Premier ATV Trail Resort

Set Within 1,600 Acres of Private Forest

PROJECT TRAILHEAD

SPRING 2026

One of the largest premier-rated resorts adjacent to a leading regional off-road trail network, with direct in-park access to 350+ miles of connected off-road trails.

25+	$4.0M+	16.3%
YEARS IN BUSINESS	2025 SALES	PF EBITDA MARGIN

Lodges & Cabins • RV & Tent Sites • Bar & Grill • General Store • ATV Rentals

COMPANY OVERVIEW

The Company is a leading destination ATV trail resort in central Appalachia, operating an 80-acre main resort set amongst 1,600 acres of private hardwood forest, with approximately 120 additional acres of contiguous land available for expansion.

As one of the largest premier-rated resorts adjacent to a leading regional off-road trail network, the Company offers direct, in-park access to four interconnected trail systems and over 350 miles of managed off-road trails — a defining competitive advantage in the segment.

The platform features a diversified lodging portfolio spanning premium lodges, cottages, camping cabins, vacation rental homes, and a full suite of RV and tent sites. On-site revenue is supplemented by a full-service Bar & Grill, General Store, branded ATV and side-by-side rentals, trail permit sales, fuel, and rider gear. The resort operates 365 days per year with 24-hour security, full bath house facilities, and pet-friendly accommodations.

Strategically positioned with strong interstate access to Mid-Atlantic and Southeast population centers, the business serves a passionate, repeat-driven enthusiast base of ATV and dirt bike riders, families, and organized groups. It operates in a fragmented, supply-constrained market where land assemblage, trail adjacency, and operational depth create durable barriers to entry.

INVESTMENT HIGHLIGHTS

- **Premier-Rated Trail-Adjacent Resort** — one of the largest premier-rated resorts in its regional trail network.
- **Set Amongst 1,600 Acres of Private Forest** — 80-acre main resort with ~120 acres of contiguous land for expansion, set within 1,600 acres of private hardwood forest with direct trail-system connectivity.
- **350+ Miles of Connected Trails** — in-park entry to four interconnected regional trail systems.
- **Diversified Revenue Mix** — lodging, RV/tent, F&B, retail, ATV rentals, fuel, and trail permits.
- **365-Day Operating Model** — year-round demand with high repeat visitation across enthusiast segments.
- **Significant Expansion Capacity** — ~120 acres of contiguous expansion land and rental fleet growth opportunities in place.

FINANCIAL & OPERATIONAL SNAPSHOT

REVENUE DRIVERS

- Lodging — Lodges, Cottages, Cabins
- Vacation Home Rentals
- RV Sites (30/50 AMP) and Tent Camping
- Full-Service Bar & Grill (F&B)
- General Store
- Branded ATV / UTV Rental Fleet

KEY METRICS

PF Net Sales	**$4.0M+**
PF EBITDA Margin	**16.3%**
Years in Operation	**25+**
Operating Days / Year	**365**
Land Position	**~200 ac in 1,600-ac forest**

- Regional Trail Permits, Fuel & Rider Gear

Trail System Access	**350+ miles**
Connected Trail Systems	**4 (Interconnected Regional)**

TOP 5 INVESTOR CONSIDERATIONS

1

Trail System Adjacency & Permit Economics

Direct in-park access to 350+ miles across four interconnected regional trail systems is the central competitive moat. Buyers will assess the Company's relationship with the regional recreation authority that manages the trail network, permit revenue economics, transferability in a change of control, and any restrictions on competitive lodging gaining similar adjacency. The durability of this relationship effectively underwrites asset value.

2

Management Transition & Operational Bench Strength

25+ years of institutional knowledge, vendor relationships, and trail-area expertise create real but transferable value. Diligence will focus on owner-operator dependency, second-line management depth, retention agreements, and the transferability of key partnerships including the regional trail authority, OEM rental partnerships, and the local labor pool. Outcomes here often shape deal structure as much as price.

3

Seasonality Profile & Revenue Diversification

Year-round operations mask meaningful seasonality typical of outdoor recreation. Buyers will examine the month-by-month revenue curve, weather sensitivity, and the smoothing effect of F&B, retail, and ATV rental revenue.

4

Asset Condition & Capital Expenditure Profile

The platform — an 80-acre main resort with ~120 acres of contiguous expansion land, set within 1,600 acres of private hardwood forest — spans diverse assets: multi-tier lodges, cottages, cabins, vacation homes, RV infrastructure, two retail locations, F&B, bath houses, the Welcome Center, and a branded UTV/ATV rental fleet. Buyers will need clarity on deferred maintenance, recurring capex as a percentage of revenue, fleet replacement cycles, and rural utility infrastructure (water, sewer, electric, connectivity).

5

Growth Roadmap & Expansion Optionality

The most actionable part of the thesis. Approximately 120 acres of contiguous, undeveloped land and a fragmented regional competitive set support multiple growth paths: incremental lodging on existing land, UTV fleet expansion (high-margin, capital-light), F&B and retail same-store growth, direct-booking channel optimization to reduce OTA fees, and tuck-in acquisitions. A quantified expansion plan underwrites the investor case beyond steady-state cash flow.

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