

# Property Details

CONTROL: Owner VALUE: \$300,000  
LOAN: \$220,000  
EQUITY: \$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 \$271,216. 2 shares for \$50,000. This solar project is set for development at RV park for Q4 of 2025. \$50,000 gets \$100,000 depreciation year 1 and equity ownership with cashflow.

HAVE:

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. 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: 0.00%



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 opportunities for additional writeoffs. I can structure leasing to buy back.

REMARKS: Solar project that offers 2:1 depreciation to help you offset 2026 income. For every \$50k invested, you will receive \$100k of depreciation in 2026. 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](mailto:quentin@mcnewcapital.com)  
Champaign, Illinois, 61820