



M·S WALKER
FINE WINES & SPIRITS SINCE 1933

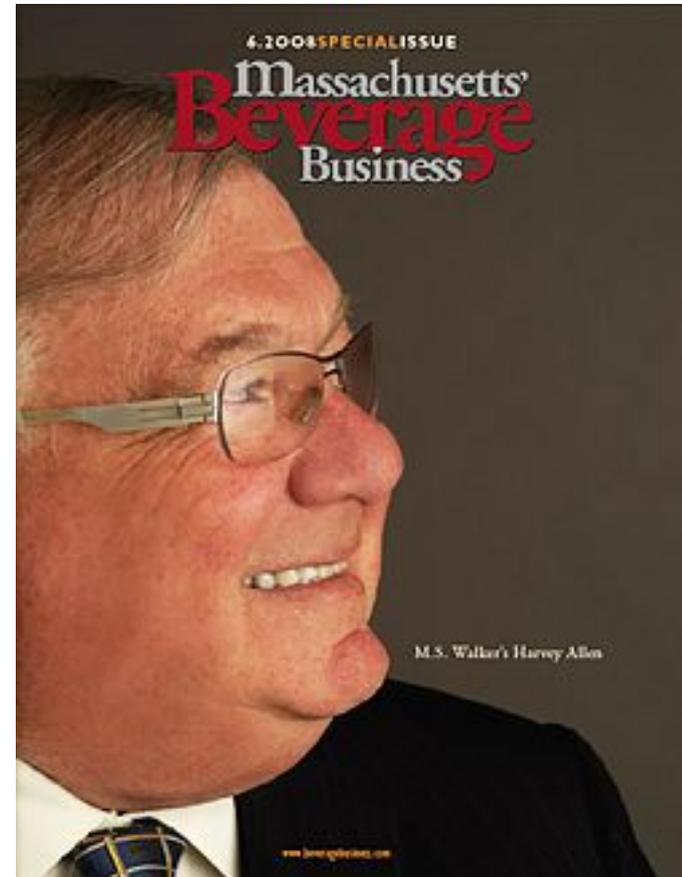


Presentation
for
Town of Dedham

August 26, 2014

Company Overview

- M.S. Walker is a 5th generation family-owned business.
- The Company is a manufacturer of a popular line of spirits and a distributor of a variety of wines and spirits.
- The Company is the only rectifier/processor of alcoholic beverages in Massachusetts.
- Due to the Company's steady growth, it has expanded its product line in the US and around the world.



Company Overview

- Founded: 1933
- Corporate headquarters: Somerville
- Manufacturing: Somerville
- Owned distribution facilities: Norwood, Somerville, and RI
- Wholesale partners: 40 states
- Company: Privately held
- Customers: 7,000



M.S. Walker's customers include a wide range of retail liquor stores, restaurants and hotels.

Product Portfolio

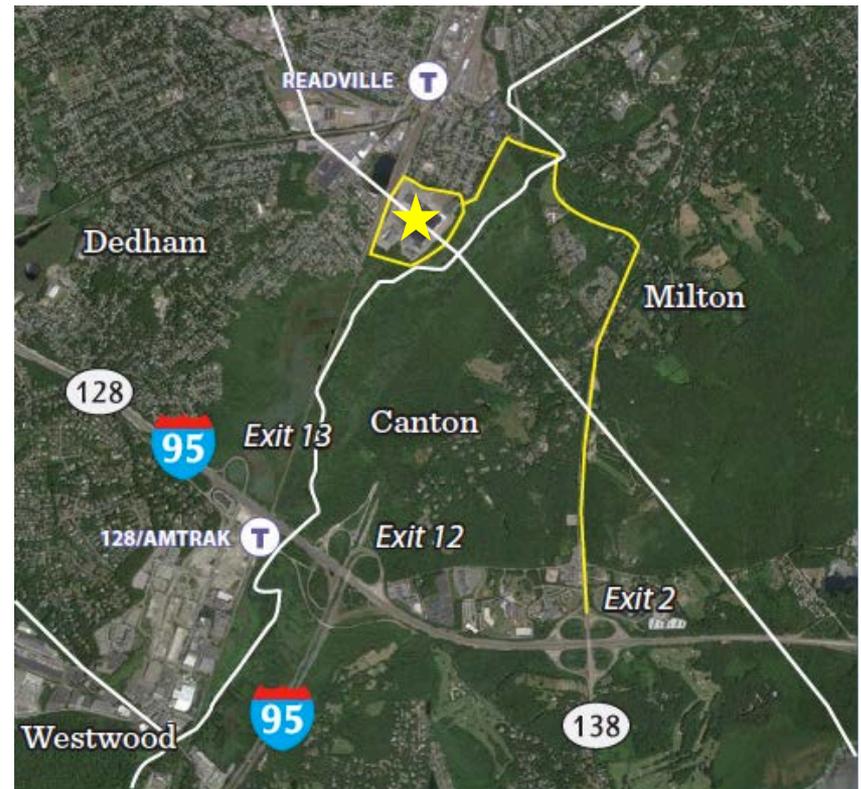


Brands



Proposed Expansions Plans

- The company occupies an estimated 102,000 square feet of space in Somerville and 185,000 square feet in Norwood.
- The Company will be forced to vacate its current location due to an eminent domain land taking by the MBTA.
- The company conducted a site search in MA and out of state through its real estate advisors.
- The company has identified a property to purchase in Dedham as a viable option.

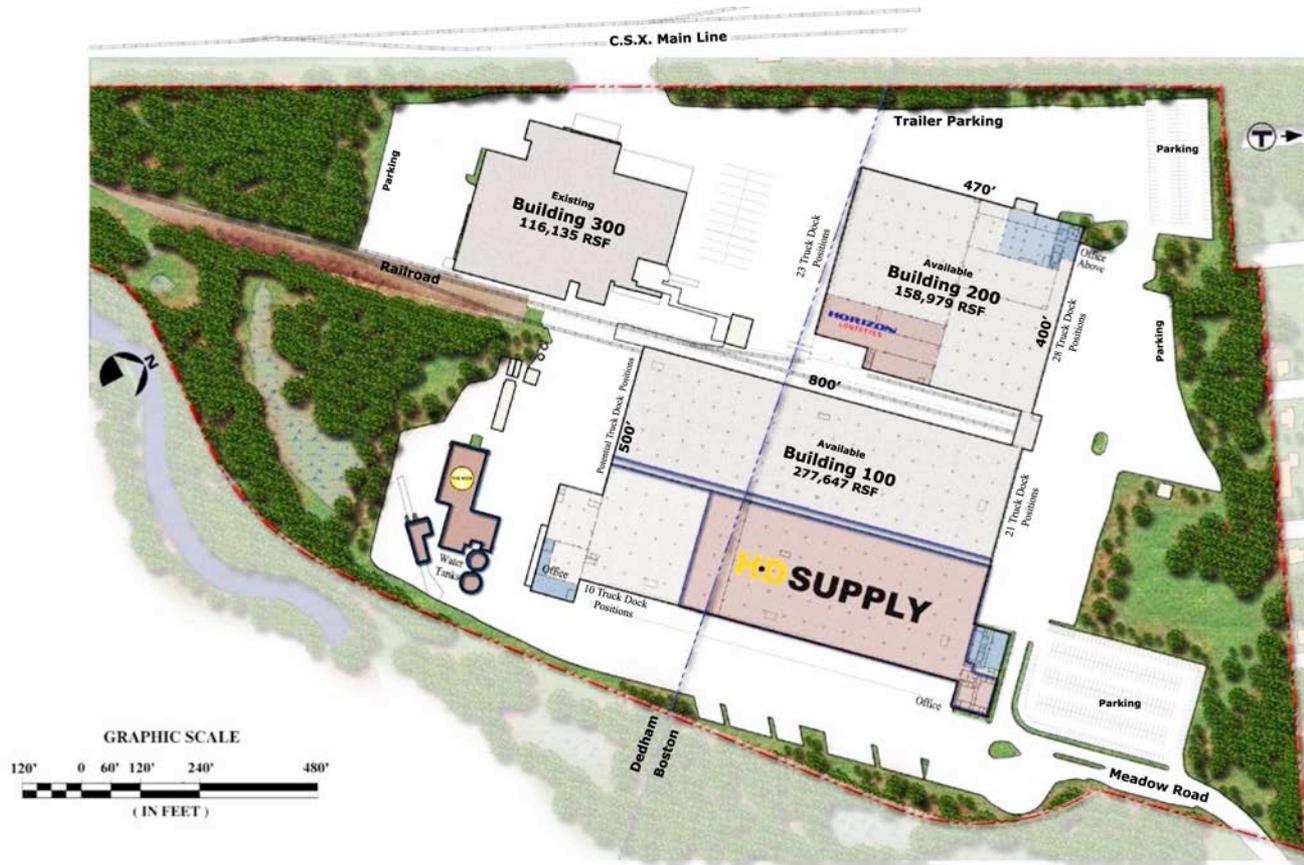


Proposed Property



*112 Meadow Road
Dedham, MA*

Proposed Development



Proposed Investment Plans

Construct an estimated 140,000 square foot R&D and manufacturing center.

Project investment is estimated at \$50 million for:

- Land purchase
- Construction costs
- Personal property

The property would generate new real estate tax revenue as a result of the proposed building investment.



Proposed Job Retention Plans

- 75 full-time jobs retained and relocated to Dedham
- Jobs are a blend of talents and skills, including:
 - Engineering/ R&D
 - Rectification/Processing
 - Bottling/Manufacturing
 - Office/Support/Sales



Competitive Salary & Benefits

Economic Impact

M.S. Walker has a long history of community involvement supporting local programs, including:

- Fire
- Police
- Local Sport Programs
- High School Summer Jobs



Benefits to Dedham

- Attract Company to Dedham with deep roots in Massachusetts
- Bring jobs to Dedham
- Vacant property back to reuse
- New real estate tax revenue
- Increase hotel tax revenue
- Increase meal tax revenue
- Positive impact in community

