

OFFERING MEMORANDUM

THE FORKS REAL ESTATE &
RECREATIONAL BUSINESS OPPORTUNITY

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CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and The Boulos Company. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner

shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or The Boulos Company. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or The Boulos Company.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to The Boulos Company.

DISCLAIMER

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An aerial photograph of a property situated in a wooded area. The property includes several buildings, a parking lot with several cars, and a road that curves around the buildings. In the foreground, a bridge crosses a river. The background is filled with dense green trees.

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The Boulos Company is excited to offer a rare opportunity to acquire a well-established lodging and whitewater rafting operation in the picturesque setting of The Forks, Maine. Nestled in nature's playground, [Crab Apple Whitewater](#) combines outdoor adventure with comfortable accommodations, appealing to adventure enthusiasts, families, and nature lovers alike.

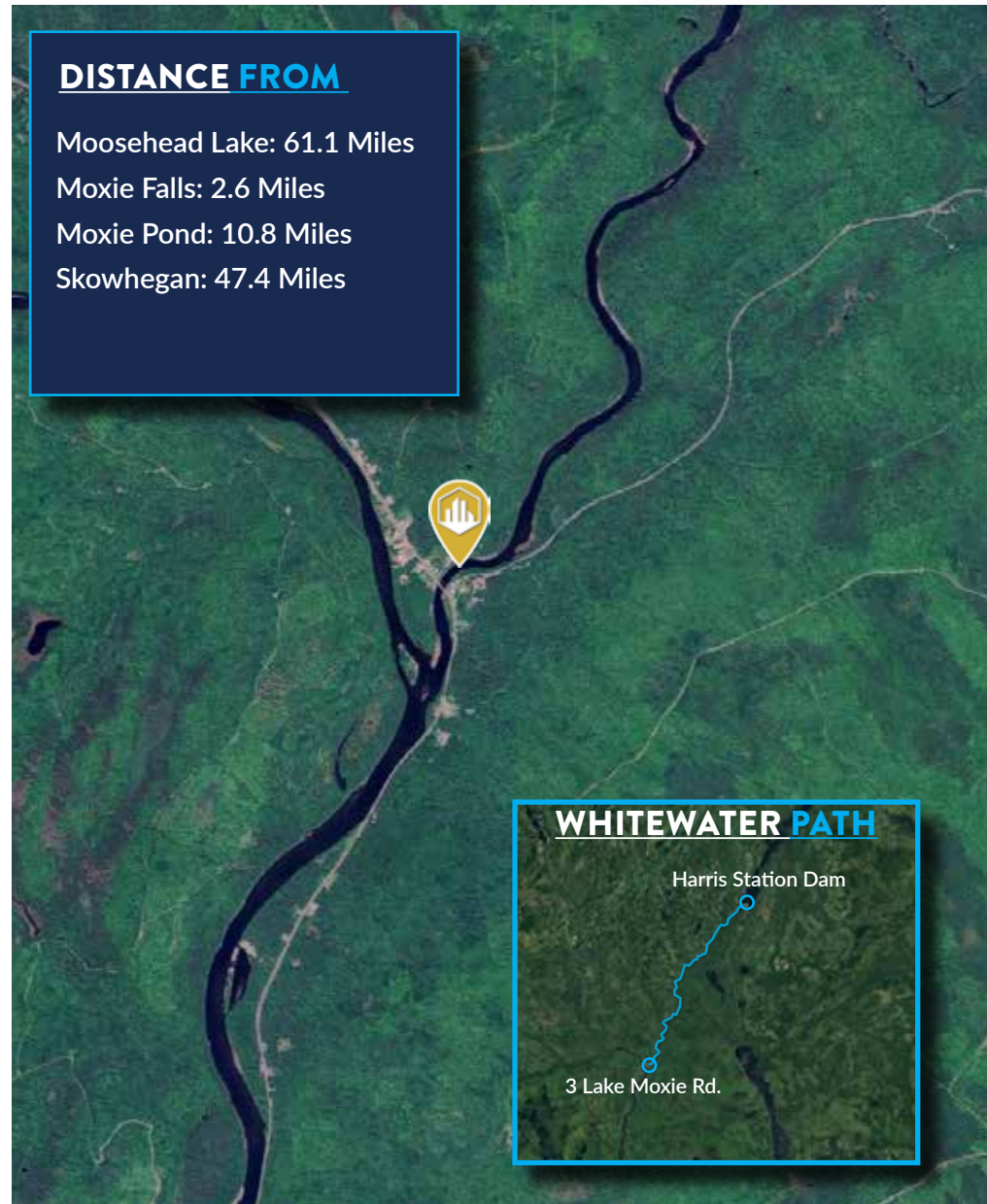
Situated on the banks of the Kennebec River, Crab Apple Whitewater has been family-owned and operated for over four decades. Spanning over 6.8± acres, the property includes: Lodging accommodations for over 150 nightly guests which include a mix of private guest suites and standalone cabins, a base lodge with a full restaurant and pub, a heated swimming pool, and more.

The Forks is renowned for some of the best whitewater rafting on the East Coast and is also the heart of Maine's snowmobiling country. This area offers countless recreational activities, including direct access to Maine's interconnected trail system (ITS) with hundreds of miles of wilderness trails. This prime location caters to year-round tourism, attracting visitors for whitewater rafting, snowmobiling, ATV riding, hunting, fishing, and more.

This offering includes all real estate, FF&E for lodging and restaurants, as well as gear and equipment for rafting and paintball. The sale encompasses: Rafting gear and equipment for 120 daily rafters, including rafts, paddles, lifejackets, wetsuits, buses, trailers, as well as paintball gear and equipment for 50+ participants. For a full list of included items, see the broker.

This property is offered at:

\$2,900,000



PROPERTY DETAILS

OWNER	Crab Apple Acres Inn
MAP/LOT	Map 11, Lot 13 Map 11, Lot 14 Map 11, Lot 15
LOT SIZE	6.85± Acres
UTILITIES	Private water and sewer



BUILDING BREAKDOWN	# OF LODGING UNITS	DESCRIPTION
Main Lodge	N/A	12,000± SF main building with welcome desk, restaurant & pub, dining room, conference room, outside deck, heated swimming pool, and operations center
The Lodge	6	Eight (8) lodging suites, including the Bear's Den and Moose Crossing
Bear's Den	1	Premium lodging suite within The Lodge
Moose Crossing	1	Premium lodging suite within The Lodge
Spring Cottage	1	Standalone cabin
The Ledges	4	Four (4) lodging suites
Deer Run Cottage	4	Four (4) lodging suites
Snow Cottage*	1	Standalone cabin
River Cottage*	1	Standalone cabin
Farmhouse	1	8-bedroom, 2-bath farmhouse, formerly used as an Inn.
Red House	1	Two-story lodging house
Garage	N/A	Two-bay garage

TOTAL SUITES	21
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*Buildings on ground leases

THE MAIN LODGE

BUILDING SIZE 6,234± SF

YEAR BUILT 1998

HVAC Propane heat & central AC

The Main Lodge is a 12,000± SF recreational hub, comprised of a welcome & check-in area, restaurant & pub with large commercial kitchen, dining room, conference & event space, operations office, rafting center, locker rooms including showers, storage, and more.

DESCRIPTION Offering indoor and outdoor seating on the covered deck, the charming restaurant & pub features a full-service bar and large commercial kitchen with hood system, cooking line, two walk-in freezers, and is perfectly situated for full-service, year-round operations.

The grounds of the Main Lodge feature a large wrap-around deck, heated inground swimming pool, and volleyball court.



THE LODGE

BUILDING SIZE	1,944± SF
YEAR BUILT	1987
LODGING UNITS	Six (6) private guest rooms
BEDS PER UNIT	Five (5) two double beds One (1) two double beds One (1) bunk bed
HVAC	Oil heat and electric AC
DESCRIPTION	Private guest suites with dedicated bathrooms. Bear's Den and Moose Crossing are connected to The Lodge for a total of an 8-unit structure.

BEAR'S DEN (UNIT WITHIN THE LODGE)

LODGING UNITS	One (1)
BEDS PER UNIT	Two (2) double beds Two (2) single beds
HVAC	Oil heat and electric AC
DESCRIPTION	Premium lodging suite connected to The Lodge.

MOOSE CROSSING (UNIT WITHIN THE LODGE)

LODGING UNITS	Two (2)
BEDS PER UNIT	Five (5) double beds
HVAC	Oil heat and electric AC
DESCRIPTION	Premium two-level lodging suite connected to The Lodge.



SPRING COTTAGE

BUILDING SIZE	320± SF
LODGING UNITS	One (1)
BEDS PER UNIT	Two (2) double beds Two (2) bunk beds
HVAC	Oil heat and electric AC
DESCRIPTION	Standalone cabin with dedicated restrooms.



THE LEDGES

BUILDING SIZE	1706± SF
YEAR BUILT	1995
LODGING UNITS	Four (4)
BEDS PER UNIT	Two (2) queen beds per unit
HVAC	Oil heat and electric AC
DESCRIPTION	Four lodging suites with dedicated restrooms, two-person Whirlpool jacuzzi tubs, and private deck.



DEER RUN

BUILDING SIZE	1,578± SF
YEAR BUILT	1996
LODGING UNITS	Four (4)
BEDS PER UNIT	Two (2) double beds per unit
HVAC	Oil heat and electric AC
DESCRIPTION	Four lodging suites with dedicated restrooms, two-person Whirlpool jacuzzi tubs, and private deck.



SNOW COTTAGE (*GROUND LEASE)

BUILDING SIZE	320± SF
LODGING UNITS	One (1)
BEDS PER UNIT	Two (2) full beds and One (1) queen bed
HVAC	Oil heat and electric AC
DESCRIPTION	Standalone 1-bedroom, 1-bathroom cabin with a full kitchen and living room.

GROUND LEASE DETAILS ARE AVAILABLE UPON REQUEST

RIVER COTTAGE(*GROUND LEASE)

BUILDING SIZE	750± SF
YEAR BUILT	1950
LODGING UNITS	One (1)
BEDS PER UNIT	Two (2) queen beds, Three (3) full beds, Two (2) sets of bunkbeds
HVAC	Oil heat and electric AC
DESCRIPTION	Standalone 4-bedroom, 2-bathroom cabin with full kitchen and living room.

GROUND LEASE DETAILS ARE AVAILABLE UPON REQUEST



FARMHOUSE

BUILDING SIZE	2,040± SF
YEAR BUILT	1900
LODGING UNITS	One (1)
HVAC	Oil heat and electric AC
DESCRIPTION	Standalone 8-bedroom, 3-bathroom farmhouse currently used as owner's residence. The farmhouse was previously used as an Inn with room rentals.

RED HOUSE

BUILDING SIZE	1,054± SF
LODGING UNITS	One (1)
HVAC	Oil heat and electric AC
DESCRIPTION	Standalone two-story lodging house with dedicated kitchen and living room

GARAGE

BUILDING SIZE	672± SF
YEAR BUILT	2017
DESCRIPTION	Two-bay garage newly constructed in 2021.



SALE PRICE:
\$2,900,000

ADDITIONAL ASSETS

This offering includes all real estate, lodging, and restaurant FF&E, as well as gear and river allocations for white water rafting operations. Seller to convey rafting gear and equipment for 120 daily rafters, including rafts, paddles, lifejackets, wetsuits, buses and trailers. Seller will also convey the paintball gear and equipment for 50± participants.



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