





WHERE POTENTIAL & PROFITS MEET

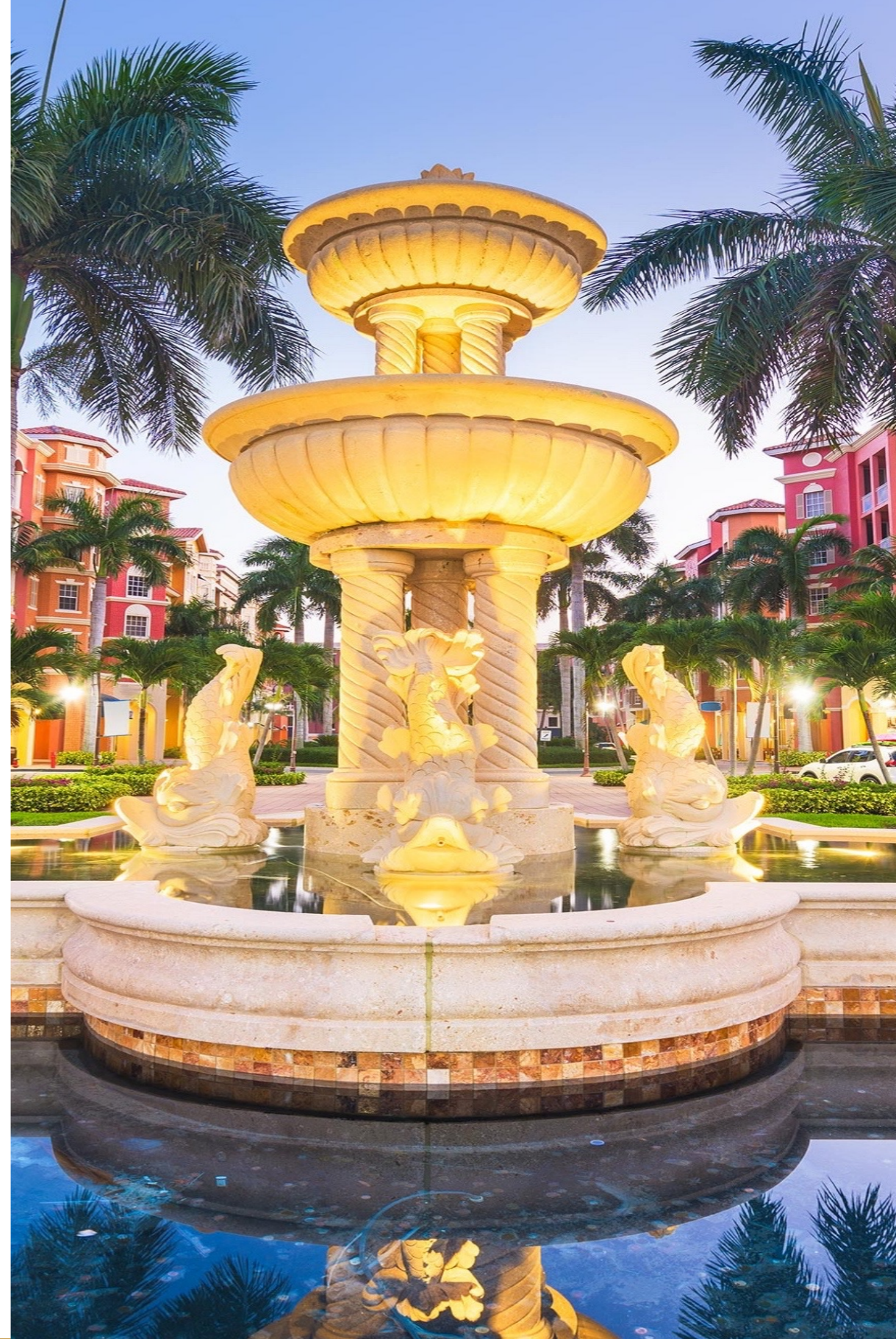
Creating Wealth for Our Investors Developing the SW Florida Market

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.



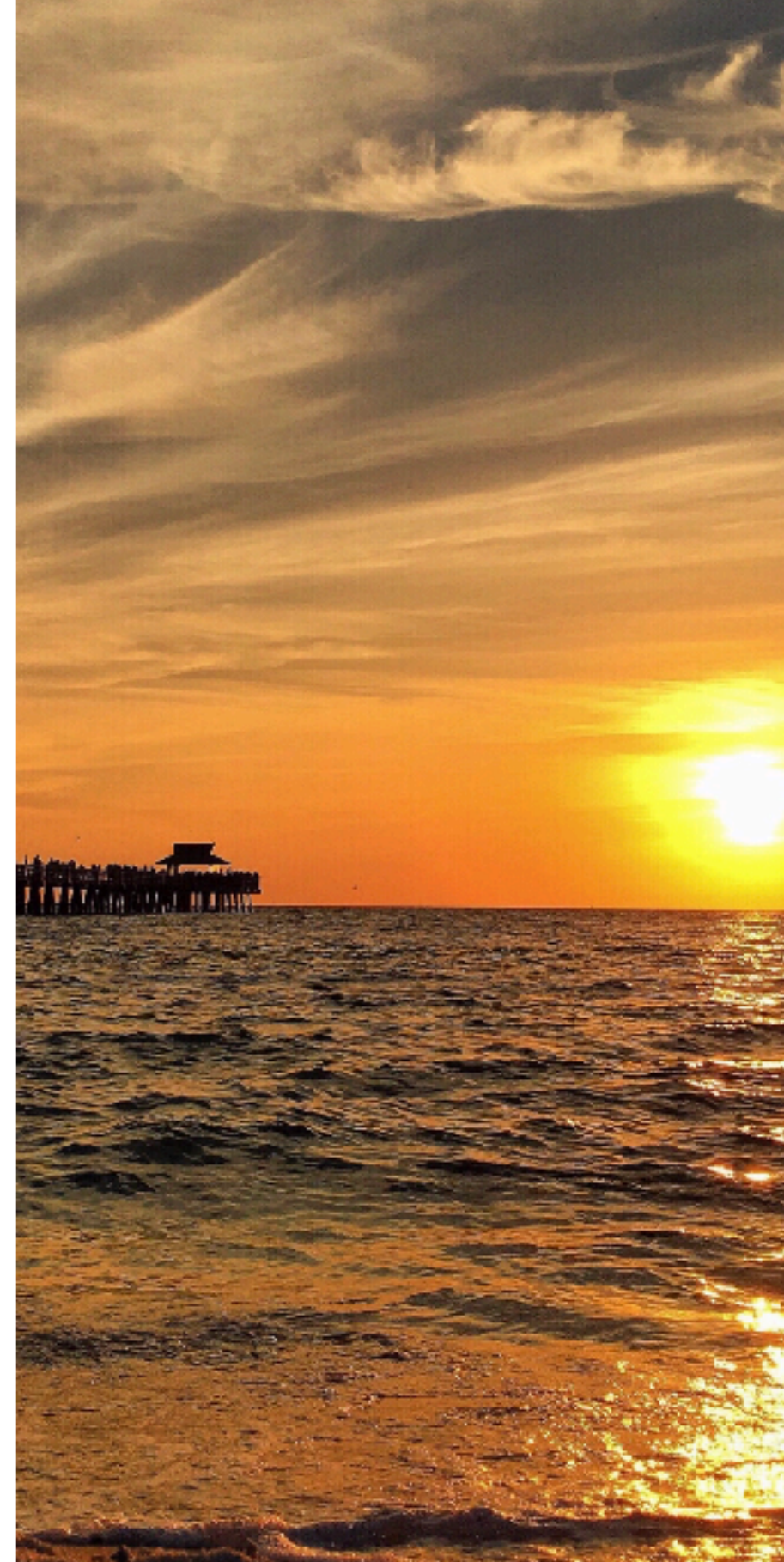
Naples, Florida Market Trends



The Market is Booming in Naples, Florida

Naples is located on the Gulf coast of Florida and is known for multimillion dollar homes, top-notch golf courses, and Naples is now ranked #2 for the best place to retire in the U.S.

As of February 2023 statistics depict a notable surge in average sales prices, showing a 24% increase from the previous year. Prices have escalated from \$1.033 million to \$1.281 million, reflecting the ongoing robust growth in the region's real estate market.





Naples, Florida

Naples is a delightful place to call home. It has gorgeous white sand beaches on the Gulf of Mexico 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.



Naples, Florida

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.

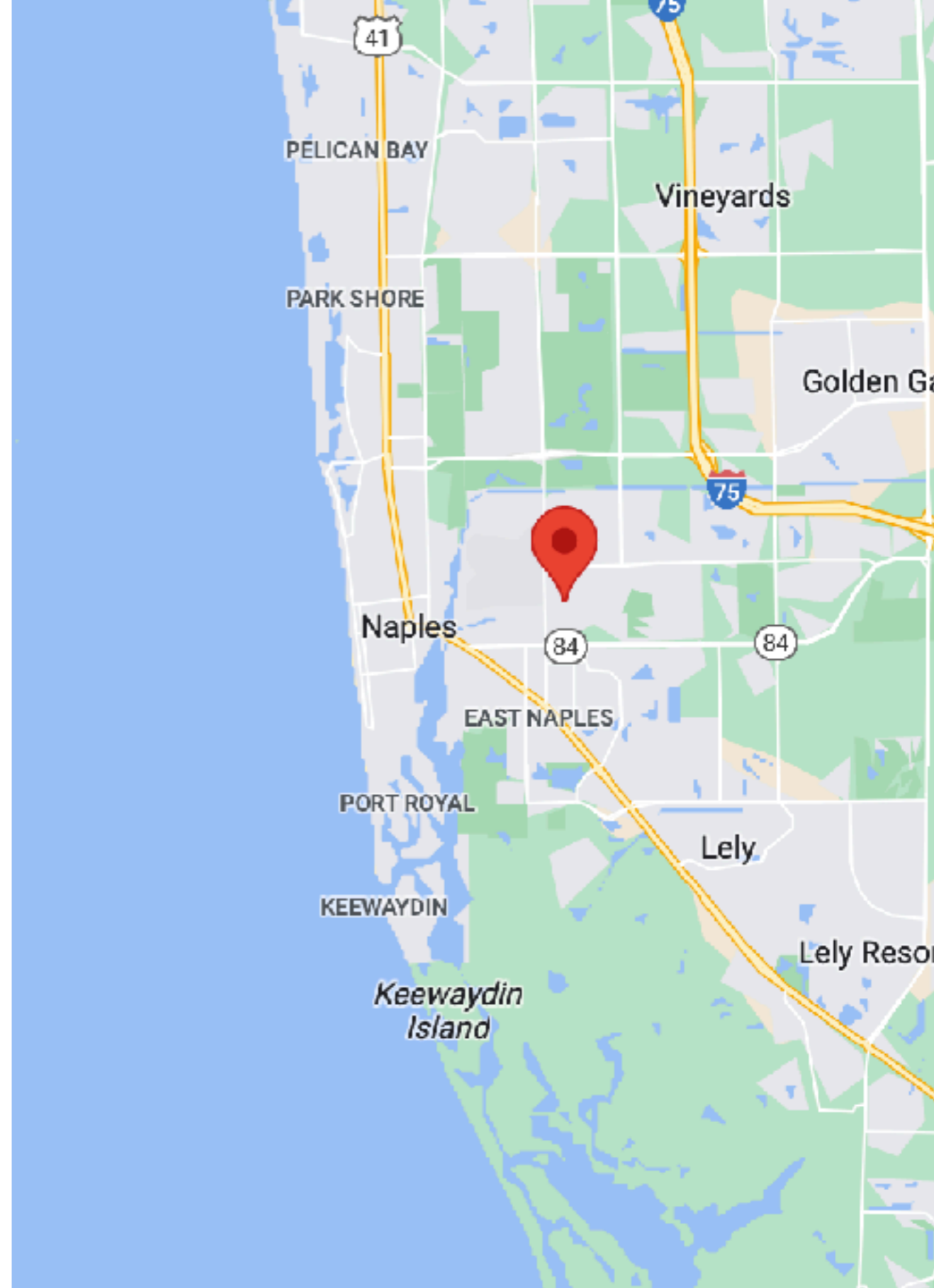
3720 Gail Boulevard

Currently zoned as Estates

Conveniently located near Fifth Avenue and Naples Beach

Easy access to the Freeway

Proximity to Naples Executive Airport & Fort Myers Airport





3720 Gail Boulevard

Aerial Views
Pool Area
Interior



3720 Gail Boulevard

Property Details



Details

Currently 6 Lots

20,172 sq ft of living space

Can be sold individually for land value

Two-story main house, additional homes on property

Project can be sold to a developer

3720 Gail Boulevard

Current Lot Split

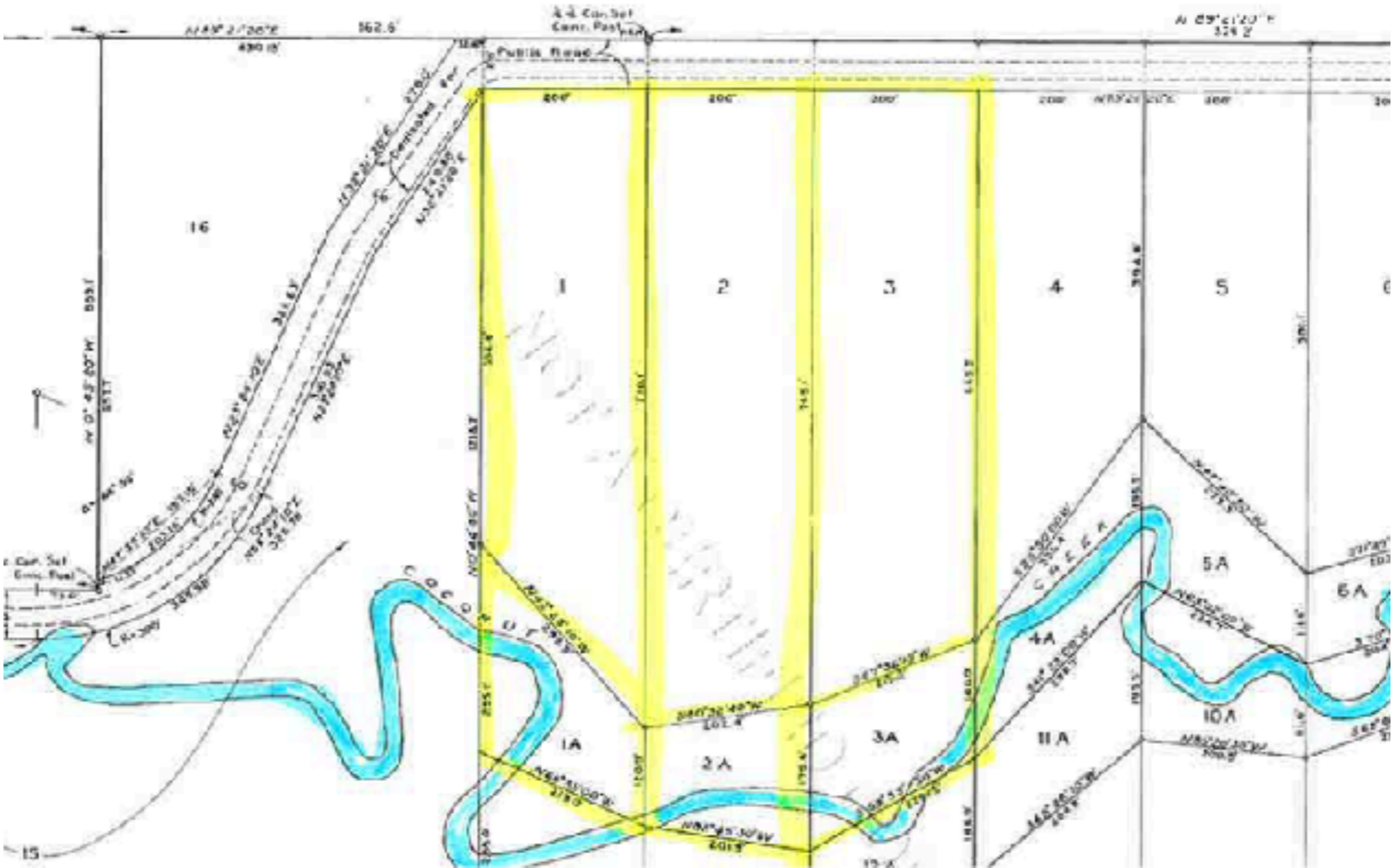
UNIT N^o 1 COCONUT CREEK

A SUBDIVISION
IN THE $\frac{5}{8}$ OF THE NW $\frac{1}{4}$ OF SECTION 1, T.50 S., R. 25 E.,
NAPLES, COLLIER COUNTY, FLORIDA

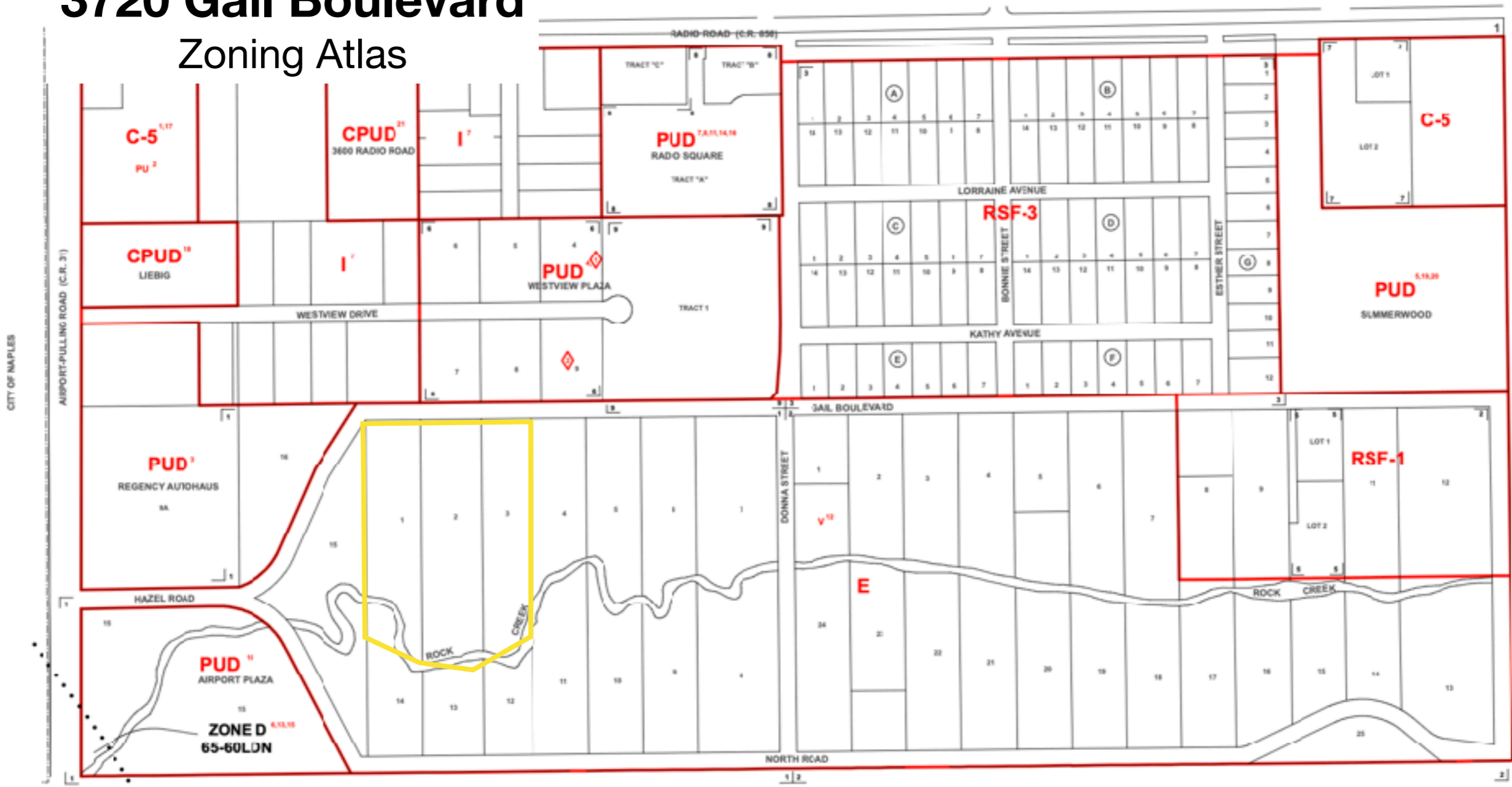
Scale: 1"=100'

June 1951

Commencing at
the NE $\frac{1}{4}$ corner of
the NE $\frac{1}{4}$ section 1,
T.50 S., R. 25 E.,
containing 10 1/8
acres, as shown
on map of the
land of the
State of Florida,
1910, and being



3720 Gail Boulevard Zoning Atlas



..... INDICATES AIRPORT NOISE BOUNDARY
 - - - - - INDICATES CITY LIMITS

ALL PROPERTY SHOWN ON THIS MAP IS WITHIN AIRPORT OVERLAY
 (REFER TO APPENDIX D OF THE LDC)

SUBDIVISION INDEX

NO.	NAME	P.B.	Pg.	NO.	NAME	P.B.	Pg.
1	COCONUT CREEK UNIT 1	1	108	11			
2	COCONUT CREEK UNIT 2	3	4	12			
3	COCONUT CREEK UNIT 3	3	48	13			
4	WESTVIEW PLAZA	13	50	14			
5	GAIL BOULEVARD EXTENSION	28	47	15			
6	WESTVIEW PH 27A 2891 AT	10	85,86	16			
7	C.B.G. PLAT	31	33	17			
8	NAPLES ELKS LODGE #2010	36	66-67	18			
9	WESTVIEW COMMERCE PARK	38	97-98	19			
10				20			

ZONING NOTES

1	2-23-88	8-47-83C	88-9
2	12-11-91	PU-88-17C	84-235
3	5-6-98	8-45-93C	86-9
4	8-16-83	8-43-93C	83-41
5	11-16-81	PDA-89-8	89-13
6	8-30-91	20-86-31	91-5
7	LDC-91		
8	10-8-91	PUD-91-1	91-85
9	11-19-91	91-163	
10	10-28-96	PUD-95-5	95-58
11	2-7-97	PDI-96-3	97-3
12	3-15-97	V-96-32	97-186
13	8-14-99	LDO	99-45
14	8-22-03	PUDA-01-AR-056	03-48
15	2-15-04	LDC	01-68
16	8-8-97	PUD-91-1(1)	17-42
17	10-12-04	RZ-04-AR-507	04-64
18	4-18-07	PUD-06-AR-016	07-36
19	12-32-06	8-61-03C	81-61
20	3-14-08	PDA-89-8	89-13
21	1-14-08	PUD-PL-18-2141	20-01

DEVELOPMENT STANDARDS MODIFICATIONS

8-19-14	PUD-CDD-PL-14-87	HEX 14-26
12-09-21	CDD-PL-21-1555	HEX 21-61

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2001, AS AMENDED BY THE ZONING NOTES AND SUBDIVISION INDEX REFERENCED HEREON.

BY _____ CHAIRMAN

ATTEST _____ CLERK

COLLIER COUNTY, FLORIDA
 COMMUNITY DEVELOPMENT DEPARTMENT
 TWP 50S RING 25E SEC(S) 01 N
 SCALE: 1" = 400'
 MAP NUMBER: 0501N

3720 Gail Boulevard

Letter from in-house Planner

Re: 3720 Gail Boulevard, Naples, Florida 34104

The property at 3720 Gail Boulevard consists of six (6) platted lots:

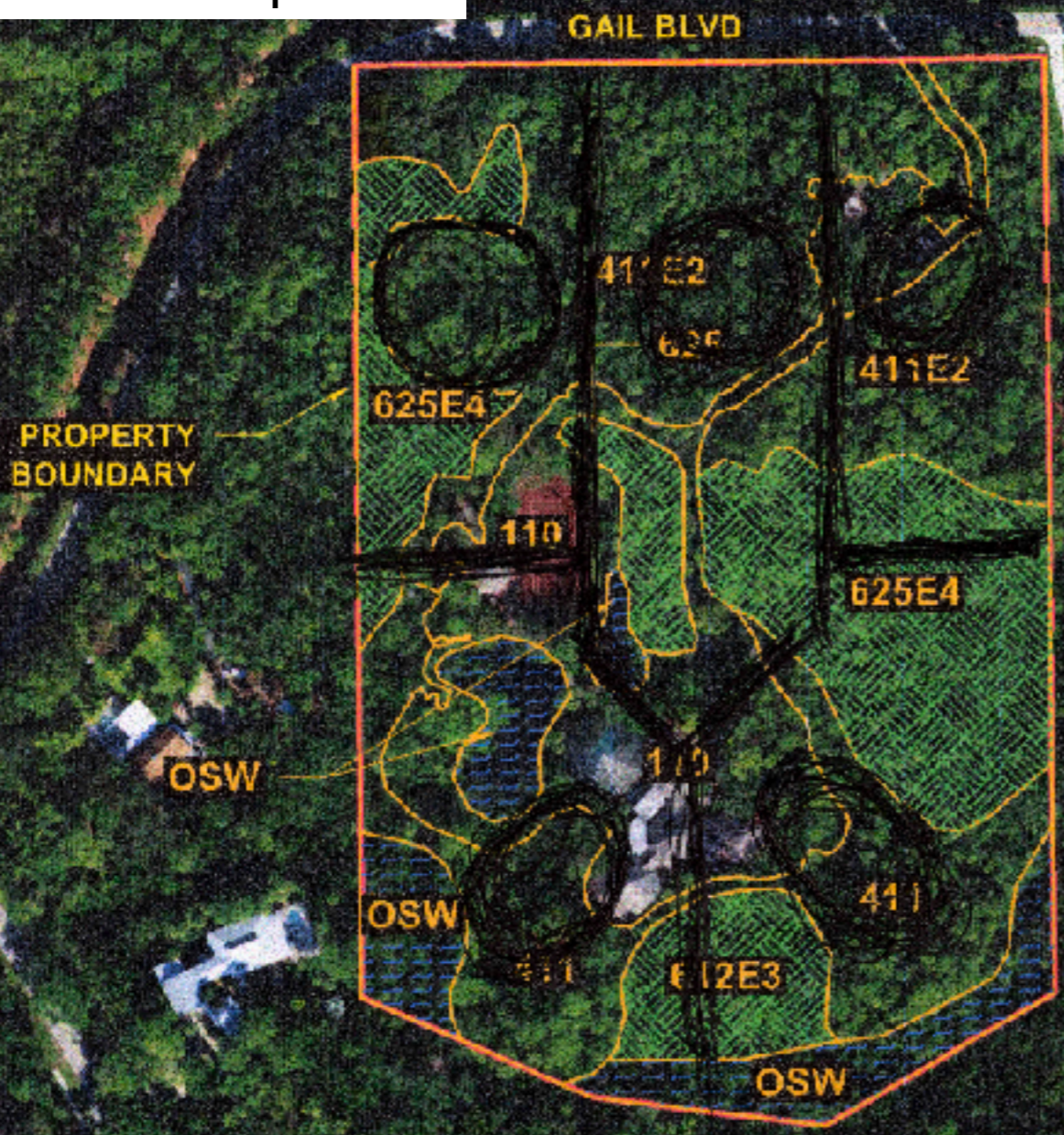
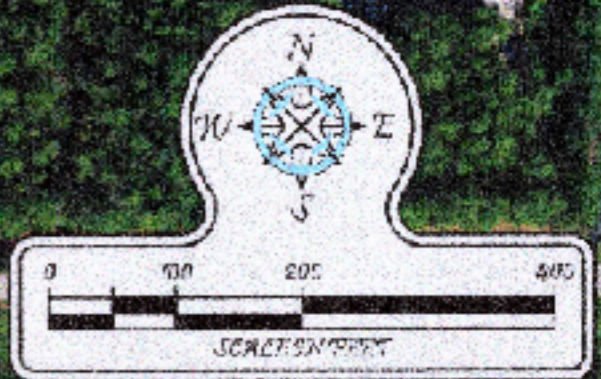
Coconut Creek Unit 1, Lots 1, 1A, 2, 2A, 3, & 3A, Plat Book 1, Page 108

The property is identified by the Property Appraiser as PID #26430160002 and consists of approximately 12.07 acres (exact area to be verified by survey). The property is zoned Estates. The minimum required lot width in the Estates district is one hundred and fifty (150) feet and the minimum lot area is 98,010 square feet (2.25 acres).

As platted, Lots 1, 2 & 3 each have two hundred (200) feet of lot width (frontage) on Gail Boulevard and contain more than 2.25 acres of lot area. Thus, each lot is a conforming lot and may be developed for a single-family residence.

The total area of the property, inclusive of Lots 1A, 2A & 3A is sufficient to support five (5) lots ($12/2.25 = 5.33$). Each lot must have access to a public or private right-of-way. As the total width of the property on Gail Boulevard is six hundred (600) feet, four (4) lots each with the required one hundred and fifty (150) and containing more than 2.25 acres ($12/4 = 3$). Five (5) lots can be created in various configurations providing private right-of-way access from Gail Boulevard.

3720 Gail Boulevard Potential Lot Split



FLUCFCS	DESCRIPTION	AREA (AC)
110	RESIDENTIAL LOW DENSITY <LESS THAN TWO DWELLING UNITS PER ACRE>	2.21
411	PINE FLATWOODS	1.72
411E2	PINE FLATWOODS (EXOT CS 25-50%)	3.91
612E3	MANGROVE SWAMPS (EXOTICS 50-75%)	0.52
625	HYDRIC PINE FLATWOODS	0.25
625E4	HYDRIC PINE FLATWOODS (EXOTICS 75-100%)	2.21
OSW	OTHER SURFACE WATER	1.14
TOTAL		12.00

	UPLAND (ACRES):	7.87
	WETLAND (ACRES):	2.99
	WATER (ACRES):	1.14
PROJECT (ACRES):		12.00

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- SURVEY COURTESY OF: "NO SURVEY DATA AVAILABLE"
- SURVEY DATED: "MM-DD-YYYY"



Turrell, Hall & Associates, Inc.
 Marine & Environmental Consulting
 3534 Exchange Ave Naples, FL 34104 3732
 Email: turs@thasplcs.com Phone: (239) 643-0165 Fax: (239) 643-6532

3720 GAIL BLVD FLUCFCS MAP

DESIGNED	CH	1	-	-	-	-
DRAWN BY	RM	2	-	-	-	-
CREATED	11-31-20	3	-	-	-	-
JOB NO.	21121	4	-	-	-	-
SHEET NO.	02 OF 01	5	-	-	-	-
SECTION-01		TOWNSHIP-50E		RANGE-76E		

2020/01/01 10:00 AM 3720 GAIL BLVD - 3720 GAIL BLVD - 3720 GAIL BLVD - 3720 GAIL BLVD - 3720 GAIL BLVD

3720 Gail Boulevard

Planner Letter Continued

The attached sketches (with apologies for my graphic limitations) illustrate the limits of the readily developable portions of the property and potential locations for five (5) building pads consistent with the five (5) lot configuration previously discussed.

The Collier County Growth Management Plan' Density Rating System (DRS) permits a maximum residential density of three (3) units per acre (thirty-six (36) units) on the subject property. A rezoning of the property to the RSF-3 district would provide the potential for the creation of a single-family subdivision with a minimum lot area of 10,000 square feet and a minimum lot width of eighty (80) feet. A reasonable assumption is that thirty (30) single family lots could be created subject to the limitation of the buildable area to 7.87 described above. It will be necessary to prepare a conceptual layout, providing adequate interior roadways to determine the number of compliant lots that can be created; it must be assumed that portions of individual lots will include areas that are not buildable. A rezoning of the property to either the RMF-6 or a Residential Planned Unit Development (MPUD) could permit townhouse or multi-family, two-family or multi-family residencies, in each instance subject to the maximum of thirty-six (36) units permitted by the DSR.

It must be noted that removal of exotics will be required wherever present throughout the property.

Sincerely,

Charles J. Thomas
Thomas Development Solutions LLC

Enc.

Naples, Florida

Upcoming Projects

Metropolitan Aura Naples

Less than 2 miles from Subject Property



3720 Gail Boulevard

Appraisal

State Certification #

Cert Res RD5192

or State License #

or Other (describe)

State #

State FL

Expiration Date of Certification or License

11/30/2024

ADDRESS OF PROPERTY APPRAISED

3720 Gail Blvd

Naples, FL 34104

APPRAISED VALUE OF SUBJECT PROPERTY \$

3,150,000

T|N

CAPITAL INVESTMENTS LLC

TNCAPITALINVESTMENTS.COM

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Developing the SW Florida Market