

# Property Details

CONTROL: Owner VALUE: \$2,350,000  
 LOAN: \$1,300,000  
 EQUITY: \$1,050,000

TITLE: Cashflowing RV Park with Value Add Growth Plans  
 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: - Bonus Depreciation

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: \$50,000 - 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: - 80% 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 absorption rate.

OWNER: Quentin McNew

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