



CAVERNA FIFTY-SEVEN

Our Story



Befitting of our name, Caverna 57 is located in the heart of East Sacramento on 57th Street between H and J, an area that in earlier times was known as "Little Italy." Our beautiful Mediterranean building was formerly the Sacramento home of the Fancolli family. The estate is known to many who have resided in the area since the 1950's, as the Fancolli Firewood and Coal Station. The property has since been beautifully renovated into the area's premier place to store wine with state-of the art accommodations and services in an environment that is rich with old world charm.

The careful and creative transformation of what was once a classic 1930's home was the vision of owner-builder Jeff Boucher of Paladin Commercial Real Estate. He has paid tribute to the area's history in continuing with the traditions of the Mediterranean lifestyle. Amenities in the wine cellar, multi-purpose room and patio lounge ensure that your entertaining experience will be a cherished one to be shared with customers, family, friends and colleagues.



Direct to Consumer

Caverna 57 is positioned to connect with a vast following of Sacramento wine enthusiasts. From cross promotions, "featured wine" events, social media outreach, improved access to the Sacramento restaurant community, and wine storage services, there are many different opportunities to collaborate. Our goal is to establish a mutually beneficial relationship with you to expand your overall exposure, wine club membership, and reach into the Sacramento market place.



The Perfect location for wineries and wine enthusiasts to connect.



Facilities and Amenities

Caverna 57 and our Eventi Ltd. events venue is the perfect location for hosting wine club events and tastings. Use our venue to help you retain and re-connect to your Sacramento wine club membership with a host of "Direct to Consumer" opportunities. Offer local wine enthusiasts exposure to your wines by bridging the gap between your winery and Sacramento consumers. Caverna 57 offers accommodations for catering and special events and would like to extend these services to you without our standard venue rental fees.

Location

From our secluded location on Antique row in East Sacramento to the surrounding neighborhoods of Arden Park, the Fab-40's, Midtown, Downtown and Land Park, Caverna 57 captures a vast following of local Sacramento wine enthusiasts. Our centralized location also makes Caverna 57 reachable from other outlying areas of Sacramento.

Caverna 57 would like to extend to you a place to connect with and expand your Sacramento customer base, for wine club events, tastings, and marketing outreach.





Wine Storage

Caverna 57 is the region's only climate-controlled underground wine storage facility catering to the storage needs of wine enthusiasts.

Also befitting of the name, our wine room is maintained at a consistent 57 degrees. Our wine storage clients enjoy peace of mind as we have spared no expense with the surveillance cameras, card-key gate access, biometric fingerprint scanning and solid steel wine lockers. Our high-tech refrigeration system is professionally engineered for the virtually fail-safe regulation of both temperature and humidity.

With over 200 lockers on site and room for more than 3,400 cases we can accommodate a wide range of wine storage requirements. We provide 24/7 access and conveniences like wine club-shipment receiving. Locker sizes range from 10-60 case capacity and start as low as \$39/ month for our regular customers.

Our Caverna 57 Vault Card system will allow you to offer the added value of three free months of this service to special wine customers and club members of your choice at no cost to you.

Eventi Ltd. At Caverna 57

Eventi Ltd. at Caverna 57 is a charming and unique Tuscan style events venue within Caverna 57's property. Our multi-purpose room is ideal for special wine tastings, intimate dinners, social gatherings or business presentations. It is equipped with a 60" TV/monitor and comprehensive media equipment in an elegantly designed room that features a view through window-wall into our wine cellar as well as the lovely adjoining patio which is visible through French doors.

Our outdoor patio is also available for your larger gatherings. The Tuscan architecture extends throughout the building and grounds and features a beautiful fountain and lush vegetation to create the perfect East Sacramento hideaway. Our venue is also home to a professional grade kitchen for your staff or an outside caterer to fulfill any of your food service needs.





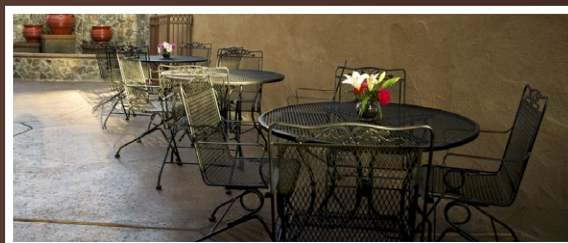
Caverna 57 is positioned to connect with a vast following of Sacramento wine enthusiasts and we are succeeding in doing just that. From cross promotions, "featured wine" events, social media collaboration, improved access to the Sacramento restaurant community, and complimentary wine storage services, there are many different opportunities to collaborate.

This partnership would include our Eventi Ltd. services without our standard rental fees for private tastings, release parties, wine education programs and any other winery related events; as well as, involvement in our Caverna 57 Vault Card program.

The Caverna 57 Vault Card program is designed to add value to your wine sales efforts without any added cost to your winery. Vault cards give your customers an opportunity to try Caverna 57's wine storage service and events venue at no cost for three months, a \$120 value. Caverna 57 will extend an allotment of vault cards to your winery to give out, as you deem appropriate. This can be especially beneficial

to any new or current wine club members that live in Sacramento as they can have shipments sent directly to their wine locker at Caverna 57.

Our goal is to establish a mutually beneficial relationship with you; to expand your overall exposure, wine club membership, and reach into the Sacramento market place. We look forward to speaking with you further about the many marketing and outreach opportunities available to you here at Caverna 57.



Location



Caverna 57 is located in the heart of East Sacramento, just east of downtown and midtown. With quick access to both major freeways we are well within reach even for those living in outlying areas such as Folsom, Granite Bay and Roseville. Caverna 57 is the ideal wine storage location for Sacramento residents looking to find safe harbor for their wine collections among a community of like minded wine enthusiasts.

East Sacramento is home to McKinley Park and the Fabulous 40's. Our neighborhood and its surroundings areas have seen an explosion in the number of fine dining offerings, monthly social events, public art and performances. The number of social and recreational diversions weigh heavily on the popularity of East Sacramento and help to foster a strong sense of community.



Our Audience:

Median Age: 34 • Average income: \$81,000



"It is in this spirit of families and neighbors that we wanted to create a convenient and exceptional facility for private business and special events in a relaxed, comfortable venue as well as an ideal place for wine enthusiasts to store their treasured collections."

Jeff Boucher
Caverna 57, Owner