

# Property Details

CONTROL: Owner VALUE: \$110,000  
 LOAN: \$70,000  
 EQUITY: \$40,000

TITLE: Log Cabins in Tiny Home Village 12% High Yield 24-36 months  
 TYPE: Business Opportunity  
 8 log cabin development at Tin Cup RV park. We are phasing out 2 log cabin homes at a time to see demand and absorption rate. Bonus depreciation up to 100% write off year 1 regardless if financed. New homes \$70,000 to \$150,000 purchase price range.

HAVE:

WEBSITE URL: <https://www.campspot.com/park/tin-cup-rv-park-mahomet-il>  
 ADDRESS: 1715 Tin Cup Road, Mahomet, Illinois  
 BENEFITS TO NEW OWNER: 1. Equity ownership for depreciation benefits, so can use 100% year 1 for bonus depreciation in 2025. 2. Debt income 10-12% preferred return

GROSS SCHEDULED INCOME: \$18,000 Actual  
 VACANCY LOSS: \$0  
 GROSS EFFECTIVE INCOME: \$0  
 EXPENSES: \$7,200  
 NOI: \$10,800  
 DEBT SERVICE: \$7,000  
 CASH FLOW: \$3,800  
 CAP RATE: 9.82%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$70,000	\$700	12%	12/15/2025	No

BENEFITS SOUGHT: Equity partners that need deprecation or debt investor partners that are happy with 10-12% interest for 12-36 months.

MOTIVATION: 7

CAN ADD: Cubs tickets, gold, SFR, as additional collateral

REMARKS: I have 8 RV spots dedicated to log cabin park model homes. Phasing out 2 log cabin homes at a time, but could do all 8 in 2025 depending on market demand.

OWNER: Tin Cup Village LLC

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