

MILLIKEN LUXURY ESTATES

EXECUTIVE SUMMARY

SILVERADOTRAILLUX.COM



ELITE CLUB PARTNERS.COM

CONCEPT

DEVELOPMENT OPPORTUNITY

RARE NAPA VALLEY DEVELOPMENT OPPORTUNITY – FOUR APPROVED LUXURY RESIDENTIAL LOTS. UNLOCK THE POTENTIAL TO CREATE EXTRAORDINARY HOMES IN ONE OF CALIFORNIA'S MOST COVETED REGIONS. PRIME PARCELS, APPROVED FOR DEVELOPMENT, AND READY FOR THE NEXT VISIONARY BUILDER TO CRAFT A LEGACY.

PRESENTED BY, CARMEN GRAY & PETER GRAY

Disclaimer: This Offering Memorandum has been prepared solely for the purpose of providing preliminary information to prospective purchasers and does not constitute an offer to sell or a solicitation to buy the property. The information contained herein has been obtained from sources believed to be reliable; however, neither the Broker, their agents nor the Seller makes any representations or warranties, express or implied, as to the accuracy or completeness of this information. Prospective buyers are responsible for conducting their own independent investigations and due diligence, including but not limited to verifying property boundaries, zoning, entitlements, development potential, utility availability, environmental conditions, and all other aspects of the property. Any development potential described herein is subject to approval by the appropriate governmental authorities, and no guarantee is made regarding the ability to obtain such approvals. The Seller reserves the right, at its sole discretion, to reject any or all offers and to withdraw the property from the market at any time without notice. This Offering Memorandum is confidential and is intended solely for the use of the prospective purchaser to whom it is delivered. Distribution or reproduction of this document without prior written consent of the Broker is strictly prohibited. © Vintage Sotheby's Realty. CA DRE 02040799 / 02035568 / 01874685

Vintage

Sotheby's
INTERNATIONAL REALTY



ELITE CLUB PARTNERS.COM

***SELLER FIANCING AVAILABLE**

ASKING PRICE \$5.9M



ELITECLUBPARTNERS.COM

CONCEPT

Transform 12.5 acres of prime Napa Valley land into a prestigious enclave of four luxury estates, each thoughtfully designed to capture the region's natural beauty, privacy, and lifestyle appeal. The property's approved tentative map allows for estate homes with optional ADUs, offering flexibility for extended family living, guest quarters, or rental income.

Site Highlights:

Generous 2+ acre parcels set back from Silverado Trail with views into Milliken Creek's lush riparian corridor

Easy access to downtown Napa, world-class wineries, restaurants, and the annual BottleRock Festival

Rare, fully entitled land within city limits, streamlining the development process

Design Concept:

Signature Estates: Each lot designed for architectural excellence, integrating indoor-outdoor living with sweeping landscape and hobby vineyards

Sustainability & Luxury: Incorporate vineyard plantings, native landscaping, and eco-conscious building practices

ADU Options: Flexible secondary dwelling units provide potential for guest accommodations, staff housing, or rental opportunities

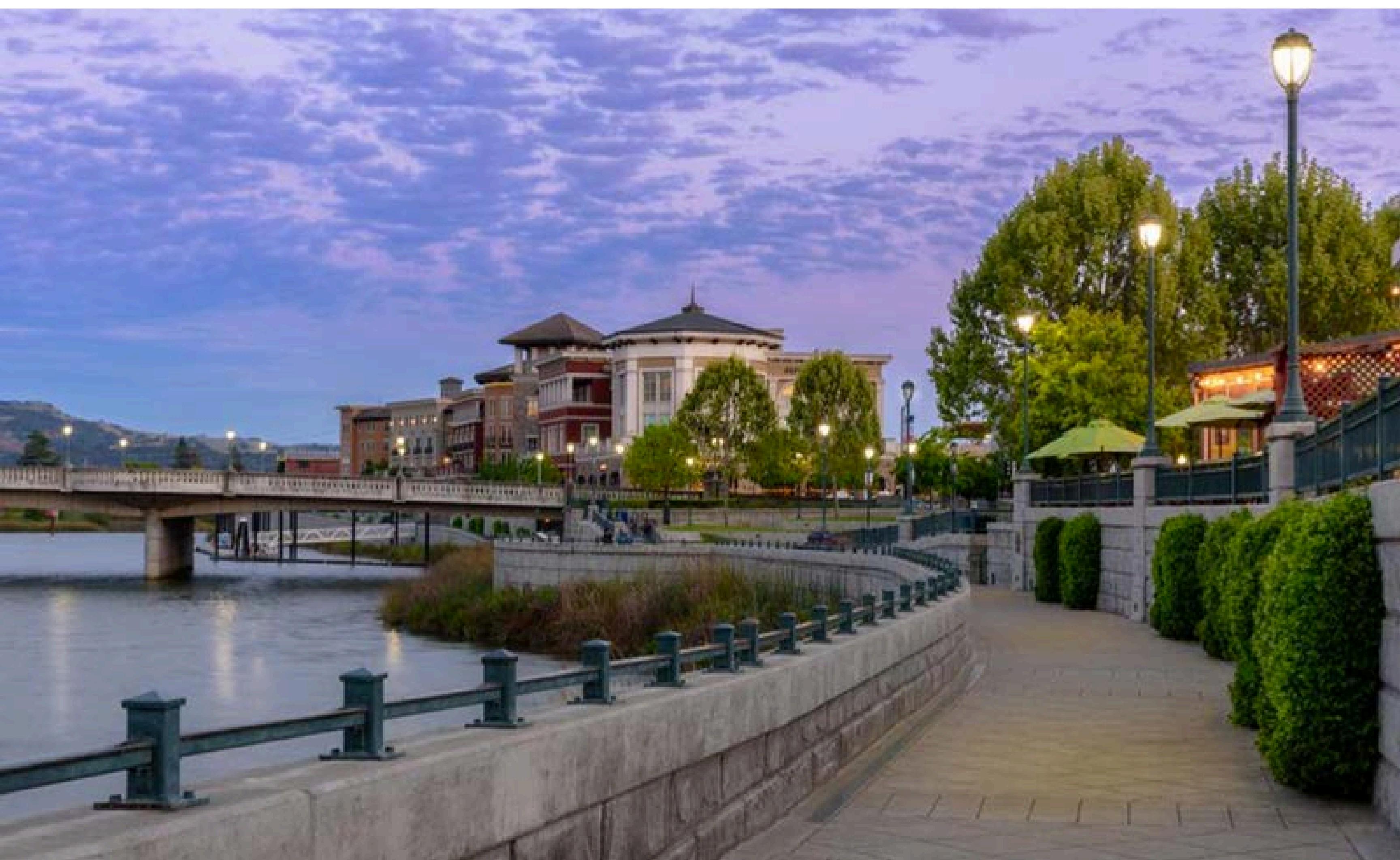
Community & Privacy: Estate placement ensures a sense of exclusivity while maintaining a cohesive, visually appealing enclave

Developer Opportunity:

This turnkey development offers an exceptional chance to deliver high-end Napa Valley residences to a market with enduring demand and limited inventory. With engineering, civil studies, and cost estimates already in place, the path from acquisition to construction is highly streamlined.

Potential Exit Strategies:

- Sell each estate individually at luxury-market pricing
- Create a multi-home family compound for private ownership
- Incorporate boutique vineyards or lifestyle amenities to increase value and marketability



Vintage | **Sotheby's**
INTERNATIONAL REALTY



ELITECLUBPARTNERS.COM

HIGHLIGHTS



ELITECLUBPARTNERS.COM

CONCEPT

An extraordinary opportunity to shape Napa Valley's next enclave of prestige living. Set on 12.5 acres within Napa city limits, this private, gated setting comes with a tentative map approved for four estate parcels, each with the option for an ADU. Framed by the natural beauty of Milliken Creek's riparian corridor and tucked just off Silverado Trail, the property offers a blend of seclusion and proximity that defines true Napa luxury.

Highlights of Distinction:

- Unrivaled location: minutes to downtown Napa dining, BottleRock Festival, Oxbow Market, and world-renowned wineries. Great access and visibility from Silverado Trail.
- Pristine & legacy land on 12.5 acres in Napa City Limits. (Held in single-family ownership for over half a century).
- Approved 4 luxury home sites, each 2+ acres with ADU options.
- Entitlements secured - Engineered drawings ready for permit submission
- Prepared for progress: civil engineering, reports, and cost estimates available
- Versatile vision: create four signature estates or an exceptional multi-home compound
- Utilities: Water, Sewer, Power at lot line
- Geotech Report / Soils Available
- Topography Report Available
- Approved tentative 4-lot map, with FINAL map in process
- **Flexible Seller Financing Options Available (subject to deal structure)**

With demand for bespoke Napa Valley estates at an all-time high, this property offers a rare canvas for a developer or visionary to deliver homes of architectural significance and enduring value. This is more than land — it is an invitation to curate a new chapter in Napa Valley luxury.

Full Appraisal Summary - Available in Due Diligence Folder



Granite Appraisal Group
7250 Auburn Blvd #188
Citrus Heights, California 95610
Phone: (530) 886-8606
www.GraniteAppraisalGroup.com
California~Nevada~Arizona

10/13/2023

Union Home Loan, Inc.
23586 Calabasas Road #203
Calabasas CA 91302

RE: Appraisal Report #9206 (Appraisal Report – Summary Narrative Format)
"As-Is" Value Estimate: \$8,252,495

Project Name
Located at:
052-010-011-000
Napa, California 94558

Dear Union Home Loan, Inc.,

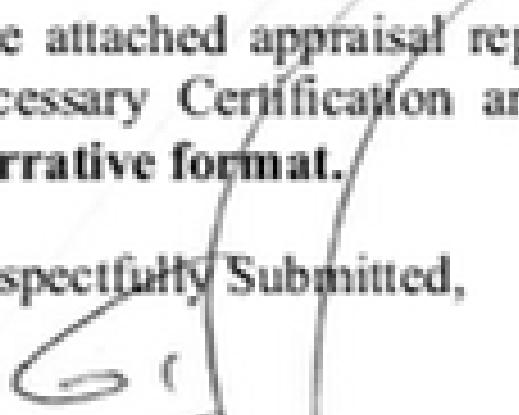
As requested, I have conducted the necessary investigation and analysis for the purposes of estimating the current market value of the Fee Simple Interest "As-Is" for the above referenced property. This appraisal is in compliance with the Uniform Standards of Professional Appraisers Practice (USPAP), the Office of the Comptroller of the Currency's (OCC) Minimum Standards, and the additional requirements set forth by the Appraisal Standards Board.

As a result of my investigation and analysis, subject to the assumptions and limiting conditions expressed in the attached appraisal report, it is my opinion that the current market value of the subject property's Fee Simple Interest, as of October 2nd, 2023 is as follows:

Fee Simple Interest: (AS-IS)	\$8,252,495
---	--------------------

The attached appraisal report contains the data and reasoning upon which this appraisal is based, together with necessary Certification and Limiting Conditions. This is an Appraisal Report – prepared in a summary narrative format.

Respectfully Submitted,


Gary G. Young SCREA
Candidate for Designation, Appraisal Institute
Certified General Appraiser
State of California #AG033542



Rendering By, MG+CO Architects



MG+CO ARCHITECTS

Michael Guthrie
MG+CO Architects
Napa Valley
michael@mgandco.com
415 305-6268
www.mgandco.com

Paula Portet
Principal Designer
+1 707.363.1063
paula@portetdesign.com

Note: At the buyer's discretion, MG+CO Architects (Paula Portet & Michael Guthrie)—renowned for their inspired designs across Wine Country—would welcome the opportunity to continue their work on this property under separate agreement(s). Having already completed preliminary concepts and gained valuable familiarity with the site, their vision and expertise offer continuity that could help bring a refined, luxury project to life. No obligation is implied; the buyer remains free to engage any architect or design team of their choice.

Horizontal Improvements Pricing - Estimate

 GENERAL CONTRACTORS		 CONSTRUCTION MANAGEMENT		Job Name:	The Grange
				Site Address:	Milliken Estates
				Date:	5-Aug-25
				Documents:	RSA
				Version:	1.0
Cost Code	Subcontractor/Source	Description	Qty.	U.O.M.	Unit Cost
					Subtotal
					TOTAL
01-0000	General Requirements				
	TAI	Full-time site supervisor	1	weekly	\$ 1,500.00
	TAI	Part-time project management	1	weekly	\$ 750.00
	TAI	Construction site sanitary facilities	2	monthly	\$525
Galvan	Project set up				
		GPS model for our layout and grade control			Inc
		Hydrant meter and water tower set up for our use			Inc
		Submittals, site meetings and close out documents			Inc
					Inc
					Inc
03-0000	Concrete				
	Galvan	Concrete curbs			Inc
		400' of curb and gutter per city standard			Inc
		185' of vertical curb per city standard			Inc
26-0000	Electrical				
	Galvan	400 amp panel to each parcel totaling 4 new 400a underground service single	1		\$ 49,493.00
		1 - 4" conduit to each panel of each parcel from a PG&E Chirity box (location to be determined per PG&E suggestions)			Inc
		1 backboard supported by 2 - 6x6 pressure treated posts on each parcel totaling 4 backboards			Inc
31-0000	Earthwork				
	Galvan	Mobilization of equipment	1		\$ 1,000.00
	Galvan	CalTrans approach	1		\$ 100,354.00
		Tree removal (5)			Inc
		Import soil to achieve sub grade			Inc
		Place and compact sub grade			Inc
		Demo headwall			Inc
		1 Curb inlet and 52' of CMP piping			Inc
		15" section of AB on 1,700 SF plus shoulders			Inc
		3.5" section of 1/2" HMA on 1,700 SF			Inc
		Shoulder closure for traffic control			Inc
	Galvan	On site roadway	1		\$ 297,865.00
		NOTE: Existing contour lines are vague for elevation			Inc
		Tree removal (9)			Inc
		Import 1,500 cubic yards. Estimate as existing grades are vague			Inc
		Fill and compact to sub grade			Inc
		10" section of base rock on 12,032 SF plus curbs and shoulders			Inc
		3" section of 1/2" HMA on 12,032 SF			Inc
		Base rock shoulders per plan			Inc
	Galvan	Storm drain	1		\$ 56,449.00
		357' of 18" HDPE piping			Inc
		48' of 12" HDPE piping			Inc
		3 precast structures			Inc
33-0000	Utilities				
	Galvan	Water:	1		\$ 62,780.00
		All piping prior to meter is C900 and copper per city standards			Inc
		Cut in Tee on hydrant lateral			Inc
		1 hydrant			Inc
		4 meter sets and 4 RPBD			Inc
		527' of 1.5" schedule 40 service lines after RPBD			Inc
		(Excludes:			Inc
		Meters, provided and set by city			Inc
	Galvan	Sanitary sewer:	1		\$ 29,490.00
		4 tie ins to main, (+/-13' deep)			Inc
		4 services with clean outs			Inc
		Project Subtotal			
					\$ 616,481
		Recommended Contingency		0.0%	
					\$ -
		Contractor's Fee		12.0%	
					\$ 73,972
		General Liability Insurance Fee		0.5%	
					\$ 3,452
		Project TOTAL			\$ 693,911

Note: At the buyer's discretion, Thornley Associates, Inc.—who has already completed preliminary work and brings valuable familiarity with the site—would welcome the opportunity to bid on this project and potentially assist the next owner under separate agreement(s). Their prior involvement offers continuity and insight that may streamline development. No obligation is implied; the buyer is free to engage any general contractor or architect of their choice.

Full Document - Available in Due Diligence Folder

RSA⁺ 707 252.3301 RSAcivil.com	RSA ⁺ CONSULTING CIVIL ENGINEERS + SURVEYORS + HUGH LINN, PE, OSD, OSP PRINCIPAL + PRESIDENT HLinn@RSAcivil.com	SERVING CALIFORNIA SINCE 1980 CHRISTOPHER TIBBITS, PE, LS PRINCIPAL + VICE PRESIDENT CTibbits@RSAcivil.com	1515 FOURTH STREET NAPA, CALIFORNIA 94559 FAX 707 252.4966 OFFICE 707 252.3301 RSAcivil.com
---	---	---	---

#4125465.0.1-19

July 18, 2025

Silverado Trail Project, LLC
c/o Jeff Needs
jeff@needsres.com

RE: Silverado Trail Parcel Map (4116027.0)
Contract Addendum No. 4

To Whom It May Concern:

The purpose of this letter is to serve as the fourth Addendum to our Client/Consultant Agreement dated April 19, 2016. The additional Scope of Services and associated Fees are as follows:

Additional Scope of Services

A. Consultant agrees to perform the following additional scope of services:

SURVEY TASKS

20. **Parcel Map and Setting Corners.** RSA⁺ will prepare a Final Parcel Map for review and approval. This map shall be suitable for recordation with the Napa County Recorder. We will also set the property corners required once the map is complete as part of this task and fee.

CIVIL ENGINEERING TASKS

21. **Caltrans Permit Update.** RSA⁺ will update the previous driveway entrance plans and resubmit to Caltrans for an Encroachment Permit. Our budget includes responding to one round of minor plan review comments.

22. **Design Development.** RSA⁺ will coordinate with Client and the City to determine design parameters and project design needs prior to the start of work on the Plans and Map. In addition to project team meetings and other meetings as necessary, the design development phase will specifically include the following:

- a. Review and dissemination of final Conditions of Approval.
- b. Confirmation of design parameters/assumptions with Client.
- c. Meetings with Public Works, Fire Prevention, Utilities Division and NapaSan to review project details prior to preparing the improvement plans.

Our budget assumes a one (1) week Design Development task duration.

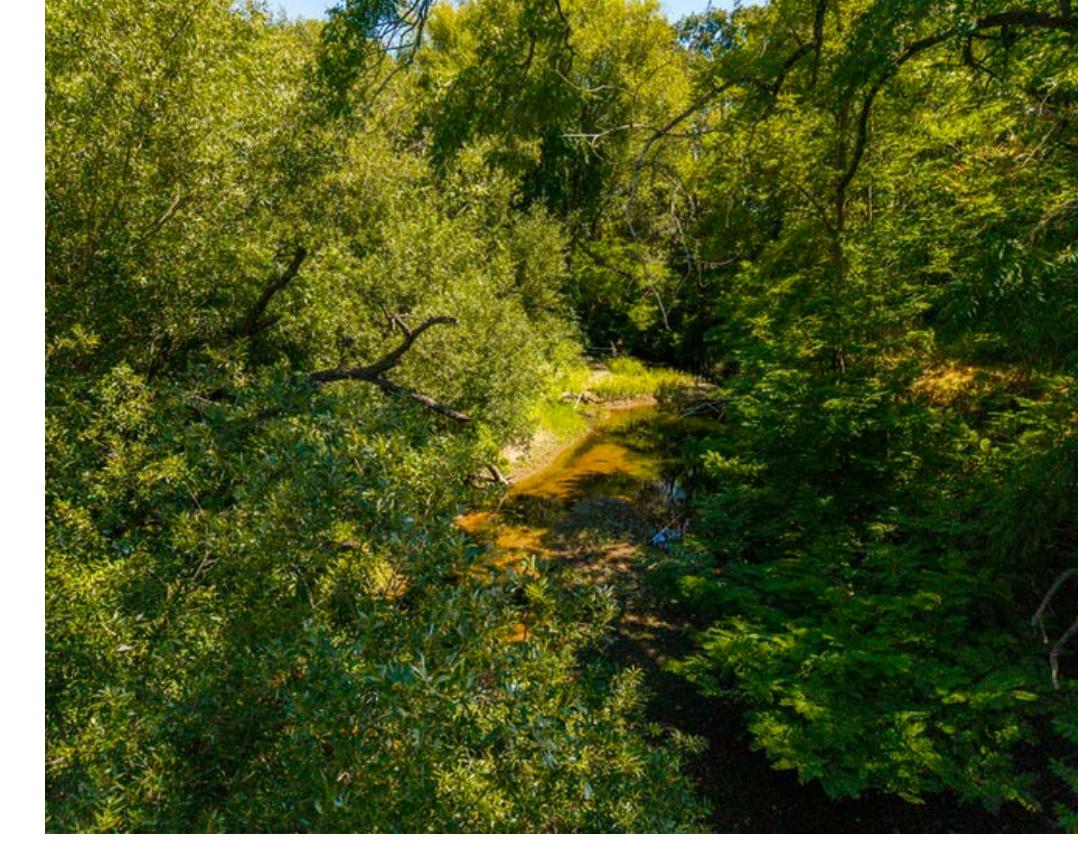
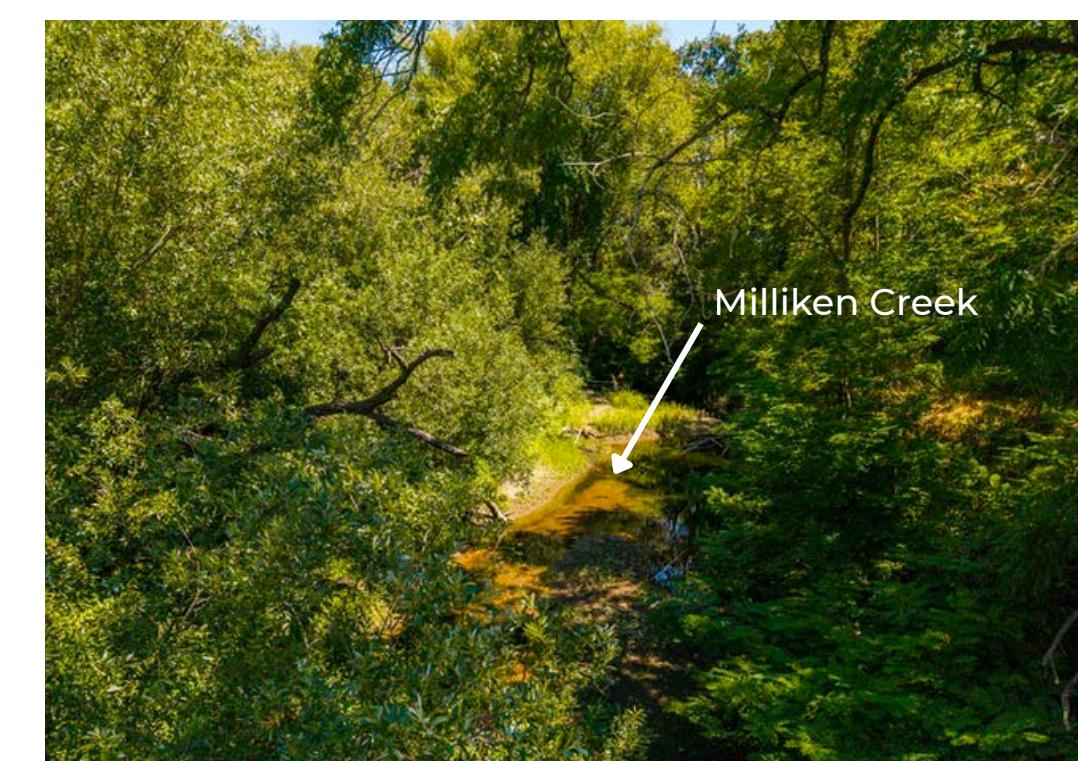
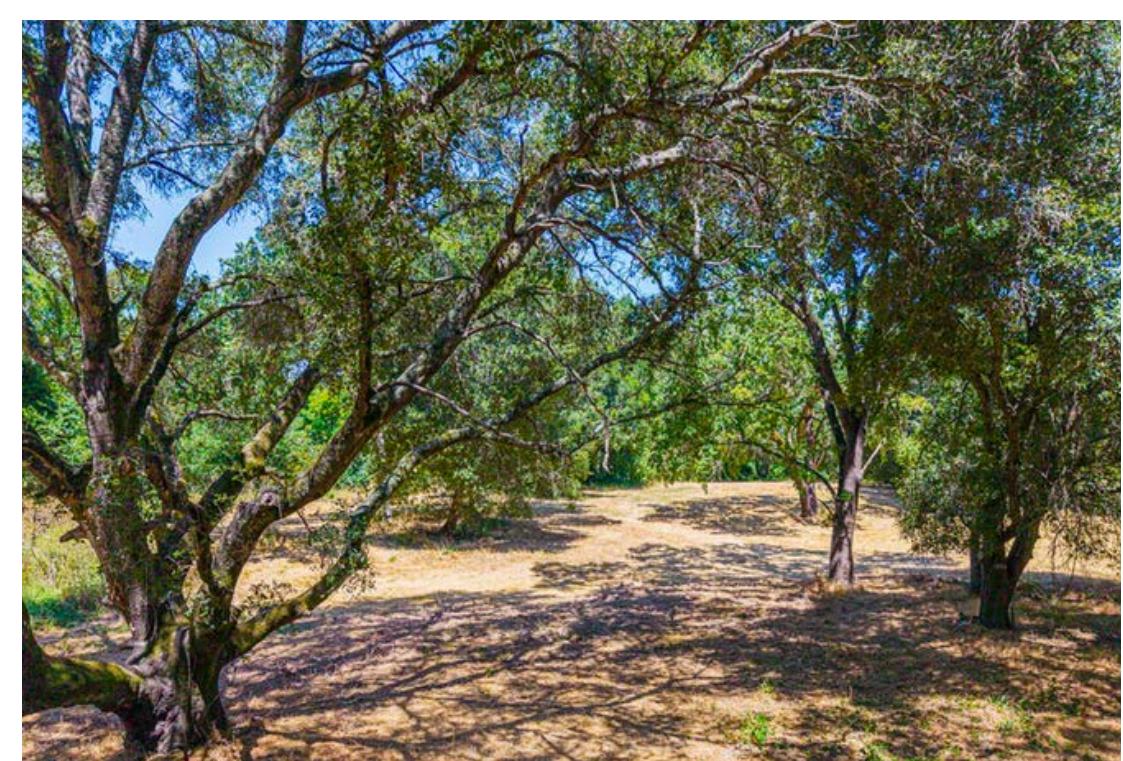
23. **Construction Documents.** RSA⁺ will prepare construction plans for on-site improvements. We will coordinate our design with the design of other consultants as needed. This work will include the following:

- a. Cover sheet with project information, benchmark, abbreviations, and legends.
- b. City of Napa General Notes.

Note: At the buyer's discretion, Jeremy Sills, RSA Civil Engineer, who has completed preliminary work and is highly familiar with the site and City submittal process, may be available to bid under a separate agreement. Jeremy is ready, willing, and able to submit a proposal, with access to all prior records, studies, CEQA, and related work, and his close collaboration with the City (and Ryder) can save significant time. He is well-versed in both the challenges and benefits of the property, having provided extensive information to the prior team. While no obligation is implied, he remains a valuable resource—likely the best-suited to continue the civil work given his familiarity. Buyers are free to engage any civil engineer of their choice.

 JSill@rsacivil.com |  (530) 519-2307

Lot Pictures





ELITE CLUB PARTNERS . COM

CONCEPT



Carmen has deep experience in commercial real estate throughout the whole of California and has a particular affinity for Luxury Estates, Wineries, and developable land. Carmen's diverse background includes a high performing history of business, corporate sales and marketing, team management and a degree in intercultural communications. This has enhanced her ability to think outside of the box and focus on maximizing the return on investments for her Real Estate Clients. She is also well known for her collaborative working style both within and between dynamic business organizations.

Carmen Gray, Managing Partner, VSIR Commercial
Office: 707.410.5399
Cell: 925.785.0532
Email: carmen@carmengraycre.com



Peter Gray, Managing Partner, VSIR Commercial
Office: 415.839.8339
Cell: 248.935.9853
Email: peter@carmengraycre.com

For more than 19 years, as an entrepreneur and fractional COO, Peter has been involved in nearly every facet of developing and growing businesses, raising capital and turning businesses into valuable assets. Bringing his market knowledge, negotiating expertise and research/analytical skills to the Commercial Real Estate industry, Peter is focused on Business Opportunities (Business Brokerage) along with Specialty Properties, Wineries, Vineyard Estates and Development Properties.

*Full Offering Memorandum Upon Request

Interested in exploring design support? Elite Club Partners' design team can help streamline your project with approved elevations and a comprehensive specification book, offering a seamless path toward development.

Disclaimer: This Offering Memorandum has been prepared solely for the purpose of providing preliminary information to prospective purchasers and does not constitute an offer to sell or a solicitation to buy the property. The information contained herein has been obtained from sources believed to be reliable; however, neither the Broker, their agents nor the Seller makes any representations or warranties, express or implied, as to the accuracy or completeness of this information. Prospective buyers are responsible for conducting their own independent investigations and due diligence, including but not limited to verifying property boundaries, zoning, entitlements, development potential, utility availability, environmental conditions, and all other aspects of the property. Any development potential described herein is subject to approval by the appropriate governmental authorities, and no guarantee is made regarding the ability to obtain such approvals. The Seller reserves the right, at its sole discretion, to reject any or all offers and to withdraw the property from the market at any time without notice. This Offering Memorandum is confidential and is intended solely for the use of the prospective purchaser to whom it is delivered. Distribution or reproduction of this document without prior written consent of the Broker is strictly prohibited. © Vintage Sotheby's Realty. CA DRE 02040799 / 02035568 / 01874685

