

Summary of Grestoni Vineyard LLC Values

All Figures are Approximations.

Main Home/Property	Acres	\$per/A	Total
Planted Grapes	105	\$55,000	\$5,775,000
Truffle Farm	4	\$20,000	\$80,000
Partial Developed Land with Water Rights	9	\$20,000	\$200,000
Home Site	3	\$ 15,000	\$45,000
Vacant land with Water Rights	10	\$20,000	\$200,000
Total	131		\$6,300,000

	SQFT	Cost/SQFT	
Custom Home	6,800	\$650	\$4,420,000
Barn/Office/Tasting Room	3,000	\$475	\$1,425,000
Tasting Patio	700	\$250	\$175,000
Total	10,500		\$6,020,000

Additional Vacant Property (included)	Acres	\$per/A	Total
Undeveloped Land with Water Rights	116	\$18,000	\$2,088,000
New Refurbished Pond 7M Gallon storage			\$125,000
Total			\$2,213,000

Equipment/Supplies (see attached list)			\$1,190,200
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Total Value	247 Acres	\$15,723,000
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Offering Price: 11,950,000