

## Sale Valuation For Melrose Vineyard

Description	Valuation Basis	Estimated FMV
<b>Business</b>		
Melrose Vineyards(Tasting Room)		tbd
Parker Vineyards (Vineyards)		tbd
<b>INVENTORY &amp; EQUIPMENT</b>		
Winemaking Equipment	See Equipment List	\$1,000,000
Bottled Wine Inventory	6500 cases at \$150 per case	\$975,000
<b>TOTAL INVENTORY &amp; EQUIPMENT</b>		<b>\$1,975,000</b>

Vineyard	276.21 acres planted at \$35,000/ acre est FMV	\$9,667,350
Land	42.28 acres at \$7500/acre	\$317,100
<b>TOTAL LAND</b>		<b>\$9,984,450</b>

Tasting Room	2700 sq.ft. (\$111/sq.ft.)	\$300,000
Production Facility-Winery	7,000 sq.ft. (\$71/sq.ft.)	\$500,000
Melrose Shop	4,800 sq.ft. (\$26/sq.ft)	\$125,000
Iverson Shop	4,800 sq.ft. (\$26/sq.ft.)	\$125,000

Events Facility	2,000 sq.ft. (\$224/sq.ft.)	\$448,000
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Additional Buildings		\$50,000
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<b>TOTAL BUILDINGS</b>		<b>\$1,548,000</b>
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<b>TOTAL ESTIMATED FMV</b>		<b>\$13,507,450</b>
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