

2026

INTEL INVESTORS *summit*

Wednesday, December 9, 2026
Shady Maple Smorgasbord, 129 Toddy Drive, East Earl, PA

EVENT SCHEDULE

Doors open at 2:00 | Damon West: 3:00 | Stephen Yoder: 4:00
Free Supper: 5:00 | Real Estate: 6:00 | Door Prizes: 8:00 *(360 Hunting Blind w/ 8' Stand and Rocket Grill)*
The event will be wrapping up around 8:30





DOOR PRIZES!!

A NIGHT TO REMEMBER! On December 9th we are honored to host the Intel Investors Summit, an event for the community. It will all be here. A free Shady Maple buffet on Intel, speakers sharing life stories and experiences, and a real estate auction will fill the afternoon and evening, making this a one-of-a-kind event you do not want to miss. Mark your calendars and come early while seating is available. The international speaker, DAMON WEST, will devote a whole hour to share his life changing story. And then with his usual charismatic style, Stephen Yoder, from Kauffman Realty in Ohio, will share ROI and budgeting strategies by giving a few real-life examples...

Following all the food and fun, **WE WILL OFFER FIVE EXCLUSIVE INVESTMENT PROPERTIES FOR SALE** to the public. These five properties will sell live from the Banquet Hall at Shady Maple Smorgasbord.

THE FIVE PROPERTIES

- The Riverfront Serenity Lodge - **ENTRY 1**
- Income Powerhouse - **ENTRY 2**
- Sacred Oaks Vista - **ENTRY 3**
- Cash Flowing 3-Unit Apartment - **ENTRY 4**
- The Splendid Juniata 400 - **ENTRY 5**

THE SPEAKERS



DAMON WEST

Damon West, M.S. in Criminal Justice, is an internationally recognized keynote speaker, 4-time bestselling author, and former Dallas crime boss who was sentenced to life in prison for organized crime. At 20, Damon was a Division I starting quarterback at the University of North Texas until a career-ending injury led him to struggle with drug addiction. After graduating, he worked in Congress and trained as a stockbroker at UBS, where he was introduced to meth and quickly became addicted, harming many lives in the process. While serving over seven years in prison, a pivotal conversation sparked a spiritual awakening. Now on parole in Texas until 2073, Damon shares a powerful message of redemption, resilience, and hope.

STEPHEN YODER

Stephen is an auctioneer, realtor, and real estate investor with nearly 20 years of experience in business and sales. He has been a professional auctioneer for 14 years, selling real estate and horse sales, and has worked as a licensed realtor for the past 4 years.Stephen finds his passion in helping families build wealth through real estate, particularly long-term rental investments. As an investor himself, he owns both short-term and long-term rental properties. His investment philosophy was strongly influenced by the book *The Slight Edge*, which emphasizes the power of consistent, disciplined decisions over time.

for the Real Estate, for the speakers, for the food, for the fun

COME FOR IT ALL!

thank you to our EVENT SPONSORS

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Attorneys Ashley A. Glick, Samuel A. Goodley III, Patrick A. Deibler & Thomas A. Fanning

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Jacob Lapp Marketing Director (717) 875-5024

Selling at the

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entry 1

ENTRY 1
The Riverfront Serenity Lodge



THE RIVERFRONT SERENITY *Lodge*

4.86 ACRES

- *Local Recreational Property*
- *Highly Profitable Air BnB*
- *Fully Furnished and Ready To Go*

The Riverfront Serenity Lodge went live on Air Bnb on March 19, 2026 and in the first ***six months generated an astounding $44,357.00*** for a monthly average of $7,393.00! Please ask for updated numbers by sale time.

ENTRY 1
The Riverfront Serenity Lodge

Here is your weekend destination!

This investment property comes fully furnished and ready for you to enjoy! Tastefully decorated, this home along the Susquehanna River is ideal for group hosting or a 2 couple retreat as the home has two living spaces. The river views from the wraparound deck will not disappoint!

Are you looking for a great vacation spot that doubles as an Air BnB investment with a great return? This one fills that ticket. **Young boys, team together and INVEST!** Air BnB hosts are already in place, the hard work is finished. Watch your investment create an immediate return!

FULLY FURNISHED

- Wraparound deck overlooking the water.
- Deck with patio furniture.
- Deluxe kitchen with peninsula - fully stocked.
- Coffee bar and espresso machine.
- Master bed with direct access to deck.
- Elegant spiral staircase.
- Downstairs features:
  - *Kitchen and den - stocked.*
  - *Master bed with walk-in shower.*
  - *Sliding barn doors and exposed beams.*
- 2 fridges, range, dishwasher.
- Washer and dryer.
- Central heating and cooling.
- Wifi on site.
- 2 propane tanks.
- Hot tub on deck overlooking river.
- Blackstone griddle.
- Campfire area beside river.
- Quiet paved road, ideal for biking!



PROPERTY LOCATION:
6140 River Drive, York, PA
(York County)
Live auction to be held at
the Intel Investors Summit

STARTING BID: $375,000
INITIAL INVESTMENT: $55,000
SETTLEMENT: on or before February 5, 2027
SELLERS: Homes Of Paradise LLC

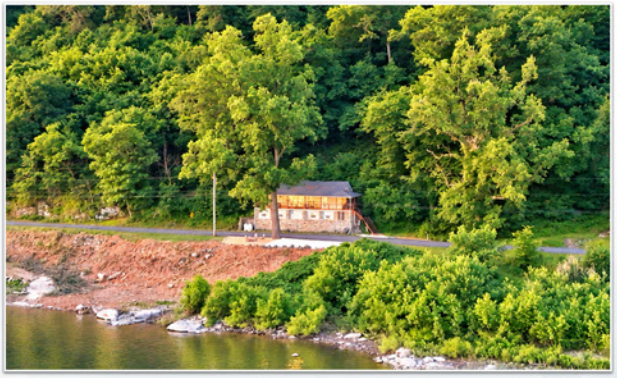
OPEN HOUSE:
Wed., October 28th
(4 PM - 6 PM)

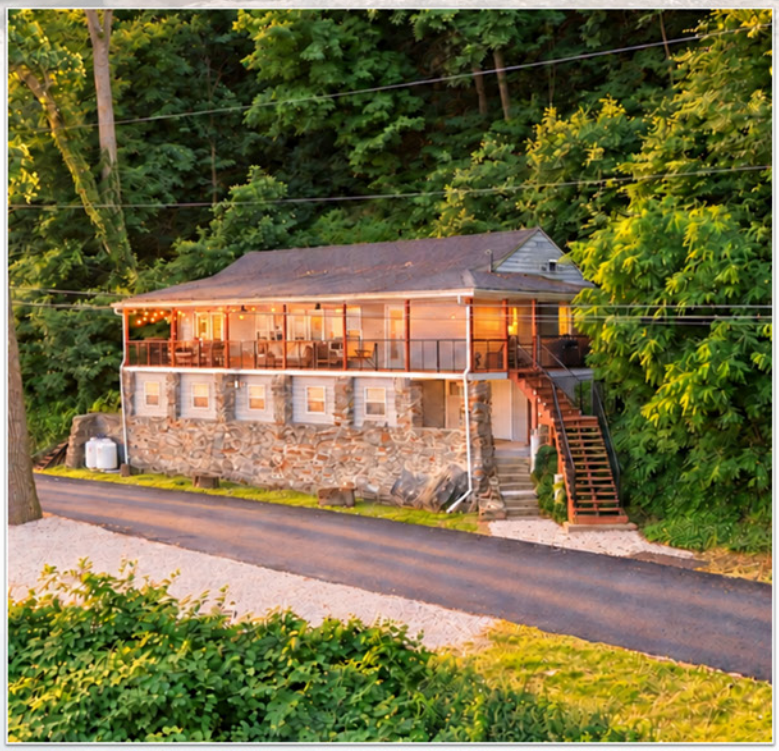
THE DETAILS















-- The Lodge --

THE RIVERFRONT SERENITY LODGE

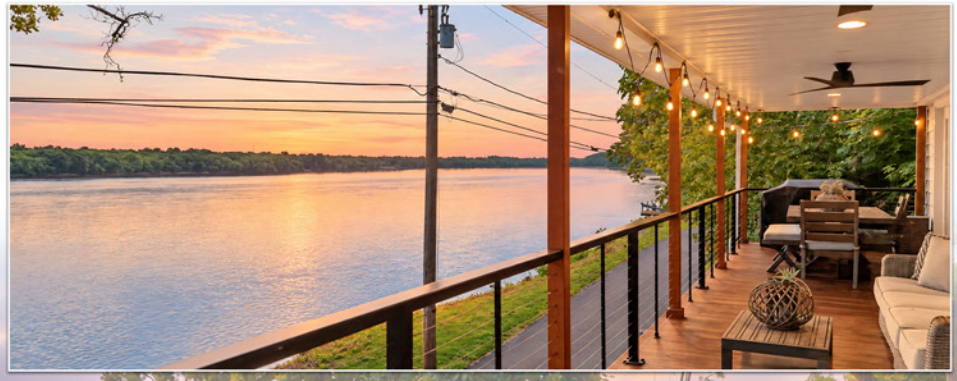
















-- The Porch --

THE RIVERFRONT SERENITY LODGE

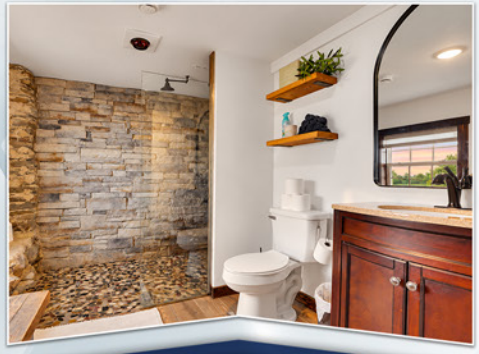














-- Beautiful Interior --

THE RIVERFRONT SERENITY LODGE

















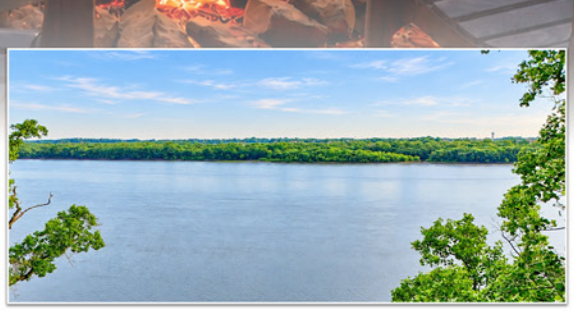


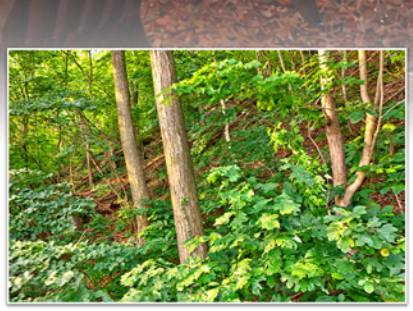
-- Beautiful Interior --

THE RIVERFRONT SERENITY LODGE









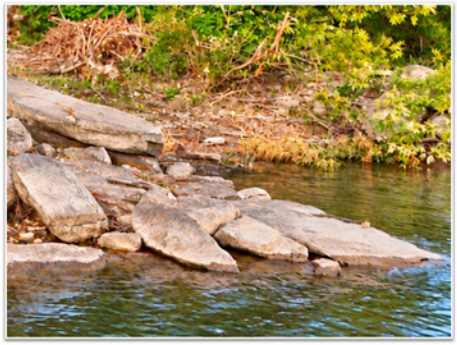


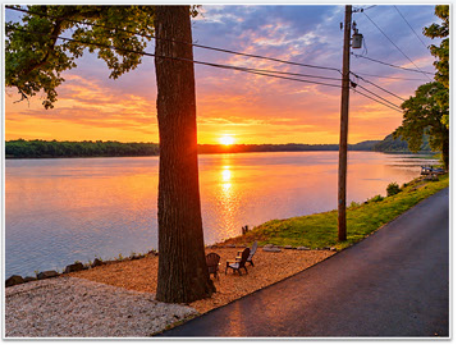


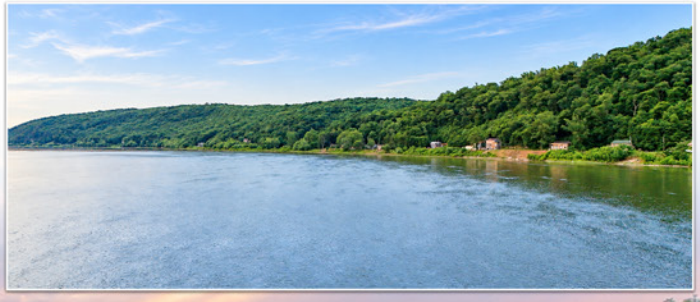
-- The Outdoors --

THE RIVERFRONT SERENITY LODGE









-- The Outdoors --

THE RIVERFRONT SERENITY LODGE

ENTRY 1
The Riverfront Serenity Lodge

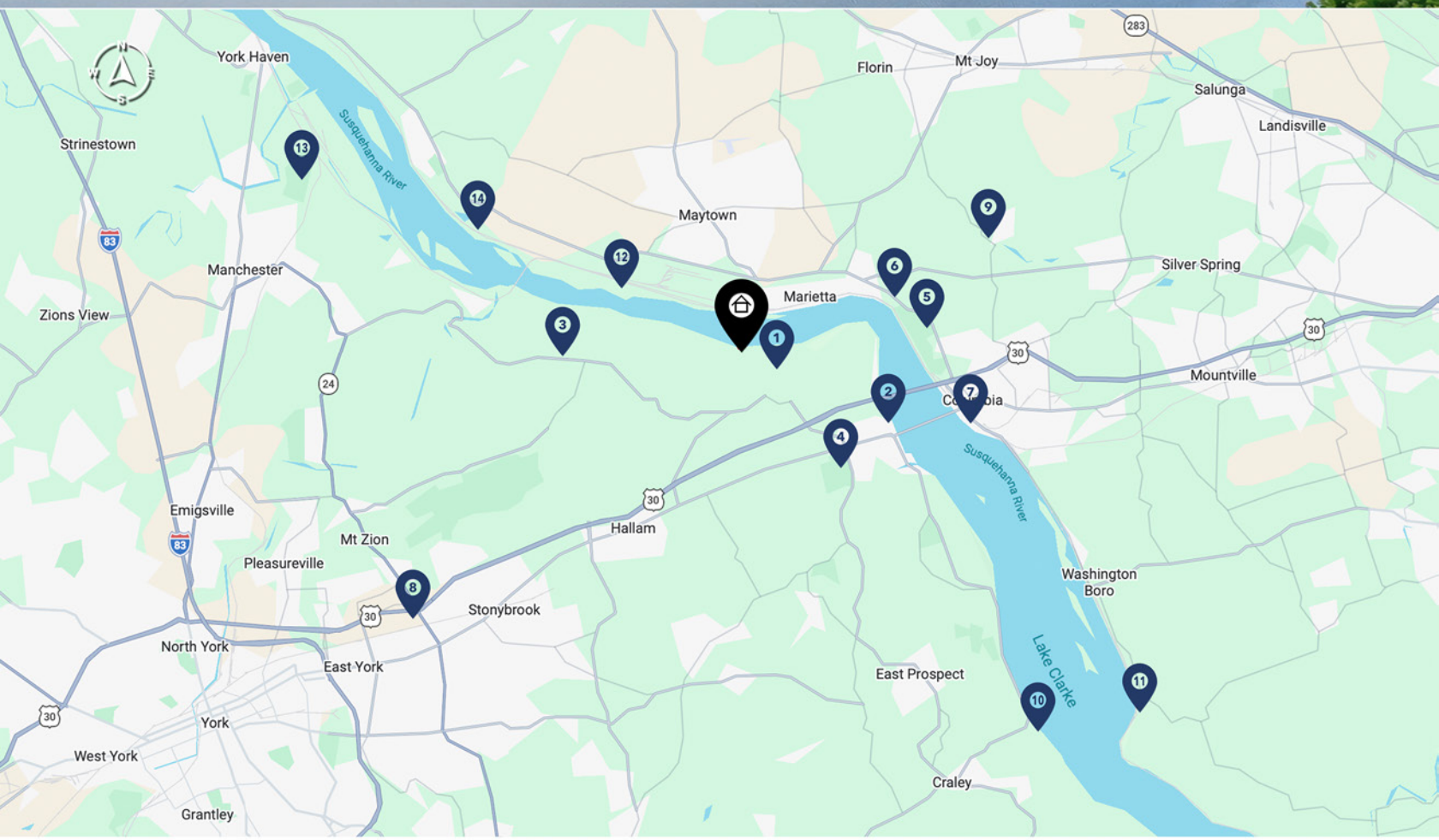
POINTS OF INTEREST

Under 30 minutes driving time from 6140 River Rd, York, PA.

1 - **land joining** - Lancaster County Conservancy
(allows archery hunting)
2 - **8 min.** - John Wright Restaurant
3 - **8 min.** - Susquehanna Riverlands State Park
4 - **9 min.** - Cool Creek Golf Club
5 - **11 min.** - Chickies Rock County Park
6 - **12 min.** - Northwest River Trail *(bike access)*
7 - **12 min.** - Columbia River Park *(boat ramp)*
8 - **14 min.** - Longhorn Steakhouse
9 - **14 min.** - Creekside Cafe
10 - **16 min.** - Public Boat Ramp *(access to Long Level)*
11 - **19 min.** - Enola Low Grade Trail *(bike access)*
12 - **20 min.** - Riverfront Park
13 - **22 min.** - Royal Manchester Golf Links
14 - **26 min.** - White Cliffs of Conoy

Disclaimer: All locations and travel time to locations are approximates.

Only 34 Minutes from Strasburg



Township: Hellam | ***Taxes:*** $5,890 | ***Water:*** Public
Sewer: Underground holding tank in yard, close to campfire area. | ***Buildings:*** Lodge *(great condition)*

THE RIVERFRONT SERENITY LODGE

Sunrise views from the porch







PROPERTY LINES

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entry 2

ENTRY 2
Income Powerhouse

income POWERHOUSE

5 SOURCES OF MONTHLY INCOME!!





AUCTION DETAILS

PROPERTY LOCATION:
300 N Reading Rd, Ephrata, PA
(Lancaster County)
Live auction to be held at the Intel Investors Summit.

STARTING BID: $675,000
INITIAL INVESTMENT: $95,000
SETTLEMENT: on or before February 5, 2027
SELLERS: New Life Holdings LLC

OPEN HOUSE:
Saturday, October 24th
(9 AM - 12 PM)

2 Wells: First well is outside south laundromat door.
Second well is in the parking lot behind auto shop.
Both wells have new pumps.

Sewer: Public

Township: Ephrata

Taxes: $14,064

Heating & Cooling: Laundromat - minisplit.
Auto shop - natural gas tube heaters.
Apartment: Electric baseboard.

Buildings:
Carwash built in 1960 - good condition.
Laundromat built in 1960 (remodeled in 2023) - great condition.
Apartment built in 1960 - good condition.
Auto shop built in 1993 - good condition



THE DETAILS



GENERATING ALMOST $15,000 MONTHLY INCOME

CRISP & FOLDED LAUNDROMAT

- Modern laundromat.
- Remodeled in 2023.
- Elegantly finished.
- Clean and spacious.
- 17 washers, 18 dryers.
- Brand new in 2025.
- Coin or app payments.
- Soap vending machines.
- Snack vending machine.



SQUEAKY CLEAN CARWASH

- 3 bay carwash.
- Pay with coins, card, or app.
- Easy to track and manage.
- Monthly subscriptions in place.



THE RENTAL HOME

- 3 bedroom, 1 bath.
- Wrap around kitchen w/ peninsula.
- S.S. stove and fridge.
- All vinyl windows.
- New flooring and paint in 2020.
- Electric baseboard heat.
- Great tenants, on time payments!
- Tenants do small maintenance on premises.



EPHRATA AUTO SHOP

- Tenant leased.
- Auto repair bay.
- Utility room.
- Natural gas heat.
- Second floor:
  - *Unfinished, lots of potential.*
  - *Self storage rental.*
  - *Convert into apartment.*



THE FOOD COURT

- Great income with no investment!
- Mexican food trailer.
- Puerto Rican food trailer.
- Potential for more trucks.
- A new seating area along creek could bring huge benefits!



INCOME POWERHOUSE

THE ROI

Get invested in the highly profitable laundromat and carwash industry! This cash cow is generating almost $15,000 a month with potential to expand! The newly renovated laundromat features brand new commercial grade washers and dryers, all managed by DexterPay tracking systems. Bonus incomes include: 3 coin operated vacuum cleaners, soap vending machines, & snack vending machine.

Monthly Incomes

- Laundromat: $9,000
- Carwash - coins: $1,200
- Carwash - memberships: $400
- Apartment: $900
- Auto shop: $1,200
- Mexican food truck: $1,200
- Puerto Rican food truck: $412.50
- 3 vacuums: $150.00
- Soap Vending: $175.00

Total Monthly Income: $14,637.50

Monthly Expenses

- Electric: $670
- Natural Gas: $664
- Sewer: $700
- Yardwork & general supervision by tenant: $100
- Laundromat cleaning lady: $400

Recent Property Upgrades

- Laundromat renovated: 2023
- Water softeners refurbished: 2023
- New natural gas water heaters: 2024
- New pavement: 2024
- New electrical: 2025
- New washers and dryers: 2025



For the serious investor that wants a great ROI with minimal management needed.

14,000 vehicles daily!

ENTRY 2
Income Powerhouse



















-- Laundromat --

INCOME POWERHOUSE













-- Car Wash --

INCOME POWERHOUSE





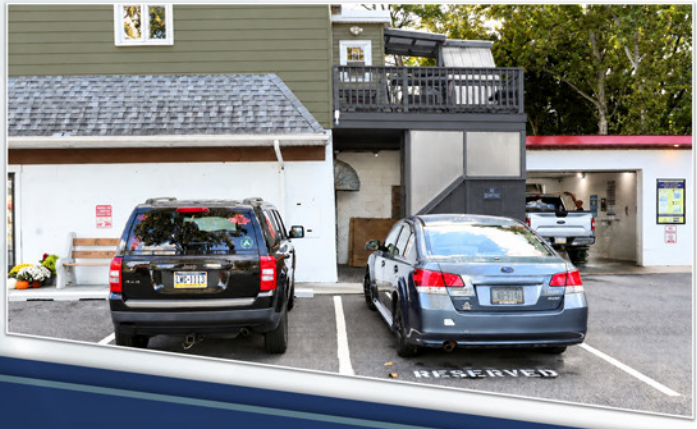










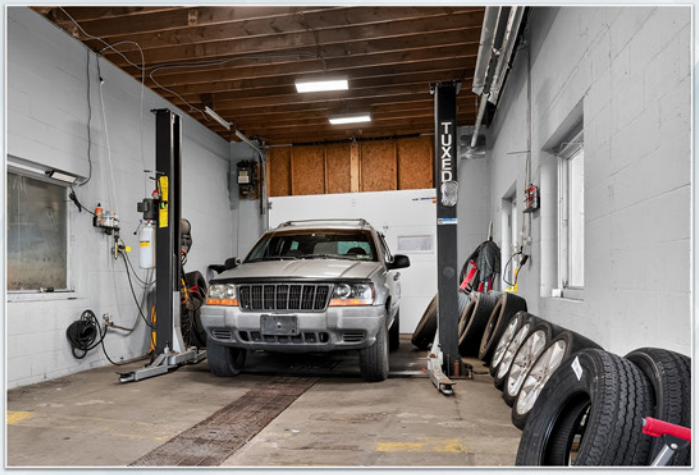


ENTRY 2
Income Powerhouse

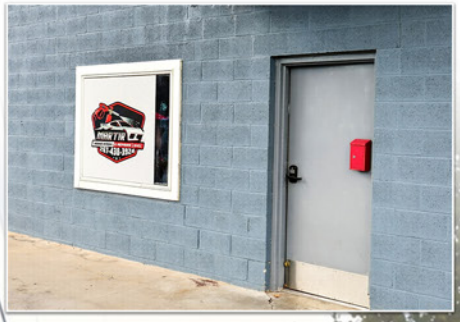
-- 3 Bedroom Apartment --

INCOME POWERHOUSE















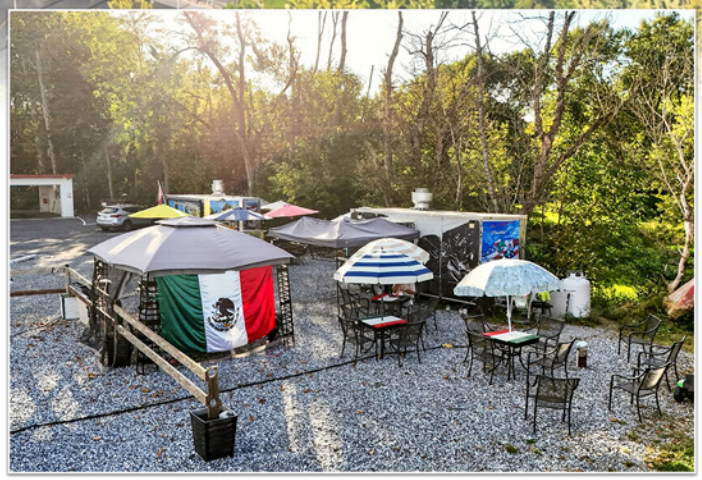
ENTRY 2
Income Powerhouse

-- Auto Shop --

INCOME POWERHOUSE









-- Food Court --

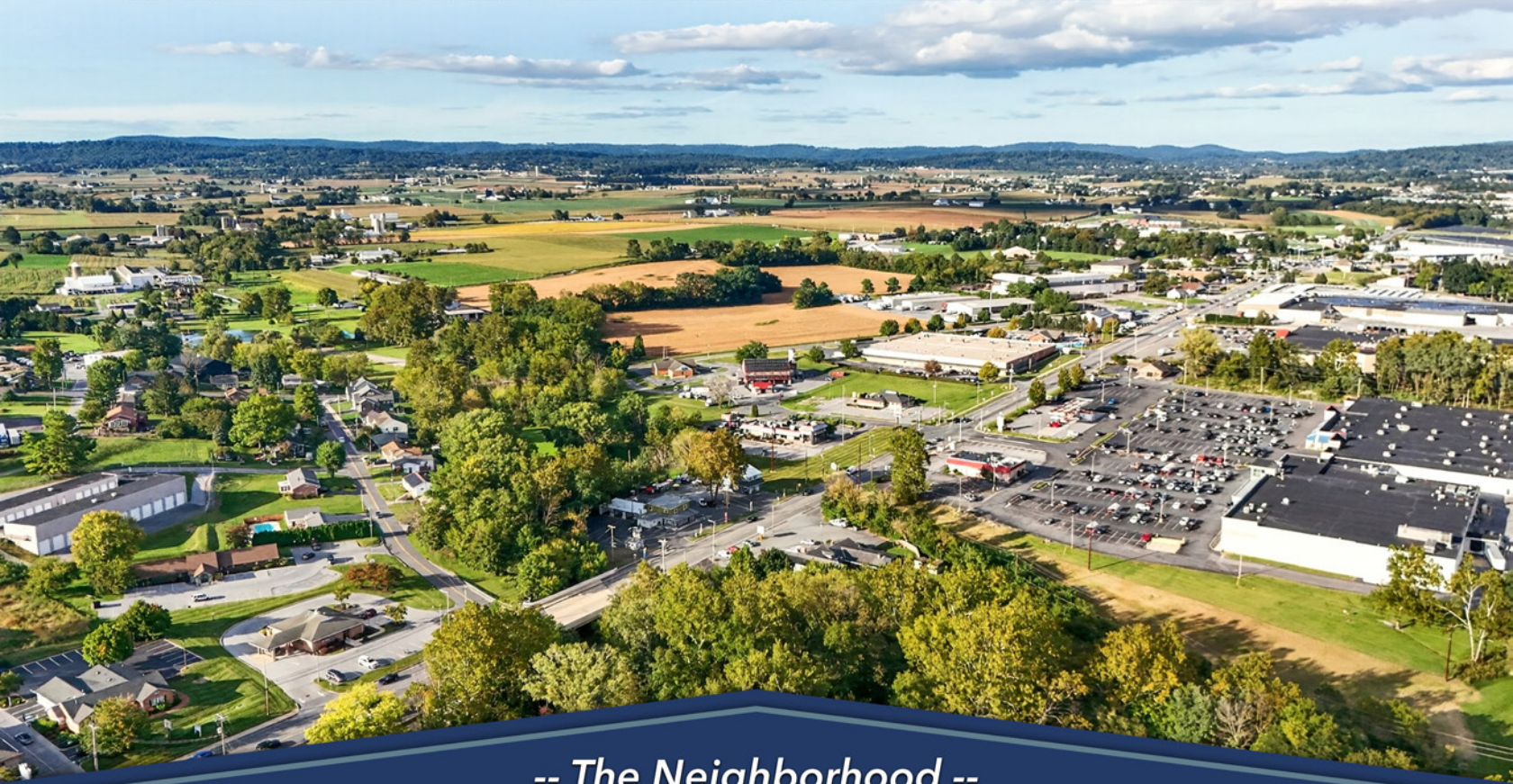
INCOME POWERHOUSE











-- The Neighborhood --

INCOME POWERHOUSE

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entry 3

45.71 ACRES

SACRED OAKS VISTA

INCOME GENERATING WEDDING VENUE | PRIME HUNTING | COMPANY PICNICS







ONE OF A KIND WEDDING LOCATION

THERE'S A DIFFERENCE! Used primarily as a wedding venue for the past years, Sacred Oaks Vista has experienced significant growth every year with 2026 income already over $90,000 with minimal expenses. The pavilion is strategically setup to accomodate weddings with a large open floor plan, a full kitchen area, and modern men's and women's restrooms. The bridal preparation house comes fully furnished with modern appeal. Also included in the sale: The wedding business website, facebook page, and bank account with the down payments for 2027 (which as of 9/1, it has over $25,000 and counting in bookings), round tables for wedding receptions, and lots of decor including flowers, rustic furniture, and more. The ball diamond was just installed in the summer of 2026 with the thought of renting it out for company picnics thru the week. The pavilion also offers plenty of room for games such as pickleball.
This is a prime business opportunity!

AUCTION DETAILS

STARTING BID: $550,000
INITIAL INVESTMENT: $65,000
SETTLEMENT: on or before February 5, 2027
SELLERS: Trail Ridge Holdings LLC

PROPERTY LOCATION:
2073 Seely Run Road, Jersey Shore, PA
(Lycoming County)
Live auction to be held at the Intel Investors Summit.

OPEN HOUSE:
Saturday, October 31 (9 AM - 12 PM)

ENTRY 3
Sacred Oaks Vista

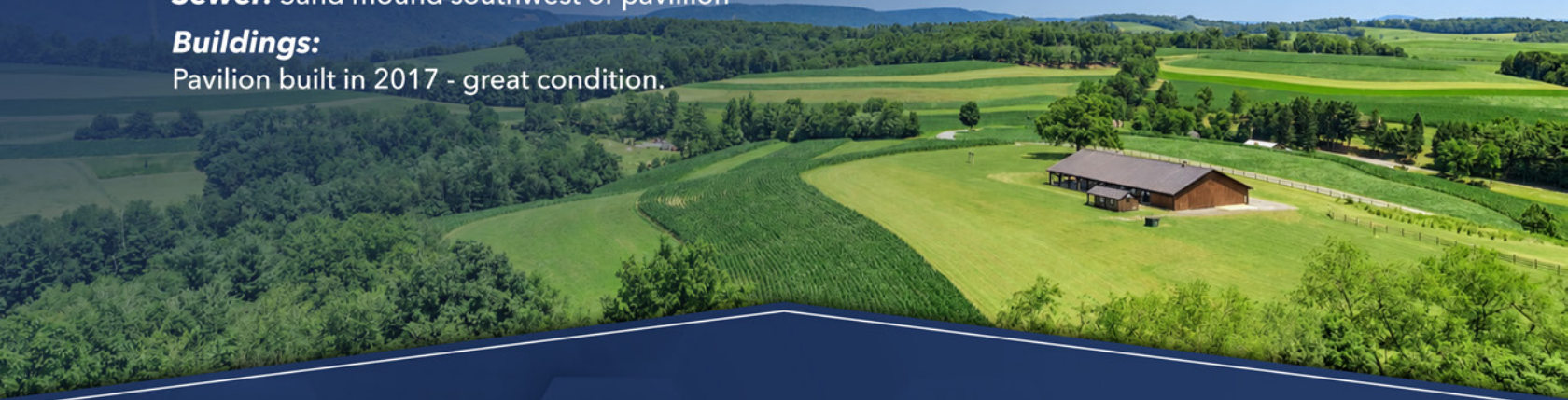
Township: Mifflin

Taxes: $2,062

Well: Northwest of pavilion

Sewer: Sand mound southwest of pavillion

Buildings:
Pavilion built in 2017 - great condition.



THE DETAILS



PROPERTY LINES

45.71 acres in Lycoming County













ENTRY 3
Sacred Oaks Vista

-- Wedding Venue --

SACRED OAKS VISTA





ENTRY 3
Sacred Oaks Vista







-- Wedding Venue --

SACRED OAKS VISTA









-- Wedding Venue --

SACRED OAKS VISTA















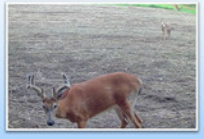
ENTRY 3
Sacred Oaks Vista

-- The Property --

SACRED OAKS VISTA









ENTRY 3
Sacred Oaks Vista

-- Hunting --

SACRED OAKS VISTA

ENTRY 3
Sacred Oaks Vista

5 STAR REVIEWS FROM GOOGLE

Sacred Oaks Vista is such a beautiful wedding venue! The views are stunning and the pavilion provides the perfect space to get creative with amazing views from every angle! - *Brynlin*

We used the pavilion for our company picnic. Great venue and spot.
Had a great time and would definitely recommend.
The transaction was super smooth as well. Thanks Dani! - *Emanuel Peachey*

Amazing venue! My daughter had a beautiful wedding day there.
The owners were so easy to work with! - *Bonnie Cambell*

Pictures DO NOT do this place justice, an absolutely beautiful place,
views are unbelievable - *Noah Smith*

What a fantastic venue for a wedding with friendly owners! Considering the rural location, I think it was great and very well equipped! - *Bruce Dewald*

This is a great venue. Wonderful breezes even during the hot days of summer. We attended a wedding here and it was a great location. Plenty of parking, cleaning updated bathrooms and space to just walk around. - *Jason Barrett*



SACRED OAKS VISTA





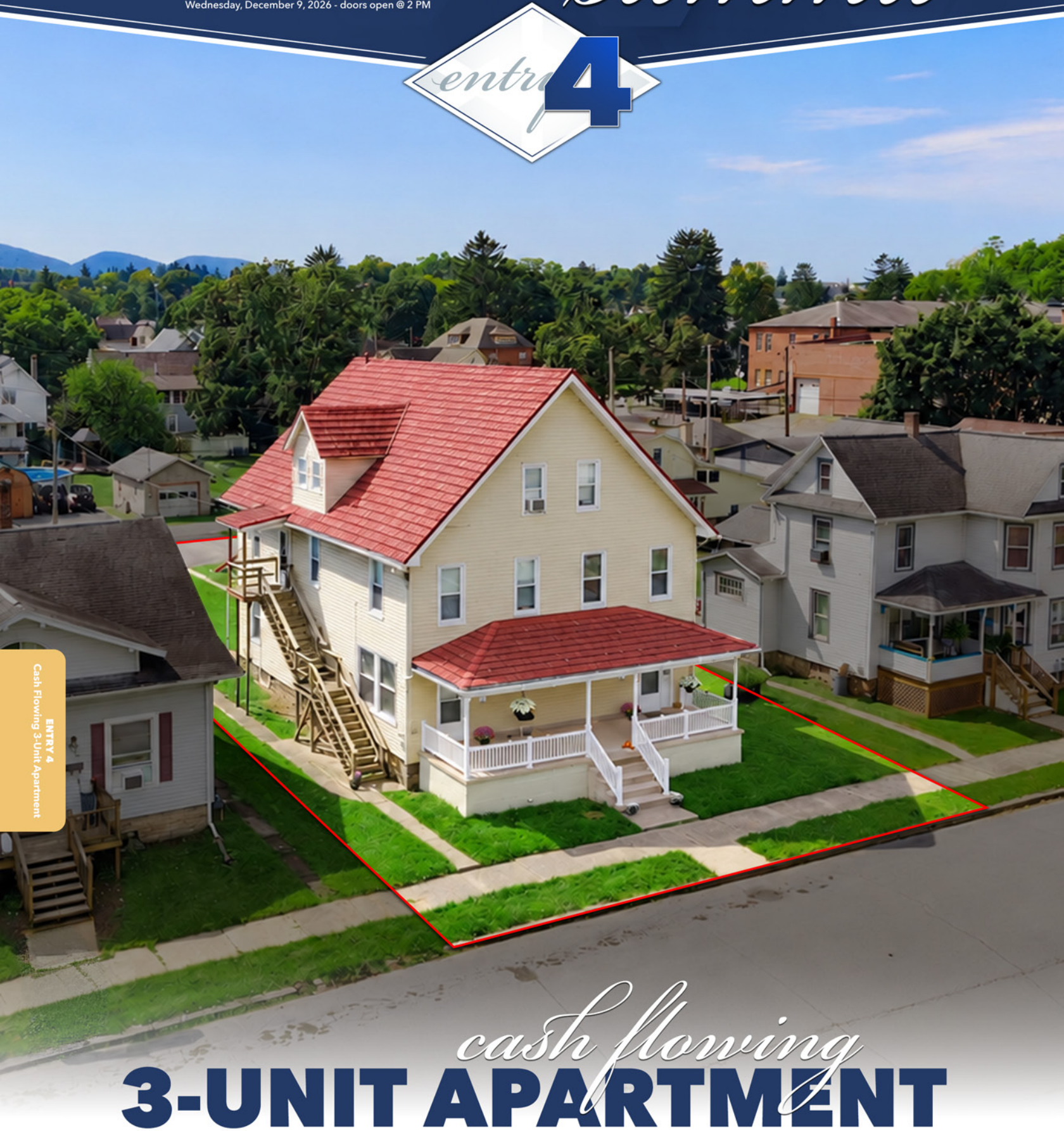
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entry 4



ENTRY 4
Cash Flowing 3-Unit Apartment

cash flowing

3-UNIT APARTMENT

PROPERTY & AUCTION DETAILS

PROPERTY LOCATION:
509, 509A, & 511 Burke St, Jersey Shore, PA
(Lycoming County)
Live auction to be held at the Intel Investors Summit.

STARTING BID: $150,000
INITIAL INVESTMENT: $30,000
SETTLEMENT: on or before February 5, 2027
SELLERS: Twin Oaks Investments

OPEN HOUSE:
Call Henry Kauffman to schedule your showing.
717-799-4264

3 Units | Recently Updated Professionally Managed | Low Maintenance

Are you looking for a cash flowing, low maintnence investment? ***We found it***, a nice 3-unit located in a great area close to Giesinger hospital and plenty of other jobs. Recent updates to the 3 unit apartment includes a new kitchen, remodeled bathroom, interior partially repainted, and 2 of the units have brand new washers/dryers. Professionally managed by one of the most aggressive property management companies in the area making it a stress free investment for many years.

Monthly Income:

- Unit 1 - 509 Burke St: $1,100
- Unit 2 - 511 Burke St: $1,250
- Unit 3 - 509A Burke St: $850

Total Monthly Income: $3,200

Monthly Expenses:

- Water and Sewer combine for $191 a month.
- Yard: $40 per mowing

Township: Jersey Shore Boro

Taxes: $2926

Water: Public

Sewer: Public

Heat: Electric Baseboard



THE DETAILS



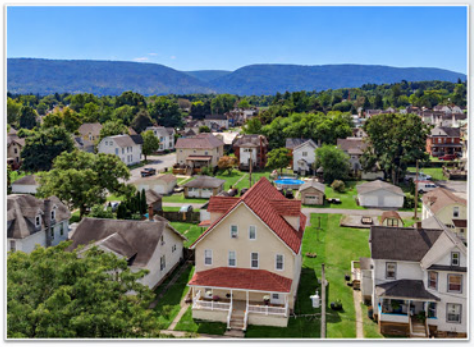






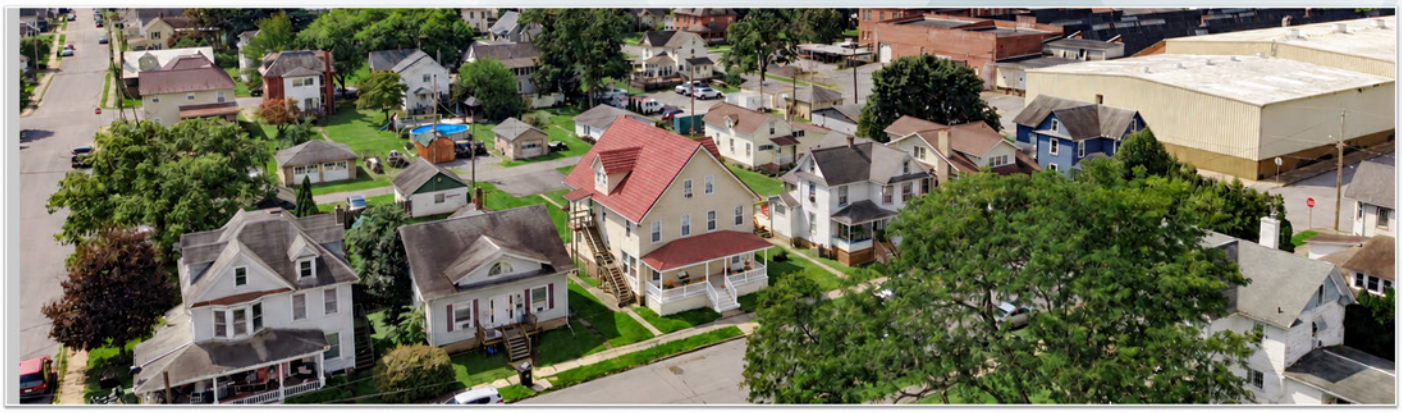
-- Front Side --

CASH FLOWING 3-UNIT APARTMENT













ENTRY 4
Cash Flowing 3-Unit Apartment

-- Front Side --

CASH FLOWING 3-UNIT APARTMENT









-- Back Side --

CASH FLOWING 3-UNIT APARTMENT



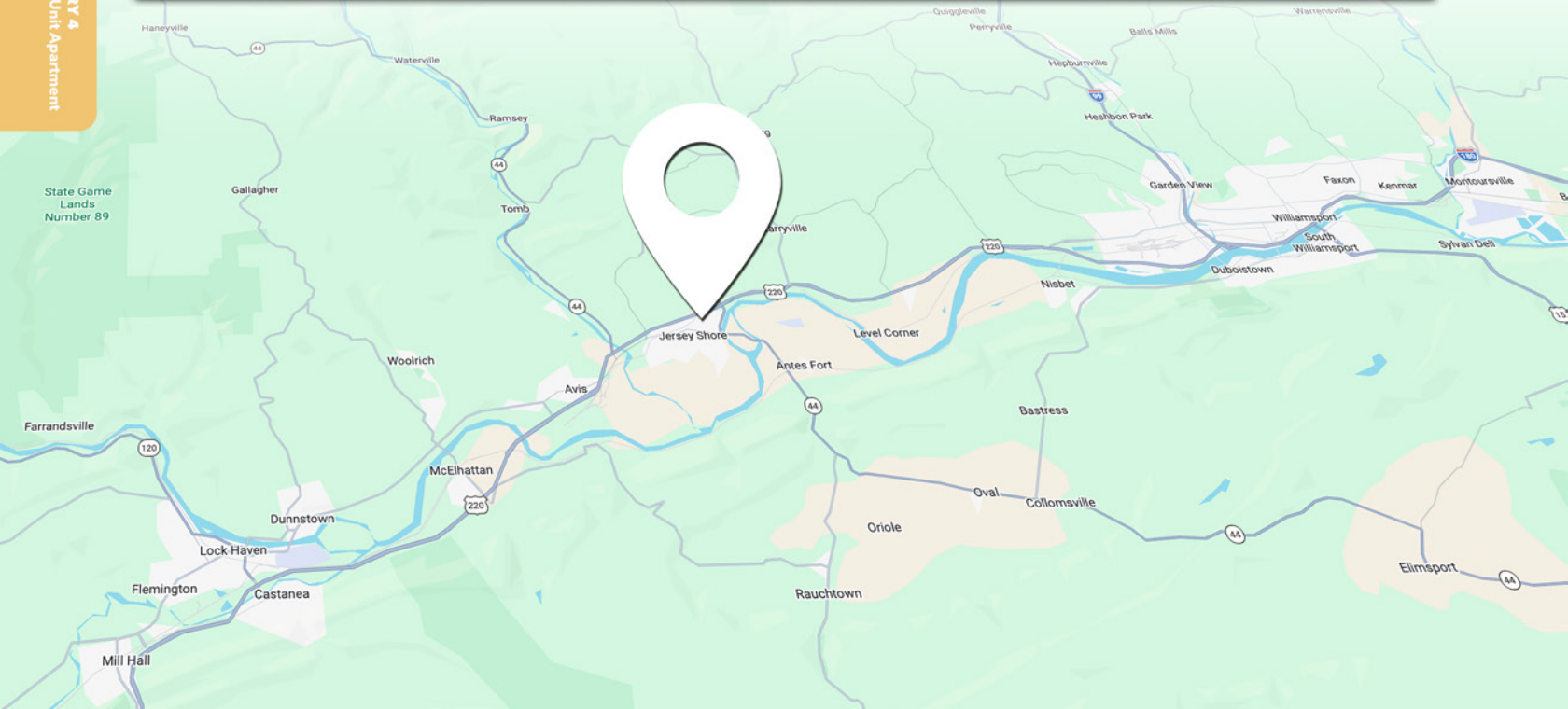
-- Back Side --

CASH FLOWING 3-UNIT APARTMENT

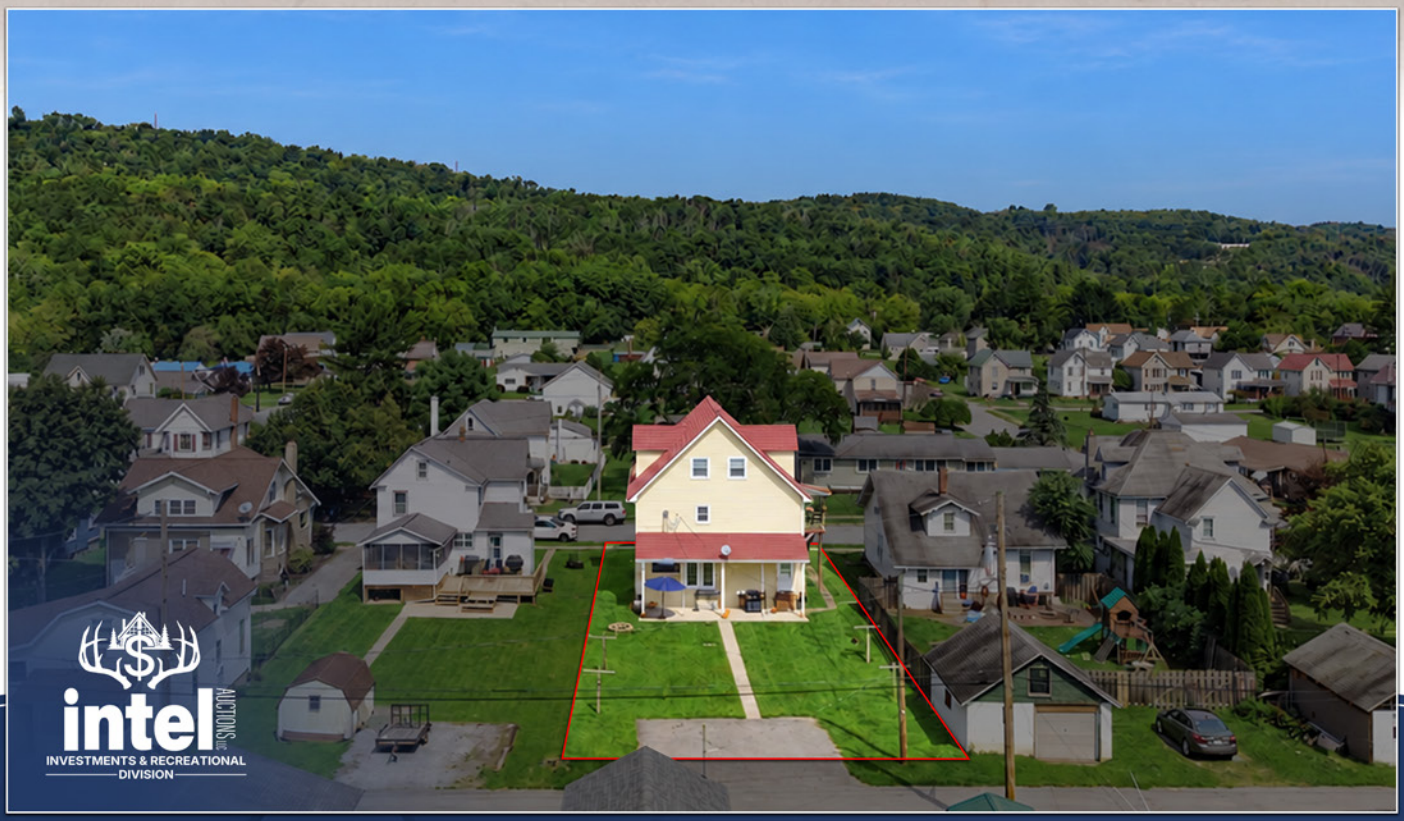
PROPERTY LINES



ENTRY 4
Cash Flowing 3-Unit Apartment



CASH FLOWING 3-UNIT APARTMENT



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entry 5

THE SPLENDID JUNIATA 400

405 ACRES

- 4 acres of food plots.
- 3 hunting blinds setup for trophy hunting.
- 30 x 48 garage (new in 2022).
- Excellent wildlife habitat.
- Untapped potential.







405 acres of prime recreational land in a prime location, offering 5 food plots, 3 hunting blinds, tree stand, and a 30x48 garage new in 2022. Also included is a seperate 2 acre parcel with an older house in need of TLC. The 2 acre parcel would be a prime location to build your dream hunting cabin as sewer, water, and electric are already in place giving you a great head start for your building project. This property has a lot to offer with a variety of mountain ground and some nice level areas. There are miles of atv trails and it's setup for years of productive hunting. Be sure to join us at the open house for ATV tours and to explore the property for yourself.







PROPERTY LOCATION:
2067 & 2174 State Rt 35, East Waterford, PA
(Juniata County)
Live auction to be held at the Intel Investors Summit.

STARTING BID: $650,000
INITIAL INVESTMENT: $65,000
SETTLEMENT: on or before February 5, 2027
SELLERS: Sunny Ridge Acres LLC

OPEN HOUSE:
Saturday, October 24th (9 AM - 12 PM)
Call 717-799-4264 to reserve your ATV tour.

Township: Lack | Taxes: 2 parcels - 403 acres: $2,322, 2 acres: $1,024

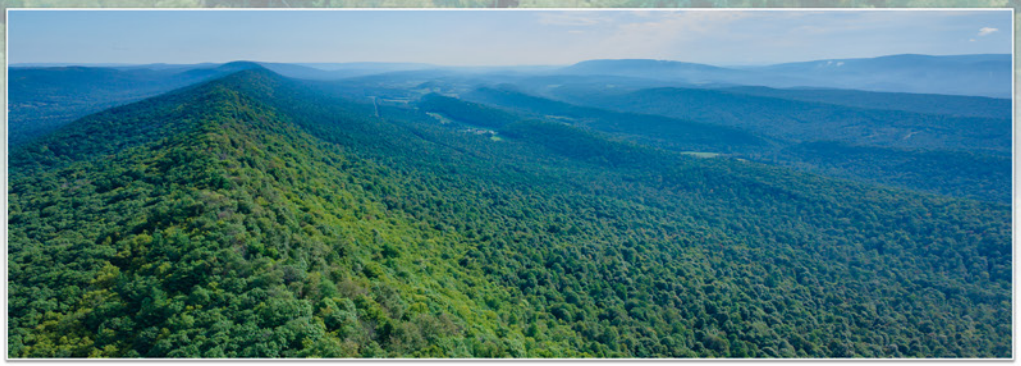
ENTRY 5
The Splendid Juniata 400

THE DETAILS









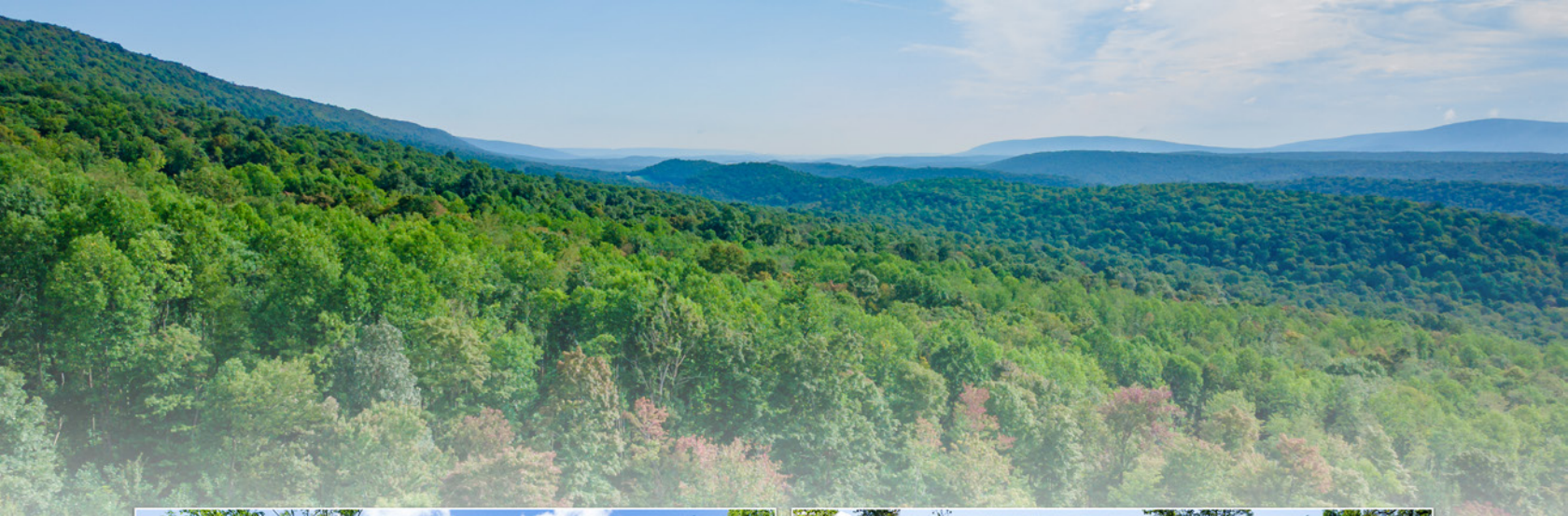






-- The Property --

THE SPLENDID JUNIATA 400













-- 30x48 Garage --

THE SPLENDID JUNIATA 400

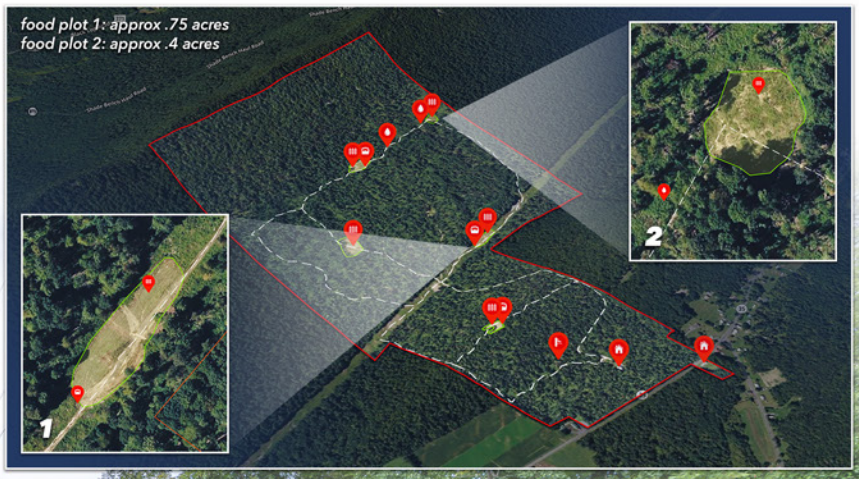








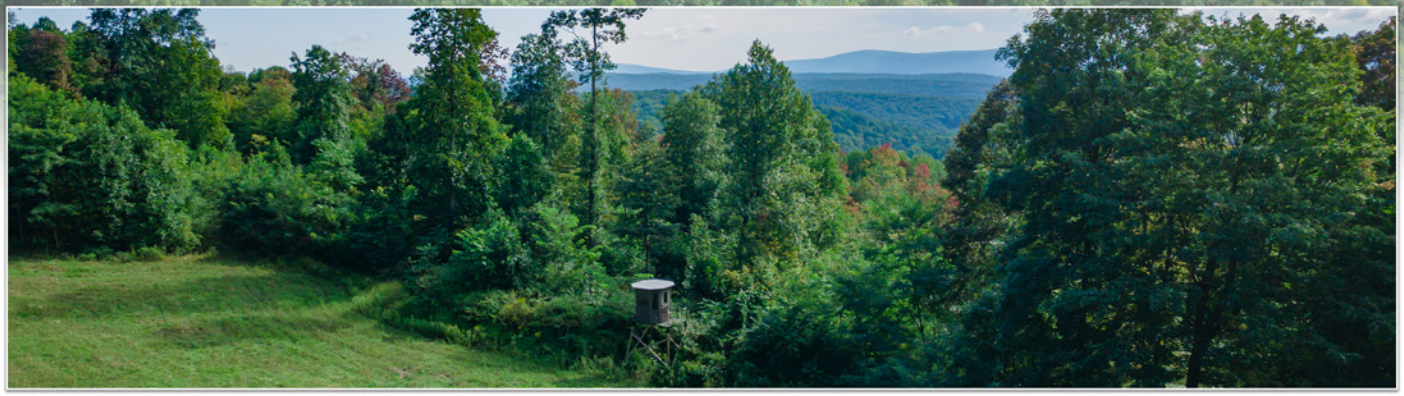




-- Food Plot 1 & 2 --

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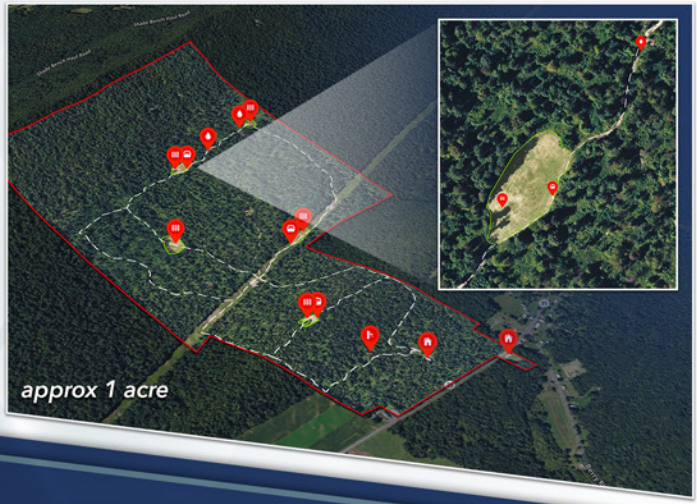










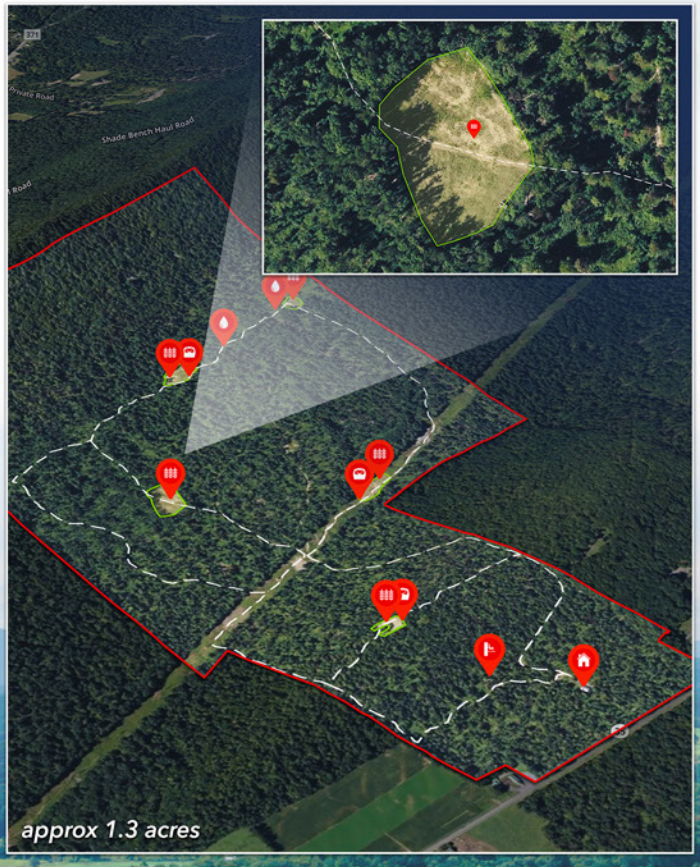


-- Food Plot 3 --

THE SPLENDID JUNIATA 400









-- Food Plot 4 --

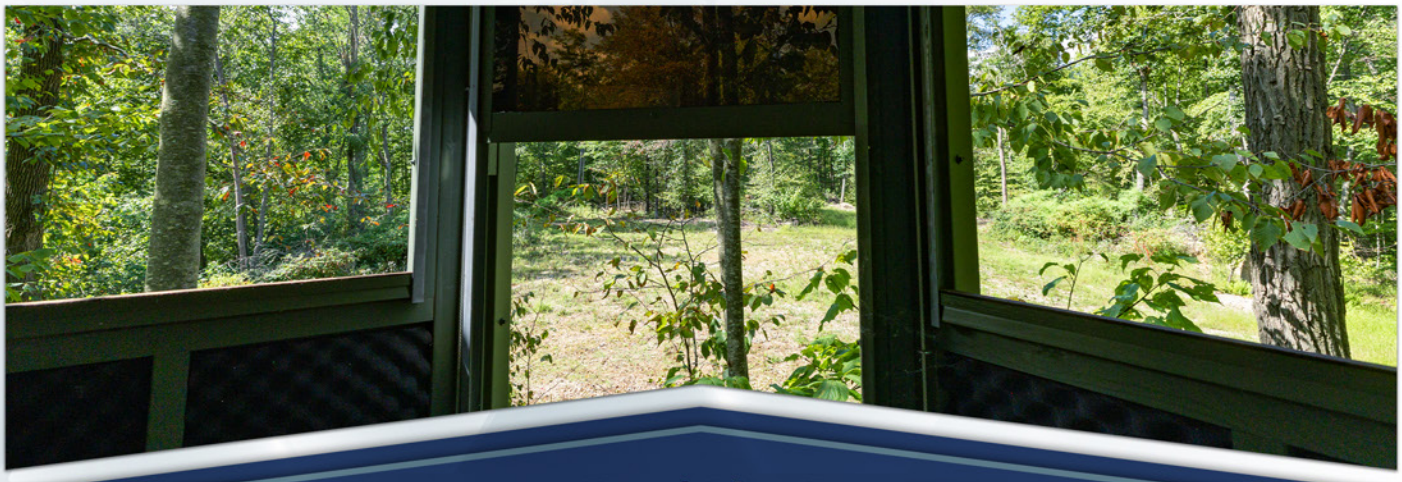
THE SPLENDID JUNIATA 400











-- Food Plot 5 --

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Hunting Cabin Site!

- Water
- Electricity
- Sewer

  ... *already in place*

-- 2 Acre Building Site --

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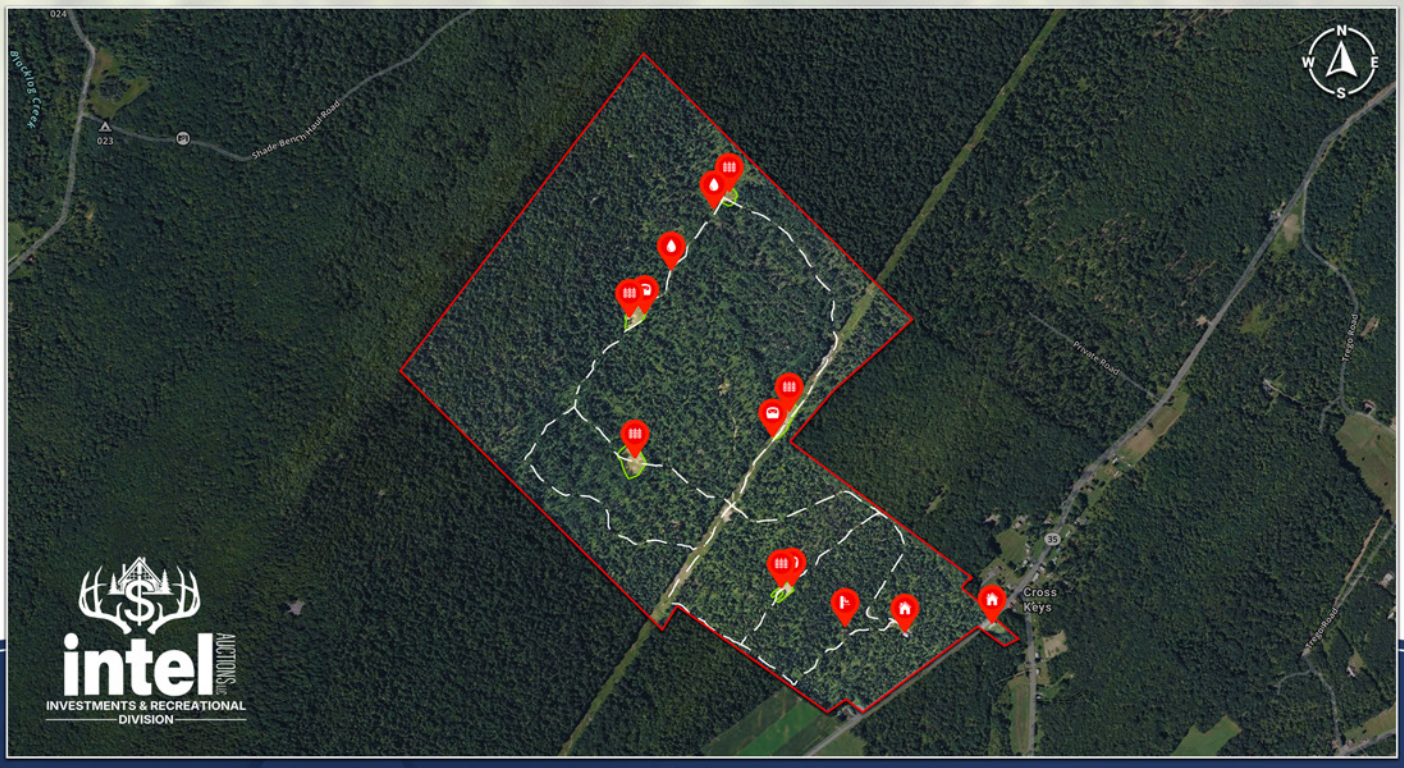
THE SPLENDID JUNIATA 400











Disclaimer: Property lines shown in this brochure are for illustration purposes only and are not survey guaranteed. Boundaries are approximate. For exact dimensions and verified borders, buyers should consult a licensed surveyor.



"You may not get to choose your circumstances, but you always get to choose your response.
That choice; your mindset, your attitude, your actions; is where transformation begins.
Change yourself, and you can begin to change the environment around you." - Damon West

Wednesday, December 9, 2026 - Shady Maple Smorgasbord, 129 Toddy Drive, East Earl, Pennsylvania