

Property Details

CONTROL: Owner VALUE: \$2,350,000
LOAN: \$1,250,000
EQUITY: \$1,100,000

TITLE: Tin Cup RV Park 15-33% 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. 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 OWNER: - Cashflow From Operations: - Equity appreciation: - Two Full Years of Depreciation Schedule:

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%	03/09/2025	No
LOAN 2	\$121,000	\$887	2%	03/09/2025	No

BENEFITS SOUGHT: - Total Raise: \$367,000 - Shares Available: 1000 - Price Per Share: \$367 - 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: 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.

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