

PURCHASE TOGETHER:

SUMMARY OF SALE

SALE PRICE INCLUDES THE FOLLOWING REAL ESTATE AND THE ASSOCIATED ASSETS TO INCLUDE

- LOTS 2, 32 AND 33 BLOCK A;
- LOTS 1, 2, AND 3 BLOCK F;
 - LOT 1, BLOCK A;
- MCCARTHY TOWNSITE
 - LOT 6 BLOCK F;
 - LOT 6 BLOCK A
- TOWNSITE OF MCCARTHY
 - MA JOHNSON'S HISTORIC HOTEL
 - LANCASTER'S BACKPACKER HOTEL
 - THE GOLDEN SALOON
 - MCCARTHY LODGE BISTRO
 - NUGGET LIQUORS
 - MOUNTAIN ARTS
- MCCARTHY CENTER STORE – GROCERY
- MCCARTHY CENTER STORE – HARDWARE
 - FURNITURE, FIXTURES, EQUIPMENT
 - ELECTRIC UTILITY
 - GOOD WILL
- STATE OF ALASKA BAR AND DISPENSARY LIQUOR LICENSE
 - FURNITURE, FIXTURES AND EQUIPMENT

FOR A SALE PRICE OF

\$3,700,000.00

(THREE MILLION SEVEN HUNDRED THOUSAND DOLLARS)

(ITEMS EXCLUDED FROM THE SALE ARE THE ROSE KENNEDY HOUSE AND FURNITURE , PERSONAL ITEMS BELONGING TO SELLER — A LIST TO BE INCORPORATED INTO A PURCHASE AGREEMENT AND INVENTORY, WHICH IS TO BE PURCHASED SEPARATELY.)



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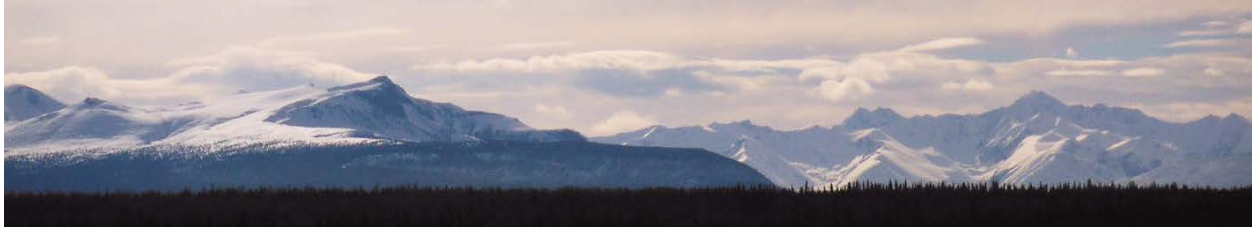
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OR PURCHASE SEPARATELY:

ACCOMMODATIONS \$1,900,000

MA JOHNSON'S & LANCASTER'S BACKPACKER HOTELS

- MA JOHNSON'S HOTEL
- LANCASTER'S BACKPACKER HOTEL

RETAIL OPERATIONS \$500,000

MCCARTHY CENTER STORES

- HARDWARE = ALASKA INDUSTRIAL HARDWARE
- LIQUOR = NUGGET LIQUOR STORE (ALASKA FULL PACKAGE STORE LICENSE)
- GROCERIES = PRODUCE, FROZEN, DRY GOODS, ICE CREAM, ETC
- OUTFITTERS = BASICS FOR BACKCOUNTRY TRIPS

FOOD & BEVERAGE - \$1,400,000

MCCARTHY LODGE BISTRO, NEW GOLDEN SALOON & SHUTTLE STOP CAFE & GIFT STORE

- MCCARTHY LODGE BISTRO
- THE NEW GOLDEN SALOON
- SHUTTLE STOP CAFE & GIFT STORE

UTILITIES - \$350,000

MCCARTHY TOWN

- INCLUDES CPCN W/METERS TO BE INSTALLED DURING 2018 SEASON
- WELL SYSTEM & INFRASTRUCTURE (WITH SMALL HOUSE)
- ELECTRICAL SYSTEM & INFRASTRUCTURE

OTHER PROPERTIES

- THE PINK HOUSE - \$125,000
- THE BLUE HOUSE - \$200,000

OTHER LAND NOT INCLUDED IN SALE BUT AVAILABLE SEPARATELY

- KATE KENNEDY HOUSE - \$110,000
- 2 LOTS DOWNTOWN - \$90,000 EACH (\$180,000)
- 5 LOTS ON WEST SIDE - \$185,000

RENTAL/LEASE PROPERTIES - \$150,000

- THE HISTORIC BARN - A FOCAL POINT OF MCCARTHY
- PROVEN VISIBILITY, SUCCESSFUL STARTUP IS NOW RENTING FOR THE 5TH YEAR



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