



Vin Alegre
Offering Memorandum
7755 Airport Rd, Paso Robles, CA



Prepared By:

Pacifica Wine Division
Paul Shannon
504 First Street, Suite A
Paso Robles, CA 93446
(805)237-4040 Fax (805)237-4041



EXECUTIVE SUMMARY

Pacifica Commercial Realty is pleased to exclusively represent Bob and Becky Behlendorf for the sale of their vineyard and custom home located at 7755 Airport Road, Paso Robles, CA, in the heart of the Paso Robles AVA.

The entire Property contains one legal parcel of 40.59 acres, APN 027-191-043. The property is planted with 18.6 acres of Cabernet Sauvignon with a total of 12,443 vines, 16.5 acre of Merlot with a total of 11,122 vines and 1 row of Primitivo with 150 vines. 2015 harvest was roughly 110 tons.

Vineyard management has been under the direction of John Crossland and VPS. John has managed the property for the last few years. There has been a decrease in production over the last 5 years and has been correlated to drought and vine age, but further investigation is suggested.

2015 Harvest was roughly 110 tons and being sold to J Lohr with Cab at \$1,550/ton and Merlot at \$933/ton, Primitivo is usually kept for personal consumption.

Other improvements on the property include a custom 2700 Sqft home, ½ acre irrigation pond and 2,200 Sqft barn as well as overhead frost protection for the entire vineyard.

Water is supplied from to the vineyard from an Ag well that is set at 350 Ft deep, and produces roughly 300 GPM. The residence is supplied through a residential well at roughly 500 ft, deep and fills a 2500 gal water storage tank.

The Owner is offering the Property for sale at \$2,395,000.



TABLE OF CONTENTS

LOCATION.....	1
LOCATION MAP.....	1
AERIAL MAP.....	2
PHOTOGRAPHS.....	3
PARCEL MAP.....	7
VINEYARD MAP	8
VINEYARD INFO	9
RESIDENCE/BARN.....	10
WATER INFO	11
CASH FLOW ANALYSIS	12



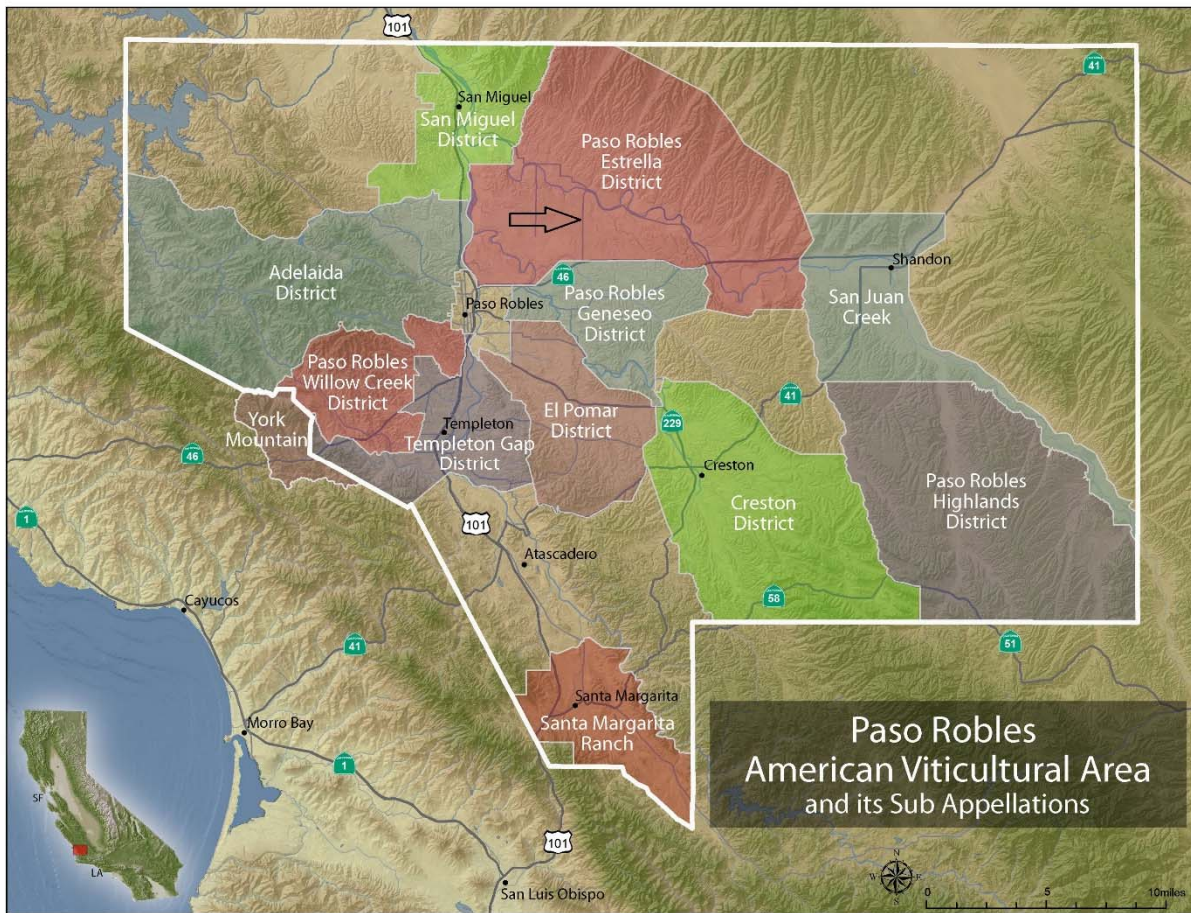
LOCATION

The Property is located at 7755 Airport Road, Paso Robles, CA, 4.0 miles east of US 101 and 4 miles north of Highway 46 east just past J Lohr winery.

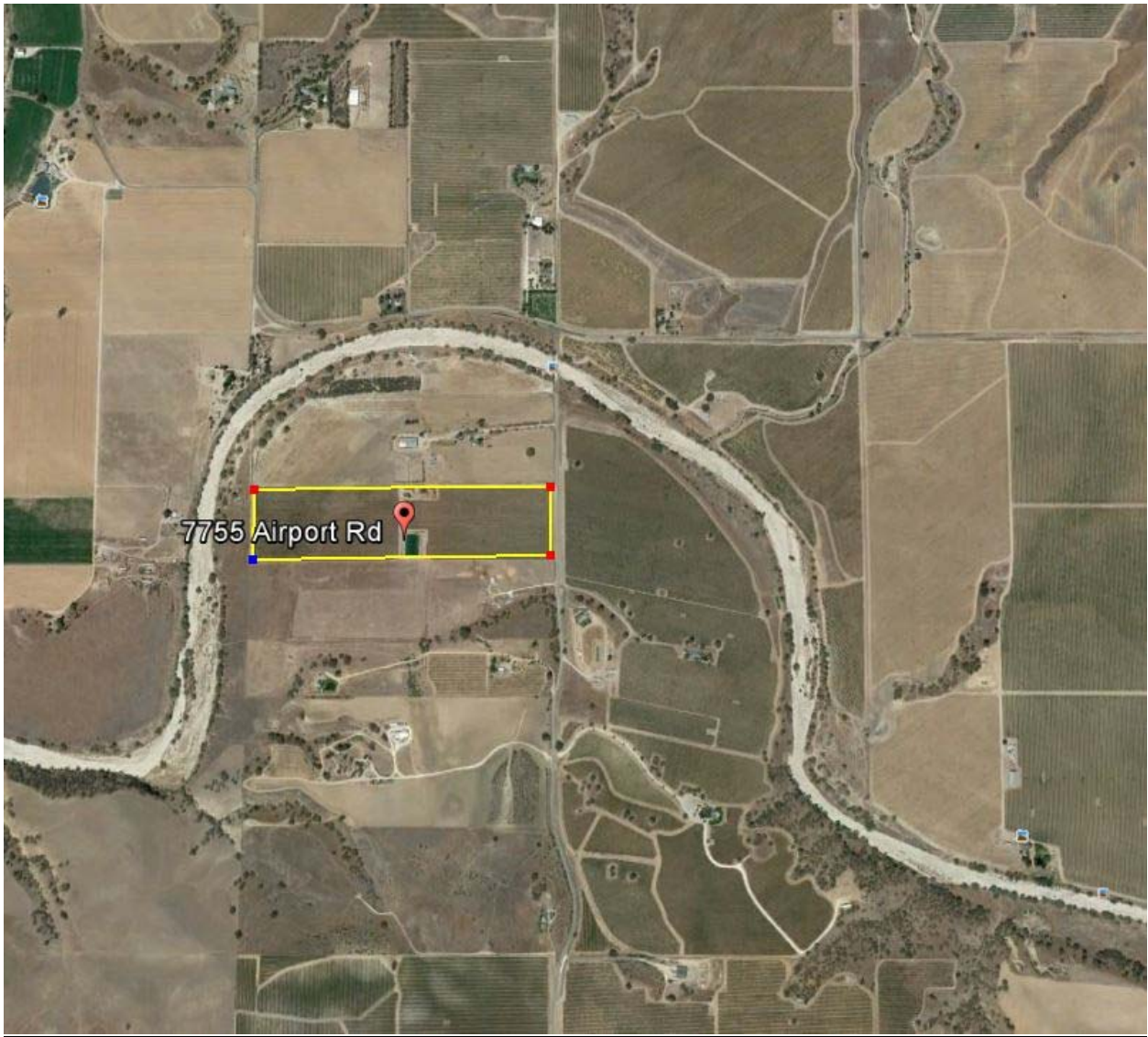
There are other vineyards and wineries in the immediate area including J. Lohr, Riverstar, Castoro Vineyards, and Silver Horse.

The vineyard is in the Paso Robles Estrella District AVA

LOCATION MAP

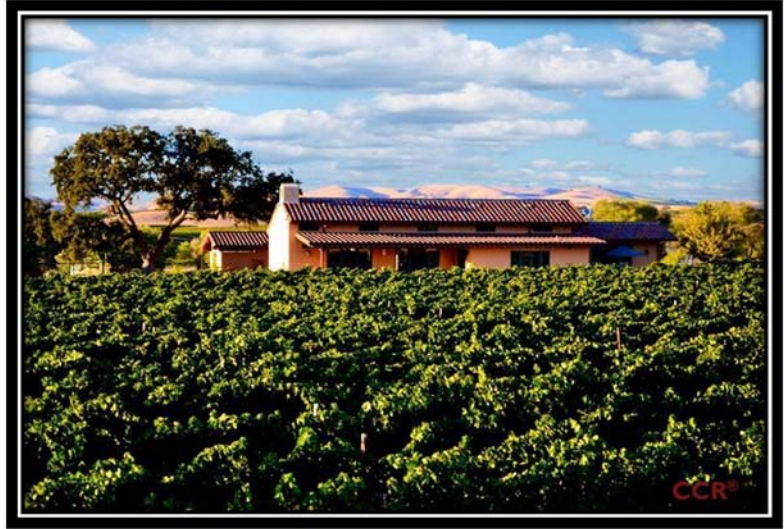


AERIAL MAP



PHOTOGRAPHS



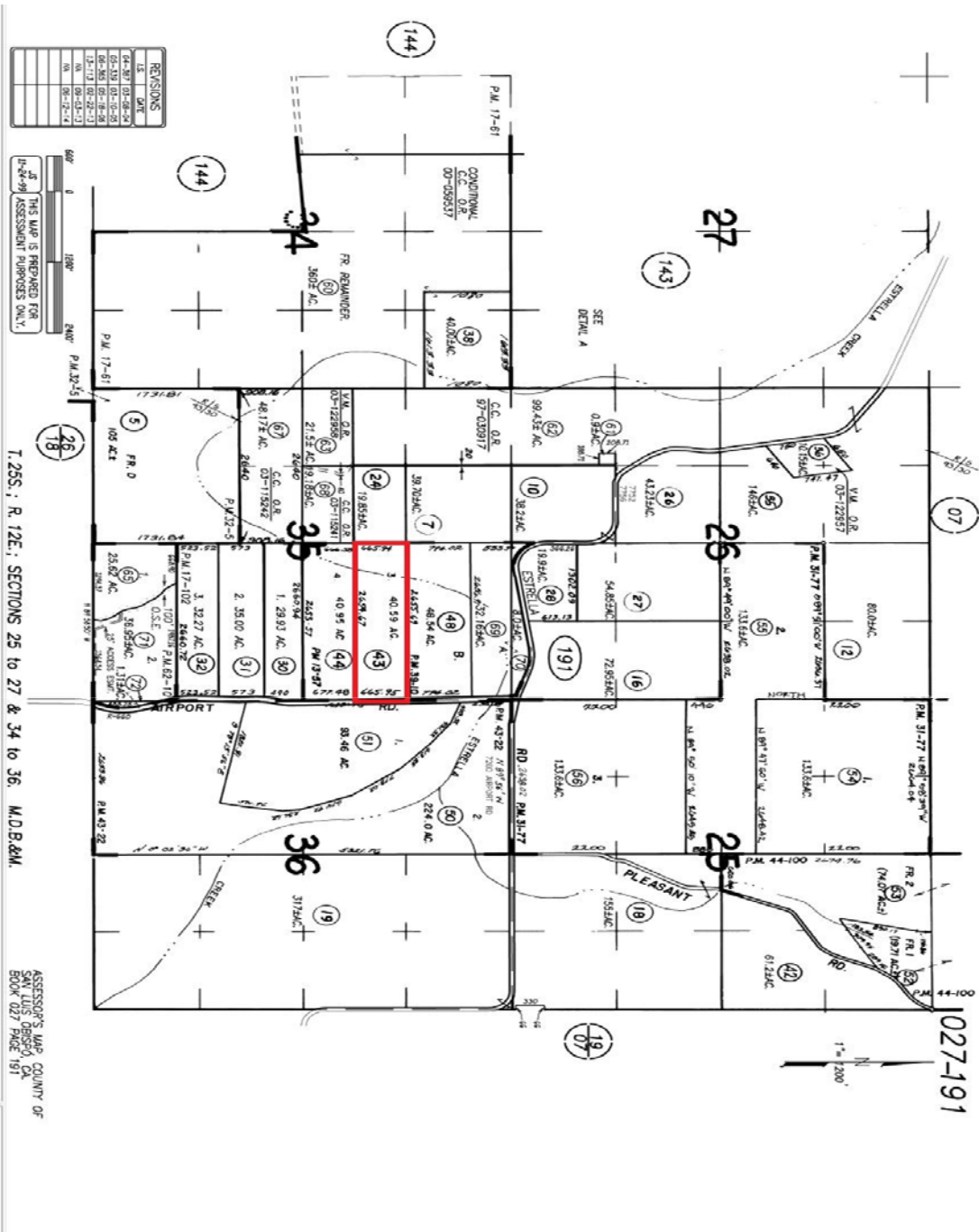








PARCEL MAP



IS	DWG
04-07	03-08-04
05-13	01-0-05
06-25	02-28-05
07-13	03-22-05
08-05	04-27-05
09-14	05-27-05

THE MAP IS PREPARED FOR
PURPOSES OF ASSESSMENT PURPOSES ONLY.

T. 25S.; R. 12E.; SECTIONS 25 TO 27 & 34 TO 36, M.D.B.M.

ASSESSOR'S MAP, COUNTY OF
SAN LUIS OBISPO, CA
BOOK 027 PAGE 191



VINEYARD MAP

