



Elevator Pitch Guardavalle wine project

Recovery project of an ancient local vine for the production of high quality natural wines

Project developed in collaboration with the Punta Stilo Association





The project

Guardavalle, with a great historical, cultural, artisanal and agricultural heritage, thanks to a **territory highly suited for high-quality products**, and the Guardavalle vine is a unicum that represents an opportunity that cannot be overlooked.

Hence the project to enhance and recover this vine and, in parallel, some groups of buildings in the historic center of Guardavalle.

These two projects can be an excellent driving force for the development of this territory.

Management

Francesco Quaranta

Agronomist, expert in quality systems and organic production, consultant for over twenty years for important companies certifying branded products and Italian and foreign distributors of organic products. President and founder of the Punta Stilo Business Network and Association, which brings together public and private entities and Calabrian companies whose main mission is the enhancement of the Calabrian territory and its productions.





The expected results

Minimum objective: create at least 2-3 hectares of vineyards to start a good base of wine production to satisfy at least local demand and our food and wine tourism. Expected objective: create 25-30 hectares of vineyards and make the creation of a modern winery in the Guardavalle area sustainable.

How the investment develops

Basically through the acquisition of shares of the LLC that manages the two projects through the equity-crowdfunding system. The term that indicates the process by which several people ("crowd" or crowd) contribute sums of money (funding), even modest amounts, from 1,000 euros up, to finance a business project and a real shareholding in a company (equity) is purchased.



The data

INVESTMENTS



30 hectares built

160,000 bottles of wine and sparkling wine produced every year (market value approx. 1.100,000 euros)

NEW JOBS



8 full-time unit

25 part-time unit

ADVANTAGES



for **1,000** euros invested
45-65 euro/year in premium usable for the purchase of wine or other services

1.570 euro the total value of the investment over **5** years

Punti deboli (Strengths)

- little presence of vineyards
- little presence of qualified personnel

Minacce (Weaknesses)

- climate change
- general economic trend

Punti di forza (Opportunities)

- uniqueness of the product
- strong connection with the territory
- high quality of the product

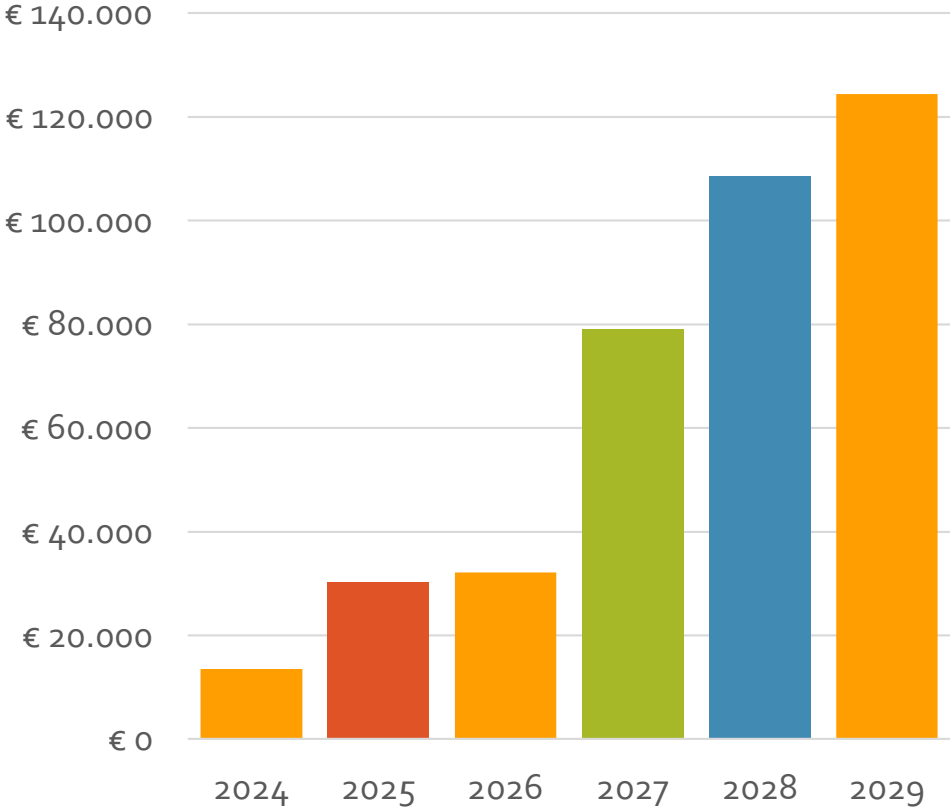
Opportunità (Threats)

- growing market segment (white wines, fresh and sparkling)
- territory with a high wine-growing vocation

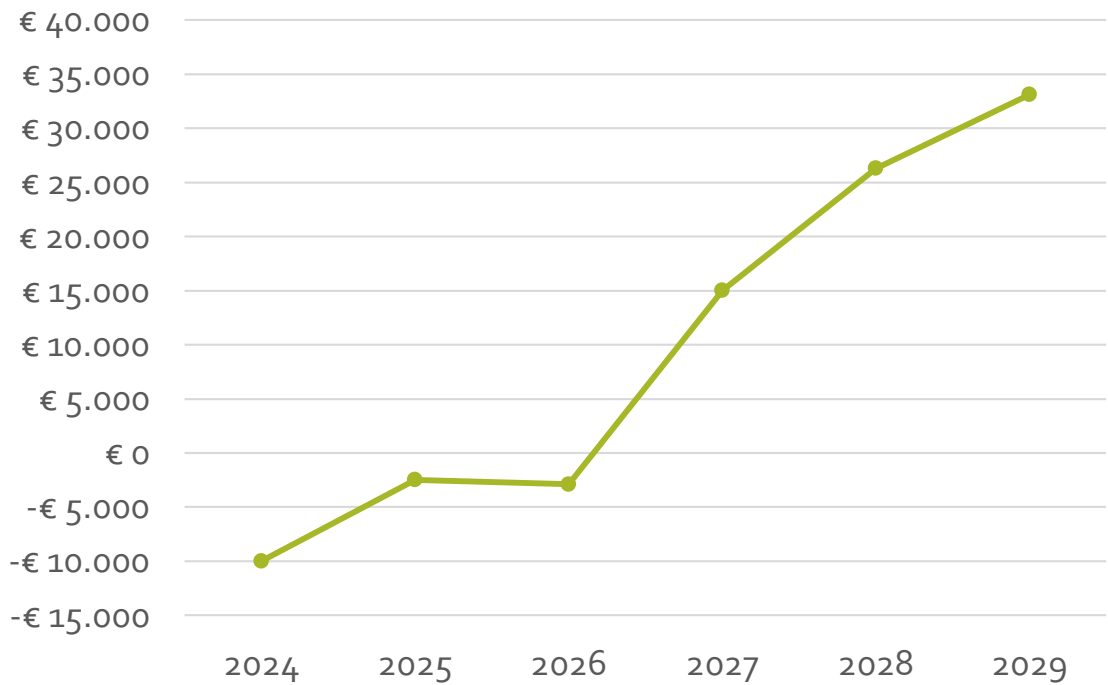


Financial analysis 2024-2028 based on collection 130,000 euros

Gross revenues



Useful



INVESTMENTS

Fundraiser

€ 130.000

Fundraising value

Final value

€ 159.337

Market value of investments
made over 5 years

Yield

€ 186.337

5-year total value of assets plus
premiums accrued for
investments

EXPECTED RETURN

5-year return on invested
capital forecast

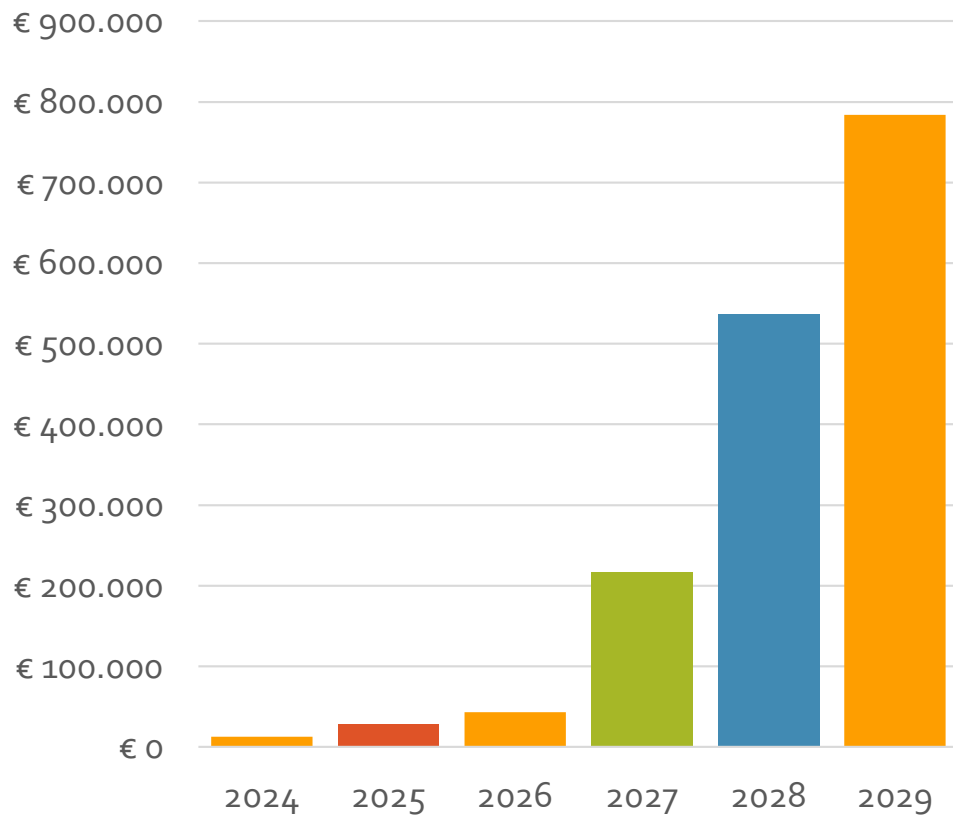
35,90%

Forecast average annual
return on invested capital

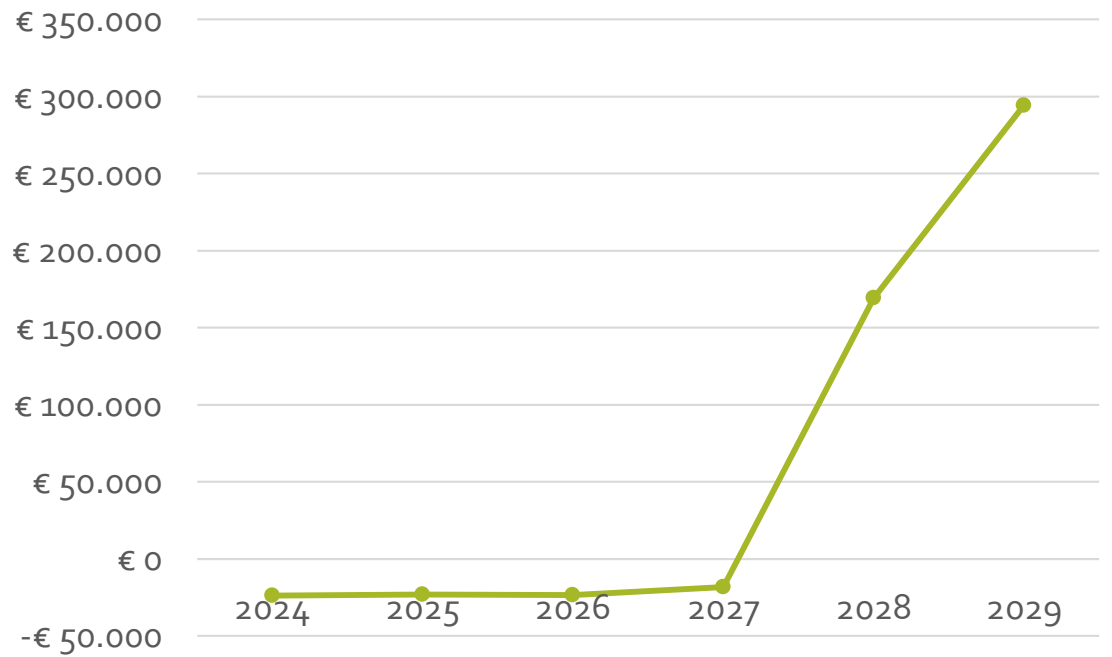
7,20%

Financial analysis 2024-2029 on collection target of 1.1 million euros

Gross revenue



Useful



INVESTMENTS

Fundraiser

€ 1.100.000

Fundraising value

Final value

€ 2.282.800

Market value of investments
made over 5 years

Yield

€ 2.483.100

5-year total value of assets plus
premiums accrued for
investments

EXPECTED RETURN

5-year return on invested
capital forecast

57,00%

Forecast average annual
return on invested capital

11,40%

BENEFITS FOR INVESTORS

The membership options vary in terms of the amount subscribed and the timing of membership and payment of the fee, as described in the previous sheet.

The benefits for investors vary based on the amount subscribed and paid within the indicated times.

Subscribing to the different types of shares allows relative financial advantages, as indicated in the table below:

Investor reward	subscription deadline	reward for every 1,000	Expected return on a collected basis	
			€ 130.000,00	€ 1.100.000,00
Shares B and C *	10-Sep-24	65,00 €	92,8%	197,2%
Shares B and C Early bird **	30-Sep-24	55,00 €	35,9%	57,0%
Shares B and C *	31-Dec-24	45,00 €	31,9%	53,0%

* Investors are those who join in the phase preceding the start of the collection campaign on the Platform, and in any case by 09/10/2024, by subscribing and paying a portion of the share capital.

** Investors are those who book the subscription of the capital increase before the sale on the platform, expected by 09/30/2024 and have the right to reconsider by communicating the waiver or modification of the amount booked

Nb: The returns indicated are based on forecasts of increases in the value of the investments 5 years after subscription.



Thanks

Francesco Quaranta

3484469711

info@guardavallewine.it

www.guardavallewine.it