

Property Details

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

TITLE: Solar Project Tin Cup RV Park Sustainable Village
TYPE: Business Opportunity

HAVE: Solar Project finalizing bid proposals by March 15th, 2025. 1. 40% bonus depreciation in 2025 2. \$400,000 total raise = 8 slots at 50k minimum for 24-36 months - A shares: 12% yield - B Shares: 4% yield and 1 for 1 depreciation year 1

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

ADDRESS: 1715 Tin Cup Road, Mahomet, Illinois

BENEFITS TO NEW OWNER: Equity ownership of sustainable solar project in A+ class area. Highest median income city in Champaign County. Applied for USDA grant for 20-40% credit that will know by June 15th, 2025.

GROSS SCHEDULED INCOME: \$0 Actual

VACANCY LOSS: \$0

GROSS EFFECTIVE INCOME: \$0

EXPENSES: \$0

NOI: \$0

DEBT SERVICE: \$0

CASH FLOW: \$0

CAP RATE: 0.00%



BENEFITS SOUGHT: Looking for equity investors that have long time horizon. Great depreciation opportunity awaits.

MOTIVATION: This is phase 2 of the value add plan in executing business plan for sustainable village.

CAN ADD: Additional collateral or tiny home oportunities for additional writeoffs. I can structure leasing to buy back.

REMARKS: Solar project that offers 1:1 depreciation to help you offset 2025 income. For every \$100k invested, you will receive \$100k of depreciation in 2025. You'll also have equity ownership that shares in cash flows, property appreciation, & future refi/sales.

OWNER: Tin Cup Village LLC

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