

Offering Memorandum

STONELEDGE WINERY & VINEYARD \$1,587,500

Turnkey Operation

Replacement Cost \$5,473,719

518 County Road 1403
Lometa, TX. 76853



OFFERING MEMORANDUM

STONELEDGE WINERY & VINEYARD

518 County Road 1403.
Lometa TX. 76853

Opportunistic Investment

CONTACT

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TABLE OF CONTENTS

INVESTMENT SUMMARY...

Investment Summary	04
Improvements	05
Offering Overview	07
Regional Map	08
Texas Hill Country	09
Economic Review	10
Revenue Streams	11
New Untapped Revenue	12 - 14
Retreat Site Plan	15

FINANCIAL ANALYSIS...

Offering Summary	16
Profit & Loss (2024)	18
Winery Income (Projections)	19 - 23
Retreat Income (Projections)	24 - 26
Cash Flow (Projections)	27
Cost & Debt Service	29
Replacement Cost	30 - 31
Retreat Construction Costs	32
Product	34 - 35
Survey	36 - 37

MARKET COMPARABLE...

Land Value Comparable Map	38
Demographics	39
Pictures	22

Fisher Advisors LLC has been retained on an exclusive basis by the owner of the enclosed offering to market and sell his 100% ownership interests in Stoneledge Vineyard LLC for \$1,587,500. The subject investment consists of a winery and vineyard business as a going concern operating on approximately 50 acres with stunning views. Stoneledge Winery and Vineyard sits adjacent to "Clos Du Vin", a proposed 70-acre planned residential development of 55 one acre lots known as a vineyard community (the 70-acres is also available for sale -see broker for information). The subject investment consists of the winery and vineyard business operating from over 16,000 SF of improvements on approx. 50 "view acres" 100 feet above the adjacent Country Road 1403 in Lometa, TX, Lampasas County. The winery has state-of-the-art equipment valued at over \$550,000 , and \$700,000± in salable inventory plus 8-years of goodwill with 20 medals to show including Platinum and Double Golds. In 2021, Stoneledge Winery had an MAI appraised value of \$3,582,429 that excludes the inventory and current land values. Current offering of \$99 PSF vs MAI Appraisal of \$223 PSF! Irreplaceable at this price.

Stoneledge winery was founded in 2017 and has won many medals for its viticultural excellence including a Platinum for its Malbec and Double Gold for its Sangiovese 2019. The winery is currently operating significantly below capacity at an average 16% of its \$1.2 million Potential Gross Income (from a single harvest) and is supervised by one full-time vineyard manager and two tasting room staff members that are able to continue their services if requested. The Owner's decision to retire has created an opportunity uniquely intrinsic to this offering ---whether you intend to enhance and expand the existing wine business and capitalize on a potential 84% upside, increase revenue by better utilization of the 4,800 SF air-conditioned events center, profit from the burgeoning retreat business, Stoneledge offers countless wealth generating and wealth preservation opportunities.

Out of the wineries 50 acres, eleven have been cultivated as a vineyard that produces 30-tons of premium grapes annually. There are seven different varieties with two "noble" i.e., Cabernet, Tempranillo, Syrah, Sangiovese, Mourvdr, Roussanne, and Albarinho. The property also includes 100% of the subterranean minerals and comprises many sophisticated improvements such as a technology-advanced lab room that allows precise testing and monitoring for sugar content ---a prerequisite for top-quality production. The wine shop boasts a high-end horizontal wine press, various sized "jacketed" capacity tanks of (1) 1kL, (2) 2kL, (4) 4kl, and (1) 6kL, and a spacious well-designed tasting room. Near to the wine shop is a 4,800 SF event-pavilion with full kitchen, stage and furniture sufficient to accommodate over 200 guests. It has been the site of many memorable events, including concerts and weddings.

Additionally, the well-equipped vineyard shop comes with a fully furnished second floor apartment and office that is an ideal arrangement for any live-in vineyard manager. Located within the vineyard shop is a highly advanced irrigation drip-system that incorporates soil drought monitors at one foot, and three-foot intervals and adjusts automatically based on real-time soil data. A high perimeter fence protects the vines against pests, birds, and other wildlife thus allowing for maximized wine production. The investment includes wine blend recipes, plus four-months of training and teaching the business and recipes for the special wine blends.

* * * * *

Top 50 Texas Wines: Stoneledge Winery was featured in 2018 as a top 50 winery in the Texas Monthly!

Organic Cooling: The Barrel Room was built into the hillside to take advantage of the natural geothermal cooling that the hill side naturally provides and houses 100 barrels with space for increased capacity. The winery features a modern tank room with variable-capacity tanks and a computerized horizontal wine press. The tasting room seats 38 and includes a glass curtain-wall overlooking the tank room, providing visitors an unobstructed view into the winemaking process. An outdoor patio with stone tables and benches, along with seating under oak trees, offers stunning views of the Colorado River Valley.

Tank Room: The Tank Room currently has hoses connected to the harvest processing equipment that allow the crushed grapes to be directly transferred into any fermentation tank. There is an elevated walkway around the tanks for access from the top. A chiller system connected to all the tanks can lower temperatures to zero degree if needed.

Barrel Room: Linked to the tank room above via pipelines for seamless wine transfer is the Barrel Room. It is insulated with galvanized metal for easy maintenance and equipped with dual air conditioning units and UV light sanitizers to control temperature and humidity. A humidifier maintains optimal conditions for aging wine.

Utilities & Infrastructure: The property includes a water well and rainwater collection system, comprehensive electric coverage, and a private internet network.

Note: Seller's adjacent custom home at 5,000 SF on 26.5 acres is also available for \$2,250,000.



Disclosure and NDA: Upon signing a NDA and submitting proof of funds demonstrating that not less than \$400,000 or 20% whichever is more, would be available for the acquisition of this offering, we will provide you with the following information: Profit & loss financial statements for '22,'23,'24, a detailed FF&E "Assets List", replacement cost breakdown, land comps., and a 10-year P&L projection for an add-value component that could generate 32% IRR with a detailed cost breakdown.

This Offering Memorandum (OM) is subject to prior placement and withdrawal, cancellation or modification without notice. Information submitted to you is done on a confidential basis for your use in connection with your consideration of the investment opportunity described herein. Projections & assumptions contained in this OM and/or information relayed by Broker have been provided by sources deemed reliable. No representation or warranty is made, however, as to the accuracy or completeness of such information, and nothing contained in this prospectus is or shall be relied on as a promise to future projections. It is expected that you will conduct your own independent investigations and analysis of this offering and you hereby expressly indemnify and hold Broker harmless from any liability that might arise from statements made during the course of your independent investigation that may prove to be incorrect.

Your acceptance of this memorandum constitutes your acceptance of the above terms. If you are unable to, or wish not to abide by the aforementioned conditions please delete, destroy or return the marketing materials to the Broker addressed here.

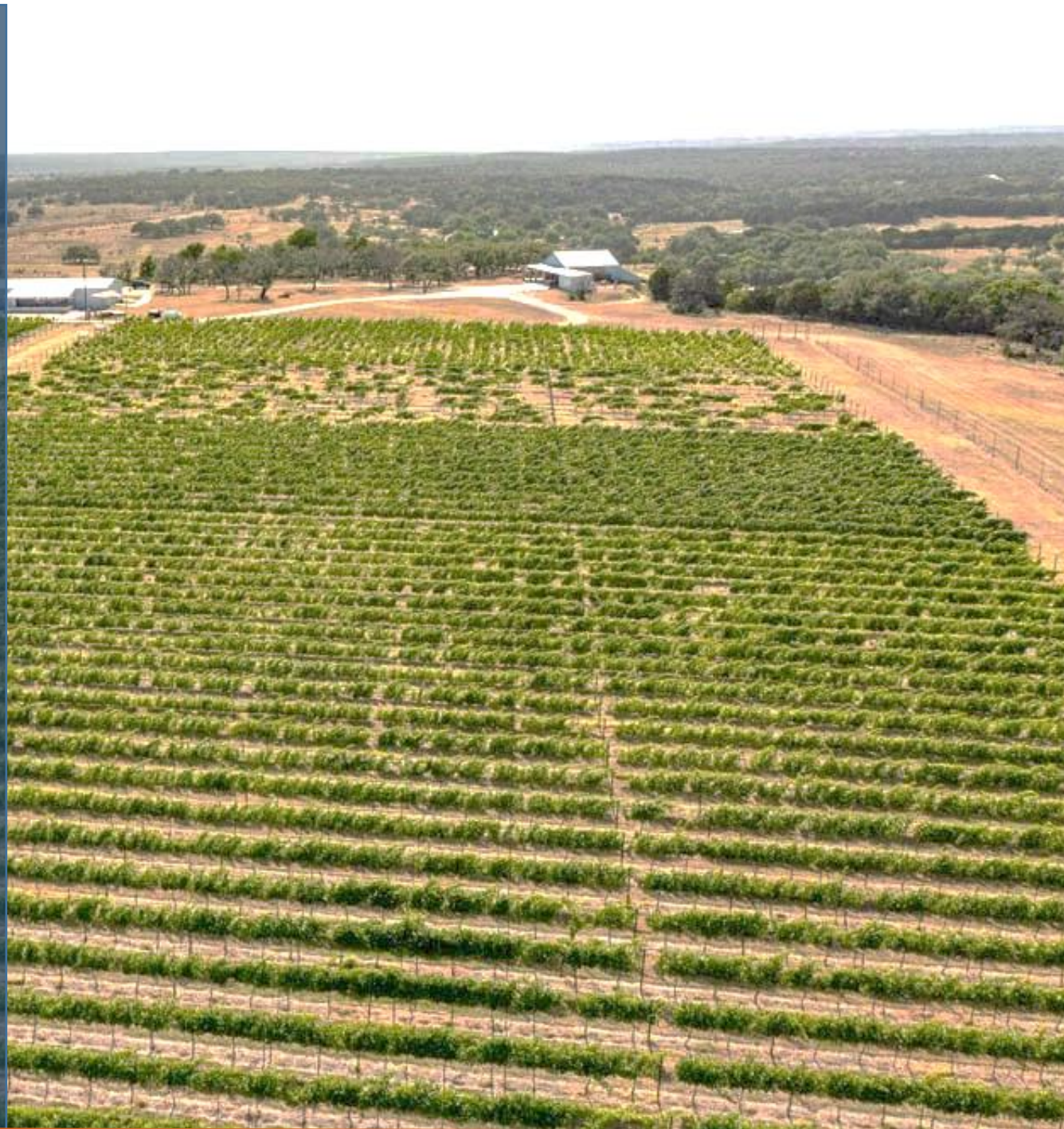
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50 Acres

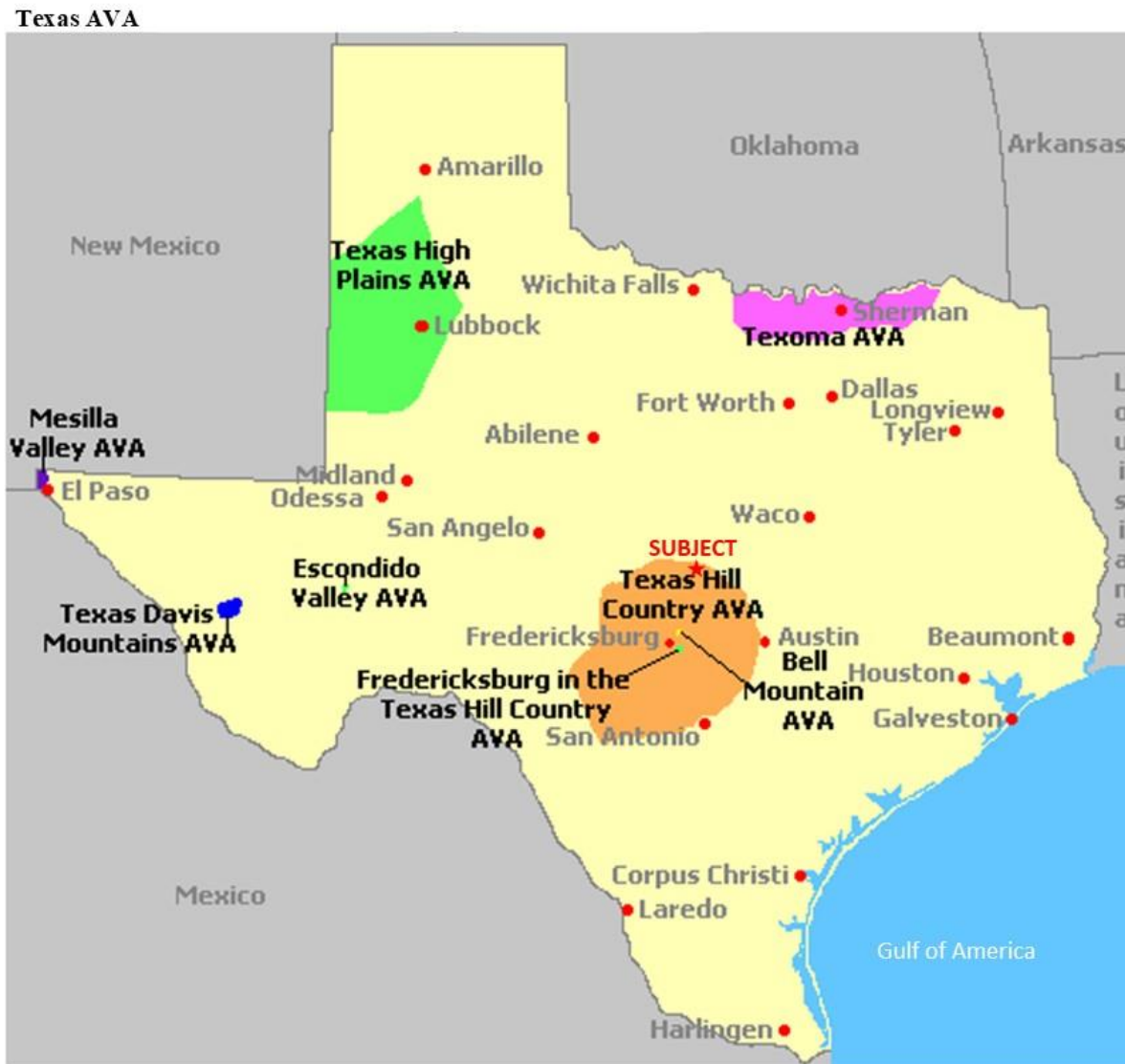
STONELEDGE WINERY & VINEYARD
518 County Road 1403
Lometa, TX. 76853

OFFERING OVERVIEW

- 31+ % IRR (Winery only projected)
- 54+ % IRR (Winery & Retreat est.)
- 44% Below Replacement !
- 6.3X (Multiple Yr.-3 NOI-Projected)
- In-Place FF&E
- 11 Cultivated Acres
- Operating Viticulture Estate
- Over 16,000 SF Constructed
- Prime Vineyard Terrior
- State-Of-The-Art Irrigation
- Seven Grape Varietals (2 Noble)
- 100% Location



Texas Hill Country Wineries



The name Lometa originates from an English transliteration of the Spanish word Lomita for "Little hill". The "Little Hill" is a mesa located less than a mile north of the property and is captured in the background on the preceding page three of this OM.

Stoneledge Winery and Vineyard is located in rural Lampasas County about 70 miles northwest of Austin, and 65 miles north of Fredericksburg ---the area often referred to as the "Napa Valley of Texas". Lometa lies within The Texas Hill Country AVA with Fredericksburg serving as its epicenter.

The Texas Hill Country is known for its large concentration of wineries and is a popular wine tourism destination. The region has been dubbed "The New Napa" or "Napa of Texas" due to its growing wine industry and rolling-hills beautiful scenery.

Texas Hill Country:

While known for its wineries and wine tourism, the Hill Country also cultivates a mix of white and red grapes, with a significant portion of the acreage dedicated to white varieties. Stoneledge Vineyard is currently cultivating six red grape varieties, two of which are "noble" and one white "Roussanne"

The topography of the area ranges from open rolling prairie to high plateaus with scenic wooded valleys and sides. The area drains southeast toward the Lampasas River and ultimately into the Brazos River, approximately 85 miles east.

- **Texas has a growing wine industry**, general wine sales in the US are down as a result of significant above average fruit yields, which translates to some buyers not having the tank storage space to accommodate as much, especially after 2023 which was also an overall good year for fruit yield.
- **Texas is seeing major growth** in the wine industry, due to market changes and an influx of people in the state.
- **Wine agritourism** is expected to spark increased consumption of domestic and Texas-made wines.
- **Top Family-Friendly Destination:** Fredericksburg was recognized as the top family-friendly destination of 2024 by Yelp, with searches for "family friendly" in the city surging.
- **Best Places to Travel:** Forbes Advisor named the Texas Hill Country with Fredericksburg being among the top travel places in the South, as part of its 50 best places to travel in 2024.
- **Yelp Searches:** Yelp compiled the list by comparing cities where "family friendly" searches increased.
- **CNN Travel:** CNN Travel named the Texas Hill Country one of the best places to visit in the world in 2024.
- **Hill Country Popularity:** Fredericksburg is a popular destination in the Texas Hill Country, known for its charm, culture, food, shopping, and outdoor activities.

POTENTIAL REVENUE STREAMS

- Winery & Vineyard As-Is:
- Ideal for 1031 Exchange
- Winery & Vineyard Promote, Market & Expand
- Wine trail Tour Connected to Fredericksburg
- Bed & Breakfast Inn
- Wedding and Special Events Center
- Corporate Retreat
- RV Destination
- ✓ Minerals Included
- ✓ Full Asset List Provided with Signed NDA
- ✓ Owner Financing (With Buyer at 20% Down)

ADD-VALUE OPPORTUNITY

Drive On-Site DTC Sales
Beneficial Economic Factors
No Competition

Corporate Retreats: Retreats are thriving in 2025. As companies face new challenges in hybrid/remote work models and distributed teams, the retreat remote setting has become imperative for maintaining cohesion and boosting productivity. And wineries with their accompanying vineyards are a natural, best fit solution to this paradigm shift in a company's approach to employee production and retention

With 32.6 million Americans projected to work remotely by the end of 2025, as stated by *Forbes*, the need for face-to-face interactions has never been more pressing. These outings offer an opportunity to bridge the gap between virtual and in-person collaboration, addressing challenges like isolation, stress, and disconnection that plague remote workers.



NEW REVENUE RESOURCE 54% IRR!

Retreats = Untapped revenue-generating resource that can increase DTC wine sales by 27% to 40%.

From enhancing creativity to improving team communication, the benefits of corporate retreats are backed by hard data. Here are **5 eye-opening statistics** that prove why these events are no longer optional but essential for business success in 2025 and beyond ---and winery/vineyard businesses are uniquely positioned to supply this demand!

1. **Strengthens Professional Connections:** In a Skift survey of over 1,000 corporate travelers, two-thirds of respondents said it is difficult to build professional connections in a virtual environment.
2. **Encourages Creativity:** A third of employees feel at their most creative outside of a traditional work office environment. Of the more than 1,000 respondents, 34% said their most creative ideas happen during business trips.
3. **Encourages innovation:** Zoom burnout is a real phenomenon sweeping the world as companies host their meetings, events, and company retreats on the video telecommunication platform. A 2021 study published in the journal Nature found that Zoom brainstorming sessions may actually hinder creativity. An in-person retreat can jump-start innovative ideas when all team members are in the same space.
4. **Boosts employee morale:** According to Stratos, 83% of workers see corporate travel as a benefit to their job. Giving employees a change of scenery by hosting a destination retreat and paying for travel expenses will boost employee morale and can even be a job perk to attract top talent.
5. **Improves culture:** It is difficult to maintain a strong company culture in a remote or hybrid working environment. According to TeamStage, 46% of job seekers see company culture as a deciding factor when applying for jobs, while 88% say company culture is, at the very least, relatively important. A company retreat focused on employee well-being and engagement can improve the company culture and make a company more attractive to top talent.

New Revenue Cont.

We heard President Trump say at The State of The Union Address to Congress, “America is back!” And the results speak for themselves. For the first time in modern history, more Americans believe our country is heading in the right direction *rather than the wrong direction* – a stunning 27-point swing!

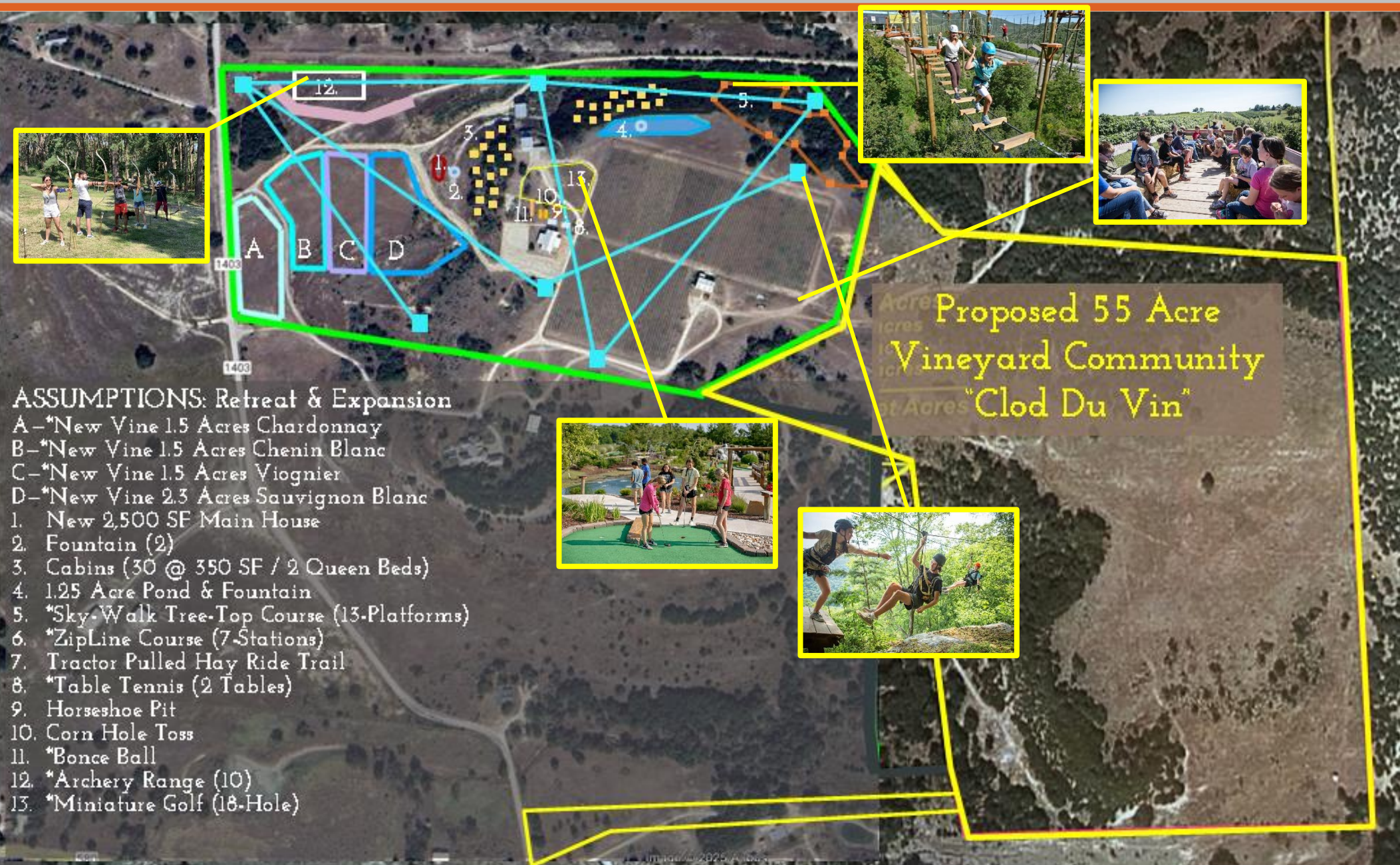
All vintners and wineries should plan now, make the necessary strategic adjustments, and prepare for the significant changes about to take place and position their businesses accordingly!

There are new, un-tapped revenue streams on the horizon uniquely benefiting vineyard owners and now is the time to reassess and capitalize on the incoming tide of opportunity. There are fantastic times ahead for vintners and the wine industry ---especially those who see and understand the shifting tides and make the essential adjustments.

While there are many wine related income generating ideas as noted previously in this OM, there is one specifically that stands out as exceptional. Based upon our analysis of the data metrics (some presented here), it is our opinion that the investment described herein should be augmented with a retreat component ---it would be an ideal fit. One which would allow a savvy entrepreneur to capitalize on this paradigm shift in the transforming employer/employee relationship.

RETREAT GENERATORS

- All-inclusive pricing options (Arrival gift basket, food, happy hour, activities)
- Fast, reliable internet everywhere (including outdoors)
- Multiple meeting spaces
- Plenty of power outlets
- Semi-private cabins (sleeps two)
- Comfy sleeping arrangements
- Airport transportation
- Team building activities
- Something to brag about
- Chill space for downtime
- Flexible cancellation policies
- Support staff
- Multiple food options





*Clos Du Vin
Vineyard Estates
55 (1) Acre lots with grape
vines allocated thorough
this highly successful
planned development.*



Stable Property Values



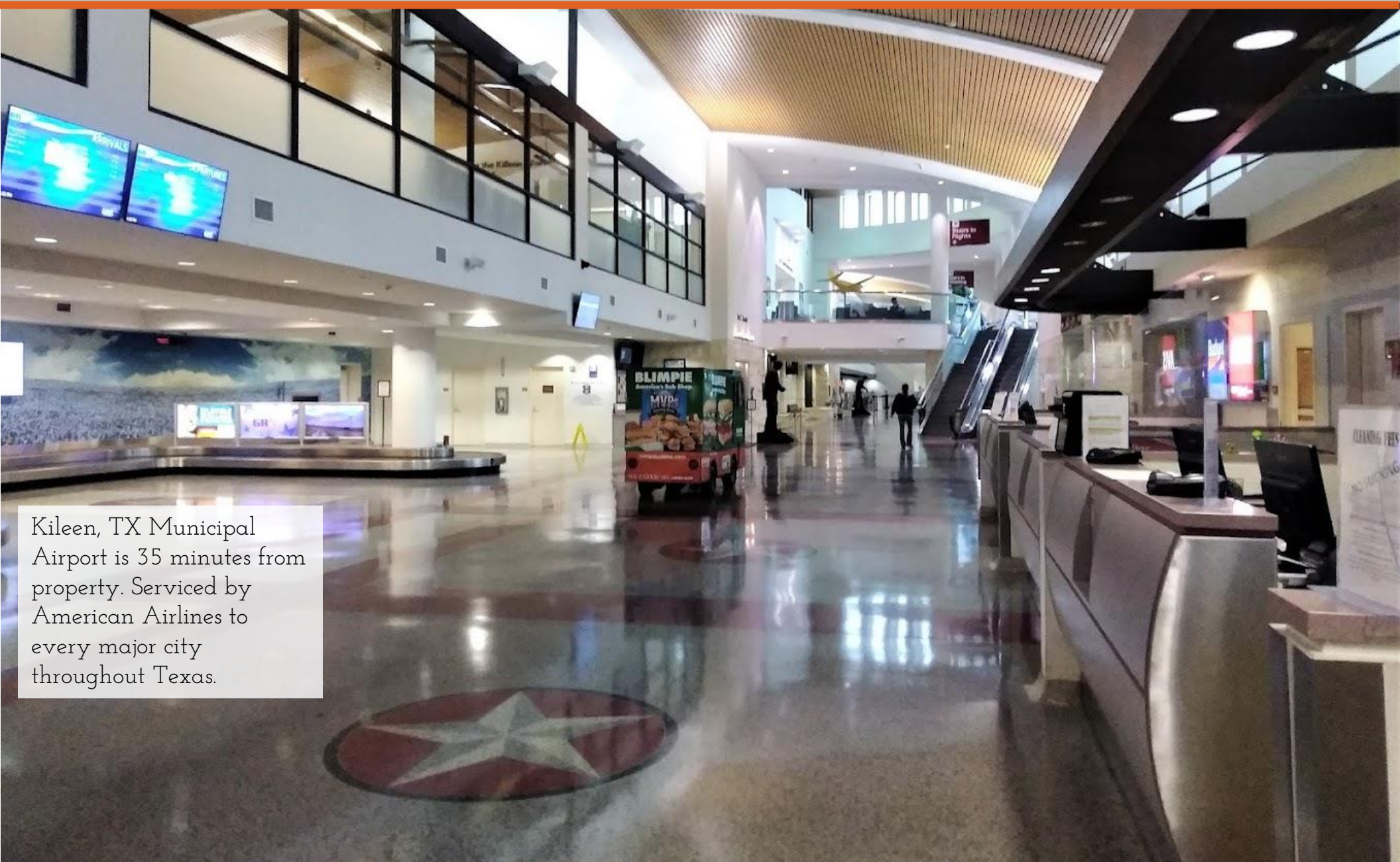
Incredible Vineyard Community Views



*Friendly
Vineyard
Community*







Killeen, TX Municipal Airport is 35 minutes from property. Serviced by American Airlines to every major city throughout Texas.

1	STONELEDGE VINEYARD & WINERY	Yr 1 (25%)	Yr 2 (*50%)	Yr 3 (*70%)	Yr 4 (*80%)	Yr 5 (*47%)
	Est. (2,840 cases - 34,074 btls x \$35= per harvest ** = \$1,192,590 x 2 (harvests) = \$2,285,180 (5,680 cases - \$420 ea.)					
2		\$ 1,192,590	\$ 1,192,590	\$ 1,192,590	\$ 1,192,590	\$ 2,285,180
3	PROFIT & LOSS	Yr 1 (25%)	Yr 2 (50%)	Yr 3 (75%)	Yr 4 (100%)	Yr 5 (60%)
4	(DTC) Direct Sales (Cellar Door) 20%	\$ 59,630	\$ 119,259	\$ 166,963	\$ 190,814	\$ 214,807
5	(DTC) Wine Club Membership 45%	\$ 134,166	\$ 268,333	\$ 375,666	\$ 429,332	\$ 483,316
6	(DTC) Online 10%	\$ 29,815	\$ 59,630	\$ 83,481	\$ 95,407	\$ 107,403
7	Retail (35% Disc \$273 pc) 10%	\$ 29,815	\$ 59,630	\$ 83,481	\$ 95,407	\$ 107,403
8	Wholesale (35% Disc \$273 pc) 5%	\$ 14,907	\$ 29,815	\$ 41,741	\$ 47,704	\$ 53,702
9	(DTC) Onsite (Non-Retreat Tastings, Tours) 10%	\$ 29,815	\$ 59,630	\$ 83,481	\$ 95,407	\$ 107,403
10	*Onsite Wine Revenue	\$ 298,148	\$ 596,295	\$ 834,813	\$ 954,072	\$ 1,074,035
11						
12	TOTAL WINE REVENUE	\$ 298,148	\$ 596,295	\$ 834,813	\$ 954,072	\$ 1,074,035

1	STONELEDGE VINEYARD & WINERY	Yr 6 (*52%)	Yr 7 (*62%)	Yr 8 (*65%)	Yr 9 (*67%)	Yr 10 (*69%)
	Est. (2,840 cases - 34,074 btls x \$35= per harvest ** = \$1,192,590 x 2 (harvests) = \$2,285,180 (5,680 cases - \$420 ea.)					
2		\$ 2,285,180	\$ 2,285,180	\$ 2,285,180	\$ 2,285,180	\$ 2,285,180
3	PROFIT & LOSS	Yr 6 (60%)	Yr 7 (70%)	Yr 8 (80%)	Yr 9 (90%)	Yr 10 (100%)
4	(DTC) Direct Sales (Cellar Door) 20%	\$ 237,659	\$ 283,362	\$ 297,073	\$ 306,214	\$ 315,355
5	(DTC) Wine Club Membership 45%	\$ 534,732	\$ 637,565	\$ 668,415	\$ 688,982	\$ 709,548
6	(DTC) Online 10%	\$ 118,829	\$ 141,681	\$ 148,537	\$ 153,107	\$ 157,677
7	Retail (35% Disc \$273 pc) 10%	\$ 118,829	\$ 141,681	\$ 148,537	\$ 153,107	\$ 157,677
8	Wholesale (35% Disc \$273 pc) 5%	\$ 59,415	\$ 70,841	\$ 74,268	\$ 76,554	\$ 78,839
9	(DTC) Onsite (Non-Retreat Tastings, Tours) 10%	\$ 118,829	\$ 141,681	\$ 148,537	\$ 153,107	\$ 157,677
10	*Onsite Wine Revenue	\$ 1,188,294	\$ 1,416,812	\$ 1,485,367	\$ 1,531,071	\$ 1,576,774
11						
12	TOTAL WINE REVENUE	\$ 1,188,294	\$ 1,416,812	\$ 1,485,367	\$ 1,531,071	\$ 1,576,774

1	STONELEDGE VINEYARD & WINERY	Yr 1 (25%)	Yr 2 (*50%)	Yr 3 (*70%)	Yr 4 (*80%)	Yr 5 *47%)
20	COGS					
21	(\$750 per acre) Grape Harvest - July	\$ 8,250	\$ 8,250	\$ 8,250	\$ 8,250	\$ 8,250
22	July Winemaking Labor & Materials	\$ 20,870	\$ 41,741	\$ 58,437	\$ 66,785	\$ 73,583
23	Bottling and Packaging	\$ 20,870	\$ 41,741	\$ 58,437	\$ 66,785	\$ 73,583
24	*Sept. Bulk Purchs - (\$3,200 PT 45 tons)	\$ -	\$ -	\$ 72,000	\$ 96,000	\$ 144,000
25	Sept. Winemaking Labor & Materials	\$ -	\$ -	\$ 58,437	\$ 66,785	\$ 73,583
26	Bottling and Packaging	\$ -	\$ -	\$ 58,437	\$ 66,785	\$ 73,583
27	TOTAL COGS	\$ 49,991	\$ 91,731	\$ 313,998	\$ 371,390	\$ 446,581
28						
29	Wine Only Gross Profit	\$ 248,157	\$ 504,564	\$ 520,815	\$ 582,682	\$ 627,453
30						

1	STONELEDGE VINEYARD & WINERY	Yr 6 (*52%)	Yr 7 (*62%)	Yr 8 (*65%)	Yr 9 (*67%)	Yr 10 (*69%)
20	COGS					
21	(\$750 per acre) Grape Harvest - July	\$ 8,498	\$ 8,752	\$ 9,015	\$ 9,285	\$ 9,564
22	July Winemaking Labor & Materials	\$ 95,978	\$ 111,974	\$ 127,970	\$ 127,970	\$ 127,970
23	Bottling and Packaging	\$ 95,978	\$ 111,974	\$ 127,970	\$ 127,970	\$ 127,970
24	*Sept. Bulk Purchs - (\$3,200 PT 45 tons)	\$ 144,000	\$ 148,320	\$ 152,770	\$ 157,353	\$ 162,073
25	Sept. Winemaking Labor & Materials	\$ 95,978	\$ 111,974	\$ 127,970	\$ 127,970	\$ 127,970
26	Bottling and Packaging	\$ 95,978	\$ 111,974	\$ 127,970	\$ 127,970	\$ 127,970
27	TOTAL COGS	\$ 536,408	\$ 604,968	\$ 673,665	\$ 678,518	\$ 683,518
28						
29	Wine Only Gross Profit	\$ 651,886	\$ 811,844	\$ 811,702	\$ 852,552	\$ 893,257

1	STONELEDGE VINEYARD & WINERY	Yr 1 (25%)	Yr 2 (*50%)	Yr 3 (*70%)	Yr 4 (*80%)	Yr 5 *47%)
32	OPERATING EXPENSES					
33	Marketing and Sales	\$ 31,932	\$ 16,160	\$ 16,644	\$ 17,144	\$ 17,658
34	Cellar Staff Salaries	\$ 29,815	\$ 59,630	\$ 65,592	\$ 72,152	\$ 79,367
35	Administrative Costs	\$ 21,288	\$ 42,575	\$ 44,704	\$ 46,939	\$ 76,686
36	Vineyard Management	\$ 20,870	\$ 41,741	\$ 43,828	\$ 46,019	\$ 75,182
37	Facility Maintenance	\$ 5,963	\$ 11,926	\$ 16,696	\$ 19,081	\$ 21,481
38	Accounting	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
39	Legal	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
40	Utility	\$ 20,870	\$ 72,124	\$ 94,897	\$ 129,773	\$ 147,922
41	Travel Lodging	\$ 20,000	\$ 5,000	\$ 5,500	\$ 6,050	\$ 6,655
42	Association - Memberships	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
43	TOTAL OPERATING EXPENSES	\$ 164,238	\$ 262,655	\$ 301,362	\$ 350,659	\$ 438,451
44						

1	STONELEDGE VINEYARD & WINERY	Yr 6 (*52%)	Yr 7 (*62%)	Yr 8 (*65%)	Yr 9 (*67%)	Yr 10 (*69%)
32	OPERATING EXPENSES					
33	Marketing and Sales	\$ 18,188	\$ 18,733	\$ 19,295	\$ 19,874	\$ 20,470
34	Cellar Staff Salaries	\$ 87,304	\$ 96,034	\$ 105,637	\$ 116,201	\$ 127,821
35	Administrative Costs	\$ 80,520	\$ 84,546	\$ 88,774	\$ 93,212	\$ 97,873
36	Vineyard Management	\$ 78,942	\$ 82,889	\$ 87,033	\$ 91,385	\$ 95,954
37	Facility Maintenance	\$ 22,555	\$ 23,682	\$ 24,867	\$ 26,110	\$ 27,415
38	Accounting	\$ 7,875	\$ 8,269	\$ 8,682	\$ 9,116	\$ 9,572
39	Legal	\$ 3,675	\$ 3,859	\$ 4,052	\$ 4,254	\$ 4,467
40	Utility	\$ 167,741	\$ 187,965	\$ 197,204	\$ 205,064	\$ 213,158
41	Travel Lodging	\$ 7,321	\$ 8,053	\$ 8,858	\$ 9,744	\$ 10,718
42	Association - Memberships	\$ 2,625	\$ 2,756	\$ 2,894	\$ 3,039	\$ 3,191
43	TOTAL OPERATING EXPENSES	\$ 476,744	\$ 516,786	\$ 547,295	\$ 577,999	\$ 610,640

1	STONELEDGE VINEYARD & WINERY	Yr 1 (25%)	Yr 2 (*50%)	Yr 3 (*70%)	Yr 4 (*80%)	Yr 5 *47%)
44						
45	FIXED EXPENSES					
46	Operating Building Insurance	\$ 7,156	\$ 14,311	\$ 14,740	\$ 15,183	\$ 15,638
47	Property taxes	\$ 7,454	\$ 14,907	\$ 15,355	\$ 15,815	\$ 26,851
48	FF&E Reserves	\$ 20,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,750
49	Building Reserves	\$ 58,000	\$ 45,000	\$ 46,350	\$ 47,741	\$ 49,173
50	TOTAL FIXED EXPENSES	\$ 14,609	\$ 89,218	\$ 91,445	\$ 93,738	\$ 107,412
51	Total COGS/Op/Fxd/Expenses	\$ 228,838	\$ 443,605	\$ 706,805	\$ 815,787	\$ 992,444
52						
53	COGS (Winery Only)	\$ 228,838	\$ 443,605	\$ 517,931	\$ 586,217	\$ 701,279
54	NET PROFITS (Winery Only)	\$ 69,310	\$ 152,690	\$ 316,882	\$ 316,882	\$ 367,855
55						

1	STONELEDGE VINEYARD & WINERY	Yr 6 (*52%)	Yr 7 (*62%)	Yr 8 (*65%)	Yr 9 (*67%)	Yr 10 (*69%)
44						
45	FIXED EXPENSES					
46	Operating Building Insurance	\$ 16,107	\$ 16,590	\$ 17,088	\$ 17,601	\$ 18,129
47	Property taxes	\$ 28,193	\$ 29,039	\$ 29,910	\$ 30,808	\$ 31,732
48	FF&E Reserves	\$ 16,538	\$ 17,364	\$ 18,233	\$ 19,144	\$ 20,101
49	Building Reserves	\$ 50,648	\$ 52,167	\$ 53,732	\$ 55,344	\$ 57,005
50	TOTAL FIXED EXPENSES	\$ 111,486	\$ 115,161	\$ 118,964	\$ 122,897	\$ 126,967
51	Total COGS/Op/Fxd/Expenses	\$ 1,124,638	\$ 1,236,915	\$ 1,339,924	\$ 1,379,415	\$ 1,421,124
52						
53	COGS (Winery Only)	\$ 788,683	\$ 864,648	\$ 931,214	\$ 966,122	\$ 1,003,111
54	NET PROFITS (Winery Only)	\$ 372,756	\$ 399,610	\$ 552,164	\$ 554,153	\$ 564,948

1	STONELEDGE RETREAT	Year 1	Year 2	Cases	Year 3	Year 4	Year 5	Year 6	Cases	Yr. 7-10
		Cabins @								
4	*Average Daily Rate PP (4-night stay)	2 persons each	\$ 405		\$ 405	\$ 405	\$ 405	\$ 405		
5	*Two Persons Per Cabin (per night)		\$ 810		\$ 810	\$ 810	\$ 810	\$ 810		
		Phase II								
6	Annual Retreat Beds Available (2 per cab)	= 15 Cabins	10,950		10,950	21,900	21,900	21,900		
7	Cabin Occupancy		50%		70%	60%	75%	90%		
8	Retreat (4-night stay)Cabins/Beds Sold		5,475		7,665	13,140	16,425	19,710		
9	100% Occupancy		10,950		10,950	21,900	21,900	21,900		
10	Total Room Revenue	0	2,217,375		3,104,325	5,321,700	6,652,125	7,982,550		
11										
12	Retreat Wine Cost (Revenue to Winery)									
	*Average Daily Rate Includes wine harvested, processed and bottled on site as per A thru C below.									
13										
14	*(A) Wne Room Arrival Gift (1 btl pp)		\$ 46,410	130	\$ 55,692	\$ 95,233	\$ 109,518	\$ 125,946	353	
15	*(B) Wine Happy Hour (2-glass pp 6-12oz)		\$ 325,763	913	\$ 390,915	\$ 668,465	\$ 768,734	\$ 884,044	2,476	
16	*(C) Wine Dinner Yr1 (5 tbls - 2 btls pr tbl - 4-nights -15% Disc)		\$ 61,880	173	\$ 74,256	\$ 136,136	\$ 160,888	\$ 198,016	555	
17	Retreat Wine Cost (revenue to winery)		\$ 434,053	1,216	\$ 520,863	\$ 899,834	\$ 1,039,141	\$ 1,208,007	3,384	
18	Total Retreat Gross Revenue	0	\$ 1,783,323		\$ 2,583,462	\$ 4,421,866	\$ 5,612,984	\$ 6,774,543		

1	STONELEDGE RETREAT	Year 1	Year 2	Cases	Year 3	Year 4	Year 5	Year 6	Cases	Yr. 7-10
20	Departmental Expense									
21	Rooms Labor/Clean		\$ 554,344		\$ 609,778	\$ 701,245	\$ 771,369	\$ 848,506		
22	(Contract) Meeting & Catering Food		\$ 328,500		\$ 459,900	\$ 788,400	\$ 985,500	\$ 1,182,600		
23	Special Guest Services / Music		\$ 17,833		\$ 25,835	\$ 44,219	\$ 56,130	\$ 67,745		
24	Total Departmental Expense		\$ 900,677		\$ 1,095,513	\$ 1,533,864	\$ 1,812,999	\$ 2,098,852		
25										
26	Total Deptmental Profit	0	\$ 882,646	\$ -	\$ 1,487,949	\$ 2,888,003	\$ 3,799,985	\$ 4,675,692		
27										
28	Operating Expense									
29	Sales		\$ 89,166		\$ 129,173	\$ 221,093	\$ 280,649	\$ 338,727		
30	General & Administrative		\$ 106,999		\$ 155,008	\$ 265,312	\$ 336,779	\$ 406,473		
31	General Manager		\$ 89,166		\$ 98,083	\$ 107,891	\$ 118,680	\$ 130,548		
32	*Vineyard Retreats Franchise Fee		\$ 71,333		\$ 77,504	\$ 132,656	\$ 168,390	\$ 203,236		
33	Advertising & Promotion		\$ 89,166		\$ 93,624	\$ 98,306	\$ 103,221	\$ 108,382		
34	Facility Maintenance		\$ 88,695		\$ 124,173	\$ 212,868	\$ 266,085	\$ 319,302		
35	Accounting (Software Web)		\$ 6,000		\$ 6,300	\$ 6,615	\$ 6,946	\$ 7,293		
36	Legal		\$ 17,833		\$ 25,835	\$ 44,219	\$ 56,130	\$ 67,745		
37	Utilities		\$ 106,999		\$ 155,008	\$ 176,875	\$ 224,519	\$ 237,109		
38	Travel Lodging		\$ 10,700		\$ 15,501	\$ 26,531	\$ 33,678	\$ 40,647		
39	Association - Memberships		\$ 2,500		\$ 2,625	\$ 2,756	\$ 2,894	\$ 3,039		
40	Sub Total Operating Expense	0	\$ 678,558		\$ 882,833	\$ 1,295,122	\$ 1,597,971	\$ 1,862,502		

1	STONELEDGE RETREAT	Year 1	Year 2	Cases	Year 3	Year 4	Year 5	Year 6	Cases	Yr. 7-10
41										
42	Fixed Expense									
43	Operating Building Insurance		\$ 42,800		\$ 44,940	\$ 47,187	\$ 49,546	\$ 52,023		
44	Property taxes		\$ 44,583		\$ 46,812	\$ 49,153	\$ 51,610	\$ 54,191		
45	Total Fixed Expenses		\$ 87,383		\$ 91,752	\$ 96,340	\$ 101,157	\$ 106,214		
46										
47	Income Before Capital Expenditures		\$ 116,705		\$ 513,364	\$ 1,496,541	\$ 2,100,858	\$ 2,706,976		
48										
49	Capital Expenditures									
50	FF&E Reserves		\$ 20,000		\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	[No Title]	
51	Building Reserves		\$ 58,000		\$ 58,000	\$ 85,000	\$ 85,000	\$ 85,000		
52	Total Capital Expenditures		\$ 78,000		\$ 78,000	\$ 105,000	\$ 105,000	\$ 105,000		
53										
54	Retreat NOI Before Debt Service	0	\$ 38,705		\$ 435,364	\$ 1,391,541	\$ 1,995,858	\$ 2,601,976		
55	<i>*Vineyards Retreats offers a franchise option that can deliver a turnkey operation from concept, design, development thru to management and retreat promotion and booking. Licensed, bonded, experienced. For information call (936) 320-3737 Vineyard Retreats is a subsidiary of Fisher Advisors LLC</i>									
56										
57										

1	CASH FLOWS & IRR 10-YEAR EXIT					
2	NET PROFIT	Yr-1	Yr-2	Yr-3	Yr-4	Yr-5
3	Winery	\$ 69,310	\$ 152,690	\$ 316,882	\$ 316,882	\$ 367,855
4	Seller & Lender Debt Service)	\$ 216,540	\$ 216,540	\$ 216,540	\$ 216,540	\$ 216,540
5	Winery Cashflow (ADS)	\$ (147,230)	\$ (63,850)	\$ 100,342	\$ 100,342	\$ 151,315
6						
7	Winery & Retreat	\$ 69,310	\$ 586,742	\$ 648,871	\$ 1,038,119	\$ 1,120,731
8	Seller & Lender Debt Svc	\$ 329,254	\$ 329,254	\$ 329,254	\$ 329,254	\$ 329,254
9	Winery & Retreat Cashflow (ADS)	\$ (259,944)	\$ 257,488	\$ 319,617	\$ 708,865	\$ 791,477
10						

1	CASH FLOWS & IRR 10-YEAR EXIT					
2	NET PROFIT	Yr-6	Yr-7	Yr-8	Yr-9	Yr-10
3	Winery	\$ 372,756	\$ 399,610	\$ 552,164	\$ 554,153	\$ 564,948
4	Seller & Lender Debt Service)	\$ 216,540	\$ 216,540	\$ 216,540	\$ 216,540	\$ 216,540
5	Winery Cashflow (ADS)	\$ 156,216	\$ 183,070	\$ 335,624	\$ 337,613	\$ 348,408
6						
7	Winery & Retreat	\$ 1,271,662	\$ 1,448,303	\$ 1,477,270	\$ 1,550,074	\$ 1,623,990
8	Seller & Lender Debt Svc	\$ 329,254	\$ 329,254	\$ 329,254	\$ 329,254	\$ 329,254
9	Winery & Retreat Cashflow (ADS)	\$ 942,408	\$ 1,119,049	\$ 1,148,016	\$ 1,220,820	\$ 1,294,736
10						

44	REPLACEMENT COST	SIZE	UNIT MULTIPLE	VALUE
45	Land			
46	Land (122 Acres)	122	\$ 15,513	\$ 1,892,586
47	Vineyard Value (11 Cultivated Acres)	11	\$ 30,000	\$ 330,000
48	Total Land			\$ 2,222,586
49				
50	Site Improvements			
51	Water Well	3	\$ 25,000	\$ 75,000
52	Water Storage tanks	3	\$ 5,000	\$ 15,000
53	Vineyard Fencing	3,000	\$ 10	\$ 28,500
54	Entrance	1	\$ 37,500	\$ 37,500
55	Roads LF	5,000	\$ 15	\$ 75,000
56	Total Site			\$ 231,000
57				
58				
59	Buildings	SF	\$ psf	\$ Total
60	Tasting Room	1,200	\$ 175	\$ 210,000
61	Tank Room	1,200	\$ 155	\$ 186,000
62	Covered Areas	1,360	\$ 45	\$ 61,200
63	Pavilion HVAC	800	\$ 125	\$ 100,000
64	Open Pavillion	4,000	\$ 65	\$ 260,000
65	Wine Storage (Climate Controlled)	2,920	\$ 155	\$ 452,600
66	Guest House (Living Area)	1,152	\$ 175	\$ 201,600
67	Guest House (Deck)	640	\$ 35	\$ 22,400
68	Shop	1,984	\$ 45	\$ 89,280
69	Office	416	\$ 75	\$ 31,200
70	Apartment	416	\$ 175	\$ 72,800
71	Total Building Improvements	16,088	\$ 105	\$ 1,687,080
72				

72					
73	REPLACEMENT COST	SIZE	UNIT MULTIPLE	VALUE	
74	Equipment & Misc.				
75	Lab Rm Equip & State of Art Irrigation			\$ 25,500	
76	Lazer System Wildlife Protection			\$ 5,000	
77	-Tractor - Trailer & misc			\$ 154,630	
78	, 2, 6 KL Tanks w/Elevated Walk-ways			\$ 135,400	
79	Barrel Room FF&E			\$ 110,240	
80	Custome WinePump Room Equip			\$ 8,454	
81	Other & Comrc'l Refridgeration System			\$ 30,875	
82	Apartment FF&E			\$ 4,150	
83	Vineyard Office FF&E			\$ 5,700	
84	Pavilion FF&E			\$ 13,700	
85	Storage Room & Equipment			\$ 47,400	
86	Winery Office FF&E			\$ 3,400	
87	Tasting Room FF&E			\$ 14,250	
88	Subtotal Equipment			\$ 558,699	
89	Inventory				
90	Finished & Bottles Inventory	1,316 Cases	\$ 542	\$ 712,992	15,792 Bottles
91	Bulk Wine	68 Barrels		\$ 73,440	
92	Subtotal Inventory			\$ 786,432	
93					
94	Total Land			\$ 2,222,586	
95	Total Site Improvement			\$ 231,000	
96	Total Buildings			\$ 1,687,080	
97	Total Equip, and Mis.			\$ 558,699	
98	Total Inventory			\$ 786,432	
99					
100	Total Vineyard Cost is at	58% Below Replacement		\$ 5,485,797	
101					

RETREAT CONSTRUCTION for 30 Units @ 350 SF

Sitework					
	Survey	\$	3,500	Misc. Expense	
	Utilities to Cabins	\$	42,000	30-Cabin Furniture & Fixtures & Equip (2 beds / bx \$4,500)	\$ 135,000
	Septic Systems	\$	30,000	Utility Rm, 1-Washers, 1-Dryers	\$ 3,500
	Tree Clearing / Earthwork	\$	25,000	Linens, Towels, Blankets, Robes (\$250 pp x 2-sets)	\$ 30,000
	2- Acre Pond w Fountains	\$	45,000	Two - Used Bus Shuttle Air Transport (24 Passenger)	\$ 162,500
	Lighted Concrete Patways / Landscaping	\$	175,000	Cabin Utility EV	\$ 12,500
	Tractor Pull Hayride Pathwork (13,250 LF x \$4.07)	\$	53,928	Cabin Room EV Shuttle (2)	\$ 50,000
	Sitework Total	\$	374,428	Cabin Key/Lock Door System	\$ 20,000
Building Expense				Plasma TV WiFi Cable System	\$ 50,000
	Prefabed Cabins @ (30 x 350 SF= 10,500 SF / \$50 psf)	\$	525,000	Bale Wagon (Hayride)	\$ 15,000
	Main House 2,500SF x \$125 PSF	\$	375,000	Misc. Expense	\$ 25,000
	Cabin Install Labor	\$	27,500	Total Misc. Expenses	\$ 503,500
	Cabin Install Plumbing	\$	38,000		
	Cabin Install Electrical	\$	43,500	*Total Buildout Stoneledge Vineyard Retreat	\$ 2,174,190
	Cabin HVAC	\$	19,184	<i>* Payable in 4-Draws</i>	
	Building Total	\$	1,028,184	Stoneledge 120 Acre Vineyard Acquisition	\$ 3,175,000
	Total Site & Building	\$	1,402,611	Total Buildout	\$ 2,174,190
Operational Expenses				Working Capital	\$ 120,000
	Turnkey Project Management	\$	217,419	Total Project Cost (Includes Winery & Vineyard)	\$ 5,469,190
	Construction Management @ 10%	\$	140,261		
	Office Expenses	\$	12,500	Vineyard Only Cost	\$ 3,175,000
	Mgmt.& Staff Accomodation & Travel (3- people))	\$	12,500		
	Contingency	\$	102,818		
	Operational Expenses	\$	268,079		
Sitework, Building & Operational Total		\$	1,670,690		



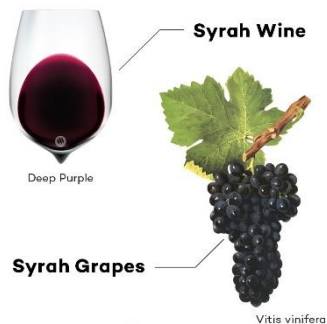
Cabernet Sauvignon

Cabernet Sauvignon became internationally recognized through its prominence in Bordeaux wines, where it is often blended with Merlot and Cabernet Franc. From France and Spain, the grape spread across Europe and to the New World where it found new homes in places like California's Napa Valley, and the Texas Hill Country regions. For most of the 20th century, it was the world's most widely planted premium red-wine grape until it was surpassed by Merlot in the 1990s. However, by 2015, Cabernet Sauvignon had once again become the most widely planted wine grape, with a total of 842,629 acres under vine worldwide.



Tempranillo

Tempranillo is a Spanish red wine grape variety, known for producing full-bodied wines with flavors of red fruit, leather, and spice, and is the basis of many iconic wines from the High Plains regions of Texas.



Syrah

Syrah, also known as Shiraz, is a dark-skinned grape variety grown throughout the world and used primarily to produce red wine. Syrah should not be confused with Petite Sirah, a cross of Syrah with Peloursin dating from 1880. The style and flavor profile of wines made from Syrah are influenced by the climate where the grapes are grown. In warmer climates (such as the central Texas Hill Country), they tend to produce full-bodied wines with medium-plus to high levels of tannins and notes of blackberry, mint and black pepper.



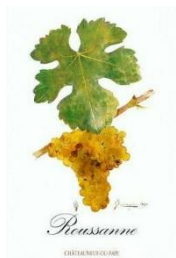
Sangiovese

Sangiovese is a red [Italian wine grape variety](#) that derives its name from the Latin sanguis Jovis, "blood of [Jupiter](#)". Sangiovese Grosso, used for traditionally powerful and slow maturing red wines, is primarily grown in the central regions of Italy, particularly in Tuscany, where it is the dominant grape variety. Here in the Texas Hill Country, Sangiovese thrives in various subregions, including [Chianti](#), [Montalcino](#), and [Montepulciano](#), whose diverse [terroirs](#) winemakers put to good use to craft wines that reflect the land's unique nuances.



Mourvèdre

Or Monastrell as it is known in its native Spain, Mataro, Australia, California and Texas, is a black-skinned variety that has been grown in vineyards all around the western Mediterranean for centuries. Thought to have originated in Spain, it is now grown extensively throughout the Iberian Peninsula, southern France, California, Texas and South Australia.



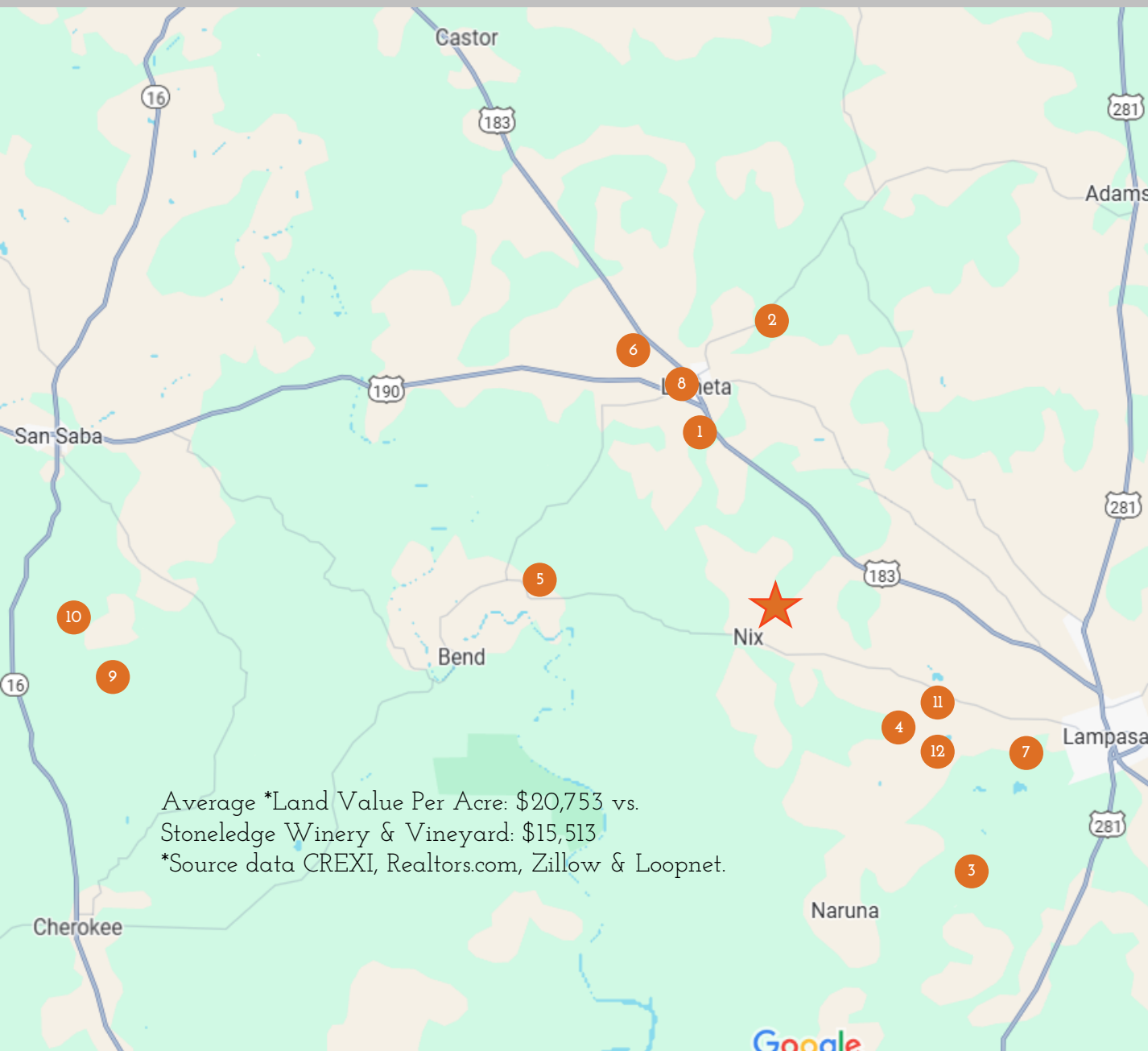
Roussanne

Roussanne is a [white wine grape](#) grown originally in the [Rhône wine](#) region in [France](#). The berries are distinguished by their [russet](#) color when [ripe](#)—roux is [French](#) for the reddish-brown color russet, and is probably the root for the variety's name. The aroma of Roussanne is often reminiscent of a flowery [herbal tea](#). In warm climates, it produces wines of richness, with flavors of honey and pear, and full [body](#).

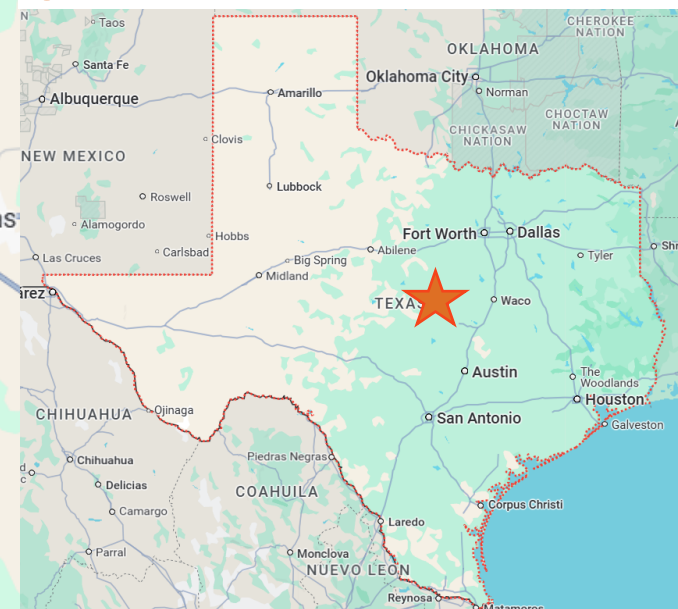


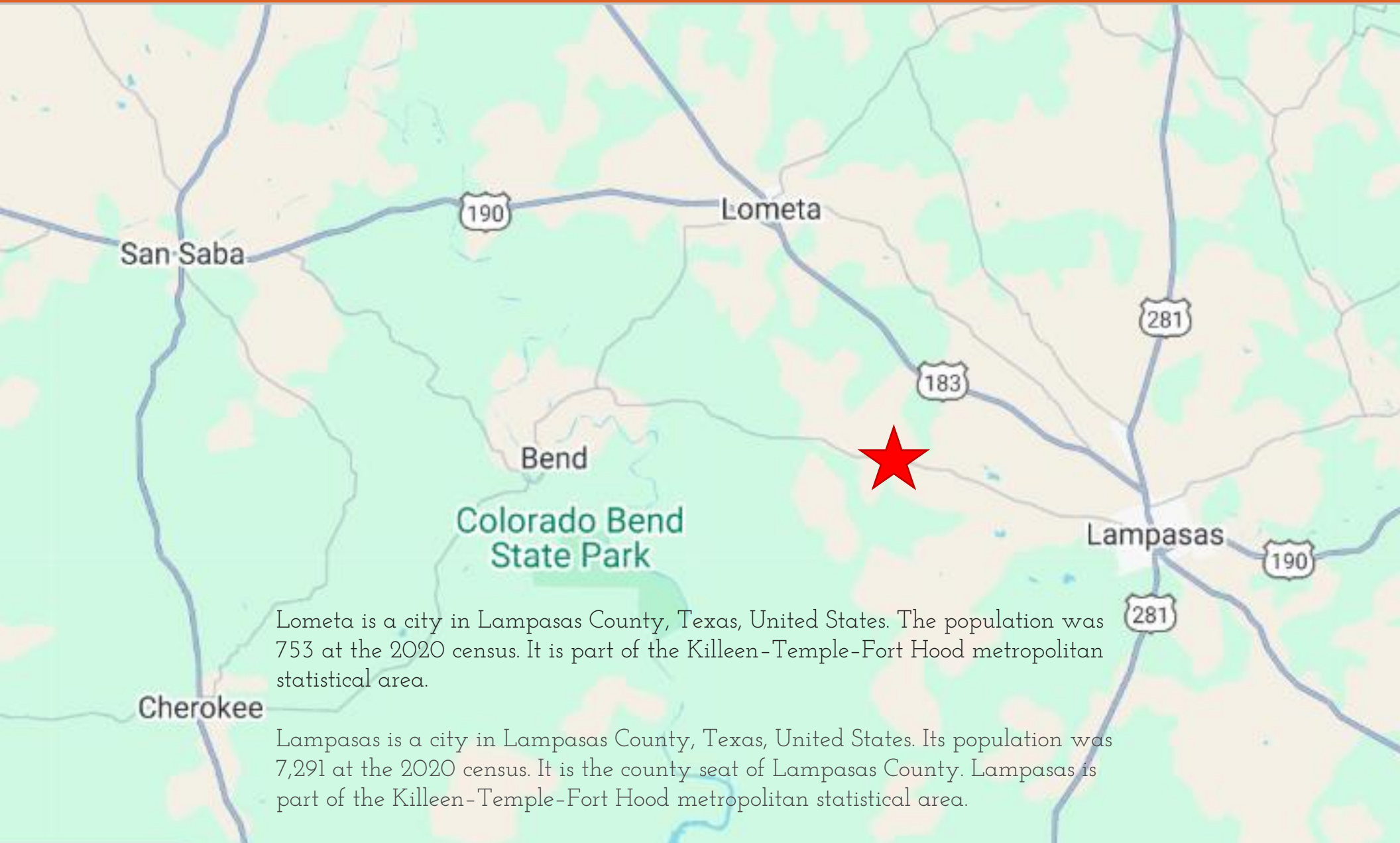
Albariño

Albariño is a variety of white [wine grape](#) grown in [Galicia](#) (northwest Spain), in Northwest Portugal, California's napa Valley region and the Texas Hill Country AVA where it is also used to make [varietal](#) white wines. The grape is noted for its distinctive botanical aroma with a citrus undertone, very similar to that of [Viognier](#), [Gewurztraminer](#), and [Petit Manseng](#), suggesting [apricot](#) and [peach](#).



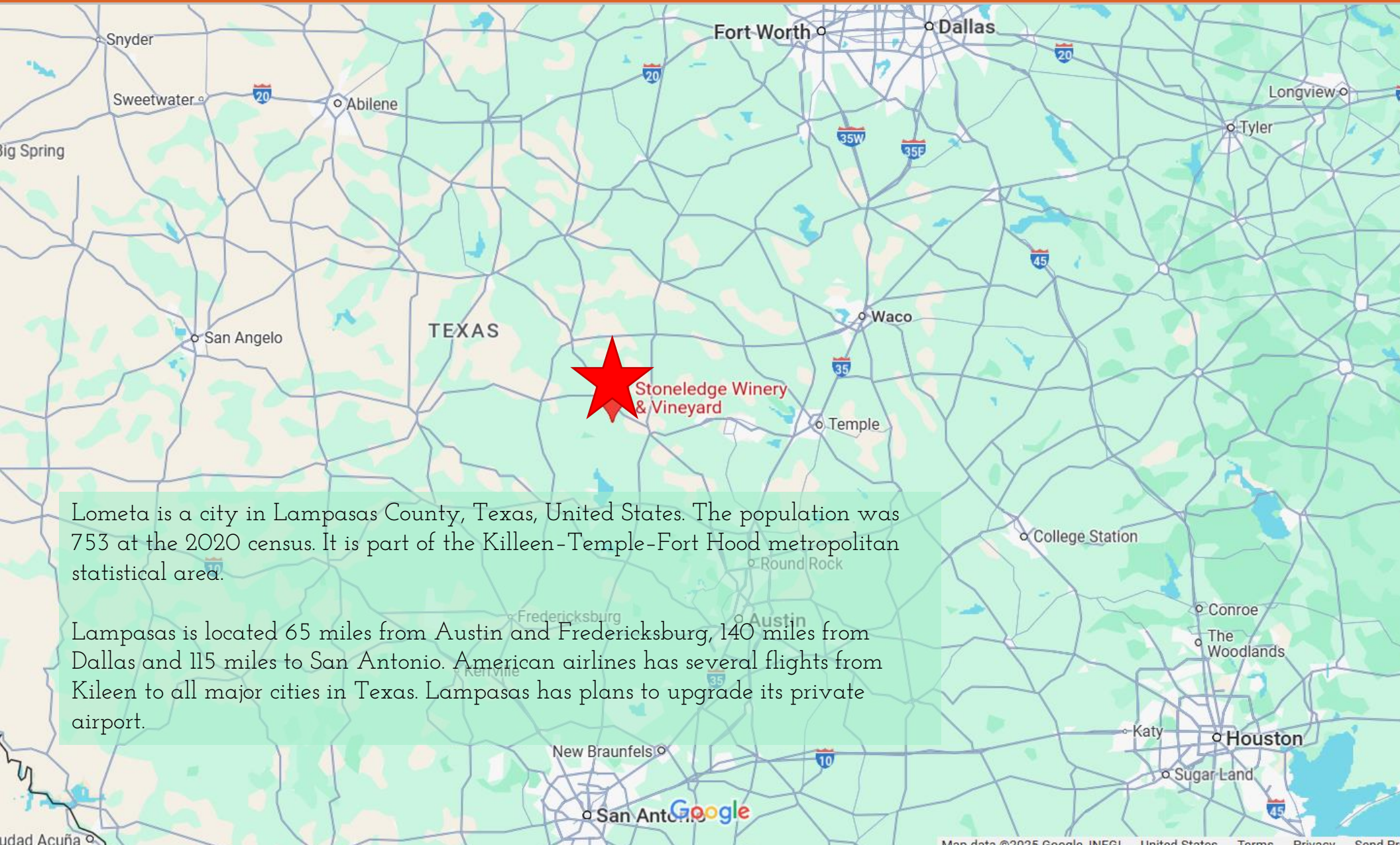
- ★ LAND VALUE COMPARABLES
 STONELEDGE WINERY & VINEYARD
 122 AC @ \$15,513 PA**
- 1** 10988 High St, Lometa: 43AC @ \$25,000 PA
 - 2** FM 581, Lometa: 155 AC @ \$18,709 PA
 - 3** S.winds, CR 103, Lampasas: 100 AC @ \$18,250 PA
 - 4** CR 1255, Lampasas: 10 AC @ \$19,900 PA
 - 5** FM 580, Lometa: 33 AC @ \$15,856
 - 6** 17184 CR 183, Lometa: 17 AC @ \$15,202
 - 7** ND Lampasas: 11 AC @ \$28,318
 - 8** FM 190 & 183 Lometa: 81 AC @ 27,876
 - 9** 375 Andler Lane, San Saba: 11 AC @ \$21,842
 - 10** 30 Buck Run, San Saba 10 AC: \$20,000 PA
 - 11** 65 Estate View Cir. Lampasas: 13 AC @ \$18,189
 - 12** CR 1255, Lampasas: 10AC @ \$19,900





Lometa is a city in Lampasas County, Texas, United States. The population was 753 at the 2020 census. It is part of the Killeen-Temple-Fort Hood metropolitan statistical area.

Lampasas is a city in Lampasas County, Texas, United States. Its population was 7,291 at the 2020 census. It is the county seat of Lampasas County. Lampasas is part of the Killeen-Temple-Fort Hood metropolitan statistical area.



Lometa is a city in Lampasas County, Texas, United States. The population was 753 at the 2020 census. It is part of the Killeen-Temple-Fort Hood metropolitan statistical area.

Lampasas is located 65 miles from Austin and Fredericksburg, 140 miles from Dallas and 115 miles to San Antonio. American airlines has several flights from Killeen to all major cities in Texas. Lampasas has plans to upgrade its private airport.













Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

David Fisher-Fisher Advisors LLC	691654	dfisher@fisheradvisorsllc.com	(936) 320-3737
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	