



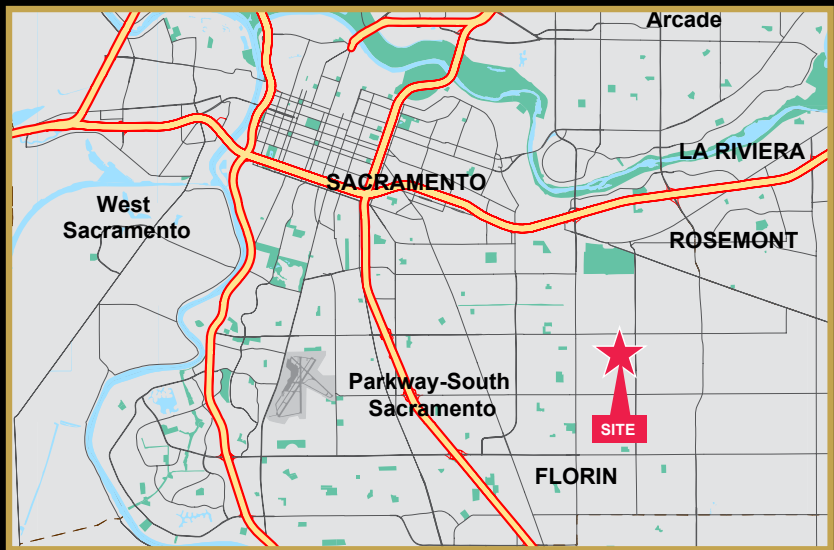
FOR SALE/RARE OPPORTUNITY IN AN OPPORTUNITY ZONE THE ICONIC & HISTORIC FRASINETTI WINERY

7395 FRASINETTI RD | SACRAMENTO, CA

■ ±5.7 ACRES

PROJECT HIGHLIGHTS

- ±5.7 improved acres /gardens/open space
- Zoning – SPA (County of Sacramento)
- APN's : 051-0112-004/006/008/010
- Existing income stream
- Variable land use opportunities
- Mature landscaping & gardens
- Easy access to Hwy 99 via Florin Rd
- Offsite electronic pole signage @ Florin Rd
- Extremely unique/one of a kind property
- Located in an Opportunity Zone



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PROJECT SUMMARY



OFFSITE ELECTRONIC POLE SIGN

The iconic and historic Frasinetti Winery was founded in Sacramento, California in 1897 by James Frasinetti, an Italian immigrant. The winery is the oldest family owned and operated wine producer in the Sacramento Valley, a 120 year tradition.

It is currently operated and managed by the third generation grandsons, Gary and Howard Frasinetti.

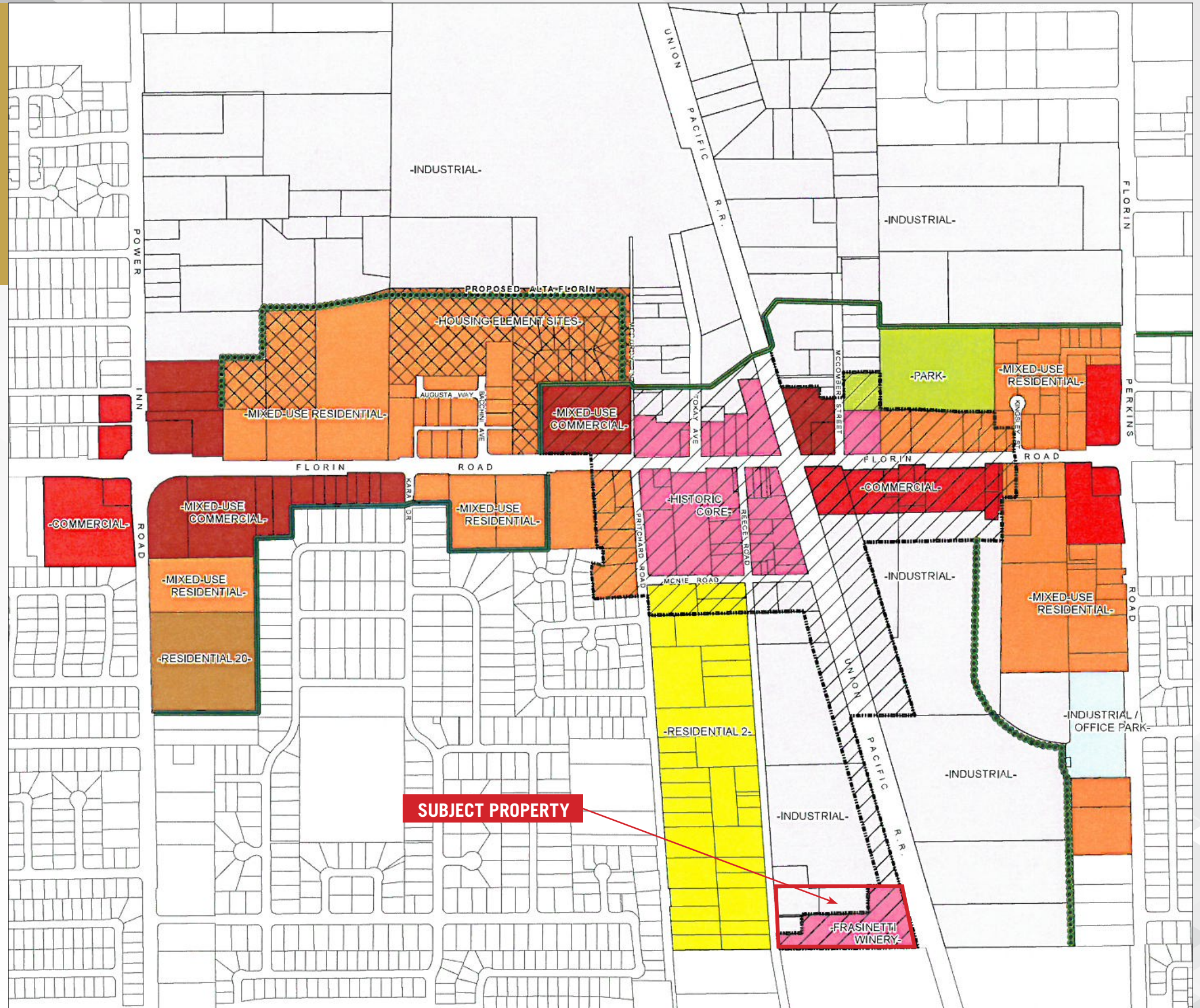
In 1985 Gary and Howard established a quaint restaurant and bar (capacity 100) in the old “East Wine Cellar” among cement fermentation tanks and the large towering wine vats. Through the 1990’s to the present the winery and restaurant have remained a successful operation , serving banquets/ special events (40% of the business) in the banquet rooms (capacity 150 guests or 250 guests including the restaurant) and weddings outside in the beautiful historic setting of the Grand Gazebo (capacity +/- 175 guests). Gross restaurant/banquet /special event revenues per annum have peaked at approximately \$1.5 million.

This unique compound is “a world unto its own” situated on +/-5.7 acres of maturely landscaped grounds and gardens, in four contiguous parcels at 7395 Frasinetti Rd/ 7380 A & B Reese Rd/ 7391 Reese Rd contiguous to the Southern Pacific Railroad right of way in what has evolved into predominantly a mixed residential and industrial submarket of Sacramento.

ZONING AND LAND USE

The property is within the Old Florin Town Special Planning Area (SPA) with approximately 40% of the property designated "Industrial M-1" and 60% of the property designated "Old Florin Historic Core". Current uses on the property include five residential homes, a restaurant and tasting room and industrial style buildings used for bottling and storage of wine including an inactive historical still.

-  HISTORIC DISTRICT BOUNDARY
-  OLD FLORIN HISTORIC CORE
-  RESIDENTIAL 2
-  RESIDENTIAL 20
-  MIXED-USE RESIDENTIAL (10 UNITS/AC AVG)
-  HOUSING ELEMENT SITES (20 UNITS/AC AVG)
-  COMMERCIAL
-  MIXED-USE COMMERCIAL
-  PARK
-  INDUSTRIAL
-  INDUSTRIAL/OFFICE PARK
-  BUFFER
-  BIKE PATH
-  GATEWAY



THE FRASINETTI COMPOUND IS COMPRISED OF THE FOLLOWING BUILDINGS, GARDENS AND OPEN SPACE:

RESTAURANT

an ±11,000 sf wood frame, corrugated steel sheeting sided and roofed with some stucco, restaurant/ bar/patio with lots of character, history and ambiance also including a full service commercial kitchen (there is no grease trap/ all effluent flows to the septic system to County code). There is also a maintenance shop in the rear of the building.



STORAGE / TANKS

a ±3,250 sf wood frame with corrugated steel sheeting sided and roofed with some stucco storage facility with two 22,000 gallon concrete storage tanks.

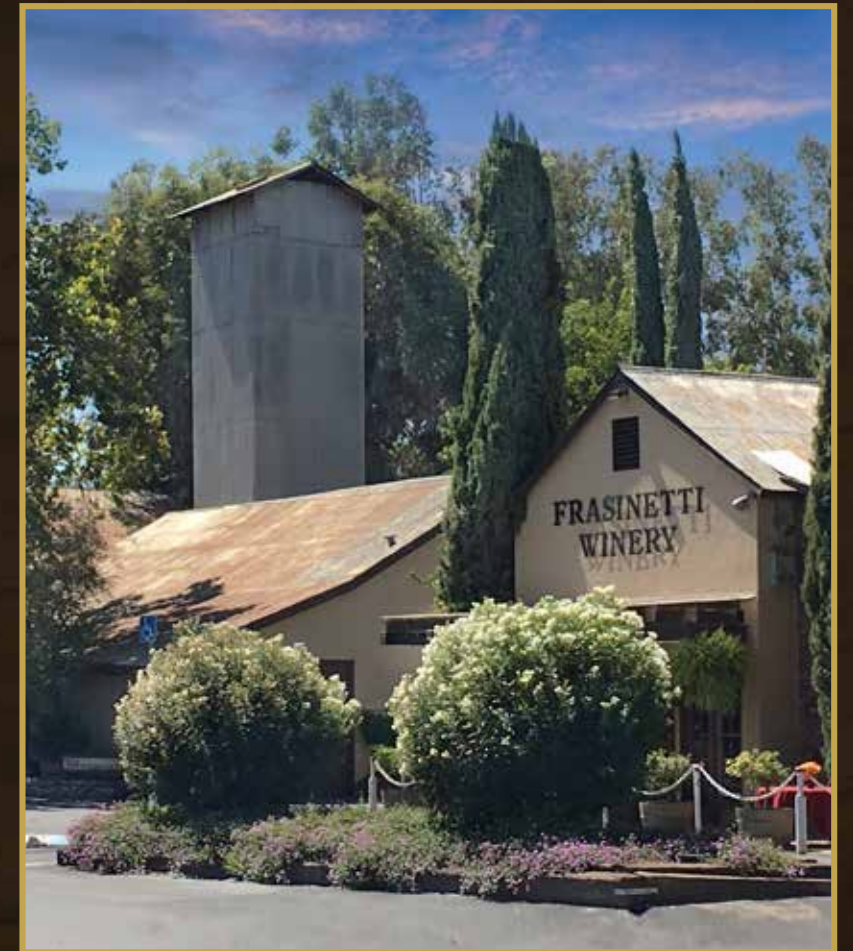


STORAGE

a ±2,980 sf wood frame with corrugated steel sheeting sided and roofed storage facility.

BOTTLING/ STORAGE /HISTORIC STILL TOWER

a ±2,710 sf wood frame and stucco with corrugated steel sided and roofed bottling and storage facility including the historic Bondi still tower used for distilling Brandy decades ago (inactive). The still tower may contain some asbestos.



TASTING ROOM/ RETAIL SALES

a ±2,380 sf wood frame and stucco with corrugated steel sheeting sided and roofed tasting room and retail sales facility (including wines, gourmet foods, specialty garlies, mustards, marinates, cookbooks, glassware and clothing) with patio and gardens.





OFFICE /RESIDENCE ▲

a 2,350 sf residential Victorian style two story wood frame with simulated brick siding and composition roof building housing administrative offices and a residential Owners flat with gardens.

THE GRAND GAZEBO ▶

an outdoor formal garden area adorned in mature landscaping used for weddings and other special events (entertaining capacity ±175 guests).



COTTAGE RESIDENTIAL RENTAL ▶

a ±720 sf wood frame and stucco with composition roof “watchman’s quarters” cottage currently generating \$400/mo with a 5 year resident.



◀ **7380 A REESE RD RESIDENTIAL RENTAL**

a ±1200 sf two bedroom one bath rental generating \$1100/mo.

7380 B REESE RD RESIDENTIAL RENTAL

a ±1120 sf one bedroom one bath rental generating \$950/ mo with a 10 year resident. Both rental A and B are situated on a +/- one acre parcel.



7391 REESE RD RESIDENTIAL RENTAL ▶

REESE RD RESIDENTIAL RENTAL- A ±2100 sf three bedroom 2 and a half bath rental generating \$1250/ mo with a 15 year resident.



The residential units have received new roofs in the last six years.

UTILITIES SERVING THE PROPERTY

WATER – Sacramento County (There is also an inactive well on the property)

SEWER – 100% septic in two systems INCLUDING 14 dry wells. The septic systems are pumped every 1-3 months.

GAS – PG&E

ELECTRICAL – Sacramento Municipal Utility District (SMUD)

INTERNET / TV / PHONE – Comcast

LICENSES

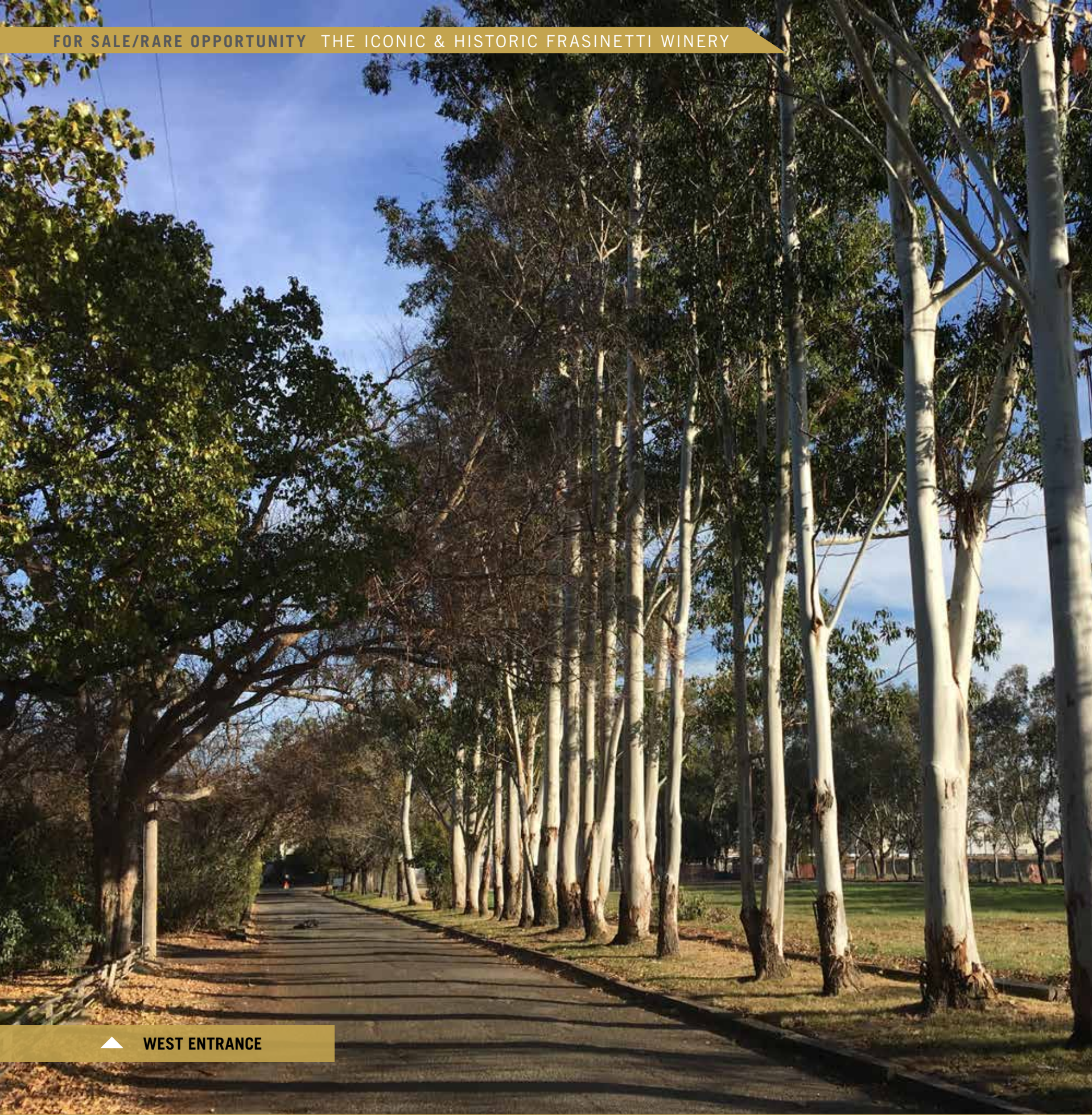
(can be transferable with the sale as applicable)

On sale general liquor license type 47

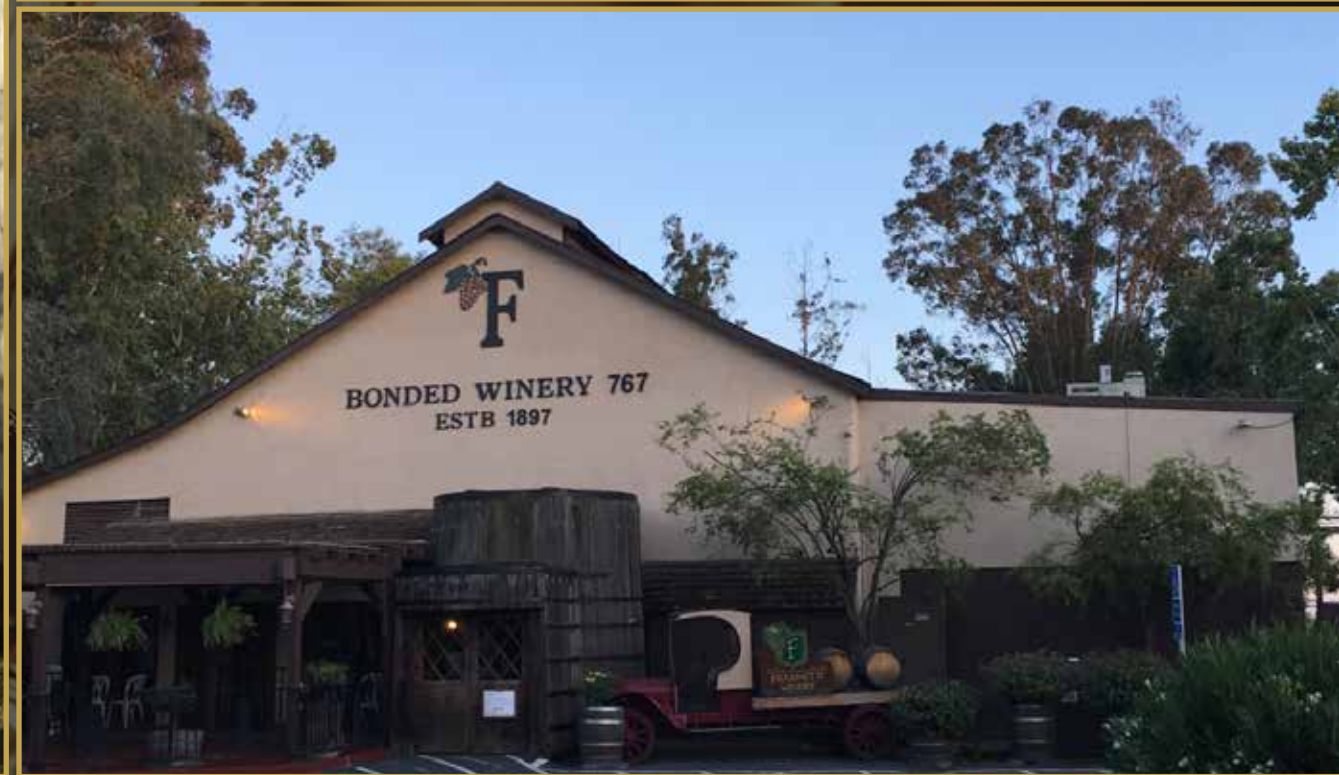
Wine Growers license type 02

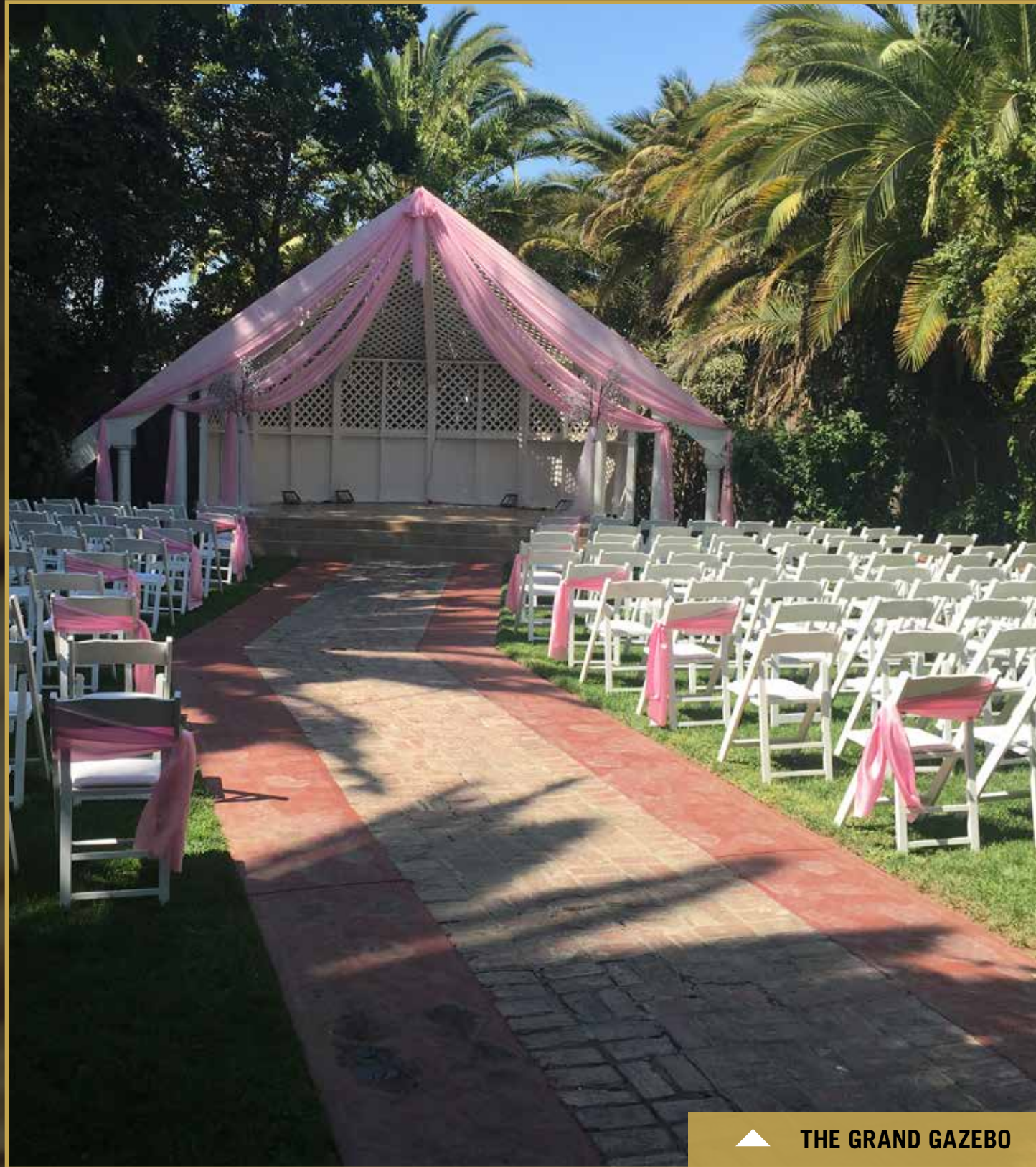
Still license type 06

Off sale beer and wine license type 20



▲ WEST ENTRANCE





▲ THE GRAND GAZEBO



▲ BOTTLING LINE

LEGEND

1. RESTAURANT/BAR - ±11,000 SF
 2. BOTTLING/STORAGE/HISTORIC STILL TOWER - ±2,710 SF
 3. COTAGE RENTAL - ±720 SF
 4. STORAGE/TANKS - ±3,250 SF
 5. STORAGE - ±2,980 SF
 6. RESIDENTIAL RENTAL - 7380 A REESE RD
 7. RESIDENTIAL RENTAL - 7380 B REESE RD
 8. RESIDENTIAL RENTAL - 7391 REESE RD
 9. TASTING ROOM/RETAIL SALES - ±2,380 SF
 10. THE GRAND GAZEBO - OUTDOOR GARDEN EVENTS AREA
 11. OFFICE/RESIDENCE - ±2,350 SF
- RAILROAD LINE





FLORIN ROAD

FRASINETTI RD

REESE RD

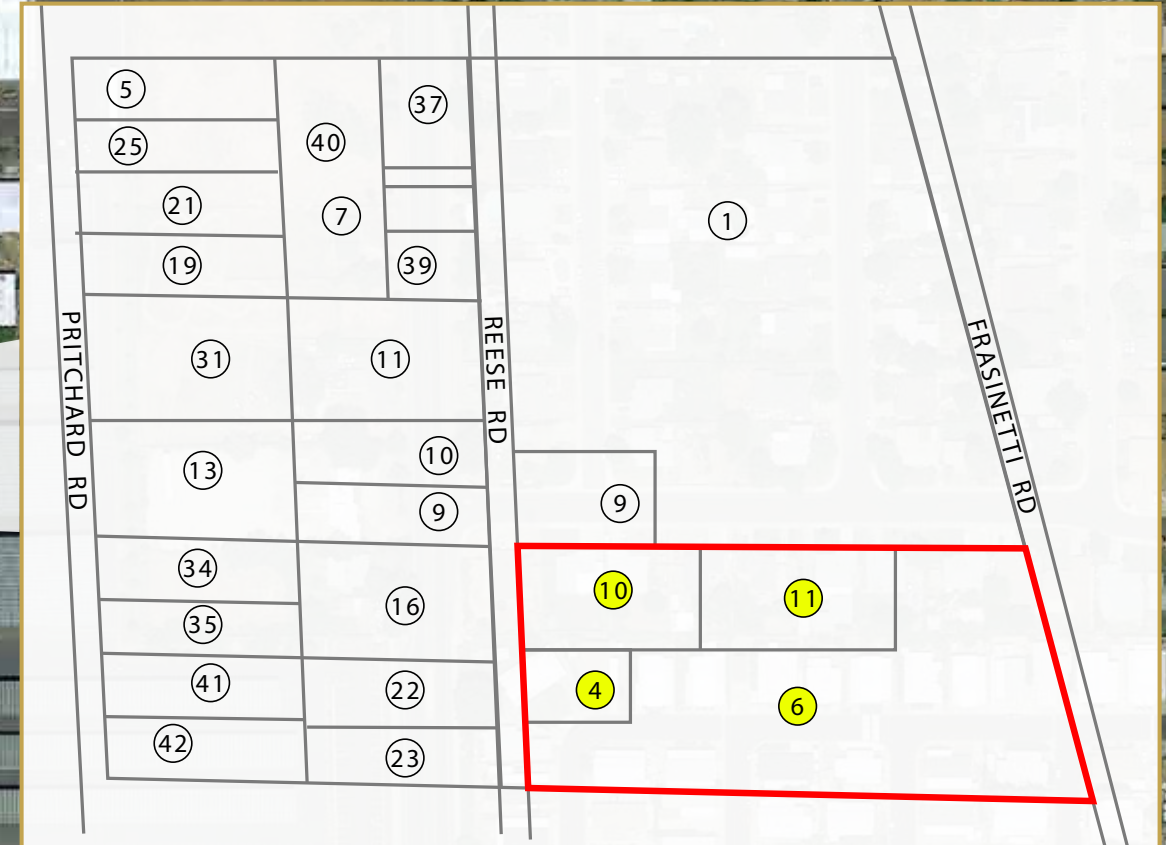
FRASINETTI WINERY

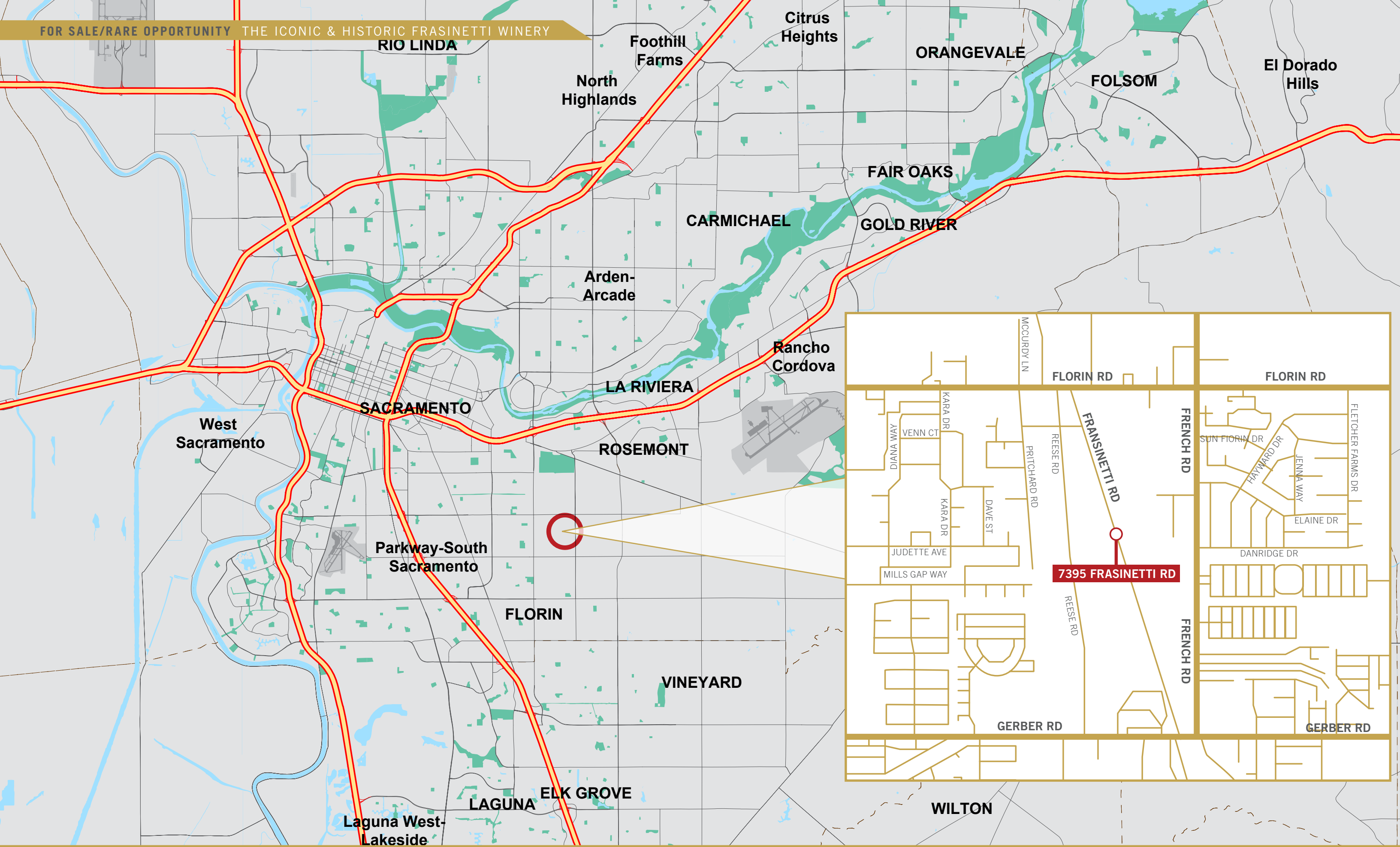
LEGEND

- 1. OFFSITE DIRECTIONAL ELECTRONIC POLE SIGN
- 2. MINGS RESOURCE & RECYCLING
- 3. TESCO CONTROLS, INC.
- 4. SIEMANS INDUSTRY, INC.
- 5. HMB MOTORWERKS/SPANDA INDUSTRIAL
- 6. ONETO METAL PRODUCTS
- 7. TRUCK DRIVING SCHOOL
- 8. TEECO PRODUCTS/CREATIVE BUS SALES
- 9. CWD CUSTOM WOOD DESIGN
- 10. KAMPS PROPANE
- 11. S & S FENCE CO, INC.
- 12. BERKELEY FARMS DISTRIBUTION
- 13. GOLDEN STATE FIRE APPARATUS
- 14. BUILDING SUPPLY & LUMBER CO
- 15. INDUSTRIAL MINERALS CO
- 16. MIXED RURAL RESIDENTIAL/COML/IND
- 17. ESTABLISHED RESIDENTIAL

— RAILROAD LINE

PARCEL MAP







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YEARS OF EXPERIENCE
 39 Years

AREAS OF SPECIALIZATION
 Land
 Retail

PROFESSIONAL BACKGROUND

Ken Noack is a land and retail specialist with Newmark Knight Frank in

Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark Knight Frank, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Three time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOC 78

PARTIAL LIST OF TRANSACTIONS

| | |
|------------------------------------|--------------|
| 3,300 Acres, Amador County, CA | WND |
| 16,100 acres, Amador County, CA | \$90,000,000 |
| 1,200 acres, Rancho Murieta, CA | WND |
| 250 acres, Folsom, CA | \$22,500,000 |
| Blue Oaks Marketplace, Rocklin, CA | \$30,000,000 |
| Nimbus Village, Rancho Cordova, CA | \$11,250,000 |

EDUCATION

- University of Denver
- University of California, Berkeley



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■ ±5.7 ACRES

This unique and iconic historical Sacramento landmark offers a myriad of creative opportunities to the discerning Buyer for the next 120 years.

PLEASE CONTACT KEN NOACK, JR.
TO ARRANGE AN EXCLUSIVE TOUR BY APPOINTMENT ONLY.

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