

Apple Hill Winery Estate

OFFERING MEMORANDUM



A Premier 20-Acre Vineyard and Event Venue in Camino, California

Bo Feldman
Douglas Elliman
Bo.feldman@elliman.com
415-720-3375
DRE #02127852



Fawne Hayes
Chase International
Fhayes@chaseinternational.com
530-416-2272
DRE #01491811



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A Premier Destination for Weddings and Wine

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- Prepared for informational purposes to evaluate the Apple Hill Winery Estate.
- Information based on seller data, public records, and assumptions; no warranty on accuracy.
- Investors must conduct independent due diligence on financial, legal, and physical aspects.
- Not an offer to sell or solicitation to buy.
- Financial projections are illustrative; past performance not indicative of future results.
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BO FELDMAN
BO.FELDMAN@ELLMAN.COM
415-720-3375



FAWNE HAYES
FHAYES@CHASEINTERNATIONAL.COM
530-416-2272





Executive Summary

20-acre winery estate in Apple Hill, Camino, CA, with two 10-acre parcels. Ideal for wine production, weddings, and private events; blends rustic charm with modern amenities.

Located minutes from Highway 50, between Sacramento and Lake Tahoe.



Key Investment Highlights

- Prime Apple Hill location, a renowned agritourism destination.
- Diverse revenue from winery, event venue, speakeasy pub, and residential home.
- 16.4 acres of vineyards producing Cabernet Franc, Merlot, Picpoul, Lagrein, Syrah, Nero d'Avola.
- Turnkey infrastructure: renovated commercial facilities and 3-bedroom home.
- High-demand event spaces for weddings and gatherings.

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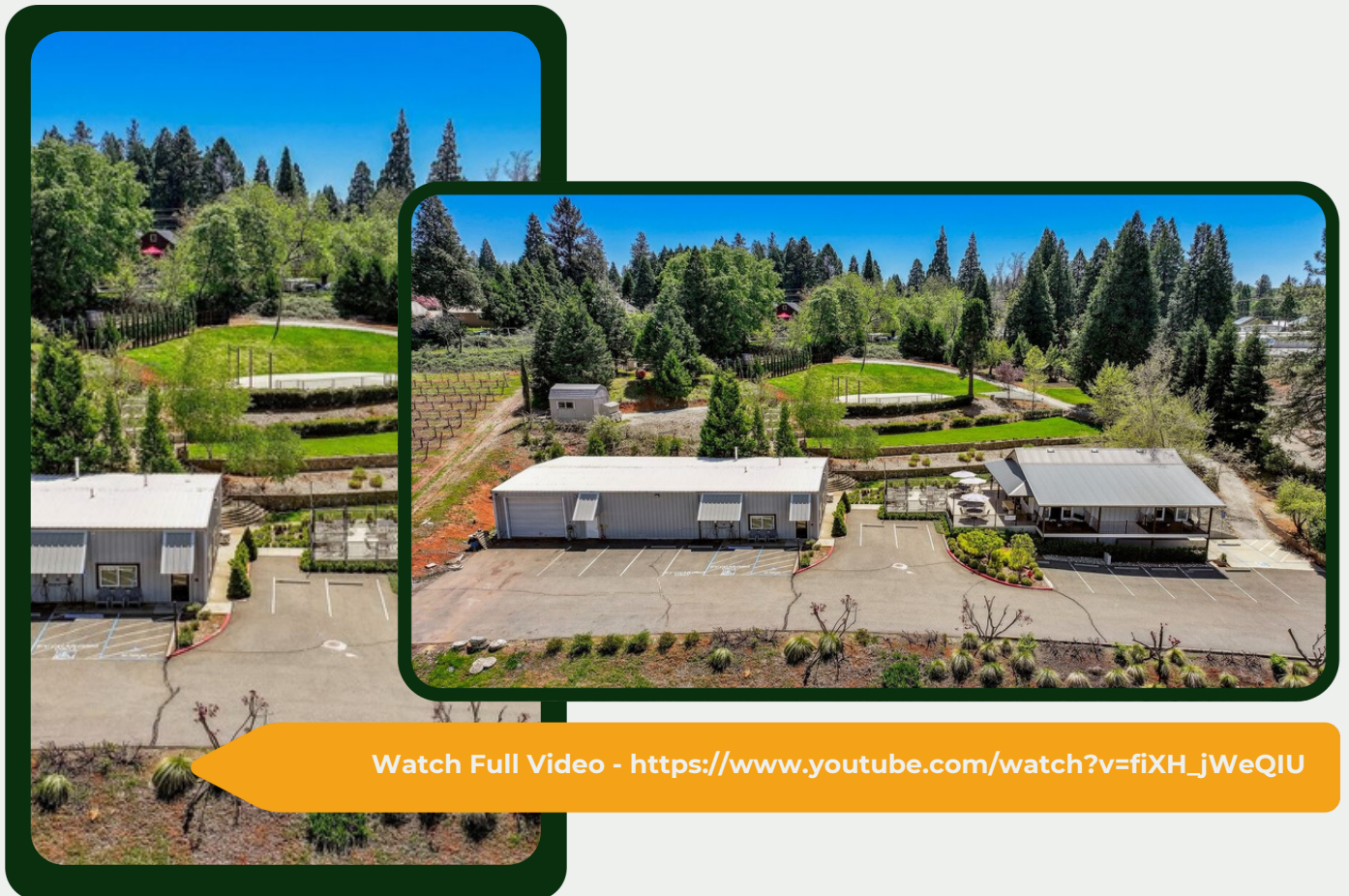


FAWNE HAYES
FHAYES@CHASEINTERNATIONAL.COM
530-416-2272



Offering Details

- Property Type: Vineyard / Event Venue / Residential/ Retail/ Warehouse
- Size: 20 acres (two 10-acre parcels)
- Asking Price; Commercial \$1,605,000 | Residential \$610,000
- Zoning: Agricultural / Commercial / Residential



Watch Full Video - https://www.youtube.com/watch?v=fiXH_jWeQIU

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Property Description

20-acre estate in Apple Hill, Camino, CA, with 16.4 acres of vineyards and modern facilities.

Two parcels: commercial with winery/event spaces and residential with home.



Parcel 1: Commercial + Vineyards

- Winery (3,200 sqft): Remodeled tasting room, ADA-compliant restrooms, office, barrel room.
- Event Space (1,480 sqft): Commercial kitchen, offices, ADA restrooms, bridal suites, 808 sqft deck, patio with estate views.
- Speakeasy Pub (785 sqft): Discreet venue for intimate gatherings.
- Vineyards: ~6 acres of planted vines.

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Parcel 2: Residential + Vineyards:

- Residence: 3-bedroom, 2-bathroom home for owners or guests.
- Vineyards: ~10 acres of planted vines.



Vineyard Details

- Varietals: Cabernet Franc, Merlot, Picpoul, Lagrein, Syrah, Nero d'Avola
- **Equipments Available for Sale**
- 2013 Kubota L4600 hydrostat, 49HP 1,162 hours
- Gearmore 3 spool top-n-tilt
- 2013 Skip loader
- 2013 Fork Serial # 821225
- 2013 60' Bucket w/ cutting edge
- 2016 Gearmore Sprayer (air blast)
- 72" Granon Box w/ 5 blades
- 80" Disc
- 72" Mower
- 72" Flat Blade

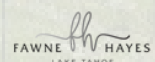
Infrastructure and Amenities:

- Modern winery/event facilities with ADA features, commercial kitchen, storage.
- Outdoor event spaces with vineyard, hill, and pine views.
- Utilities: Power, water, septic access.
- Access: Off Highway 50 with ample event parking.

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Location Details

- 45 minutes from Sacramento, 1 hour from Lake Tahoe.
- Thriving Apple Hill agritourism market for wine tasting and events.

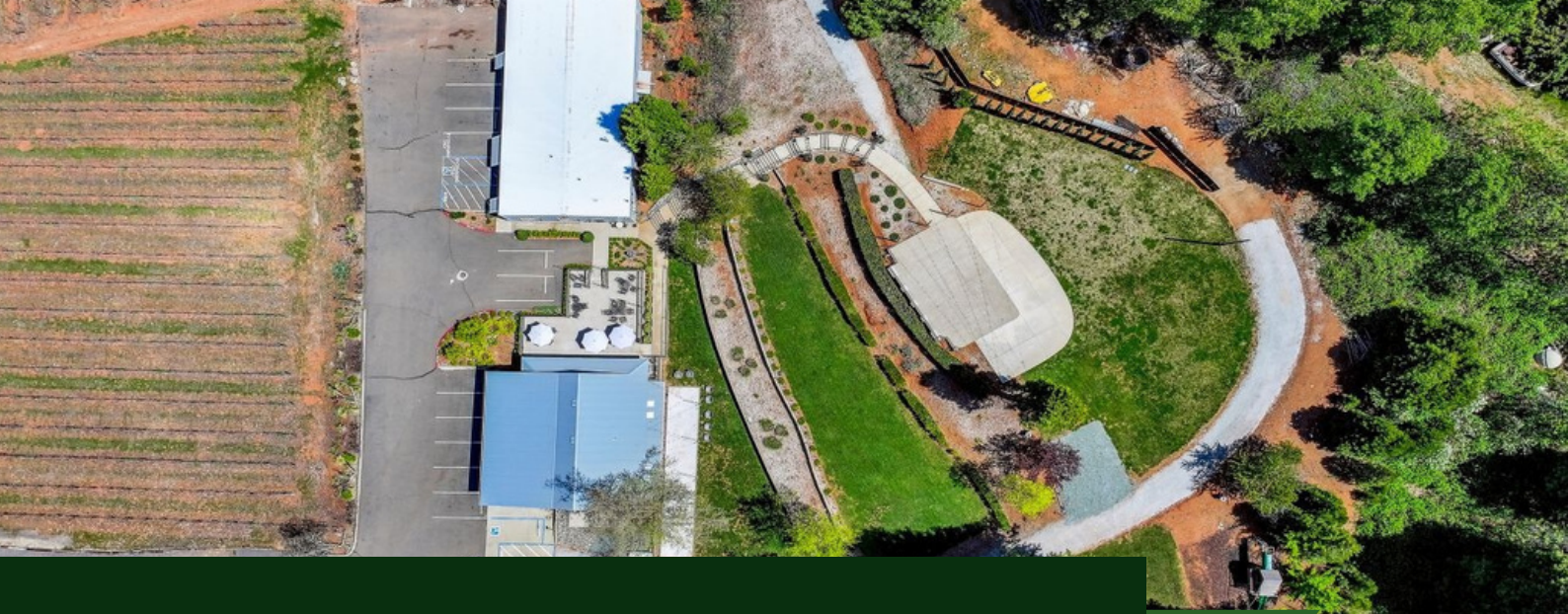


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Investment Highlights



Diverse Income Opportunities

- Wine production: Grape sales or on-site winery revenue.
- Event hosting: Wedding and event bookings from indoor/outdoor venues.
- Tasting room and speakeasy pub: Wine sales and private event income.

Growth Potential



- Wine production: Grape sales or on-site winery revenue.
- Event hosting: Wedding and event bookings from indoor/outdoor venues.
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Market Positioning

- Modern facilities and prime location make it a top Apple Hill investment.
- Appeals to investors seeking cash flow and lifestyle benefits.

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Market Overview

Regional Highlights

- Apple Hill, Camino, CA: Premier agritourism hub in El Dorado County.
- Tourism: Over 500,000 annual visitors for wine, orchards, and festivals.
- Wine Industry: El Dorado County known for high-quality, unique varietals.
- Economic Impact: Agritourism drives millions to local economy, supporting real estate.

Competitive Positioning

Apple Hill Winery Estate holds a strong competitive edge as a highly desirable wedding venue in the Camino region. Its 20-acre vineyard, scenic views, and upscale event amenities consistently attract couples seeking a premium experience. High demand during peak seasons and advanced bookings reinforce its position as a top-tier choice in the regional wedding market.

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Pro Forma Returns

Projected Agricultural Income

12.5 Acres of Grapes (Zinfandel, Nebbiolo, Cab Franc, Lagrein, Picpoul, Merlot and Nero d' Avola)

Projected Net Annual Income

\$70,000

Projected Rental Income

Single Family Home, Catering Kitchen, Two Tasting Rooms, Factory

Projected Net Annual Income

\$60,000

Projected Wedding Income

33 Weekends Available for Rent (Saturday & Sunday)
\$5,000 per wedding

Projected Net Annual Income

(40% Expenses Ratio)

\$198,0000

Projected Total Annual Income

\$328,000

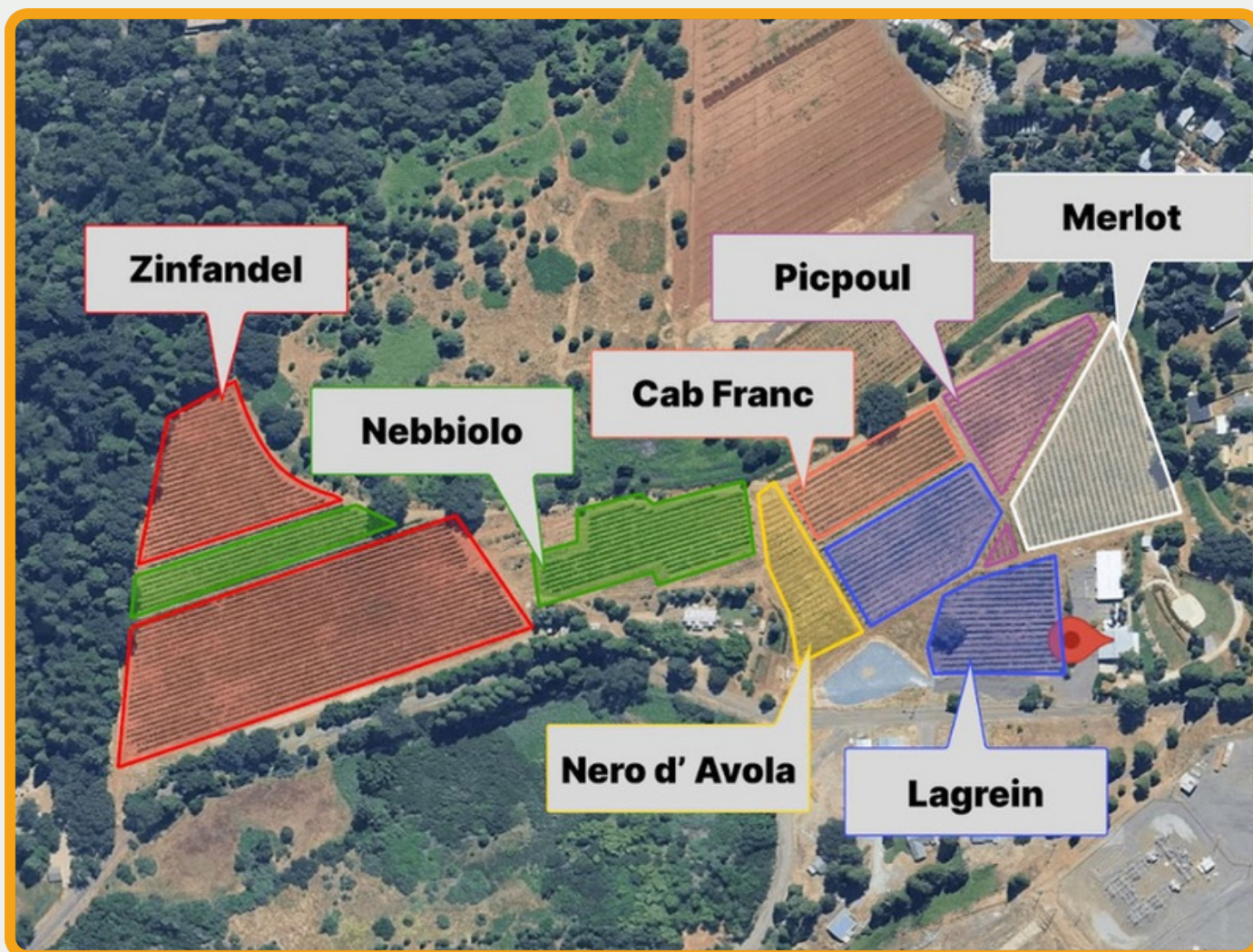
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Biama Vineyard Varietals



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Grape Varietals



Zinfandel

- Origin: Croatia/Italy (Primitivo)
- Wine Profile: Bold and fruit-forward with flavors of blackberry, cherry, plum, and often spicy or peppery notes. High in alcohol and often with a jammy texture.

Nebbiolo

- Origin: Piedmont, Italy
- Wine Profile: Highly tannic and acidic with complex flavors of cherry, rose, tar, and earthy undertones. Known for producing long-lived wines like Barolo and Barbaresco.

Cabernet Franc (Cab Franc)

- Origin: France (Loire Valley and Bordeaux)
- Wine Profile: Medium-bodied with notes of red berries, herbs, bell pepper, and spice. Often used in blends but increasingly popular as a single varietal.

Nero d'Avola

- Origin: Sicily, Italy
- Wine Profile: Full-bodied with bold flavors of black cherry, plum, licorice, and sometimes a hint of spice or smoke. Smooth tannins and good acidity.

Lagrein

- Origin: Alto Adige, Northern Italy
- Wine Profile: Deep in color with intense flavors of blackberry, dark chocolate, and a hint of violet. Typically high in tannins and acidity, offering good aging potential.

Picpoul

- Origin: Languedoc, France
- Wine Profile: Crisp and refreshing white wine known for its zesty acidity and citrusy flavors like lemon and green apple.

Merlot

- Origin: France (Bordeaux)
- Wine Profile: Smooth and approachable with soft tannins and flavors of plum, black cherry, and chocolate. Versatile and food-friendly.

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Rare Opportunity to Acquire a Turnkey Vineyard and Event Venue in Apple Hill.

Modern facilities, diverse revenue streams, and prime location ensure cash flow and appreciation.



Qualified investors are invited to explore this offering and contact the broker for details.



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