



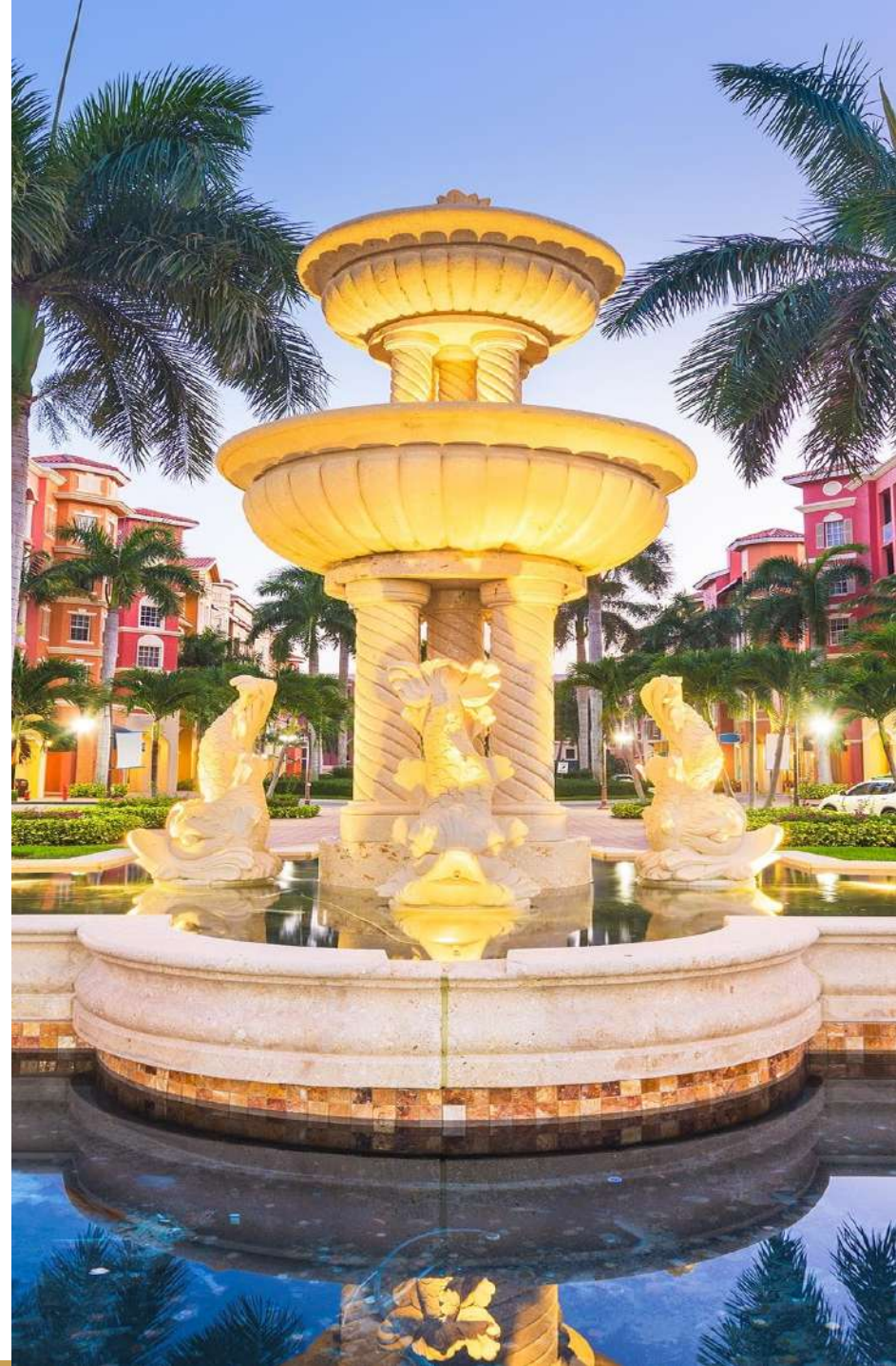


WHERE POTENTIAL & PROFITS MEET

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.



Fort Myers

MARKET TRENDS

Fort Myers Market

- Situated between Tampa and Naples on Florida's Gulf Coast, Fort Myers is famous for beautiful beaches with some of the best shelling in the world, glorious palm trees, exotic fishing, and fantastic golf courses.
- Fort Myers is a tourist destination bringing visitors primarily from the Midwest and Northeast 'in season' and visitors in the drive market in 'off-season'.
- During baseball spring training, fans come from all over to enjoy seeing the Boston Red Sox and the Minnesota Twins practice at their local stadiums.
- The area offers miles of freshwater and saltwater (brackish) canals for boating and fishing, nature trails for hiking and exploring, and golf courses to relax and unwind.
- On average there are 271 sunny days per year in Fort Myers.





Fort Myers Stats

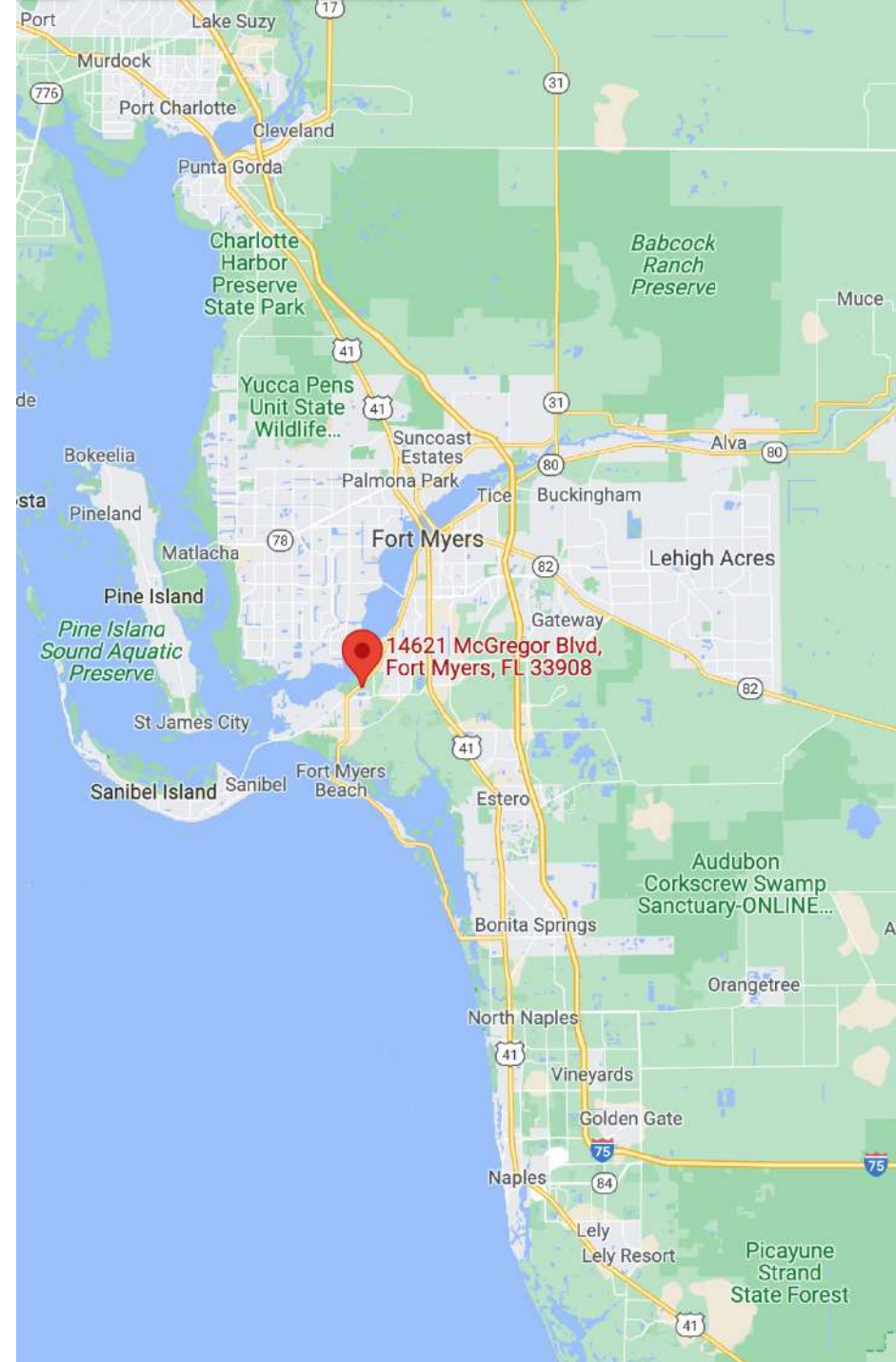
- In December 2021, the medium listing home price in Fort Myers was \$335,000.
- Homes in Fort Myers sell on average after 11 days, compared to 33 days the last year.
- Fort Myers home values have gone up 33.8% over the past year.



Fountain Cottages

The Fountain Cottages offers short-term leasing in a great location on McGregor Blvd.

The Cottages are located in a popular neighborhood of Fort Myers across from several high-end resort-style golfing communities - all with multi-million dollar homes that have direct access to the Gulf of Mexico.

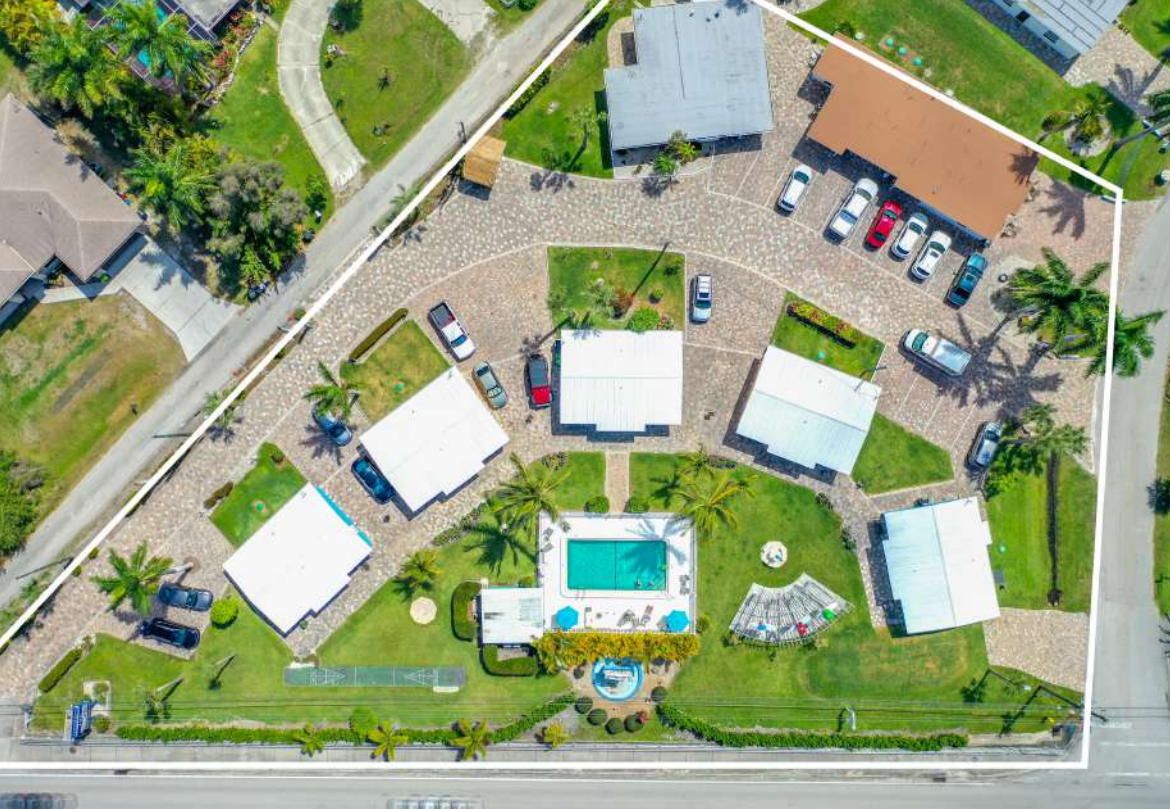


Fountain Cottages



The location features twenty-one units in seven masonry/concrete construction buildings. The unit mix consists of eleven large open-plan rooms with kitchenettes, nine large open-plan double rooms, and one two-bedroom / two-bathroom cottage.

The Fountain Cottages features an on-site office, large heated in-ground pool, tropical landscaping, gazebo, and a BBQ area alongside the pool.



Fountain Cottages

Distance to

- Fort Myers Beach: 6.8 miles
- Historic Downtown, Main Street: 4.3 miles
- Sanibel / Captiva Islands: 13 miles
- Ford and Edison Estates: 8.1 miles
- SW Florida International Airport: 14.2 miles
- Red Sox Stadium: 11.1 miles
- Estero Bay Preserve: 6.2 miles
- Cape Coral: 4.9 miles

Fountain Cottages

INTERIOR RENOVATION





Fountain Cottages

EXTERIOR RENOVATION CONCEPTS



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