

INVESTITION IN REPUBLIC OF MOLDOVA



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Summary of proposal - FOR SALE COMMERCIAL REAL ESTATE: WINE COMPANY + WINERY + VINEYARD

The potential buyer will receive an additional package of documents containing information about the seller and banking information

Type of proposal. Price	FOR SALE Wine company + winery + vineyard PRICE: EUR 3 million (commission – upon agreement)
Sector of activity	<ul style="list-style-type: none"> - Wine industry. Company form is Limited Liability Company (LLC) that has been fully registered according to Moldavian law - It's prestige was recognized on various international and local exhibitions receiving awards and medals - Company has License, VAT number, bank accounts, legal address, phone and fax numbers
Location	<ul style="list-style-type: none"> - 100 km from the capital of Moldova – city of Chisinau - A favorable position with cernoziom lands ideally for wine cultivation - A very favorable economic position: along the railway line, has direct access to national highway
Description	<p>Total area of the property is 256 hectares. Building area is 3,2 hectares (32,000 Square Meters) + 282 hectares of vineyard (2,820,000 m2) of whom 120 hectares (1,200,000 Square Meters) planted with plants of grape: „Merlot”, „Chardonnay” and „Saugvignon”.</p> <p>Property assets include:</p> <ul style="list-style-type: none"> - Administrative Block (1 unit) equipped with modern furniture and office equipment - Production Laboratory (1 unit) with modern equipment - Grape processing sections (7 units) including a line equipped with Italian machinery “TOFOLA” model. Processing capacity is 15,000 TONES of grapes per season - Wine Bottling Line (1 unit) - Line wine storage (1 unit) - Deposits for products, storage tanks equipped with enamel (5 units) - Refrigerators for storing production (2 units) - Tanks for wine fermentation - Industrial Scales: for 10 tones and 30 tones (2 units) - Residual water purification installation - For necessity to increase production – the vineyard is supplied with water from two wells - Gas station (gas and diesel)

	<p>Machine Park is highly impressive</p> <p>AGRICULTURAL MACHINERY:</p> <ul style="list-style-type: none"> - 2 tractors of model MTZ82 operating since 2004 - 10 tractors of model MTZ + trailers - 2 crawler excavators operating since 2005 - 3 spraying machines of model "Plimet" operating since 2005 - Machinery for raising orchards of model T170 - Machinery for picking grapes (10 units) - Machinery for treating the vines with pesticides operating since 2006 - Machinery for hoeing, cleaning up from the grass, trimming the branches, trimming the branches - 2 tractors for planting new vine pattern of model "Zoom" (2005) - AND MANY MORE! <p>AUTO TRUCK AND OTHER UNITS:</p> <ul style="list-style-type: none"> - 1 big truck TIR for long distance transporting - 2 trucks of model "GAZ53" - 2 dump of model "ZIL MMZ 554" - 2 truck of model "KAMAZ"+ trailers - 1 Minibus of model "Ford Transit" - AND MANY MORE! <p><u>This is freehold property, and all equipments belongs to the company.</u> <u>There're also all conditions: electricity, water, gas, telephone.</u></p>
Activity	<p>COMPANY IS ACTIVE</p> <p>At the moment experienced 50 persons are working in one shift (8 hours). There is a possibility to work in 2 or 3 shifts – the total number of workers can reach up to 300 persons</p>
Owner	<p>The seller has 100 % ownership. The owner sell the property for personal reasons</p>
Economic part	<ul style="list-style-type: none"> - The assets are free from debts and mortgages, which allows their to attract financing - The company is profitable having revenue from sales: grapes for dessert, wine production, sparkling production - Company's production is diverse: from red wines to white wines, sparkling wines, bottled and NON-bottled wine (in tanks)
Financing	<p>If the potential buyer needs liquidity to arrive at sale price – he may appeal to different structures in Moldova (more information at www.vreaucredit.md).</p>