



InvestorsAlly Realty, Yachts, Jets, Tours, Films, Fashion & Fine Art

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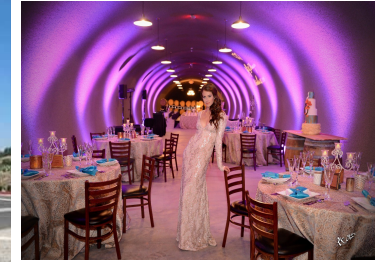
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Oak Mountain Winery (\$9,999,990)

36506 Vía Verde, Temecula, CA 92592 - <http://www.oakmountainwinery.com>

The extremely successful winery is located right on the De Portola Wine Trail in the very heart of the Temecula Wine Country. There are over thousands of wine club members and the winery has a fine reputation as an entertainment venue. A jazz band plays at the spacious covered patio overlooking the valley on weekends. This winery is a very popular location for weddings, family reunions and corporate events. Being the only dug-in wine cave into the hill in Southern California, the wine cave has over 10,000 sq ft of indoor space to hold parties. The current annual production is about 9,000 cases and the wines have won several leading awards.



There are 10 acres of land with the following grape varietals planted since 2005: 1.3 acres Merlot, 1.25 Pinotage, .279 Mourvedre, .465 Primativo, .397 Petite Verdot, .3 Petite Sirah, 1.25 Cabernet Sauvignon, 1 Malbec and 2.2 Cabernet Franc. The winery business has all the licenses required to operate and is in a sound financial footing. Along with wine-making equipment, there is also a kitchen to cater food for the events held on site.



Temecula is the only established contiguous wine country in Southern California conveniently located half way between Los Angeles and San Diego. The local demand for wine country entertainment tourism is very strong. Currently there are only less than 50 wineries serving the 22 million population in Southern California (out of the total 35 million in California). Compared with over 2,500 wineries in Napa Valley and the Sonoma County serving only 11 million population in Northern California, the potential growth of local consumption demand is tremendous without even having to consider the wine's domestic wholesale market and the export market.

