

Domaine Leroy - Nuits-Saint-Georges aux Boudots - 2014

- The wines of Domaine Leroy have achieved an **average annual increase in value of 22.23%** over the last four years.
- In Liv-Ex's Power Ranking 2021, Domaine Leroy has taken first place for the second year in a row.
- The **average market price per bottle** is already **40 % above** the cost price of Splint Invest.

 **Splint Invest**



Factsheet - General



Origin	France
Region	Burgund
Type	Red Wine
Grape	Pinot Noir
Vintage	2014
Quantity	12 bottles
Bottle Size	750ml
Rating	94 Robert Parker
Price per Bottle (excl. external costs and platform fees)	4,250€
Investment Horizon	7 to 9 years
Value per Splint	50 €
Asset ID	db8e27aa-5b38-4148-bc05-6e236e653e7e

Cost Analysis

	Value in €
Asset Value	51,000 €
Platform Fee Splint Invest	4,500 €
External Maintenance Cost	6,300 €
Price	61,800 €
Number of Splints	1,236
Price per Splint	50 €

- The price of 61,800 € includes the Splint Invest platform fee and external maintenance costs of 10,800 €. 51,000 € can be allocated to the bottles.
- Splint Invest will charge an exit fee of 2 % applied to the proceeds from the sale of the asset.
- Each Splint holder bears a proportional part of the costs.

Rating



Return

In Liv-Ex's Power Ranking 2021, Domaine Leroy has taken **first place** for the **second year in a row**.

The list ranks the **100 most powerful wine brands** on the **secondary market**.

Domaine Leroy wines have achieved an **average annual increase in value** of **22.23 %** over the **last four years**.



Stability

The Nuits-Saint-Georges wine is grown on **1.2 hectares** in the communes of Premeaux-Prissey and Nuits-Saint-Georges in Burgundy. This red Aux Boudots has the Premier Cru classification.

The annual production of the wine is about **6,400 - 7,200 bottles**.



Track Record

The **88-year-old** Madame Lalou Bize-Leroy is also called the Queen from Burgundy. She is known for her ability to produce top wines even in weak years.

There is still a chance to get your hands on wines from Domanie Leroy, in which Madame Leroy herself has been in charge - but there will come a day where the baton goes on, and wines from Lalou Bize-Leroy will be very difficult to obtain.

Investment Horizon of 7 to 9 Years – Splint Value 50€

Forecast per Splint in €	7 years	8 years	9 years
Ambitious	268	356	471
Balanced	152	186	227
Defensiv	101	116	134

- Investment horizon has been set to 7 to 9 years.
- The advantageous entry price, coupled with the foreseeable handover of the Domaine by Madame Leroy, promises a high increase in value.
- If one of the following two conditions is met, the sale of the asset is considered:
 - End of the defined investment horizon has been reached.
 - Ambitious case already occurs before the end investment horizon.

Your Return Potential

	Value in € defensive	Value in € balanced	Value in € ambitious
Expected gross sales proceeds at maximum maturity	165,624 €	280,572 €	582,156 €
- Splint selling fees of 2%	-3,312 €	-5,611 €	-11,643 €
- External maintenance cost over investment horizon	-6,300 €	-6,300 €	-6,300 €
- Splint Invest platform fee	-4,500 €	-4,500 €	-4,500 €
- Asset value at acquisition	-51,000 €	-51,000 €	-51,000 €
Expected return at maximum maturity	100,512 €	213,161 €	508,713 €
Average annual rate of return	11.3%	18.0%	28.0%

Why you should invest

- Historical annual appreciation in value of 22.23 %.
- Cost price per bottle 40% below current market value.
- Two consecutive first place finishes in Liv-Ex's Power Ranking.



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The forecasted estimates are based on past performance data. Please remember that past performance may not be indicative of future results. Different types of investments involve varying degrees of risk, and there can be no assurance that the future performance of any specific investment, or product made reference to directly or indirectly in this factsheet, will be profitable, equal any corresponding indicated performance level, or be suitable for your portfolio. Due to various factors, including changing market conditions, the content may no longer be reflective of current opinions or positions.