

# Property Details

CONTROL: Owner

VALUE: \$110,000  
LOAN: \$75,000  
EQUITY: \$35,000

TITLE: Cash Flow 10% High Yield Log Cabins Tiny Home Village 12-36 months  
TYPE: Business Opportunity

HAVE: 10 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 \$100,000 purchase price range.

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 100k tax deduction depreciation benefits, so can use 100% year 1 for bonus depreciation in 2025. 2. Debt income 10% interest only

GROSS SCHEDULED INCOME: \$15,200 Actual  
VACANCY LOSS: \$1,100  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$3,600  
NOI: \$10,500  
DEBT SERVICE: \$7,500  
CASH FLOW: \$3,000  
CAP RATE: 9.55%



| ENCUMBRANCES | BALANCE  | PAYMENT | RATE | DUE        | ASSUMABLE |
|--------------|----------|---------|------|------------|-----------|
| LOAN 1       | \$75,000 | \$625   | 10%  | 12/15/2026 | 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 for up to 10 total.

OWNER: Tin Cup Village LLC

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