

# INVESTMENT OPPORTUNITY

New England Winery, Vineyard, Wedding & Event Center

## BUSINESS HIGHLIGHTS

Once in a lifetime business opportunity with one of New England's finest wineries. This opportunity includes a turn-key, cash flow positive hospitality, events, and wine business that has been recognized as top of its class for decades. Business has 5 year strong sales and profit growth.

Nestled in a quaint New England community yet within a short drive to major markets, the opportunity includes a fully planted vineyard, wedding business, tasting room, production facility, a residential home, and plenty of room for growth.

## WINE OVERVIEW

The certified unique terroir and climate of this property mimic that of the Alsatian region of Northern France and Germany. Grape varieties have been particularly chosen for this climate & soil, producing some of the finest qualities of wine in the US. Soil conditions at the vineyard are perfect with sloping terrain and underlying shale for hearty root growth.

## FUTURE EXPANSION

While the business can be turn key for investors, there is room for growth within the property zoning. Current production is geared towards onsite retail sales, online sales to 46 states, as well as a present project to expand wholesale.

In the first 4 months of 2020 the company's wine sales have grown nicely despite the effects of the Covid shut down due to innovative marketing and demand for their well-recognized quality.

## GROWTH OPPORTUNITIES

- Full Service Restaurant
- Onsite Bed & Breakfast
- Cidery
- Increasing Wine Sales
- Brewery

<b>2020 REVENUE</b>	<b>\$1.0M</b>
<b>2020 EBIT</b>	<b>\$300K</b>
<b>SALES GROWTH</b>	<b>26%</b>



## CONTACT FOR NON-DISCLOSURE AGREEMENT



### Exclusive Broker

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