





WHERE POTENTIAL & PROFITS MEET

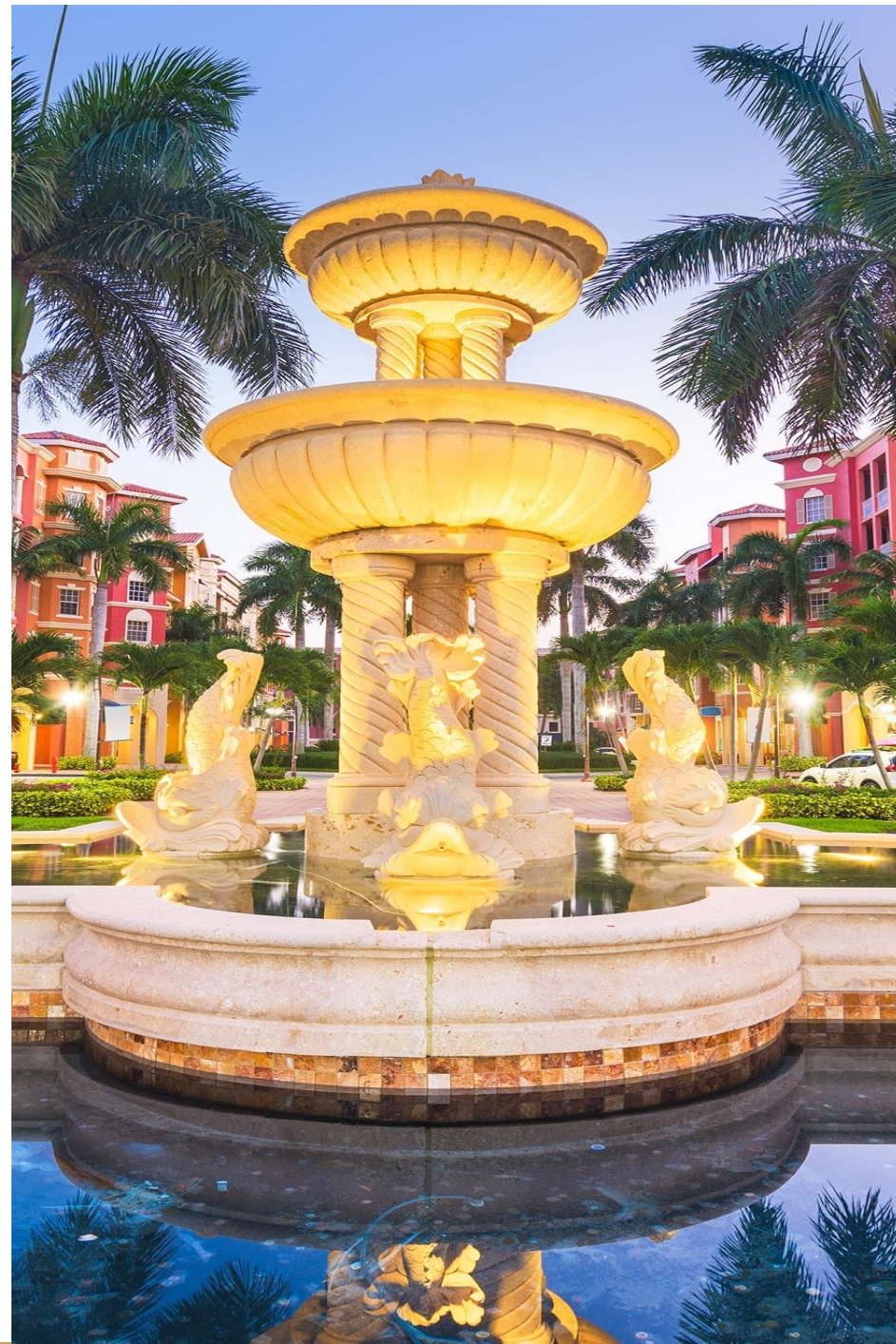
Creating Wealth for Our Investors Developing the SW Florida Market

TN Capital Investments raises capital to acquire, develop, operate, improve, and sell real estate to generate attractive returns for our investors.

By performing extensive due diligence on all projects, we carefully and meticulously select projects that offer a safe return of our investors' money with significant potential.

Focusing on the growing SW Florida area has allowed us to generate attractive returns for our investors and to make a positive impact on the communities in which we invest.

We believe that developing multiple exit strategies in anticipation of changing market conditions is critical and we execute our planned exit strategy as quickly as possible to maximize ROI to investors.





History of Success

TN Capital Investments historically has delivered competitive total returns, based on high, steady income and long-term capital appreciation.



Bonita Springs

MARKET TRENDS



The Market is Booming in Bonita Springs

Located between trendy Naples and Cape Coral, Bonita Springs is one of Southwest Florida's fastest-growing cities.

The population has increased by 5.07% since the most recent consensus (2020) and now houses approximately 57,000.





Bonita Springs

Bonita Springs is a delightful place to call home. It has gorgeous white sand beaches on the Gulf of Mexico, freshwater inlets on the Estero River, and comfortable year-round weather.

The area provides award-winning residential communities, restaurants, shopping, retail services, commercial parks, and office space, keeping pace with residential growth.



Bonita Springs

This fast-growing town has fast access to The Southwest Florida International Airport, hospitals, the beach, great shopping, and so much more.

It is highly desirable: Homes for sale receive an average of 3 offers and sell in an average of approximately eight days after being put on the market.

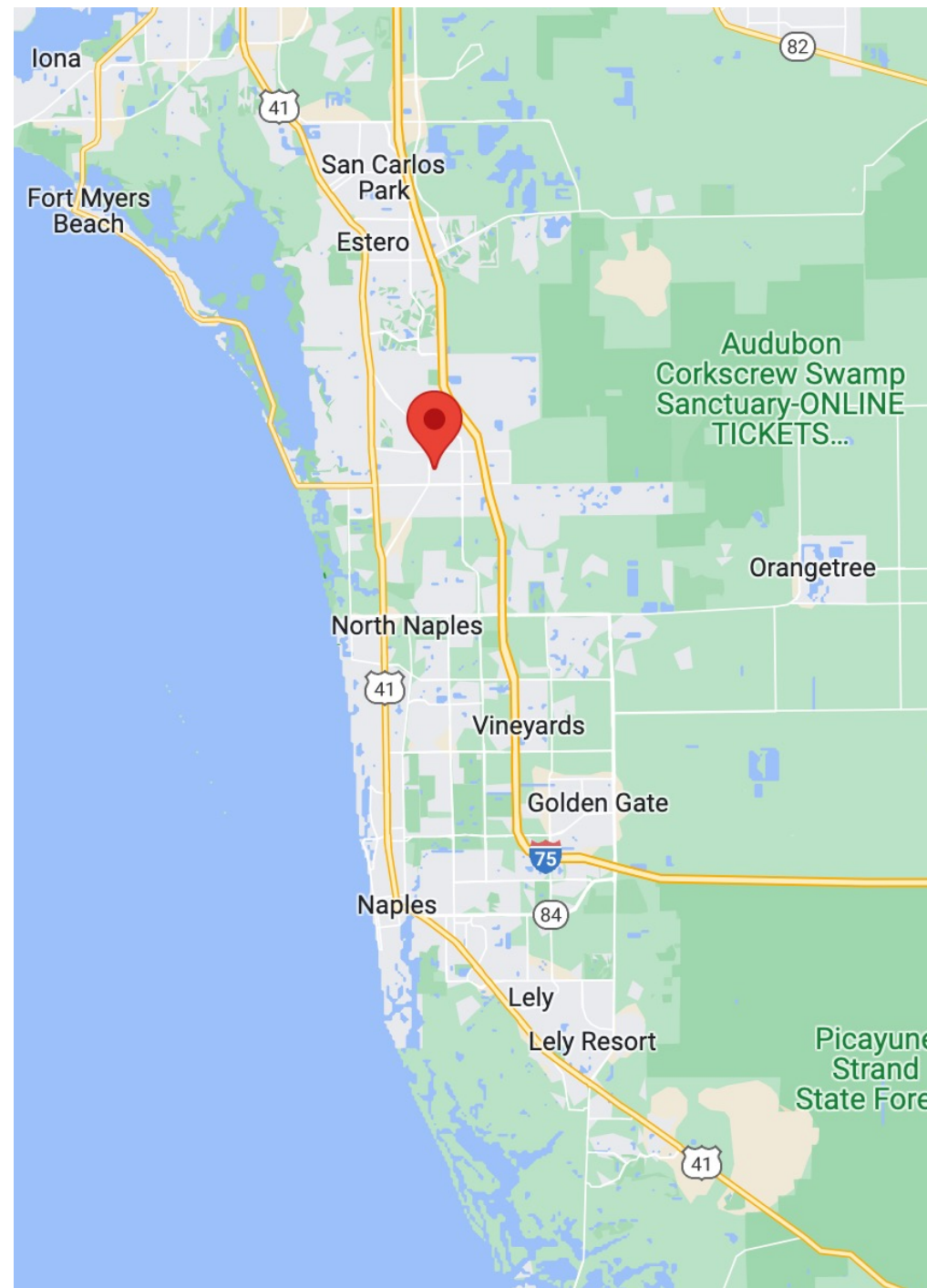
Chillen Square

Zoned for single-family housing.

Centrally located near downtown and close to schools.

Easy access to the freeway.

20 miles to Fort Myers International Airport.



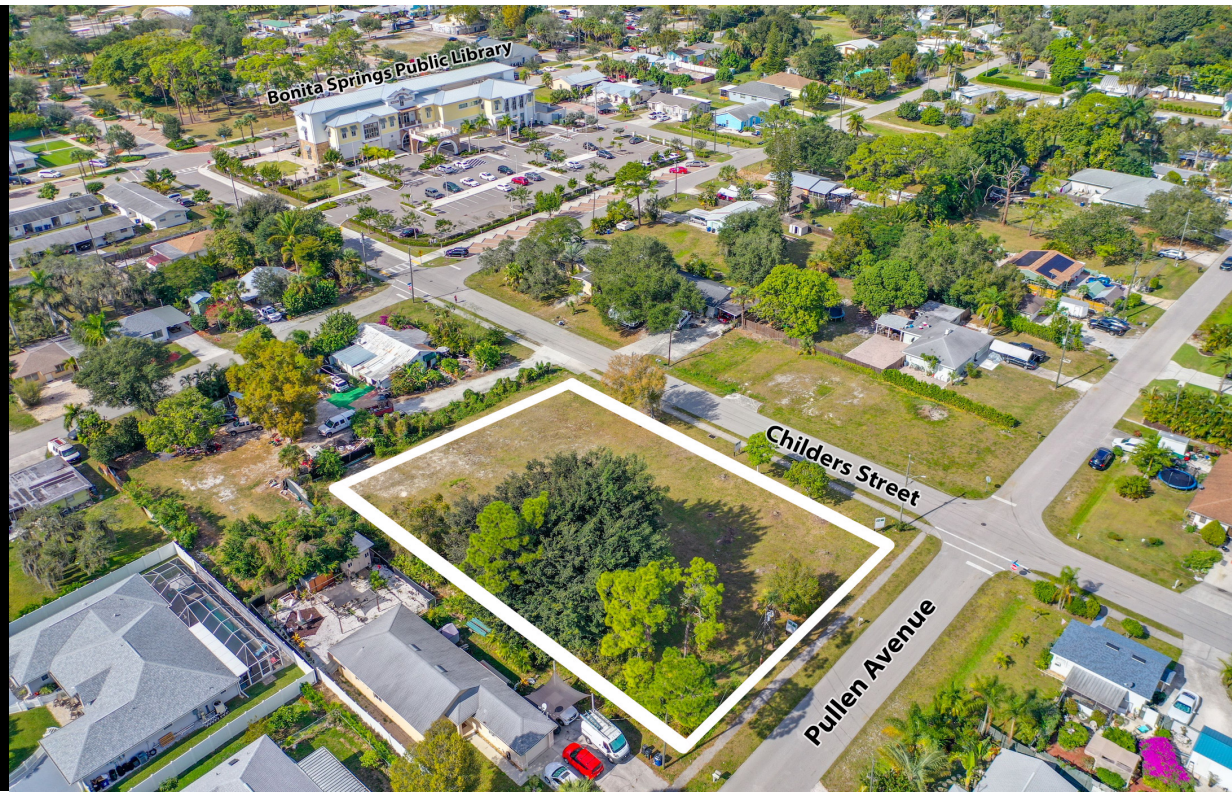


Chillen Square



STREET VIEW
AERIAL VIEW
1/8TH MILE FROM THE BONITA SPRINGS PUBLIC LIBRARY

Chillen Square Future Concept



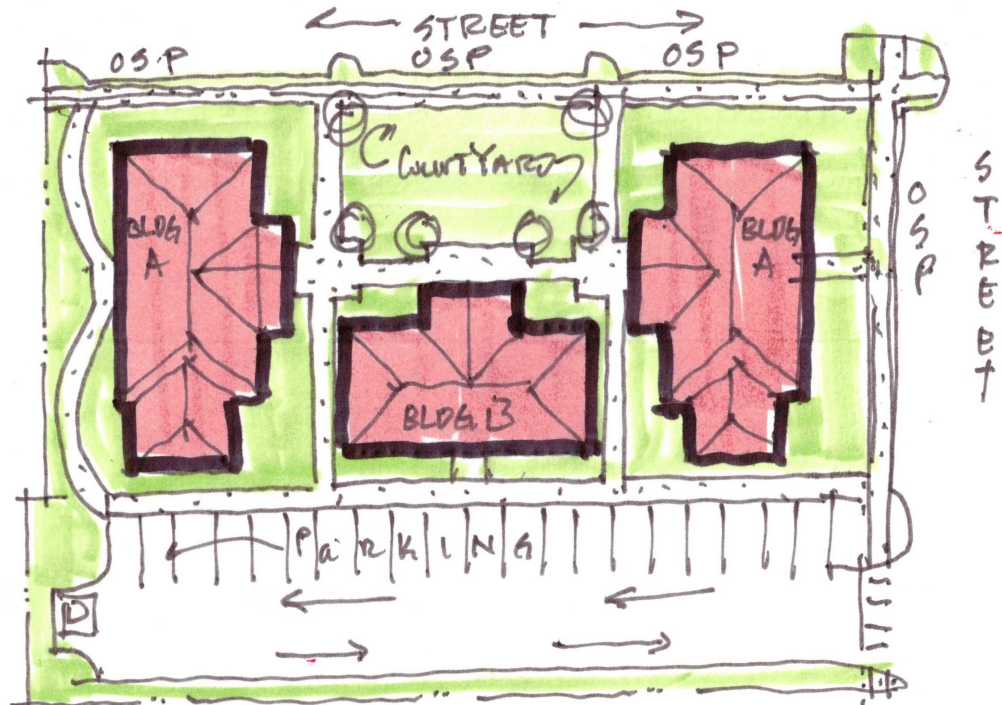
Details

- 18 Multifamily Units
- Twelve 2 Bedroom 2 Bathroom with 800 Square Feet
- Six 3 Bedroom 2 Bathroom with 1000 Square Feet
- Electric Charging Stations
- Bicycle Rack

Unit Square footage Subject to Change

Chillen Square

FUTURE DESIGN
SITE PLAN A1-A



SITE PLAN

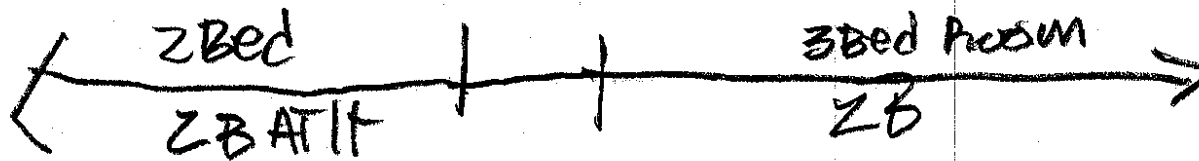
OSP = ON STREET PARKING
D = Dumpster
SIDE WALK

BLDG A (X2) 18 UNITS
3 2BD/2BATH
3 3BD/2BATH
BLDG B
6 2B/2B

Chillen Square

FUTURE DESIGN

Verticals



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