

SACRAMENTO DELTA — WALNUT GROVE, CALIFORNIA

Walnut Grove *Marina & Vineyards*

A Rare Sacramento Delta Investment Opportunity

ASKING PRICE \$6,200,000	TOTAL ACREAGE 158 +/- Acres	MARINA BERTHS 140 +/-
GROSS REVENUE \$1.1M+	MARINA PARCEL 39.45 +/- Acres	VINEYARD PARCEL 118 +/- Acres

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All information deemed reliable but not guaranteed.

Buyer to independently verify all information.

INVESTMENT OVERVIEW

A Rare Sacramento Delta Investment Opportunity

\$6,200,000

Asking Price

158 +/-

Total Acres

140 +/-

Marina Berths

\$1.1M+

Gross Revenue

The Opportunity

An exceptional and rarely available Sacramento Delta investment opportunity combining an established working marina and income-producing vineyards on 158+/- total acres. The seller's interest includes 100% of the 39.45+/- acre marina parcel and 50% interest in the 118+/- acre vineyard parcel. Walnut Grove Marina offers 140+/- covered and open berths, established Gallo wine grape contracts, and multiple income streams generating over \$1.1 million in gross annual revenue. Of particular note is the seller's ownership of the land under the docks — an extremely rare benefit that eliminates any State Lands Lease obligation.

THE MARINA

- 140+/- covered and open berths on the Sacramento Delta
- 80-85% occupancy with existing waiting list
- Month to month lease tenancies
- Army Corps of Engineers permitted marina
- Privately owned land under the docks
- No State Lands Lease — extremely rare benefit
- RV sites with power and water
- Fuel operation and retail store
- Office and clubhouse renovated 2015

THE VINEYARD

- 85+/- acres planted under established Gallo wine grape contracts
- Sauvignon Blanc — 50+/- planted acres
- Pinot Gris — 35+/- planted acres
- 10 years of production records available
- Grapes insured for crop protection
- New owner receives income from grape contracts
- Additional 39.45+/- acres being cleared to open ground
- Open ground suitable for any agricultural use
- Complete farming arrangement details available to qualified buyers

WHY THIS PROPERTY

Key Investment Highlights

PRIVATELY OWNED LAND UNDER THE DOCKS

The seller owns the land beneath the marina docks along with associated riparian rights. This eliminates any State Lands Lease obligation, saving significant annual costs and providing unparalleled operational security — extremely rare in California marina transactions.

ARMY CORPS OF ENGINEERS PERMITTED

The entire marina is permitted by the Army Corps of Engineers — exceptionally difficult to obtain. This existing transferable permit provides a significant barrier to competition and protects long-term marina viability.

ESTABLISHED GALLO WINE GRAPE CONTRACTS

The vineyard operates under established Gallo wine grape contracts covering 85+/- planted acres. Ten years of production records available. Grapes are insured. Complete contract terms available to qualified buyers.

MULTIPLE INCOME STREAMS

Over \$1.1 million in gross annual revenue from diversified sources including marina berth rentals, fuel sales, retail operations, RV sites and vineyard crop sales — providing income stability across multiple channels.

ESTABLISHED MARINA OCCUPANCY

80-85% occupancy with an existing waiting list demonstrating strong demand. Month to month tenancies with upside potential for rate increases given consistent waitlist demand.

OPEN GROUND OPPORTUNITY

39.45+/- acres being cleared to open agricultural ground. Suitable for any agricultural use — vineyard planting, orchard development or alternative crop production — representing significant future value.

PRIME SACRAMENTO DELTA LOCATION

One of California's premier boating and agricultural destinations with protected waterways, year-round boating conditions and a strong established boating community with consistently high demand.

FLEXIBLE INVESTMENT STRUCTURE

New owner may elect passive crop share income from the existing farming arrangement or acquire the full farming operation for maximum income potential. Complete details available to qualified buyers.

WALNUT GROVE MARINA

An Established Delta Marina Operation

140 +/- Total Berths	80-85% Occupancy	None State Lands Lease	ACE Permit
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MARINA FACILITIES

- 140+/- covered and open berths
- Accommodating a variety of vessel sizes
- Privately owned land under all dock structures
- No State Lands Lease — extremely rare benefit
- Army Corps of Engineers permitted
- RV sites with power and water
- Dump station for sewer service
- Fuel dock operation
- Retail store
- Office — 20' x 50' renovated 2015
- Clubhouse — 20' x 50' renovated 2015
- Sacramento Delta waterfront location

REVENUE SOURCES

- Berth rental income — covered and open slips
- Storage rental income
- Fuel sales
- Retail store sales
- RV site rentals
- Ice sales
- Key card and access fees
- Credit card convenience fees
- Miscellaneous marina services

The Significance of Privately Owned Underwater Land

The vast majority of California marinas operate under State Lands Commission leases paying significant annual fees. Walnut Grove Marina is an exceptional exception — the seller owns the land under the docks along with associated riparian rights. This eliminates lease payments, removes the risk of lease non-renewal, and provides absolute security of tenure — a substantial and enduring competitive advantage that is extremely rare in California marina transactions.

INCOME PRODUCING VINEYARDS

Established Wine Grape Operation

118 +/- Total Vineyard Acres	85 +/- Planted Acres	Gallo Wine Grape Contracts	10 Years Production Records
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VINEYARD OVERVIEW

- 118+/- total acre vineyard parcel
- 85+/- acres planted under Gallo wine grape contracts
- Sauvignon Blanc — 50+/- planted acres
- Pinot Gris — 35+/- planted acres
- Established Gallo wine grape contracts in place
- 10 years of production records available
- Grapes insured for crop protection
- New owner receives income from grape contracts
- Complete farming arrangement details available to qualified buyers
- Sacramento Delta growing region

OPEN GROUND OPPORTUNITY

- Additional 39.45+/- acre parcel being cleared to open ground
- Vines being removed prior to sale
- Buyer receives cleared agricultural ground
- No vine removal expense for buyer
- Suitable for any agricultural use
- Vineyard planting opportunity
- Orchard or alternative crop potential
- Significant future value creation potential
- Additional income stream upon development

Investment Flexibility

This vineyard investment offers the qualified buyer meaningful flexibility. A buyer may elect to receive passive crop share income from the existing farming arrangement requiring no farming expertise or operational involvement. Alternatively a buyer may acquire the full farming operation for maximum income potential. Complete details of both investment scenarios are available to qualified buyers upon receipt of proof of funds or lender pre-approval.

FINANCIAL OVERVIEW

Income & Revenue Summary

\$1,120,465 <small>Gross Annual Revenue</small>	\$577,347 <small>Marina Revenue</small>	\$543,118 <small>Vineyard Revenue</small>	\$6,200,000 <small>Asking Price</small>
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Revenue Source	Annual Amount	Notes
Marina Berth & Storage Rental Income	\$515,593	140+/- berths, month to month
Marina Services, Fuel & Retail	\$61,754	Fuel, ice, retail, labor, services
Vineyard Crop Sales	\$543,118	Gallo wine grape contracts
Total Gross Annual Revenue	\$1,120,465	2025 Actual

Financial information based on 2025 actual results provided by seller. Gross revenue figures presented before operating expenses. Three years of Profit & Loss statements, Balance Sheets, normalized NOI, ten years of vineyard production records and Gallo wine grape contract documentation available to qualified buyers upon receipt of proof of funds or lender pre-approval. Net income will vary depending on farming arrangement selected. All financial information to be independently verified by buyer and buyer's advisors.

Financial Documentation Available to Qualified Buyers

Qualified buyers who have provided proof of funds or lender pre-approval will receive: three years of Profit & Loss statements for Marina Vineyard LLC and Walnut Grove Marina LLC, three years of Balance Sheets, normalized Net Operating Income statement, ten years of vineyard production records, Gallo wine grape contract documentation, and complete farming arrangement details with income projections for both investment scenarios.

PROPERTY INFORMATION

Property Details & Ownership Structure

PROPERTY ADDRESS	COUNTY	TOTAL ACREAGE
14525 Old Walnut Grove Road Walnut Grove, CA 95690	Sacramento County	158 +/- Acres
MARINA PARCEL	VINEYARD PARCEL	ASKING PRICE
39.45 +/- Acres 100% Interest	118 +/- Acres 50% Interest	\$6,200,000
MARINA BERTHS	PLANTED ACRES	OPEN GROUND
140 +/- Covered & Open	85 +/- Acres Sauvignon Blanc & Pinot Gris	39.45 +/- Acres Being Cleared

ASSESSOR PARCEL NUMBERS

APN	Acreage	Description	Seller Interest
146-0190-030-0000	39.45 +/- Acres	Marina & Vineyard Parcel	100%
146-0180-010-0000	0.17 +/- Acres	Deeded Access	100%
146-0190-005-0000	118.45 +/- Acres	Vineyard Parcel	50%

Seller is selling their full interest in all parcels as described above. The 118+/- acre vineyard parcel (APN 146-0190-005-0000) is co-owned with Walnut Grove Ranch Trust who holds the remaining 50% interest. All acreages are approximate and subject to survey. Buyer and buyer's agent to independently verify all parcel information, acreage, zoning and ownership details through their own due diligence investigation.

Ready to Invest?

This is a rare opportunity to acquire an established income-producing Sacramento Delta property combining a working marina and productive vineyards. Qualified buyers are encouraged to contact the listing agent to begin the review process.

LISTING AGENT

Susie Dunning

Keller Williams Central Valley | KW Luxury

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WEBSITE

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TO RECEIVE THE FULL FINANCIAL PACKAGE

Qualified buyers must provide one of the following prior to receiving detailed financial information:

- Proof of funds demonstrating ability to purchase
- Lender pre-approval letter for commercial financing

Upon receipt of qualification documentation the full financial package will be provided including three years of financial statements, normalized NOI, ten years of production records, Gallo wine grape contract documentation and complete farming arrangement details.

DISCLAIMER: This Offering Memorandum has been prepared for informational purposes only. All information has been obtained from sources deemed reliable but is not guaranteed. Buyer and buyer's agent are responsible for independently verifying all information including acreage, zoning, permits, water rights, lease terms, income figures, ownership interests and all other material facts prior to close of escrow. Seller and listing agent make no warranties expressed or implied. Subject to errors, omissions, prior sale or withdrawal without notice.