

MotoVino Vineyards

Commercial Vineyard Business Investment Portfolio

Executive Summary

Investment Highlights

- 3.8 acres
- Mature Syrah & Grenache Blanc
- Producing ~20 tons annually
- Schedule F tax benefits
- RCWD agricultural water discount
- Professionally managed by Drake Enterprises



Commercial Infrastructure

Replacement-Quality Improvements

- Soil engineering
- Drainage
- Commercial irrigation
- Premium trellis
- 3900 vines
- 3 years training



Replacement Cost Analysis

Approx. $385,000 Initial Investment

- Replacement Cost Components:
- Soil $35k
- Drainage $15k
- Trellis/Irrigation $190k
- Vines $57k
- Training $68k



Financial Performance

2024–2025 Gross Revenue & Growth

- 2021 Revenue $15,870
- 2022 Revenue $19,893
- 2023 Revenue $34,768
- 2024 Revenue $37,991
- 2025 Revenue $42,900



Commercial Winery Relationships

Europa Village Purchase History

- 2024 Europa Agreement: 6 tons @ $2,800
- 2025 Europa Agreement: 12 tons @ $2,400
- 2025 Invoice: $37,300



Buyer Advantages

Why This Vineyard Commands a Premium

- Immediate income
- Commercial contracts
- Water savings
- Tax advantages
- Mature vines



Why Buyers Pay More

Turnkey Commercial Agricultural Business

- Replacement cost already invested
- Established reputation
- Immediate production
- Commercial relationships



Broker Opinion of Value

Supported Business Value: $485,000–$500,000

The documented replacement cost, operating history, commercial contracts and verified income support a business valuation range of $485,000–$500,000.

