



Napa Valley California



Confidential Offering Summary

Offered Exclusively By



PASSPORT
Advisory Group



Napa Valley California

PASSPORT Advisory Group is pleased to offer, on an exclusive basis, the sale of the Bayleaf Restaurant in Napa, California. The property is being offered unencumbered by management.

Seller Financing Available - Seller has agreed to financing with a 25% down payment.

Redevelopment Opportunity - The property sits on 3.48 acres of fee simple land giving a new owner an opportunity for redevelopment. Redevelopment opportunities include, and are not limited to, a boutique hotel consisting of up to 50 guesetrooms, culinary gardens, a tasting room, vineyards, a cooking school and/or a major destination restaurant.

Unencumbered by Management - The property is being offered unencumbered by management which will be attractive to owner/operator investor groups that will have maximum control over the day to day operations, and aggressively control costs and implement a more effective property management strategy.

Excellent Location - Property is strategically located in Napa Valley, along CA-121 highway, off the Silverado Trail and adjacent to Silverado Country Club and golf resort. Napa is world renowned as top tourist destination for award winning wineries and restaurants. The property is located near numerous wineries and approximately 3.5 miles from thriving Downtown Napa.

Liquor License - The sale of this opportunity includes a Full liquor license.

Residence and Dorm Rooms - The property is located with not only a 5,240 sq. ft. restaurant, it also includes two residences (measuring approximately 3,000 sq. ft. and 800 sq. ft.) and a six dorm-room style property with private baths.

Unique Investment Opportunity - Being marketed as a restaurant, this unique investment opportunity gives a new owner a number of creative revenue streams for multiple businesses, if desired, in highly desirable Napa Valley.

Property Features

Address	2025 Monticello Road, Napa CA, 94558
County	Napa County
Ownership Interest	Fee-Simple
Parcel No	049-030-033
Management	The Hotel is being sold unencumbered by management
Site Area	3.08± acres (134,165 SF)

Property Improvements

Restaurant	5,420 Square Feet including a dinning room, banquet room, luscious patio and full bar.
Residence #1	3,000 Square Feet
Residence #2	800 Square Feet
Employee Housing	Six dorm-style rooms with private baths
Storage/Office Space	2,600 Square Feet

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