

# Property Details

CONTROL: Owner VALUE: \$2,200,000  
 LOAN: \$1,100,000  
 EQUITY: \$1,100,000

TITLE: Tin Cup RV Park 15% Equity Investment on 50% LTV Asset  
 TYPE: Mobile Home/RV  
 HAVE: Recapitalizing the project to pay off short-term debt and existing cash injection used for the value add repositioning. Depreciation from cost segregation study year 1 = 73%. 10-20% revenue increase last 3 years. Increased revenue 22% in 2024.

WEBSITE URL: <https://www.campspot.com/park/tin-cup-rv-park-mahomet-il>  
 ADDRESS: 1715 Tin Cup Road, Mahomet, Illinois  
 BENEFITS TO NEW OWNER: Price Per Share: \$50,000 Shares Available: 3 Term: 24-36 Months Return: 15% equity investor slots available

GROSS SCHEDULED INCOME: \$345,000 Actual  
 VACANCY LOSS: \$30,000  
 GROSS EFFECTIVE INCOME: \$0  
 EXPENSES: \$132,000  
 NOI: \$183,000  
 DEBT SERVICE: \$67,000  
 CASH FLOW: \$116,000  
 CAP RATE: 8.32%



## ENCUMBRANCES BALANCE PAYMENT RATE DUE ASSUMABLE

ENCUMBRANCES	BALANCE	PAYMENT	RATE	DUE	ASSUMABLE
LOAN 1	\$873,000	\$5,515	4%	03/09/2025	No
LOAN 2	\$228,000	\$887	2%	03/09/2025	No

BENEFITS SOUGHT: - 230k for 16 pads = \$14,375 - Rents \$590 and \$665 per pad - Phasing out 8 at a time to see demand and absorption rate. -  $8 \times \$665 = \$5,320 \times 12 = \$63,840$  gross - Net Income = \$44,688 net -  $\$44,688 / 9 \text{ cap} = \$496,533$  value increase

MOTIVATION: 6

CAN ADD: - 60% bonus depreciation on tiny homes we are adding the the RV park for Airbnb rentals. - Single Family 50-60% LTV property

REMARKS: Upon stabilization, we will refinance into assumable fixed-rate permanent financing in Mar 2025. We expect to obtain a loan that will allow a longer 30-year amortization schedule. \$150,000 investment for \$28,050 depreciation year 1.

OWNER: Quentin McNew

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