Property Details

CONTROL: Owner VALUE: \$300,000

LOAN: \$220,000 EOUITY: \$80,000

TITLE: Solar Project 2 to 1 Depreciation Year 1

TYPE: Business Opportunity

APPROVED for REAP USDA grant for \$67,804 for a total project cost of

HAVE: \$271,216. 2 shares for \$50,000. This solar project is set for development at PV perk for Q4 of 2025, \$50,000 gets \$100,000 depressivition years 1 and

at RV park for Q4 of 2025. \$50,000 gets \$100,000 depreciation year 1 and

equity ownership with cashflow.

WEBSITE URL: https://www.campspot.com/park/tin-cup-rv-park-mahomet-il

ADDRESS: 1715 Tin Cup Road, Mahomet, Illinois

BENEFITS TO NEW Equity ownership of sustainable solar project in A+ class area. Highest

OWNER: median income city in Champaign County. Approved for \$67,804 Grant on a

total project cost of \$271,216.

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



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.

Solar project that offers 2:1 depreciation to help you offset 2025 income.

For every \$50k invested, you will receive \$100k of depreciation in 2025.

REMARKS: You'll also have equity ownership that shares in cash flows, property

appreciation, & future refi/sales.

OWNER: Tin Cup Village LLC

COUNSELOR: Quentin McNew Phone: 2175524062

501 N Neil, Suite 2 Email: quentin@mcnewcapital.com

Champaign, Illinois, 61820