

PRESTIGE VIN · NEW YORK & SOUTH FLORIDA

The Cellar Audit

A Sample Engagement Report

Prepared for: [Client name redacted]

Collection location: Private residence, Greenwich, CT (generalised)

Engagement reference: **PVA-CA-2026-0714**

Report date: March 4, 2026

Prepared by: Anthony Clemenza, Prestige Vin

REDACTED SAMPLE — NOT A CLIENT DOCUMENT

SUMMARY OF FINDINGS

What we found, in brief

This excerpt presents 24 representative lots (117 bottles) drawn from the full engagement; the client-facing report documents the entire collection lot-by-lot, with photographs, condition detail, and provenance files for each. Producer names, exact labels, and the storage address have been generalised or withheld for this sample.

117

BOTTLES IN THIS
EXCERPT

24

LOTS DOCUMENTED

\$93,800

ESTIMATED VALUE

\$802

AVERAGE PER BOTTLE

CONDITION AT A GLANCE

20 of 24 lots (83%) graded Excellent — sound fill levels, clean labels, and intact closures throughout. 3 lots graded Very Good with only cosmetic wear. 1 lot graded Good, flagged below for near-term attention.

KEY OBSERVATIONS

- Lot 04 (1996 Bordeaux, Pauillac) shows upper-shoulder ullage on one of four bottles — recommend moving that bottle to the front of the drinking queue rather than holding further.
- The collection skews toward mid-term development: 50 bottles are best held 3–8 years before their window opens.
- Champagne and grower lots are drinking well now and are disproportionately represented in the near-term list — a natural set to feature at upcoming private tastings.
- Insurance schedule appears to reference an older valuation; we recommend updating the schedule to this report's figures and re-certifying every 12–24 months as the market moves.

RECOMMENDATIONS

- Consume or gift the flagged 1996 Pauillac bottle within the next 12 months.
- Update the insurance schedule to reflect this report's replacement-value estimates.
- Revisit acquisition strategy for the Long-Term category to keep future drinking windows staggered rather than clustered.

INVENTORY EXTRACT

24 sample lots, 117 bottles

Producer and specific label withheld or generalised for this sample. A client report includes full label-level detail and photographs for every lot.

LOT	REGION & STYLE	VINTAGE	FORMAT	QTY	CONDITION	EST. VALUE
01	First Growth, Pauillac	2005	750ml	6	Excellent Fill into neck; pristine labels	\$14,400
02	Premier Grand Cru, Saint-Émilion	2000	750ml	3	Excellent At peak; drink over next 3–5 years	\$8,100
03	Second Growth, Margaux	2010	Magnum	2	Very Good Minor label scuffing, otherwise sound	\$2,600
04	Super-Second, Pauillac	1996	750ml	4	Good Ullage upper-shoulder on 1 of 4 — flagged for near-term consumption	\$3,200
05	Right Bank, Pomerol	2015	750ml	6	Excellent Still developing	\$4,800
06	Grand Cru red, Vosne-Romanée	2010	750ml	3	Excellent Early in its arc	\$10,500
07	Grand Cru red, Chambertin	2005	750ml	2	Very Good Approaching peak	\$7,200
08	Premier Cru red, Nuits-Saint-Georges	2014	750ml	6	Excellent Mid-development	\$3,900
09	Grand Cru white, Corton-Charlemagne	2016	750ml	4	Excellent Drinking beautifully now	\$3,600
10	Village red, Gevrey-Chambertin	2018	750ml	8	Excellent Approachable now	\$2,240
11	Grower, Grand Cru	NV	750ml	12	Excellent Recently disgorged, NV	\$1,440
12	Prestige cuvée	2008	750ml	4	Excellent At peak	\$3,600
13	Vintage rosé	2012	Magnum	2	Excellent Drinking well now	\$1,900
14	Cult Cabernet, Napa Valley	2013	750ml	6	Excellent Structured; benefits from more time	\$5,100
15	Cult Cabernet, allocation-only, Napa Valley	2016	750ml	3	Excellent Very young	\$3,300
16	Estate Cabernet, Napa Valley	2018	750ml	6	Excellent Several years from peak	\$1,980
17	Pinot Noir, Sonoma Coast	2019	750ml	6	Excellent Ready now	\$1,140
18	Northern Rhône, Côte-Rôtie	2015	750ml	4	Excellent Mid-development	\$2,600
19	Southern Rhône, old-vine Châteauneuf-du-Pape	2012	750ml	6	Very Good Drinking well now	\$2,100
20	Hermitage red	2010	750ml	2	Excellent Developing well	\$1,900
21	Barolo, single-vineyard	2013	750ml	6	Excellent Needs more time	\$2,700
22	Super Tuscan	2016	750ml	6	Excellent Approachable now	\$1,800
23	Brunello di Montalcino	2015	750ml	6	Excellent Mid-development	\$2,100
24	Vintage Port, declared year	2000	750ml	4	Excellent Cellar-aged, decades of life ahead	\$1,600
Total — this excerpt				117		\$93,800

CONDITION & PROVENANCE

How we graded and verified this collection

CONDITION METHODOLOGY

Every bottle is inspected against four criteria: fill level (ullage), label condition, cork or capsule integrity, and evidence of temperature or light damage. Grades — Excellent, Very Good, Good, or Fair — follow the convention used by major auction houses, so this report reads consistently against a client's existing schedule or a prior appraisal.

PROVENANCE METHODOLOGY

Where available, original purchase invoices are matched to each lot. Where a bottle entered the collection through auction, we record the house, sale, and lot number as the chain of custody. Storage conditions are verified against the facility's temperature and humidity logs for the holding period. Gaps in documentation are disclosed, never assumed away — an undocumented lot is valued more conservatively and flagged for the client to decide how to proceed.

20/24

LOTS GRADED EXCELLENT

1

LOT FLAGGED FOR NEAR-TERM
ATTENTION

100%

LOTS WITH DOCUMENTED
PROVENANCE

ON THIS SAMPLE

Producer names, exact labels, storage address, and supporting documents (invoices, auction records, facility logs) are withheld or generalised throughout this document. A client-facing Cellar Audit includes photographs and copies of the underlying documentation for every lot.

DRINKING-WINDOW MAP

What to drink now, hold, and cellar long-term

Every lot is assigned a window based on structure, vintage character, and how it has evolved to date. The full report includes a bottle-by-bottle pull list your household staff or sommelier can act on directly.

Drink Now

2026 – 2028

57 bottles · 49% of the excerpt

Representative lots: Premier Grand Cru, Saint-Émilion (2000) · Super-Second, Pauillac (1996) · Grand Cru red, Chambertin (2005) · Grand Cru white, Corton-Charlemagne (2016) ...

Hold — Mid-Term

2029 – 2034

50 bottles · 43% of the excerpt

Representative lots: First Growth, Pauillac (2005) · Second Growth, Margaux (2010) · Right Bank, Pomerol (2015) · Premier Cru red, Nuits-Saint-Georges (2014) ...

Long-Term Cellar

2035 and beyond

10 bottles · 9% of the excerpt

Representative lots: Grand Cru red, Vosne-Romanée (2010) · Cult Cabernet, allocation-only, Napa Valley (2016) · Vintage Port, declared year (2000)

VALUATION SUMMARY

Estimated value by category

CATEGORY	LOTS	BOTTLES	EST. VALUE
Bordeaux	5	21	\$33,100
Burgundy	5	23	\$27,440
Champagne	3	18	\$6,940
California	4	21	\$11,520
Rhône Valley	3	12	\$6,600
Italy	3	18	\$6,600
Fortified & Dessert	1	4	\$1,600
Grand total (this excerpt)	24	117	\$93,800

BASIS OF VALUE

Figures above are estimated replacement values — what it would cost to re-acquire equivalent bottles through the retail and auction market today — the basis most insurers request for a scheduling update. A fair-market-value figure (the basis for estate and charitable-donation filings) is calculated separately on request, as the two bases can diverge meaningfully for mature wine.

METHODOLOGY & STANDARDS

How this report is built, and why it can be trusted

USPAP-CONSISTENT VALUATION

Valuations follow a USPAP-consistent market approach: recent comparable sales from recognized auction houses and established secondary-market platforms, adjusted for condition, provenance, format, and current demand. This Cellar Audit is an advisory valuation, not a signed certified appraisal; where a client needs a certified report for an insurer, an estate filing (Form 706), or a charitable donation (Form 8283), we prepare a distinct USPAP-compliant appraisal (From \$1,200) — same underlying rigor, formatted and signed for the party requesting it.

NO CONFLICT, BY DESIGN

Prestige Vin holds no retail or auction license, carries no wine inventory, and never buys or sells the wine it audits or appraises. Every valuation in this report is rendered by an advisor with nothing to gain from the number — we are paid only by the client who commissioned the audit, disclosed before the engagement begins. Fees cover curation and service. Wines are sourced to your budget and purchased directly from licensed retailers; glassware and rentals, where needed, at cost.

CONFIDENTIALITY

Client identity, exact holdings, and storage location are confidential and disclosed only to the client and parties the client authorizes (an insurer, an attorney, an executor). This document is a redacted sample prepared for prospective clients and does not describe any actual person's collection.

SOURCES REFERENCED

Auction results and market data are drawn from recognized fine-wine auction houses and established market-data platforms, cross-checked against at least two independent sources per lot where comparables exist.

THE CELLAR AUDIT

This is what your collection deserves

A complete accounting of what you own: on-site or virtual inventory, condition and provenance review, a drinking-window map, and a written valuation report you can hand to your insurer or your estate attorney.

The Cellar Audit

From \$1,200

Fees cover curation and service. Wines are sourced to your budget and purchased directly from licensed retailers; glassware and rentals, where needed, at cost.

WHAT YOU RECEIVE

- On-site or virtual inventory of your full collection, lot by lot.
- Condition and provenance review, photographed and documented.
- A drinking-window map you or your household staff can act on.
- A written valuation report, formatted for your insurer or your estate attorney.

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DISCRETION. PRECISION. RITUAL.