

## Property Details

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

TITLE: Solar Project Tin Cup RV Park Sustainable Village  
TYPE: Business Opportunity

HAVE: Solar Project finalizing bid proposals by March 15th, 2025. 100% bonus depreciation back in play 2025.

WEBSITE URL: <https://www.campspot.com/park/tin-cup-rv-park-mahomet-il>  
ADDRESS: 1715 Tin Cup Road, Mahomet, Illinois  
BENEFITS TO NEW OWNER: Equity ownership of sustainable solar project in A+ class area. Highest median income city in Champaign County. Applied for USDA grant for 20-25% credit that will know by June 15th, 2025.

GROSS SCHEDULED INCOME: \$0 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$0  
NOI: \$0  
DEBT SERVICE: \$0  
CASH FLOW: \$0  
CAP RATE: 0.00%



BENEFITS SOUGHT: Looking for equity investors that have long time horizon. Great depreciation opportunity awaits.

MOTIVATION: This is phase 2 of the value add plan in executing business plan for sustainable village.

CAN ADD: Additional collateral or tiny home oportunities for additional writeoffs. I can structure leasing to buy back.

REMARKS: Solar project that offers 1:1 depreciation to help you offset 2025 income. For every \$100k invested, you will receive \$100k of depreciation in 2025. You'll also have equity ownership that shares in cash flows, property appreciation, & future refi/sales.

OWNER: Tin Cup Village LLC

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