

Property Details

CONTROL: Owner VALUE: \$2,400,000
LOAN: \$1,300,000
EQUITY: \$1,100,000

TITLE: Up to \$1,000,000 in tax deductions with cash flow on 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: Cash flow From operations, equity appreciation, and bonus depreciation Section 179. We received 1.1 million depreciation on 1.4 million purchase with last cost seg in 2022 for 79% year 1 write off.

GROSS SCHEDULED INCOME: \$440,000 Projected
VACANCY LOSS: \$60,000
GROSS EFFECTIVE INCOME: \$0
EXPENSES: \$210,000
NOI: \$170,000
DEBT SERVICE: \$67,000
CASH FLOW: \$103,000
CAP RATE: 7.08%



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 finalizd buyout of partner. Could do buy back on property later to reset deprecation schedule.

MOTIVATION: 8

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

REMARKS: I plan to hold this property forever. 12+ acres commercial zoning vacant land to expand to demand. I'm looking to recapitalize and buy back to continue expansion and hold FOREVER.

OWNER: Quentin McNew

COUNSELOR: Quentin McNew Phone: 2175524062
501 N Neil, Suite 2 Email: quentin@mcnewcapital.com
Champaign, Illinois, 61820