

2025

Rio Gila Vino Hacienda



Tommy Dee

Independent Concepts

2/23/2025

Vino Hacienda Property Proposal

Presented by Vino Hacienda Development Group

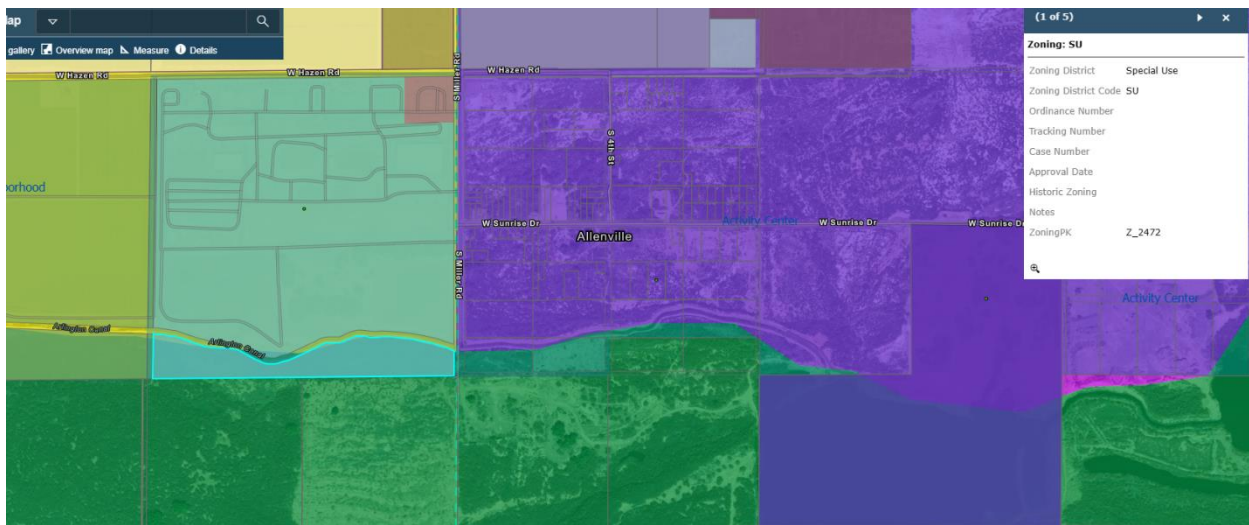
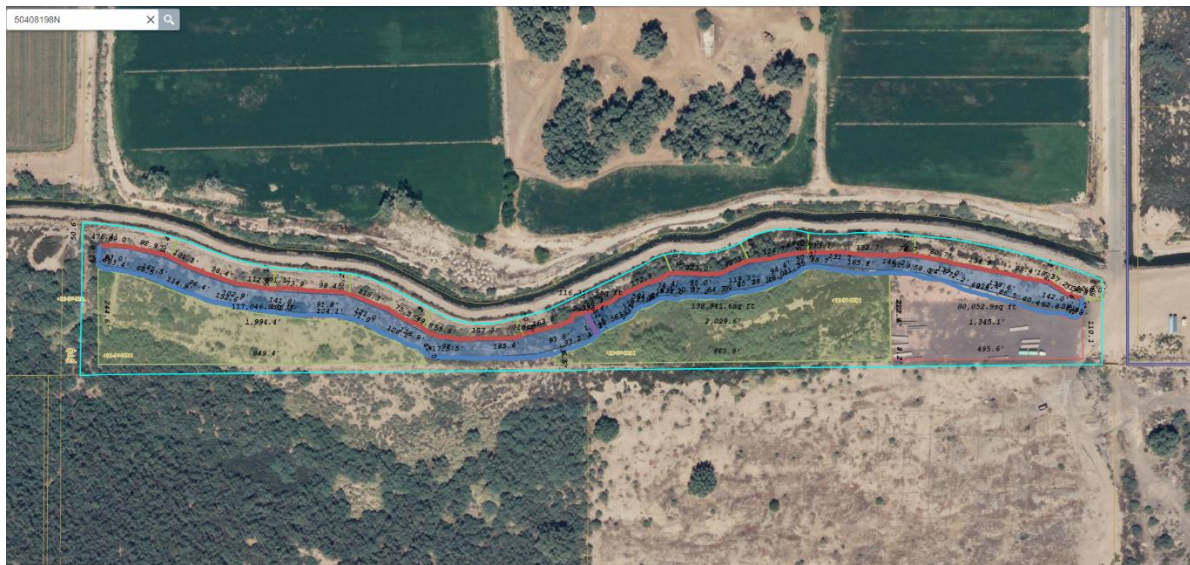
Subject: Strategic Partnership Proposal for Winery Resort Development

Date: 2/23/2025

To: Jose and Jason

From: Independent Concepts

Location: Buckeye, Arizona – On the Banks of the Gila River & Arlington Canal



Executive Summary

Vino Hacienda Development Group is excited to present a strategic partnership opportunity to transform your land into a premier **winery resort destination**. Our vision is to create a **luxury vineyard and winery**, complemented by **high-end residences, hospitality experiences, and exclusive wine memberships**. This proposal outlines how we can collaborate to bring this project to life, benefiting both parties through **land value appreciation, revenue generation, and long-term ownership equity**.

Project Overview

Vino Hacienda Winery Resort will be a **27.5-acre development**, featuring:

- **A Luxury Vineyard & Winery** with European grape varietals.
- **60 High-End Condos** available for ownership and vacation rentals.
- **120 Exclusive Winery Memberships** offering branded wine production.
- **Premier Event & Hospitality Spaces** for weddings, corporate retreats, and tastings.
- **Walking Trails & Scenic Riverfront Areas** to enhance the visitor experience.





Partnership Opportunity

We propose a **joint venture partnership** where landowners contribute their property as an investment into the development, while Vino Hacienda Development Group handles planning, financing, construction, and operations. **This structure ensures shared profits, long-term equity growth, and a vested interest in the project's success.**



Key Benefits for Landowners:

1. **Land Value Appreciation** – Increase in property valuation due to infrastructure and commercial development.
2. **Revenue Participation** – Share in the profits from wine sales, hospitality services, and real estate appreciation.

3. **Long-Term Equity Growth** – Retain partial ownership of a premier winery resort, benefiting from sustained income streams.
4. **Zero Upfront Development Costs** – Our team will secure funding, manage permitting, and oversee construction.



5. **Community Impact** – Enhance tourism, job creation, and economic growth in Buckeye, Arizona.

Investment Model & Profit Sharing

Option 1: Equity Partnership

- Landowners contribute the land as equity.
- Vino Hacienda secures funding and develops the property.
- Profits from wine sales, real estate, and events are **shared based on equity ownership**.

Option 2: Land Lease with Revenue Sharing

- Landowners lease the property for a fixed term.

- Annual revenue share from all operations (winery, rentals, events, memberships).
- Guaranteed minimum payouts with additional performance-based earnings.



Option 3: Buyout with Retained Shares

- Vino Hacienda purchases the land at an agreed market value.
- Landowners retain shares in the project for ongoing revenue participation.

Project Development & Timeline

Phase 1: Land Acquisition & Planning (Months 1-6)

- Finalizing the land partnership agreement.
- Conducting environmental and zoning approvals.
- Designing the master site plan.

Phase 2: Infrastructure & Vineyard Development (Months 6-18)

- Constructing the winery and barrel barn.
- Planting the vineyard and developing walking trails.

- Establishing membership pre-sales and investor partnerships.



Phase 3: Condo & Hospitality Construction (Months 18-36)

- Building luxury condos and rental properties.
- Launching marketing campaigns and event pre-bookings.
- Opening the winery and

hospitality services.

Phase 4: Full Operations & Expansion (36+ Months)

- Hosting grand opening events and activating revenue streams.
- Scaling wine production and membership programs.
- Exploring future expansion into additional real estate and tourism opportunities.

Next Steps

We would love the opportunity to discuss this partnership in greater detail. We are prepared to customize the terms to meet your needs and ensure a mutually beneficial arrangement.

Schedule a Meeting with Us

Please let us know a convenient time to connect and explore this exciting opportunity together.

Contact Information:

- **Company Name:** Vino Hacienda Development Group
- **Website:** TBD
- **Email:** TommyDee@BuckeyeOZ.com
- **Phone:** 602-888-9199

We look forward to working with you to create **Arizona's premier winery resort destination!**

Sincerely,

Tommy Dee
Director of Development
Independent Concepts LLC