Property Details

CONTROL: Owner VALUE: \$2,350,000

LOAN: \$1,300,000 EOUITY: \$1,050,000

TITLE: Equity Ownership of cashflow RV Park in the Path of Progress

TYPE: Mobile Home/RV

Recapitalizing the project to pay off short-term debt and existing cash

HAVE: injection used for the value add repositioning. 10-20% revenue increase last 3 years. Increased revenue 22% in 2024. NOI projection \$170,000-

\$220,000 from electric bill back meters.

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

ADDRESS: 1715 Tin Cup Road, Mahomet, Illinois

BENEFITS TO NEW - Cashflow From Operations: - Equity appreciation: - Bonus Depreciation

OWNER:

GROSS SCHEDULED INCOME: \$370,000 Actual

VACANCY LOSS: \$30,000 GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$148,000 NOI: \$192,000

DEBT SERVICE: \$67,000 CASH FLOW: \$125,000 CAP RATE: 8.17%



ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

LOAN 1 \$941,000 \$7,578 7% 07/01/2026 No LOAN 2 \$375,000 \$3,750 12% 07/01/2026 No

BENEFITS SOUGHT: - Total Raise: \$350,000 - Shares Available: 1000 - Price Per Share: \$350 - Minimum purchase:

\$25,000 - Term: 12-36 Months until Refinance

MOTIVATION: Recouping liquidity from the \$500,000 in cash value add upgrades the previous 3 years of

ownership.

CAN ADD: - 100% bonus depreciation on tiny homes we are adding the the RV park for Airbnb rentals. -

Single Family 50-60% LTV property

REMARKS: Added 30 full hook up sites past 3 years. Have 12+ vacant land to continue growing. Planning on

holding this property forever and building to demand with absoprtion rate.

OWNER: Ouentin McNew

COUNSELOR: Quentin McNew Phone: 2175524062

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

Champaign, Illinois, 61820