

Property Details

CONTROL: Owner VALUE: \$2,350,000
LOAN: \$1,050,000
EQUITY: \$1,300,000

TITLE: Bonus Depreciation Play! RV Park Discount Sale Buy Back
TYPE: Mobile Home/RV
HAVE: Tin Cup RV park is located 10 minutes from Illinois campus. 28 acre park with 75+ full hookup RV sites. Value upgrades in 2025 are fiber optic, cameras, electric bill back meters, and REAP USDA grant submitted March 2025 for up to 25% solar credit.

WEBSITE URL: <https://www.campspot.com/park/tin-cup-rv-park-mahomet-il>
ADDRESS: 1715 Tin Cup Road, Mahomet, Illinois
BENEFITS TO NEW OWNER: Big depreciation play on growing RV park asset that has adjacent vacant land to expand to demand.

GROSS SCHEDULED INCOME: \$370,000 Actual
VACANCY LOSS: \$30,000
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$155,000
NOI: \$185,000
DEBT SERVICE: \$67,000
CASH FLOW: \$118,000
CAP RATE: 7.87%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$941,000	\$5,515	4%	09/09/2025	No
LOAN 2	\$121,000	\$887	2%	07/18/2025	No

BENEFITS SOUGHT: Liquidity for reimbursements on the \$500,000 in upgrades the last 3 years, then buy back the property to reset deprecation schedule.

MOTIVATION: 8

CAN ADD: RVs, tiny homes, SFR, and Chicago Cubs tickets.

REMARKS: We plan to hold this property forever. We have 3.5% interest rate and 2% interest rate adjusting March 2025, so looking to recapitalize and buy back to continue expansion and hold FOREVER.

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