


Property Details

CONTROL:	Owner	VALUE: \$2,200,000 LOAN: \$1,100,000 EQUITY: \$1,100,000
TITLE:	Solar Project Tin Cup RV Park Sustainable Village	
TYPE:	Business Opportunity	
HAVE:	Solar Project finalizing bid proposals by March 15th, 2025. 1. 40% bonus depreciation in 2025 2. \$400,000 total raise = 8 slots at 50k minimum for 24-36 months - A shares: 12% yield - B Shares: 4% yield and 1 for 1 depreciation year 1	
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 20-40% 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	
COUNSELOR:	Quentin McNew 501 N Neil, Suite 2 Champaign, Illinois, 61820	Phone: 2175524062 Email: quentin@mcnewcapital.com