



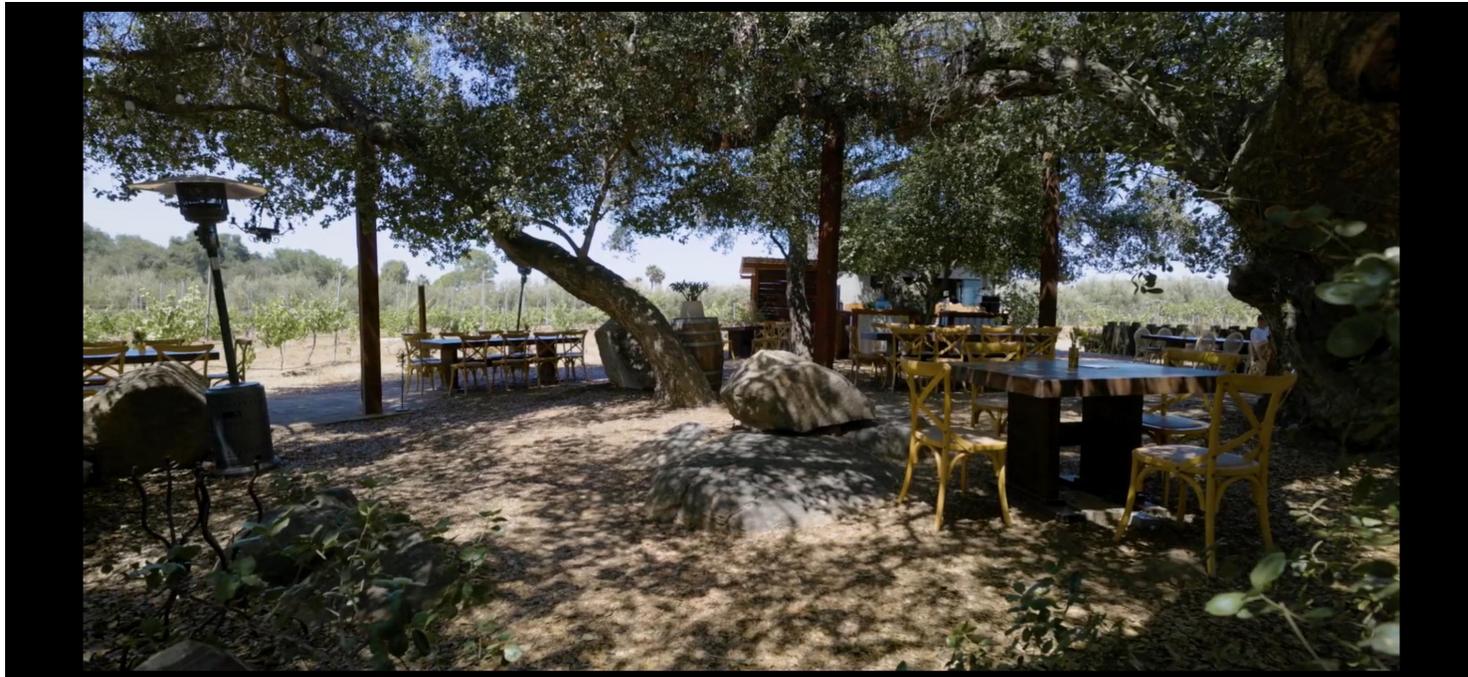
TECHNICAL FACT SHEET

Vineyard for Sale – Valle de Guadalupe



GENERAL VINEYARD INFORMATION

The property stands out as a **fully operational, integrated business**, successfully combining **wine production, hospitality, events, and a strong established client portfolio**, making it a unique investment opportunity in Valle de Guadalupe.



Restaurant

Fully equipped and operational restaurant, serving an average of **approximately 500 guests per week**, offering a consolidated gastronomic concept led by the chef.

Tasting room and commercial area

An elegant and well-maintained space for wine tastings, cheese pairings, and direct bottle sales. Includes administrative offices and a wine storage cellar.



Production area (equipment included)

- 2 tanks of 5,000 liters
- 2 tanks of 17,000 liters
- 2 tanks of 12,000 liters
- CEP destemmer
- Siprem hydraulic press
- GAI bottling line
- Spadoni cardboard cartridge filter
- Scott Labs lenticular filter
- 2 wine pumps
- Pressurized water boiler
- Nissan forklift



Field equipment

- Ford tractor (1980s)

- Blade set
- Mountable tank with fertilizer pump
- Wooden loading cart
- Complete planting tools

Wine cellar and barrels

Barrel area located within the main cellar, designed for proper wine conservation and aging.



Main residence

Residence built in 2000, with an approximate area of **700 m²**, offering strong potential for boutique hotel rental during events.

- 3 master bedrooms with en-suite bathrooms
- 2 additional bedrooms with shared bathroom
- Kitchen, dining room, and family wine cellar fully equipped



Water resources

The vineyard has **3 water wells**, all with valid concessions secured for **20 years**, representing a highly valuable strategic asset in the region.

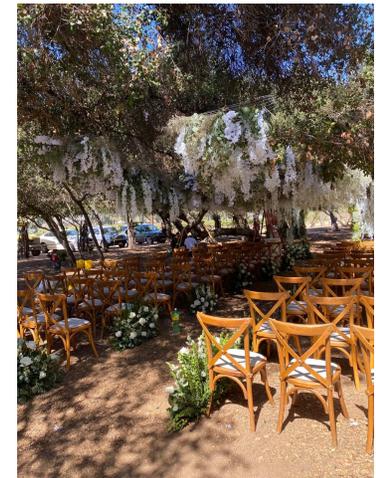
Event area

Highly sought-after space for weddings, quinceañeras, bachelor/bachelorette parties, and private events. Surrounded by oak trees over **500 years old**, creating an exclusive and memorable setting.

Client portfolio

An active and consolidated client portfolio is included, featuring prestigious buyers such as:

- Costco
- Calimax
- La Europea
- Central Licorera
- Tras Lupita
- El Saca Corchos



Investment opportunity

The property is offered at a highly competitive price, primarily based on land value, with a total surface area of **19 hectares**.

Boundaries:

- North: 591.24 m
- South: 538.01 m
- East: 343.16 m
- West: 347.26 m

The new owner acquires a **fully operational business**, with valid permits, active production, and a projected return on investment below the sector average.

MANAGEMENT & ANNUAL REVENUE

Investment brief

Business segments:

- Wine production and sales
- Restaurant with a curated gastronomic experience
- Private events and tastings

Annual revenue: \$16,000,000 MXN

Net profit: 30% (after salaries, expenses, and taxes)

Production and capacity

- Own grapes: 15 tons
- Purchased grapes: 20 additional tons for bottling
- Current production: 2,000 cases (24,000 bottles per year)
- Installed capacity: Fully equipped infrastructure ready to increase production with minimal additional investment

Tourism and consumption

- Annual visitors: Approximately 20,000 (restaurant and tastings)
- Average annual variation: $\pm 20\%$

- Events: Not included in visitor count, representing a significant additional income source

Competitive advantages

- Integrated business model: vineyard, restaurant, and events under one operation
- Established local brand with strong national and international expansion potential
- Consistent visitor flow driven by wine tourism
- Scalable infrastructure ready for growth

Investment highlights

- Estimated net profit: \$4.8 million MXN annually
- Growth potential: Ability to double production and sales with existing infrastructure
- Diversified revenue streams: bottled wine sales, gastronomic experiences, and private events

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Video:

