

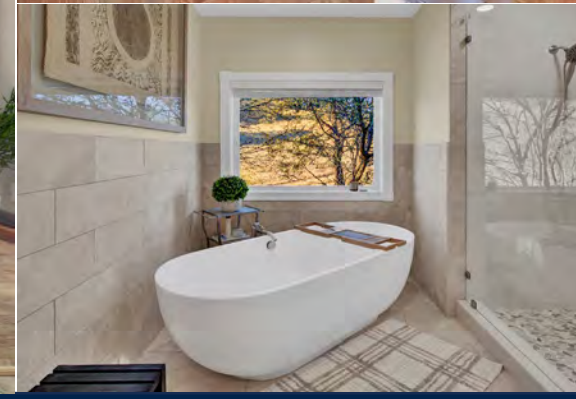
# Luxury Hospitality Development Opportunity

5066-5070 Clayton Road, Fairfield CA 94534

Asking Price **\$24,900,000**

**51 +/-** Total Acres

**ZONING A-SV-20: Luxury Resort . Boutique Hotel . Corporate Retreat . Family Compound**



DRE 02040799/01874685



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➔ EXIT 41

Suisun Valley Rd  
Green Valley Rd

# Suisun Valley

NapaLano Trail.com

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# Executive Summary

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Vintage Sotheby's International Realty and The Elite Club are pleased to offer for sale a hospitality redevelopment opportunity, located in Suisun Valley AVA, Fairfield California. This 51 +/- acre Suisun Valley estate offering is currently permitted for corporate events, guest stays, music events, wine events, weddings, and more! Zoned A-SV-20, it is in a strong position for hotel development, luxury resort, corporate retreat, Co-living business models, B&B, short and long term stays (Keys will depend on current septic sizing and permits etc.). This is a unique opportunity for investors to acquire one of the most beautiful properties located in one of the fastest growing wine regions in Northern California, just off Interstate 80.

The property currently has 15 rooms with space to expand on existing structures and build additional structures. There is 2 main estates that total around 8000 ± sq. ft. and approximately 10 rooms and 10 Bathrooms (most are ensuite), in with additional structures. In addition to the 2 main estates, there is a duplex (1 bedroom/1bath and 3 bedroom/1 bath) 2 rooms (that can be permitted above the garage and the tasting room), 2 bedroom/1.5 bath cottage, lake with a dock, winery, a tasting room, barrel room, crush pad, event space equipment structures, 2 Pools, Tennis Court, vegetable gardens, party barn, bonded barrel storage, equipment storage, gorgeous event spaces, selfie areas with gorgeous backdrops, and more! Guests enjoy overlooking the valley's majestic mountain views and rolling hills, covered with a sea of vineyards.

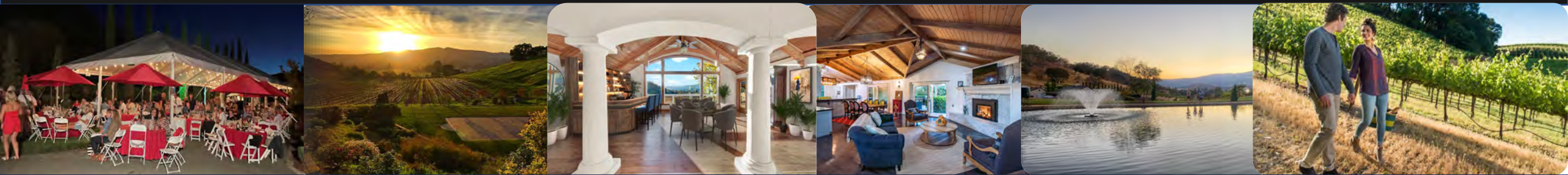
Located in the heart of the ultra-premium growing area of California wine country, but also to interstate 80. Also close to all amenities including grocery stores, Costco, Crumbl Cookies, Shopping, Wine Tasting, Hiking, Restaurants, Solano College, Davis University (26 miles), Jelly Belly, and so much more!

The property has 30 +/- acres planted of premium mature Cabernet, Petite, Verdelho, Merlot, Zinfandel, Petit Syrah and Muscat vines (There is a Vineyard Seller Lease back option). The property combines country elegance with refined amenities, creating both a public statement and a private retreat. A totally unique property for guest experiences or a family compound. Pride-of-Ownership is apparent throughout the property. Suisun Valley wineries are earning a reputation of their own, growing, producing, and selling premium, award-winning wines. Suisun Valley AVA, is just east of the Napa Valley wine region. From I-80, you just exit off Suisun Valley Exit (Exit 41) and follow the NapaLano (Napa/Solano) Trail to all the wineries, tasting rooms, restaurants and other tourist attractions! The NapaLano Trail (Suisun Valley Road) leads to Silverado Trail in Napa.



# Highlights

Asking Price \$24,900,000



- 2 Gorgeous Main Estates (mainly ensuites)
- Property is currently being utilized for music / wine events, and vacation stays
- 3 potential hotel sites or individual guest units #keys TBD (currently a total of 15 rooms, most with ensuites)
- Charming guest cottages
- 2 pools
- Tennis Court
- Party Barn
- Lake with private dock
- Vineyards
- Vegetable gardens
- Private and exclusive location, yet close to all local amenities
- Close to Napa, San Francisco and Sacramento Airports
- Private walking trails
- 51 +/- Acres
- APN 0151-120-080 / APN 0151-130-090
- Current Permits: Events, Winery, Bed & Breakfast and Vacation

- Winery
- 28 +/- acres Planted Premium Award-Winning Grapes
- Vineyard lease back option available
- Tasting Rooms
- Commercial kitchen(s)
- Event Spaces and event permits
- Bonded Barrel Storage
- Crush Pad
- Equipment Storage
- Private road
- Zoned A-SV-20 (Boutique Resort / Hotel)
- Seller is flexible and can help provide construction services
- Suisun Valley recently featured in Forbes Magazine, USA Today, Wine Spectator, Napa Valley Life, National Geographic



# Nearby Attractions: Wineries, Event Centers, Tasting Rooms, Olive Oil, Spirits & Restaurants



Vezer Family Vineyards



Caymus-Suisun



Village 360

The Blue Victorian (Vezer Family Vineyards)	Bally Keal Estate Vineyards	Rancho Fino Cocina Mexicana
Rockville Kitchen & Bar	Mangels Vineyards	Ledgewood Creek Winery
Wooden Valley Winery	Suisun Creek Winery	Mankas Corner / Mankas Grill
Il Fiorello Olive Oil Company	Suisun Valley Winery	Bask Wines
The Filling Station	Bask Cellars	Tierra Caliente Cellars
Pioneer Taproom	Rosalynd Winery	Blacksmith Cellars
Back Road Vines	Eagle Eye Vineyards	Sunset Cellars
Hestan Vineyards	Larry's Produce	Seven Artisans Winery
Altamura Vineyards	Rock Creek Vineyards	GV Cellars
Galvan Family Cellars	King Andrews Vineyards	Tenbrink Vineyards
Suisun Valley Wine Co-op	Tolenas Winery	Winterhawk Winery
Jelly Belly Factory	Heretic Brewery	Budweiser Brewery

- APN 0151-120-080 / APN 0151-130-090



# Property Info



<b>Estate #1</b> <b>5066 Clayton Road</b>	<b>Escrow P-443418</b>	<b>APN 0151-130-090</b>	
<b>Property Type</b>	Residential (NEC)	Zoning	Agricultural –SV-20
<b>Property Subtype</b>	Rural/Agricultural Residence	Land Use	Commercial Vineyard
<b>Lot Size (acres)</b>	27.96 / 1217937	Vines (acres)	19.50
		Ave Harvest (Tons)	40.25
<b>Year Built / Renovated</b>	1974 / 2012 (ish)	SqFt/Building	Approx. 4000 SF
<b>Main Estate # Bed / # Bath</b>	4 Bed; 4 Bath; detached 4 Car Garage with Game Room above; Pool	# Buildings	1 Main Estate; 1 (2 Unit) Residential; 1 Winery (Apartment above); 1 (2 car) Garage; 1 Tractor Shed; 1 Equipment Shed
<b>Event Space</b>	Large Garden Event Spaces	Other	Large Hard Surface Event Spaces

<b>Structures</b>	<b>Built / Renov.</b>	<b>Condition</b>	<b># of Stories</b>	<b>Building Size (SF)</b>	<b># of Units</b>
<b>Main Estate #1 (4 Bd, 4 Ba)</b>		Very Good	1.0	3,648	1
<b>Pool and Outdoor Living</b>		Very Good			
<b>Garage (4 Car, detached, Game Room)</b>		Very Good	2.0		1
<b>Guest House (Duplex)</b>		Good	1.0		1
<b>Garage (2 Car, detached)</b>		Average	1.0		1
<b>Winery Building: Covered Crush Pad, Barrel Storage, Tasting Room, Courtyard + 2<sup>nd</sup> floor Guest Apartment</b>		Very Good to Average	2.0		1
<b>Equipment Sheds</b>		Average	1.0		1
<b>Tractor Shed (near front gate)</b>		Good	1.0		1
<b>Totals</b>					<b>7</b>

Notes: 5066 has a total of seven main structures on the site. Only the major structures associated with the site are summarized in the above table. Additional structures and features include: Gazebo, Lake with Dock and Path.

<b>Estate #2 - 5070 Clayton Road</b>	APN 0151-130-090		
<b>Property Type</b>	Single Family Residence	<b>Zoning</b>	Agricultural
<b>Property Subtype</b>	Rural/Agricultural Residence	<b>Land Use</b>	Commercial Vineyard
<b>Lot Size</b>	+/- 23.05	<b>Vines (acres)</b>	17.00
<b>Estate Compound</b>	Main Estate + Pool + Tennis Court + Guest House + Barn + Wine Storage + Event Space	<b>Ave Harvest (Tons)</b>	59.50
<b>Main Estate House</b>	5 Bed; 5 Bath	<b>SqFt/ Main Estate</b>	Approximately 4000 SF
<b>Year Built / Renovated</b>	1910 / 2012(ish)	<b># Buildings</b>	2 Residential; 1 Wine Storage Barn/Event Space

Building Name	# of Stories	Building Size (SF)	# of Units
<b>Main House (5 Bedroom / 5 Ensuite Baths)</b>	1.0	4000 sf +/-	1.0
<b>Cottage (2 Bedroom / 1.5 Baths)</b>	1.0	1500 sf +/-	1.0
<b>Bonded Wine Barrel Storage, Event Space, Office Space</b>	2.0	5000 sf +/-	1.0
<b>Pool &amp; Pool House</b>	1.0		1.0
<b>Tennis Court</b>			
<b>Totals</b>			<b>4.0</b>

Notes: The property has a total of 4 structures on the site. Only the major structures associated with the site are summarized in the above table.

# Demographics / Hospitality Submarket - California North (USA)

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**Vallejo/Fairfield/Vacaville** submarket houses 64 of the California North (USA) market's 760 hotel properties, and contains about 4,400 rooms in total. Like the market, Vallejo/Fairfield/Vacaville is characterized by smaller hotels. This aspect isn't quite as pronounced in the Vallejo/Fairfield/Vacaville submarket, where hotels have 69 rooms per building, versus the 51-room-per-building California North (USA) average. The national average is about 90 rooms-per-building. In the past 12 months, occupancy has averaged 58.8%—a level not that far off the submarket's five-year lows. Like the market, twelve-month RevPAR is down on a year-over-year basis, most recently by 5.9% as of December. That's roughly in line with the decrease observed market-wide. While developers remain moderately active elsewhere in the California North (USA) market, nothing is underway in the Vallejo/Fairfield/Vacaville submarket itself. While nothing is currently underway, around 320 rooms delivered over the past three years. That new construction was partially offset by the demolition of a 145-room hotel during the same timeframe. Vallejo/Fairfield/Vacaville recorded 4 hotel trades over the past year—a bit below the norm over the past several years.

**The Napa Valley** submarket is home to 82 of the California North (USA) market's 760 hotel properties and contains about 5,400 rooms in total. Like the market, Napa Valley is characterized by smaller hotels. This aspect isn't quite as pronounced in the Napa Valley submarket, where hotels have 66 rooms per building, versus the 51-room-per-building California North (USA) average. The national average is about 90 rooms-per-building.

With trailing 12-month occupancies at 61.6%, Napa Valley is exceeding the market average of 57.0% by a wide margin.

Like the market, twelve-month RevPAR is down on a year-over-year basis, most recently by 7.0% as of December. That's roughly in line with the decrease observed market-wide.

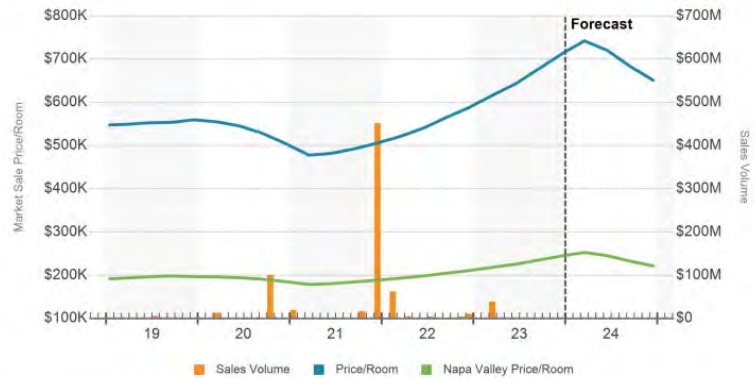
There are 110 rooms spread between two projects underway in the Napa Valley submarket, representing a 2.0% expansion of the existing inventory. This represents a continuation of new development in the submarket: A handful of projects containing around 290 rooms delivered within the past three years, a considerable sum relative to the size of the market.

Just one trade closed over the past 12 months. While Napa Valley is not among the most actively traded U.S. hotel submarkets in general, it usually sees at least a handful of trades in a given year.

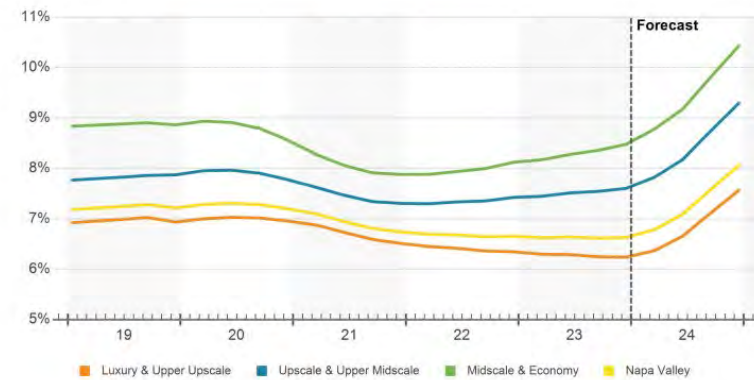
## Sales

### Napa Valley Hospitality

#### SALES VOLUME & MARKET SALE PRICE PER ROOM



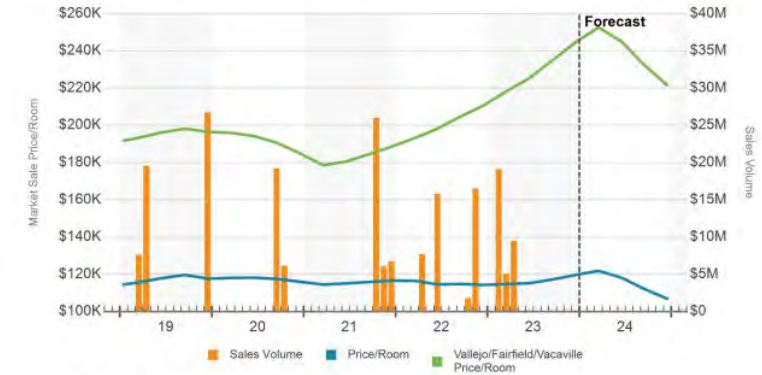
#### MARKET CAP RATE



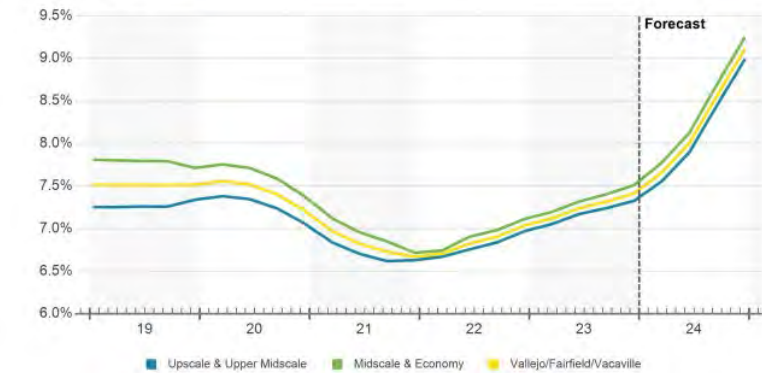
## Sales

### Vallejo/Fairfield/Vacaville Hospitality

#### SALES VOLUME & MARKET SALE PRICE PER ROOM



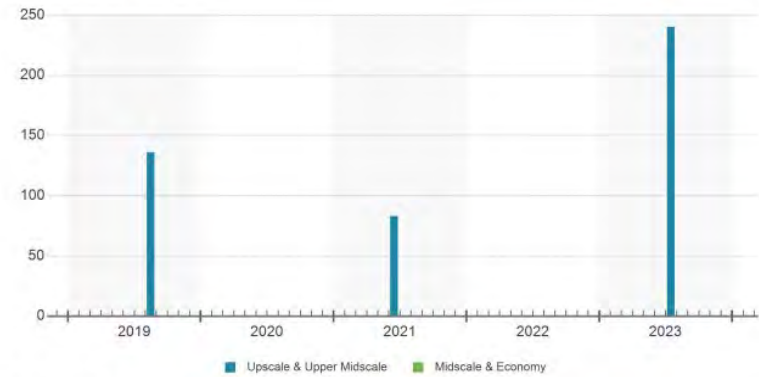
#### MARKET CAP RATE



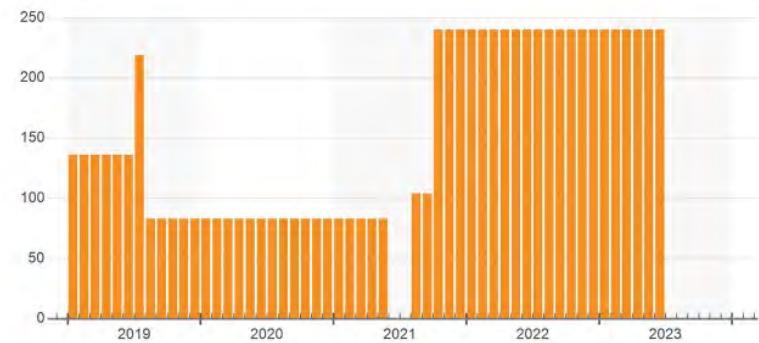
### Construction

Vallejo/Fairfield/Vacaville Hospitality

#### ROOMS DELIVERED BY CLASS



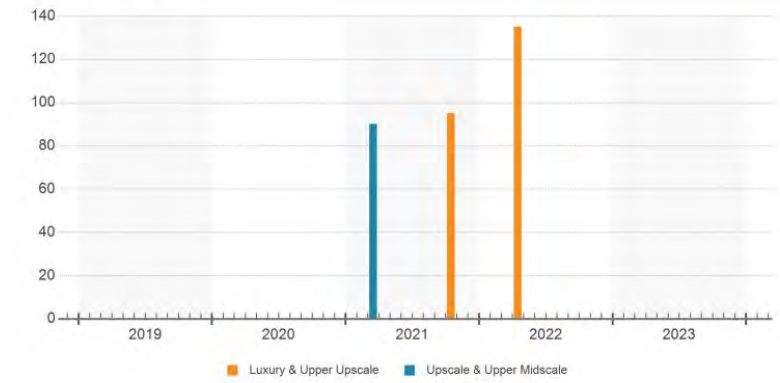
#### ROOMS UNDER CONSTRUCTION



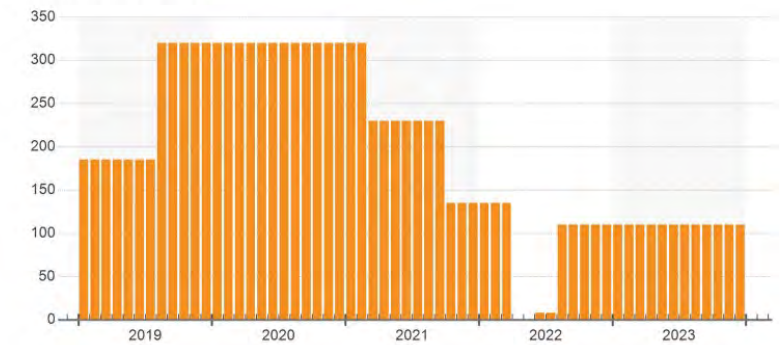
### Construction

Napa Valley Hospitality

#### ROOMS DELIVERED BY CLASS



#### ROOMS UNDER CONSTRUCTION



The California North hotel market contains around 39,000 rooms spread across 760 properties. While there are plenty of U.S. markets with a higher room count, only a dozen or so have as many properties. This dynamic is explained by the smaller assets that typify the market: The average hotel contains just 51 rooms.

California North has a diverse hotel stock, with plenty of hotels at both the high-end and cost-efficient ends of the spectrum. Specifically, it is one of only about 10 U.S. hotel markets that has both an above-average proportion of Economy and Midscale units, and an above-average proportion of Upper Upscale and Luxury rooms.

In the past 12 months, occupancy has averaged 57.0%—a level not that far off its recent lows. Twelve-month RevPAR in the California North hotel market decreased by 8.7% as of December. That's a sharp contrast to the national story, where RevPAR is up by 4.9% on a year-over-year basis.

The 830 rooms currently underway in the California North market amount to a 2.2% expansion of the hotel inventory. This new supply follows 20 projects containing around 1,900 rooms that delivered in the past three years, driving a material expansion of the existing inventory (even after factoring in a small amount of demolition activity).

California North houses an active market for hotel investment, and saw about 37 trades over the past year—a bit below number of deals that typically close in a given 12-month period.

Employment in the market was recently increasing at an annual rate of 1.3%, or a gain of about 10,000 jobs. Over the past year, the annual rate of job growth has ranged from about 1.2% to 2.3%.



#### KEY INDICATORS

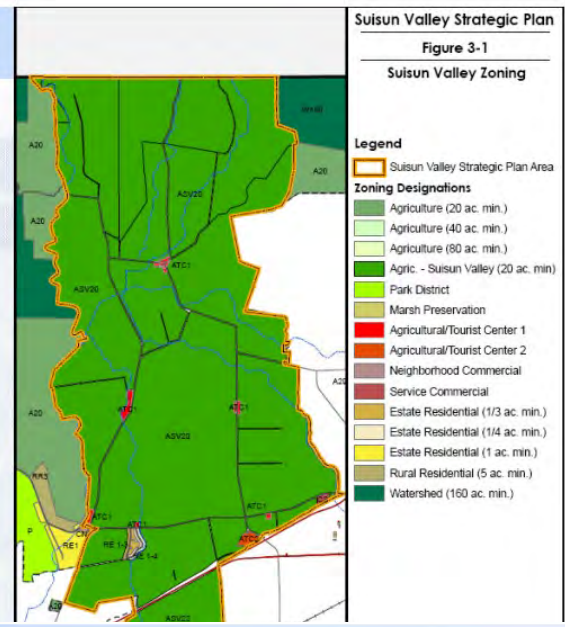
Class	Rooms	12 Mo Occ	12 Mo ADR	12 Mo RevPAR	12 Mo Delivered	Under Construction
Luxury & Upper Upscale	7,213	59.9%	\$449.87	\$269.41	0	261
Upscale & Upper Midscale	14,183	63.9%	\$153.22	\$97.88	572	484
Midscale & Economy	17,346	50.4%	\$99.05	\$49.87	0	88
<b>Total</b>	<b>38,742</b>	<b>57.0%</b>	<b>\$189.43</b>	<b>\$108.03</b>	<b>572</b>	<b>833</b>

Average Trend	Current	3 Mo	YTD	12 Mo	Historical Average	Forecast Average
Occupancy	42.8%	51.4%	57.0%	57.0%	61.5%	55.2%
Occupancy Change	-7.3%	-6.6%	-6.9%	-6.9%	-3.4%	0.3%
ADR	\$155.27	\$182.52	\$189.43	\$189.43	\$165.80	\$207.15
ADR Change	-2.3%	-3.6%	-1.9%	-1.9%	4.8%	2.7%
RevPAR	\$66.46	\$93.73	\$108.03	\$108.03	\$102.00	\$114.30
RevPAR Change	-9.3%	-10.0%	-8.7%	-8.7%	1.2%	3.0%

Solano County Code		MUP	MUP	28.23.50.40
A = Allowed by right, AP = Administrative Permit, MUP = Minor Use Permit, UP = Use Permit, E = Exempt, --- = Prohibited				
ALLOWED USES*	Permit Requirements			Land Use Regulations**
*See Definitions Section 28.01	A-SV-20	ATC	ATC-NC	**See Section 28.70.10
<b>TOURIST USES</b>				
<b>A. AGRITOURISM</b>				
Agricultural homestay	A	---	---	28.23.50.50
Agricultural homestay with special events	UP	---	---	28.23.50.50
Agritourism facility	UP	UP	UP	28.23.50.50
Bakery/cafe/restaurant				
1,000 square feet or less in size	A	A	A	28.23.50.50
1,001 to 5,000 square feet	AP	A	A	28.23.50.50
5,001 or more square feet in size	UP	MUP	MUP	28.23.50.50
Bed and breakfast inn	AP	A	A	28.23.50.50
Gallery	AP	A	A	28.23.50.50
Local products store	---	A	A	28.23.50.50
Hotel or resort hotel	UP	UP	UP	28.23.50.50
Special events facility				
Small	MUP	MUP	MUP	28.23.50.30(B);
Medium	MUP	MUP	MUP	28.23.50.50(B) & (C)(4);
Large	UP	UP	UP	28.73.30(A) & (B)(6)
Tasting facility	AP	A	A	28.23.50.50
<b>B. TEMPORARY AGRITOURISM</b>				
Agritourism event	AP/MUP	AP/MUP	AP/MUP	28.23.50.50
Farmer's market	AP/MUP	AP/MUP	AP/MUP	28.23.50.50
Seasonal sales lot	AP/MUP	AP/MUP	AP/MUP	28.23.50.50
Vacation house rental, hosted	AP/MUP	AP/MUP	---	28.75.30(A) & (B)(1)
Vacation house rental, unhosted	MUP	MUP	---	28.75.30(A)
<b>COMMERCIAL SERVICE USES</b>				
Airfield or heliport, agricultural	---	---	---	
Agricultural trucking service and facility	---	---	UP	28.76.10(A) & (B)(2)
Custom farm services, e.g., hay baling	UP	---	UP	28.76.10(A)
Farm and ranch supply store	UP	A	A	28.76.10(B)(5)
Farm equipment sales	---	---	A	28.76.10(B)(4)
Farm equipment fabrication and repair	UP	---	A	28.76.10(A)
Large kennel or cattery	MUP	---	---	28.76.20(A) & (B)(2)
Veterinary facility	UP	UP	UP	28.76.20(A) & (B)(1)
<b>COMMUNICATION AND INFRASTRUCTURE USES</b>				
Commercial solar energy facility	---	---	---	
Pipeline, transmission or distribution line in R.O.W.	A	A	A	28.78.20(A) & (B)(8)
Utility facilities or infrastructure, outside of R.O.W.	UP	UP	UP	28.78.20(A) & (B)(9)
Public service facility	UP	UP	UP	28.78.30(A) & (B)(4)
Refuse dumping, disposal, processing, composting	UP	---	---	28.78.20(A) & (B)(3)
Surface mining operation	UP	UP	UP	28.78.20(A)
Wind turbine generator, commercial	---	---	---	28.80
Wireless communication facility				28.81

## Zoning

- Agriculture – Suisun Valley
  - 20-acre minimum
  - Additional uses
- Agric./Tourist Center
  - Two types
  - Agricultural supporting commercial
- Estate Residential
  - Existing Willotta Oaks (no change)



**Suisun Valley Strategic Plan**  
**Figure 3-1**  
**Suisun Valley Zoning**

## Zoning: Changes

- Existing A-20 and A-40 in Suisun Valley would become A-SV-20
  - All agricultural areas in Suisun Valley would have a 20-acre minimum lot size
  - New uses based on 2008 General Plan, including :
    - Bakeries, galleries, restaurants, and B&Bs alongside agricultural use (with admin review)
    - Resorts (subject to use permit)
    - Farm service uses (with admin review)
    - Special events and education uses (with admin review)
  - (refer to table for additional detail)
  - New buildings subject to Design Guidelines



**DISTRICTS**

Three new zoning districts are added; Agriculture – Suisun Valley District (A-SV-20) and two Agricultural Tourist Center Districts (ATC and ATC-NC).

**Agriculture – Suisun Valley District (A-SV)**

The new A-SV district is based on the existing Agriculture (A) district, but allows for greater flexibility. Development standards in the A-SV District would be the same as those for A – Exclusive Agriculture Districts as found in Section 28.21.040.

Requirements within this new zone district include the following:

- Up to six special events are “by right” at wineries
- Unlimited wine-related marketing events are allowed at wineries
- Uses allowed “by right” include roadside stands less than 1,000 square feet in size.
- Uses allowed “by right” incidental to the principal agricultural use on the property include:
  - Bakeries, cafés, and restaurants less than 1,000 square feet in size
  - Marketing events
  - Bed and breakfasts
  - Tasting facilities
  - Agritourism
- Uses allowed by administrative permit include roadside stands between 1,000 and 2,500 square feet in size.
- Uses allowed by administrative permit incidental to the principal agricultural use on the property include:
  - Art galleries

- Bakeries, cafés, and restaurants greater than 1,000 square feet in size
- Uses allowed by conditional use permit include:
  - Roadside stands greater than 2,500 square feet in size
  - Resorts
  - Special events

The Zoning Regulation revisions introduce on-site sourcing requirements for “by right” agricultural processing facilities and wineries.

Tasting facilities less than 1,000 square feet in size will be allowed “by right” for small wineries and up to 2,000 square feet for medium and large wineries.

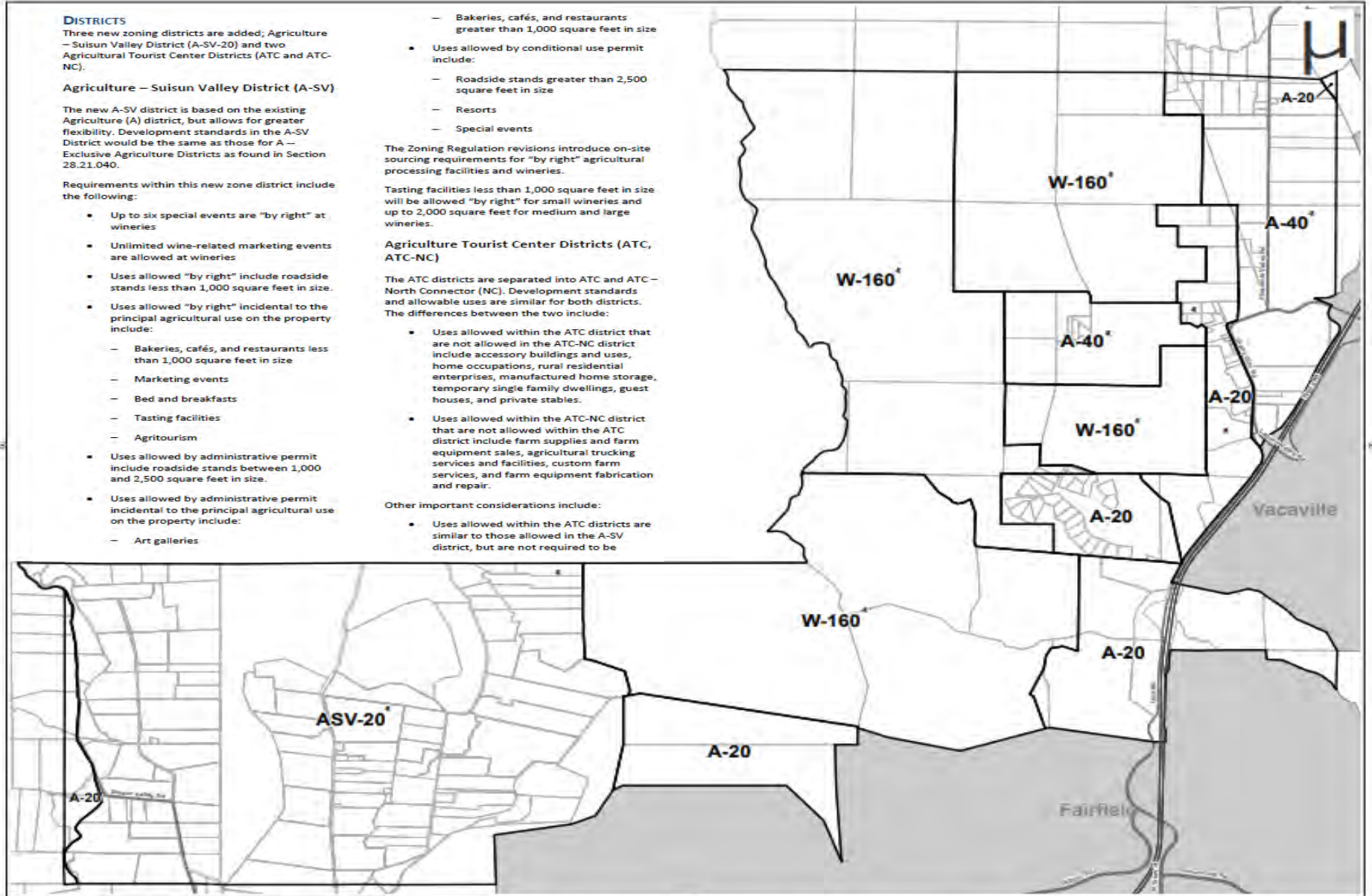
**Agriculture Tourist Center Districts (ATC, ATC-NC)**

The ATC districts are separated into ATC and ATC – North Connector (NC). Development standards and allowable uses are similar for both districts. The differences between the two include:

- Uses allowed within the ATC district that are not allowed in the ATC-NC district include accessory buildings and uses, home occupations, rural residential enterprises, manufactured home storage, temporary single family dwellings, guest houses, and private stables.
- Uses allowed within the ATC-NC district that are not allowed within the ATC district include farm supplies and farm equipment sales, agricultural trucking services and facilities, custom farm services, and farm equipment fabrication and repair.

Other important considerations include:

- Uses allowed within the ATC districts are similar to those allowed in the A-SV district, but are not required to be



**Solano County Zoning Map**



**Districts**

**Agricultural**

- A-20 Exclusive Agricultural 20 acres
- A-40 Exclusive Agricultural 40 acres
- A-80 Exclusive Agricultural 80 acres
- A-160 Exclusive Agricultural 160 acres
- ASV-20 Suisun Valley Agricultural 20 acres
- ASV-40 Suisun Valley Agricultural 40 acres
- ASV-80 Suisun Valley Agricultural 80 acres
- ASV-160 Suisun Valley Agricultural 160 acres
- ATC Agricultural Tourist Center
- ATC-NC Agricultural Tourist Center North Connector

**Residential**

- RR-2A Rural Residential 2 1/2 acres
- RR-5 Rural Residential 5 acres
- RR-10 Rural Residential 10 acres
- RR-15C Residential Traditional Community 1 1/2 acre
- RR-15 Residential Traditional Community 1 1/2 acre
- RR-18 Residential Traditional Community 1 1/4 acre
- RR-4 Residential Traditional Community 4,000 sq ft
- RR-6 Residential Traditional Community 5,000 sq ft
- RR-8 Residential Traditional Community 6,000 sq ft
- RR-10 Residential Traditional Community Duplex 6,000 sq ft
- RR-12 Residential Traditional Community Duplex 8,000 sq ft

**Commercial**

- CM Highway Commercial
- CM-1 Neighborhood Commercial
- CC Commercial Center
- CC-1 Commercial Center - Limited
- CC-2 Commercial Center
- CO Business and Professional Office
- MG-1 Manufacturing - Limited
- MG-1/2 Manufacturing - General 1/2 acre

**Manufacturing and Industrial**

- MG-2 Manufacturing - General 2 acres
- MI Industrial - Water Dependent
- MS Industrial - Agricultural Service

**AMENDMENTS**

DATE	ADOPTED	APPROVED
088	07/26/77	En. Zoning Map System
1065	11/08/77	A-40 to A-20
1088	11/22/77	A-20 to A-40
1148	01/05/82	RR-15 A
1273	02/18/86	CM-1
2011-1121	02/12/11	A to ASV-20, ATC

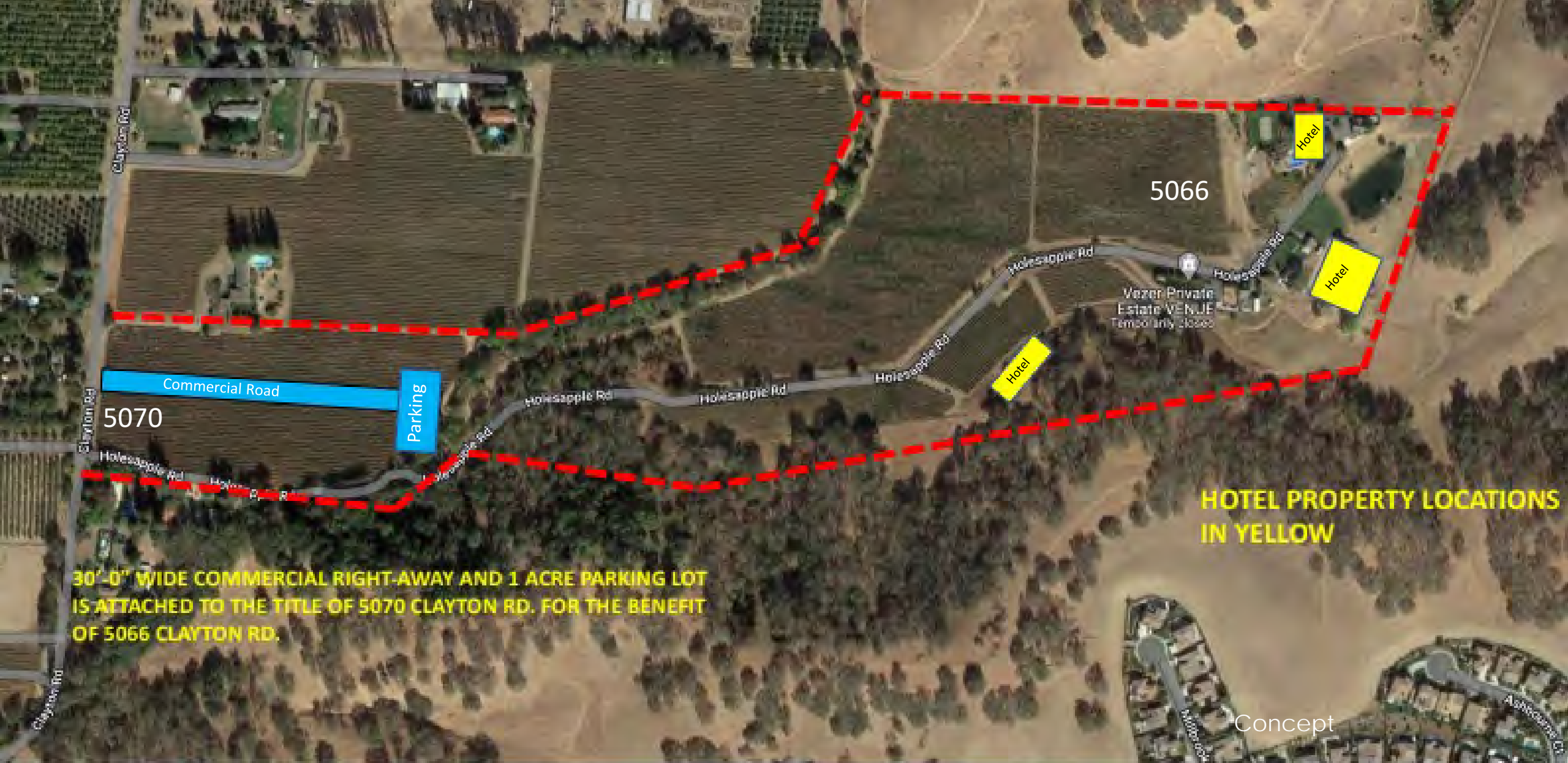
Map No. 9-S

## Airport Drive Times

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Napa (APC):	20 Minutes
Concord (CCR)	32 Minutes
San Francisco (SFO):	60 Minutes
Sacramento (SMF):	52 Minutes
Oakland (OAK):	59 Minutes
Santa Rosa (STS):	1 Hour 18min

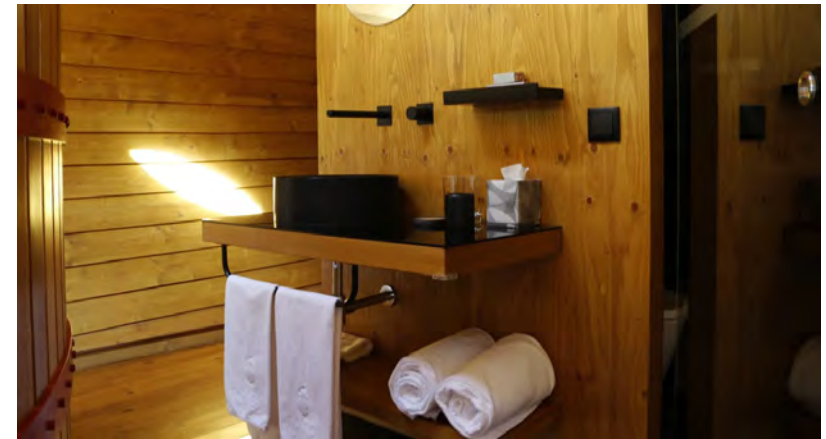




**30'-0" WIDE COMMERCIAL RIGHT-AWAY AND 1 ACRE PARKING LOT IS ATTACHED TO THE TITLE OF 5070 CLAYTON RD. FOR THE BENEFIT OF 5066 CLAYTON RD.**

**HOTEL PROPERTY LOCATIONS IN YELLOW**

*\*Buyer must verify accuracy of all data*





Conceptual



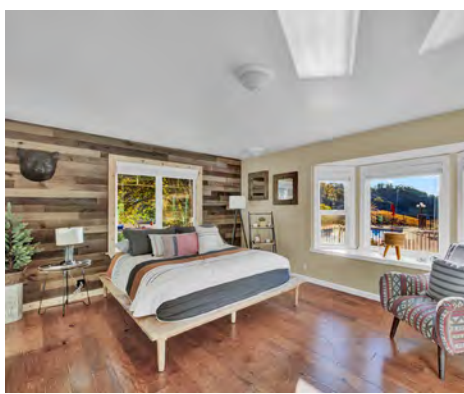
THE ELITE CLUB

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A conceptual rendering of a guest room. The room features a large bed with a textured, light-colored blanket and a dark headboard. A bedside table holds a lamp and a small plant. A large window with a dark frame and horizontal slats opens onto a balcony. The balcony has a wooden table, two wicker chairs, and a large, round, light-colored fire pit with a fire burning inside. The balcony floor is made of light-colored stone tiles. The view from the balcony is a vast, rolling vineyard under a clear sky.

# Guest Rooms

Current guest rooms



A photograph of an outdoor dining table at night. The table is set with white linens, blue and white striped plates, silverware, and several wine glasses. In the foreground, there are several tall, textured, metallic-looking glasses. A vase of white flowers sits in the center of the table. The background is filled with string lights and colorful paper lanterns hanging from the ceiling, creating a warm and festive atmosphere. The sky is a deep blue, suggesting dusk or early evening. The word "Events" is overlaid in the center of the image in a large, white, sans-serif font.

# Events





DEEANDKRIS



DEEANDKR

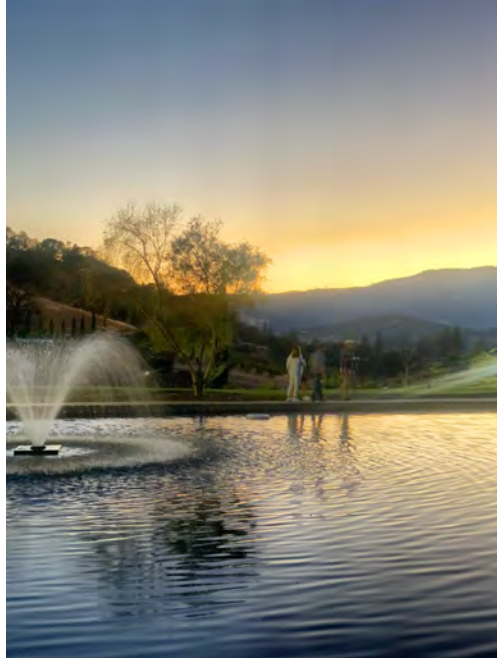


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# Additional Property Photos





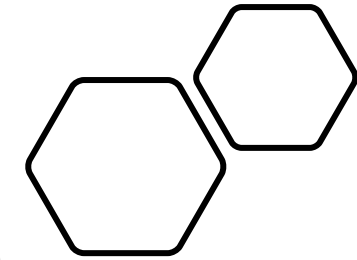








Call us today to set up a tour and see why guests can't wait to come back



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