

# Property Details

CONTROL: Owner VALUE: \$110,000  
LOAN: \$70,000  
EQUITY: \$40,000

TITLE: Log Cabins in Tiny Home Village 12% High Yield 24-36 months  
TYPE: Business Opportunity  
8 log cabin development at Tin Cup RV park. We are phasing out 2 log cabin homes at a time to see demand and absorption rate. You can use 40% bonus depreciation year 1. New homes \$70,000 to \$150,000 purchase price range.

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: 1. Equity ownership for depreciation benefits, so can use 40% year 1 for bonus depreciation in 2025. 2. Debt income 10-12% preferred return

GROSS SCHEDULED INCOME: \$18,000 Actual  
VACANCY LOSS: \$0  
GROSS EFFECTIVE INCOME: \$0  
EXPENSES: \$7,200  
NOI: \$10,800  
DEBT SERVICE: \$7,000  
CASH FLOW: \$3,800  
CAP RATE: 9.82%



| ENCUMBRANCES | BALANCE  | PAYMENT | RATE | DUE        | ASSUMABLE |
|--------------|----------|---------|------|------------|-----------|
| LOAN 1       | \$70,000 | \$583   | 10%  | 08/15/2025 | No        |

BENEFITS SOUGHT: Equity partners that need deprecation or debt investor partners that are happy with 10-12% interest for 12-36 months.

MOTIVATION: 7

CAN ADD: Cubs tickets, gold, SFR, as additional collateral

REMARKS: I have 8 RV spots dedicated to log cabin park model homes. Phasing out 2 log cabin homes at a time, but could do all 8 in 2025 depending on market demand.

OWNER: Tin Cup Village LLC

COUNSELOR: Quentin McNew  
501 N Neil, Suite 2  
Champaign, Illinois, 61820  
Phone: 2175524062  
Email: [quentin@mcnewcapital.com](mailto:quentin@mcnewcapital.com)