

RINCON VINEYARD

- 240.0 Assessed Acres | 223.57 +/- Net Acres of Winegrape Vineyards
- Entire Vineyard Planted in 2021 to Chardonnay | Monterey AVA
- 7-Year Grape Purchase Agreement in Place (through 2032 Harvest)

[LINK TO PROPERTY VIDEO](#)

[LINK TO PROPERTY LOCATION](#)

[LINK FOR NON-DISCLOSURE AGREEMENT](#)

Property Overview -- Rincon Vineyard - April 20, 2026



OVERVIEW ©



EXECUTIVE SUMMARY

- 240.0 +/- gross assessed acres located in Monterey County.
 - 223.57 +/- planted vineyard acres
 - 14.43 +/- acres of supporting and ancillary land
 - **Entire vineyard planted to premium Chardonnay in 2021 (6th Leaf in 2026)**
 - 8' x 5' spacing, 1103P rootstock
 - Monterey AVA, CA Crush District 7
 - Cane-pruned on a VSP trellis
 - 2025 harvest tracked for a 7 tons per acre average [■]
 - **2026 projected yields are 7.0 tons per acre.**
 - **7-Year Grape Purchase Agreement in Place through 2032 Harvest (\$1,300 - \$1,500 per ton) [■]**
- Surrounding land uses include high-value fresh produce crops and premium winegrape vineyards.
- The Property contains +/- 99% NRCS Placentia Sandy Loam (Class II Storie Rating soil type).
- Irrigation water is currently supplied to the Property via two operating agricultural deep wells located on-site producing a combined 921 +/- gallons per minute (per recent pump tests). Irrigation water is distributed throughout the Property's vineyard blocks via booster pump and filter station, through main and submain pipelines. The Property is irrigated via a single-line drip system.
- According to the CA Department of Water Resources' website, the Property is located in the Sustainable Groundwater Management Act ("SGMA") Bulletin 118 Basin "3-004.02", Salinas Valley – Eastside Aquifer, which is currently a High-Priority, Non-Critically Overdrafted Subbasin with a DWR-approved Groundwater Sustainability Plan.
- 2025-2026 Property Taxes \$130,997. Zoning is "F/40" Farmlands (40-acre minimum parcel sizing) in Monterey County.
- Purchase Price: \$14,750,000 all cash at the close of escrow (\$61,458 per gross acre, \$65,975 per net planted vine acre), plus cultural expense reimbursement for the 2026 growing crop.
 - *Note: 2025 harvest was declined by winery for not meeting minimum brix due to mild summer weather and earlier than expected rain event. A total of 97 acres were harvested for a 7+ tons per acre average. Farm management with Monterey Pacific, Inc. is required to remain in place for grape purchase agreement to be assignable.*
- Property Tours: Private property tours are by appointment only by contacting The Mendrin Group -

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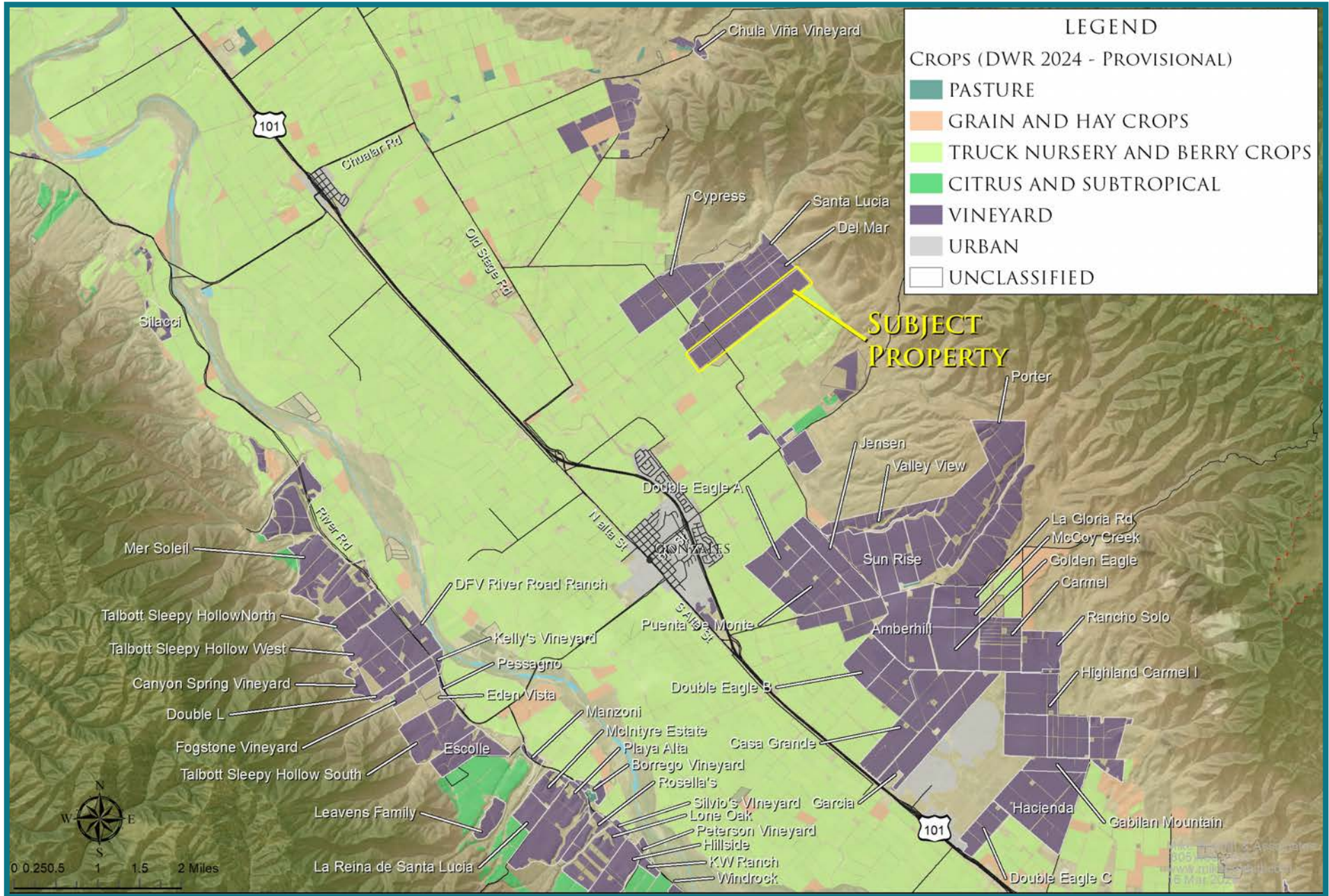
■ **Due Diligence Information – CNDA:** Upon Buyer's execution of Seller's Confidentiality & Non-Disclosure Agreement (provided upon request), The Mendrin Group will provide the prospective purchaser with additional due diligence information which includes:

- ALTA Land Survey (2020)
- Soil tests
- Water quality tests
- Farming budget
- Executed planting contract
- Petiole tests
- Well & booster pump tests
- Historical financials

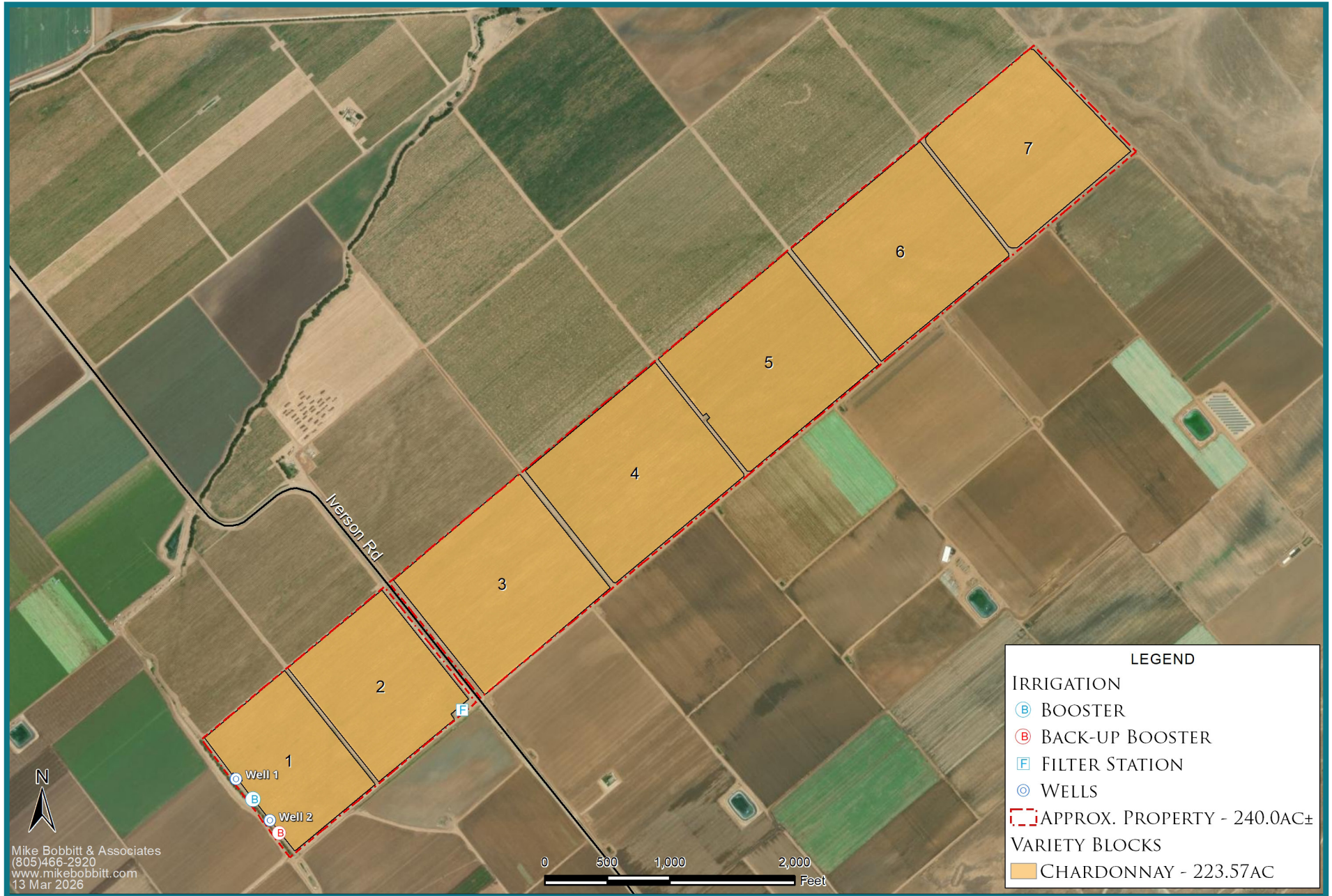




AREA DWR MAP



BLOCK MAP





SELLER'S RIGHTS & DISCLAIMERS

Seller's Rights: Seller reserves the right in its sole discretion to accept or reject any bid or offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple Prospective Purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow, and have the sale of the Property subject to Seller affecting a 1031 tax exchange for suitable property.

Buyer/Recipient does not and will not have any claims whatsoever against the Seller, any of their subsidiaries or affiliated corporations, nor against any of their directors, officers, employees, stockholders, affiliates, agents or representatives, arising out of or relating to this Copyrighted Confidential Overview ("Overview"), rejection of any Letter of Intent relating to the process, or procedures for exploring a transaction with the Seller. Buyer/Recipient will bear all costs of their investigation and evaluation of a transaction, including the fees and disbursements of their counsel, advisors, agents, and professional representatives in determining the suitability of the Property for their intended uses.

Seller's Disclaimers: This Copyrighted Property Overview has been prepared by The Mendrin Group for Buyer/Recipient and Buyers/Recipients Representative's use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided (including all provided contents within the Virtual Due Diligence Data Room) are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the Property information. It is Buyer's/Recipient's sole responsibility to conduct an independent investigation and Due Diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyer's/Recipient's intended use. Buyer/Recipient is also advised that this Overview and Property information is dated, and that changes may have occurred prior to, during, and after the time that this Overview and the Property information was prepared (including sourced and Virtual Due Diligence Data Room data). Information in maps and charts in this Overview have been prepared for illustration purposes only and must be verified by Buyer/Recipient. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement ("PSA"), including Seller's Board Approval. Seller referenced herein include: Principals, Directors, Officers, Board Members, Shareholders, Partners, Associates, Employees, Legal Counsel, Accountants, Agents, Appraisers, and Brokerage and Advisory firms, of Seller.

Exclusive Representation Rights & Agency: The Mendrin Group has been granted Exclusive Representation Rights and Exclusively Represent *NBInv AF5, LLC* ("Seller") for the offering and sale of the *Rincon Vineyard* located in Monterey County, California, U.S.A.

Buyer's communications, additional copies of this Copyrighted Overview, viewing of the Property, Letter of Intent submissions, Property Due Diligence data requests, and Property Due Diligence site visits shall be directed through Seller's exclusive representative, **The Mendrin Group**.

Private Property tours are strictly by appointment only with 48 hours prior notice.

California Sustainable Groundwater Management Act ("SGMA") & Surface Water Rights Disclaimer: The State of California enacted the Sustainable Groundwater Management Act ("SGMA") in 2014, requiring groundwater Basins and Subbasins to establish a Groundwater Sustainability Agency ("GSA") as governing bodies in addition to the creation of a Groundwater Sustainability Plan ("GSP"). Each GSP outlines the groundwater Basin's/Subbasin's plan to halt overdraft and achieve long-term sustainability by 2040. Draft GSPs for critically overdrafted high- and medium-priority basins were due to the California Department of Water Resources ("DWR") by January 31st, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31st, 2022. SGMA GSP's effects on groundwater wells and their ability to extract water may be curtailed, reduced, halted, and/or prohibited. Costs may also be incurred by the managing GSAs and related GSPs via assessments and/or rates of extracting groundwater (other costs may apply). Buyer/Recipient, Tenants, and their Representatives are strongly encouraged to consult with all Federal, State, and local Governmental Agencies, water attorneys, hydrologists, geologists, civil engineers, and water districts, in addition to the managing GSA(s) regarding the Property, its location and water rights within a groundwater Basin(s)/Subbasin(s), surface water rights, and its ability going forward to achieve Buyer's/Tenant's intended use and farming plan with regards to groundwater pumping and feasibility. Seller and Broker do not make any warranties or representations, express or implied, as to the effect of SGMA on the Property, the Property's location within a GSA or groundwater Basin/Subbasin, the GSP details/effects, or the measure, existence, ability, quality, quantity, or cost of groundwater and surface water relating to the Property. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal: <https://sgma.water.ca.gov/portal/>; California Department of Water Resources - Contact: <https://water.ca.gov/Contact>



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