

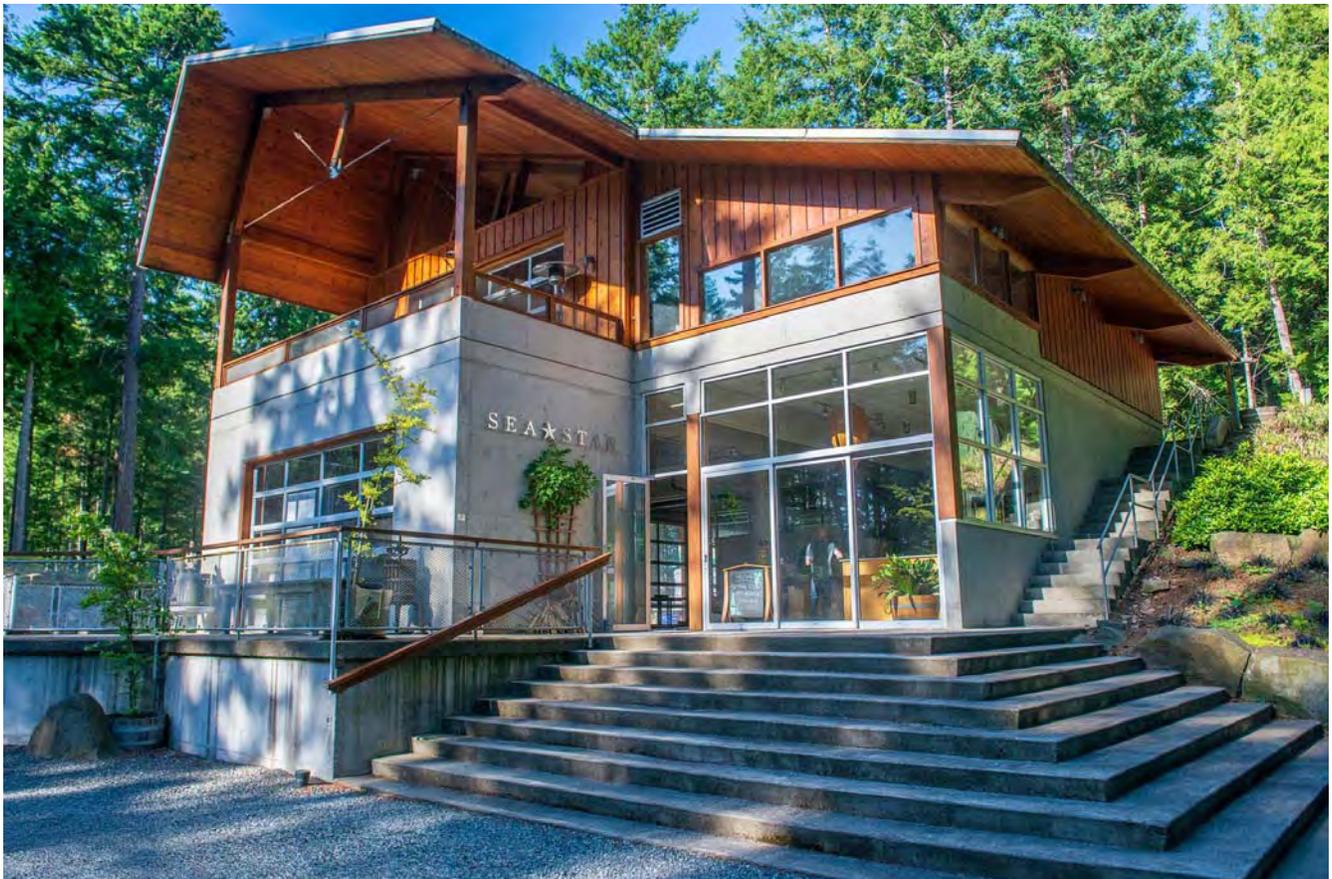
# SEA★STAR

## Sea Star Estate Farm and Vineyards

*"...one of Canada's best... one of Canada's most respected up-and-coming wineries"*  
**Forbes.com** - Sandra MacGregor, August 25th, 2019

*"...These wines have never failed to impress since they arrived on the scene just a few years ago. More to the point, it's apparent now that diminutive Sea Star has emerged as a flagship BC producer."*

**Wine & Dining Journalist Tim Pawsey: the Hired Belly, July 7 2019**



The premiere, award-winning coastal BC winery, located in the Southern Gulf Islands. Renowned for crisp, flavorful wines, and a very popular tasting room and winery facility surrounded by nature's beauty.

Sea Star Estate Farm & Vineyards is a land-based winery located on Pender Islands, conveniently located between Vancouver and Victoria. With a modern, upscale winery, tasting room, vineyards and facilities on Pender Island

Sea Star is a thriving boutique winery with significant opportunity for dramatic expansion.

Website: <https://seastarvineyards.ca/>

Facebook: <https://www.facebook.com/SeaStarEstateFarmAndVineyards/>



## Sea Star's Pender Island Vineyards



- 27.3 acres agricultural and rural zoned lot at 6643 Razor Point Road
- Modern and upscale winery and tasting room on 1.86 acres at 6621 Harbour Hill Drive
- 7 acres of established vineyards (5,000 vines) planted in 2002, deer fenced, irrigated from captured runoff in retaining pond
- Gewurztraminer, Pinot Noir, Pinot Gris, Riesling, Marechal Foch, Schönburger, Siegerrebe, Ortega
- 5,000 sq ft 2 storey winery building built in 2005; radiant heat in concrete, gravity fed for bottling
- Waterfront winemaker's cabin, fireplace, one bedroom plus loft, hot tub, decks, ocean views and beach access
- Tractor barn, waterfront beach cabin, garden cabin, log barn, sheep shed, storage shed
- New 5,000+ litre capacity jacketed, stainless steel fermenting tanks and wine making equipment, including CMA crusher/de-stemmer, Eno Veneta press, cross-flow filter, etc

- 2014 New Holland TK4030V vineyard tractor, 2 Polaris Ranger ATVs (2013 6x6, 2017 electric 4x4)
- 2011 Caterpillar 259B3 skid-steer loader
- 4 Babydoll Southdown sheep for weed control, soil aeration and fertilizing



Sea Star Pender Island

***Offered at \$3,950,000***

# Sea Star Estate Farm and Vineyards Ltd.

## BC licensed Land-Based Winery

- Demand for Sea Star wines significantly exceeds supply - virtually guaranteed sales; sells out all wines in 4 month summer period
- Established relationships with many of Vancouver and Victoria's best restaurants; exclusivity adds significantly to brand value
- Current case inventory: 1175 cases; wine reserved for restaurant allocations, bottled Pinot Noir and Bordeaux blend red wines aging for 18 months, plus reserved red library wines
- Average annual production over past 3 years: 3,467 cases; annual case production by year: 3,542 (2016) 3,784 (2017) 3,075 (2018)
- Current Pender Island winery maximum capacity 4,000 cases as presently configured
- Saturna Island winery capacity 9,000+ cases as presently configured
- Average current case sale price (pre-tax) based on sales channel mix: \$259.92/case
- Calculated average gross revenue: 3,467 cases \* \$259.92 = \$901,142
- List of wine awards available, as well as remarkable wine scores from National and International judges.
- News articles and media coverage available.

*For more information, please contact:*

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