

PURCHASE TOGETHER:

SUMMARY OF SALE

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

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
 - 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

\$3,900,000.00

*(THREE MILLION NINE
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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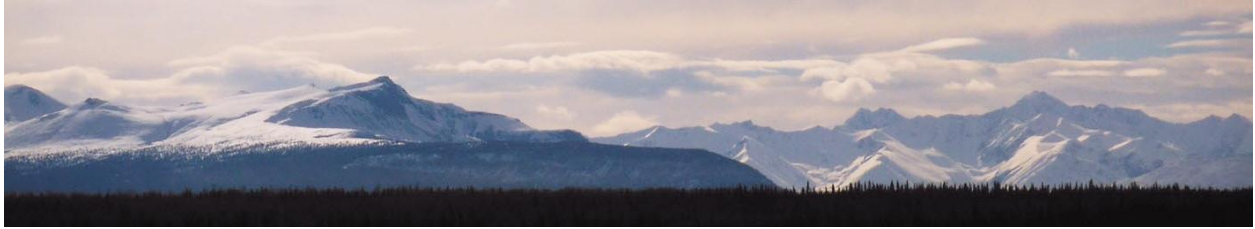
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OR PURCHASE SEPARATELY:

ACCOMMODATIONS

MA JOHNSON'S HOTEL \$1,750,000
LANCASTER'S BACKPACKER HOTEL \$295,000
THE PINK HOUSE - \$195,000

RETAIL OPERATIONS

MCCARTHY CENTER STORES \$550,000

- **HARDWARE = ALASKA INDUSTRIAL HARDWARE**
- **GROCERIES = PRODUCE, FROZEN, DRY GOODS,**
- **HAND DIPPED ICE CREAM COUNTER**

NUGGET LIQUORS STORE \$70,000

- **ALASKA PACKAGE STORE LICENSE**

FOOD & BEVERAGE

MCCARTHY LODGE, THE NEW GOLDEN SALOON \$1,100,000

- **THE MCCARTHY LODGE**
- **THE NEW GOLDEN SALOON**

SHUTTLE STOP CAFE & GIFT STORE \$150,000

UTILITIES

MCCARTHY ELECTRIC AND WATER \$475,000

- **PENDING CPCN FOR ELECTRIC UTILITY AND INFRASTRUCTURE**
- **WELL SYSTEM & INFRASTRUCTURE**

OTHER PROPERTIES

THE BLUE HOUSE - \$275,000
KATE KENNEDY HISTORIC HOUSE - \$130,000
THE HISTORIC BARN - \$150,000
THE GREEN HOUSE - \$30,000
VARIOUS LOTS - UPON REPLAT SIZE AND PRICE TBD



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