

Spend for highway 101 wines

Bought the property with business cost \$2,200,000 plus other fees about \$100,000. total together about \$2,300,000.

Make new signs, new entrance and in frond landscaping cost \$50,000.

Upgrade winery building: total cost about \$300,000.

(Paint winery over 8000 ft.2, fixed leaking, new gutter system, install two new mini split. Cost \$25,000. Redone second floor, remodel two offices and added one full bathroom cost \$25,000.

Clean up third floor, fix electric, upgrade light, fix or replace watering & Irrigation for winery and parking lot cost \$10,000. cut large trees about \$5,000. clover creek with larger water pipes into ground to make bigger backyard or storage \$25,000. buy, fix and maintain equipment and tool cost about \$30,000. wine by-product \$30,000. to set up winery fees to ready to open cost \$50,000. to buy and bottled wine cost \$150,000)

First house about 800 ft.2: total cost about \$17,000 to fix to rent.

(Paint house, instill new mini split, instill new electric outlet, new floor, new water heater.)

Second house about 1000 ft.2: Total cost about \$21,000 to fix to rent.

(Paint house, instill new mini split, instill new electric outlet, fix and replace new floor, new water heater, fix or replace new system for septic tank.)

Third house about 1800 ft.2: total total cost about \$32,000 to fix to rent.

Paint house, instill four new mini splits, instill new electric outlet, fix and replace new floor, redone septic tank, fix or replace new water pipe, instill new floor and one new door.

Fourth house about 1800 ft.2: total total cost about \$17,000 to fix to rent.

Paint house, instill new electric outlet, fix floor and kitchen, replace new gas pipe, fix or replace new water pipe, clean floor, instill new gutter system and fix ac.

Employee labor cost about \$300,000

Total spend for this winery right now about \$3,037,000.