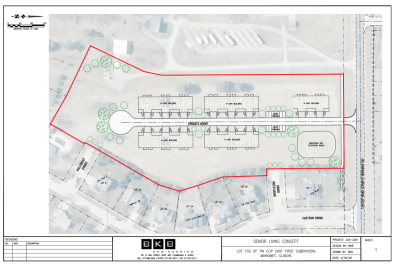
Property Details

CONTROL:	Owner	VALUE:	$4,750,000
		LOAN:	$2,000,000
		EQUITY:	$2,750,000

TITLE:	Equity ownership 28 Unit Senior Housing Development High Demand
TYPE:	Development
HAVE:	5 buildings total with one 4 unit and four 6 unit buildings for total 28 units to Veterans and Seniors over age 55. 150k already invested in entitlements & approvals with a feasibility study completed June 23rd, 2026.
WEBSITE URL:	https://www.hacc.net/communities/the-manor-at-prairie-crossing-apartments
ADDRESS:	1715 Tin Cup Road, Mahomet, Illinois
BENEFITS TO NEW OWNER:	Appreciation growth, depreciation, tax benefits. Project based vouchers to mitigate vacancy lease up risk.

GROSS SCHEDULED INCOME:	$462,000 Projected
VACANCY LOSS:	$22,000
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$151,000
NOI:	$289,000
DEBT SERVICE:	$110,000
CASH FLOW:	$179,000
CAP RATE:	6.08%



ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	$300,000	$3,000	0%	12/10/2026	No
LOAN 2	$100,000	$0	10%	12/10/2026	No

BENEFITS SOUGHT:	$500,000 equity partner to invest on a 24-36 covertible note while phasing development, then will refinance into long term debt when stabilized.
MOTIVATION:	Baby Boomers are expected to turn 65 each year, or about 10,000 daily for the next 10 years. Positioning for the demand and expand to demand.
CAN ADD:	Land, RVs, SFR collateral, and discount sale buy back opportunities.
REMARKS:	High Opportunity Area Incentive Program□HACC will offer incentives to landlords who lease units in high-opportunity areas. Incentives ranging from $500 to $1,500 are based on the classification of income level in the census tract the landlord's property.

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