma side of the Mayacamas



Immortal Estate, west of St. Helena in the Mayacamas Mountains

Vineyard acreage

REPORTED ACREAGE

26.46

ACRES PRODUCING

11.58

ACRES PRE-PRODUCTION

9.36

ACRES FALLOW

All pre-production acreage is expected to come online within two years, according to the supplied proposal.

VARIETAL ACREAGE AS REPORTED

38 acres

CAS

5 acres

Other Bordeaux varieties

5 acres

SB and white/rosé varieties

Source acreage figures are retained as supplied. The varietal breakdown totals 48 acres. See source notes on page 14.



IMMORTAL ESTATE

Estate fruit production outlook

TOTAL ESTATE TONNAGE, AS REPORTED

78.8

2026 TONS

87.4

2027 TONS

94.5

2028 TONS

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

Tonnage figures and totals are reproduced from the source. Some totals differ from the sum of the variety columns. Forecasts are not actual harvest results.



PURCHASE / LEASEBACK TERMS

Fruit purchase and farming economics

\$425,000

ANNUAL FRUIT PURCHASE AT THE FULL 50 TONS

Immortal Wines agrees to buy up to 50 tons annually for a minimum of five years at \$8,500 per ton.

5 years

Minimum term

Farming cost assumes a third-party farmer. Net profit is the seller's stated figure. The annual fruit purchase value depends on tonnage purchased.

FARMING ASSUMPTIONS

Current farming costs

\$12,000-\$15,000/acre

Estate taxes

\$1,421/acre (\$67,364)

Vineyard insurance

\$210/acre (\$10,000)

Fruit yield

2.5 tons/acre

Immortal Wines leaseback

\$21,250/acre

Net farming profit

\$3,720/acre



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PROPERTY INVESTMENT

Property value potential

PROPOSED PURCHASE PRICE

\$114,000

per acre

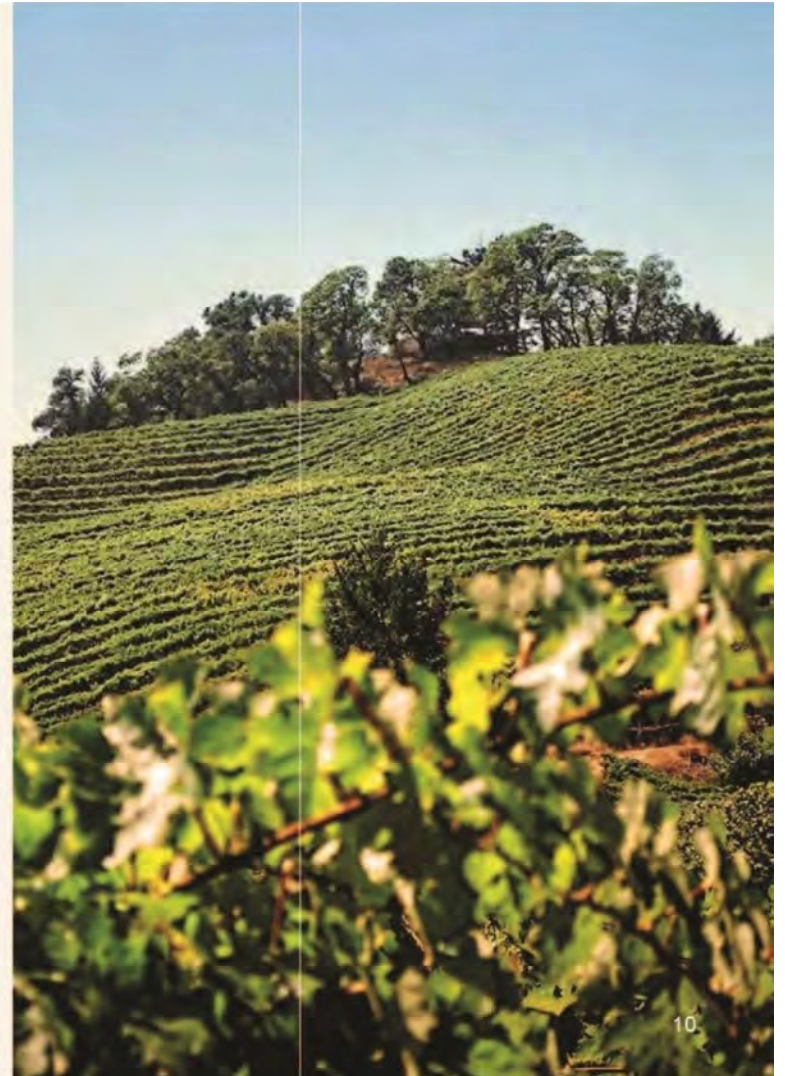
2023 CONSULTANT VALUATIONS

\$250,000-\$300,000

per acre

The seller identifies significant potential for value appreciation. These historical consultant figures come from the supplied proposal.

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VINEYARD DETAILS

Immortal Estate Vineyard blocks

Cabernet Sauvignon blocks supply
Impassable Mountain and Slope.

The plan also identifies Petite Verdot and
blocks with white and rosé varieties.

The variety and wine allocation key follows on page 12.



Vineyard block detail

ORIGINAL VARIETY AND WINE ALLOCATIONS

Blocks	Variety	Wine allocation
1A, 1B, 1C	Petite Verdot	Not specified
2A, 2B, 3, 5, 6, 10, 12, 13, 15, 16, 19, 20	Cabernet Sauvignon	Slope
4	Cabernet Sauvignon	Impassable Mountain + Slope
7, 8, 9	Cabernet Sauvignon	Impassable Mountain
14	Semillion + Sauvignon Blanc	Not specified
17	Semillion + Sauvignon Musque + Sauvignon Blanc + Vermentino	Not specified
18	Cab Franc + Malbec + Mouvedre + Granache Noir	Not specified

Blocks with identical assignments are grouped for readability. Variety spellings follow the original block key. IM in the original key denotes Impassable Mountain.



IMMORTAL ESTATE

A vineyard with a 100-point pedigree

Hidden Ridge Vineyard
The western Mayacamas

\$5.4 million

47.4 acres offered
Proposed purchase / leaseback



Sources and data notes

PROPOSAL DATA

All offering terms, acreage, production forecasts, operating costs, valuation figures and block allocations derive from Vineyard Sale Proposal.pdf supplied for this presentation.

Acreage

The offering calls 47.4 acres "planted." The detailed breakdown lists 26.46 producing, 11.58 pre-production and 9.36 fallow, totaling 47.4. The separate varietal figures (38 + 5 + 5 acres) total 48. Both remain as supplied.

Production

Reported estate totals are 78.8, 87.4 and 94.5 tons for 2026-2028. Variety columns sum to 78.9, 87.2 and 94.4. The presentation preserves the reported totals and each component.

Economics

The annual \$425,000 fruit value assumes purchase of the full 50 tons. Net farming profit of \$3,720/acre is the seller's stated figure, whose complete calculation basis is not supplied.

Timing and valuations

Planting timelines and the "over 50% newly replanted" statement follow the source. The 2023 consultant valuations are historical figures in the proposal. They are not a current appraisal.

PHOTOGRAPHY AND MAPS

Official Immortal Estate imagery
Vineyard photography: pages 2, 3, 5, 10 and 13
Wine photography: page 4

immortalestate.com/vineyard

immortalestate.com/wine

Supplied presentation assets
Cover aerial photograph: page 1
Location and block maps: pages 6 and 11

Website images illustrate the actual estate and wines.
Their capture dates are unspecified.

