Property Details

CONTROL: Owner VALUE: \$550,000

LOAN: \$280,000 EOUITY: \$270,000

TITLE: Build To Rent Log Cabin Community

TYPE: Development

I'm looking to partner with financial liquidity partner and have builders

HAVE: ready to go. I'm also open to developer/builder partnership dong 15%

preferred.

https://www.zillow.com/homedetails/1715-Tin-Cup-Rd-Mahomet-IL-61853/3

WEBSITE URL: 04906929 zpid/

ADDRESS: 1715 Tin Cup Road, Mahomet, Illinois

BENEFITS TO NEW Equity growth, cash flow, and great location with highest median income

OWNER: city in the County. Located 10 minutes from University of Illinois.

GROSS SCHEDULED INCOME: \$93,600 Projected

VACANCY LOSS: \$0
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$37,600
NOI: \$56,000
DEBT SERVICE: \$21,000
CASH FLOW: \$35,000
CAP RATE: 10.18%



ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$175,000 \$1,750 12% 10/15/2026 No

BENEFITS Financial and liquidity partner to get infrastructure and "build to rent" log cabin village. There is not a

SOUGHT: house under \$200,000 for sale right now. Low supply.

Mahomet, IL has the highest median income per capita in Champaign County at \$115,000 household

MOTIVATION: income. Tin Cup RV park is located across the street from Lake of The Woods Forest Preserve and next

to Fox Run subdivision of \$400,000+ homes in A+ class area.

I "can add" note 0-4% interest to builder/financial partner with me on this project approved and ready to

CAN ADD: go with contractor bids in hand. I have moved on site and expansion to demand with adjacent 24 acres

for 86 acres total. - 60+ rented SFR properties

REMARKS: Phasing out 8 RV pads per phase.

https://www.zillow.com/homedetails/1715-Tin-Cup-Rd-Mahomet-IL-61853/304906929_zpid/

OWNER: Quentin McNew

COUNSELOR: Quentin McNew Phone: 2175524062

501 N Neil, Suite 2 Email: quentin@mcnewcapital.com

Champaign, Illinois, 61820