## **Property Details**

CONTROL: Owner VALUE: \$2,350,000

LOAN: \$1,300,000 EOUITY: \$1,050,000

TITLE: Bonus Depreciation! RV Park Discount Sale Buy Back

TYPE: Mobile Home/RV

Tin Cup RV park is located 10 minutes from Illinois campus. 28 acre park

HAVE: 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 100% Bonus Depreciation. We received 1.1 million depreciation on 1.4 OWNER: million purchase with last cost seg in 2022 for 79% year 1 write off.

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 \$7,500 7% 07/01/2026 No LOAN 2 \$375,000 \$3,750 12% 07/01/2026 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. 12+ acres adjacent vacant land to expand to demand. I'm

looking to recapitalize and buy back to continue expansion and hold FOREVER.

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