





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.

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.

In February 2022 average sales prices were up 24% from \$834k to \$1.033M.





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.

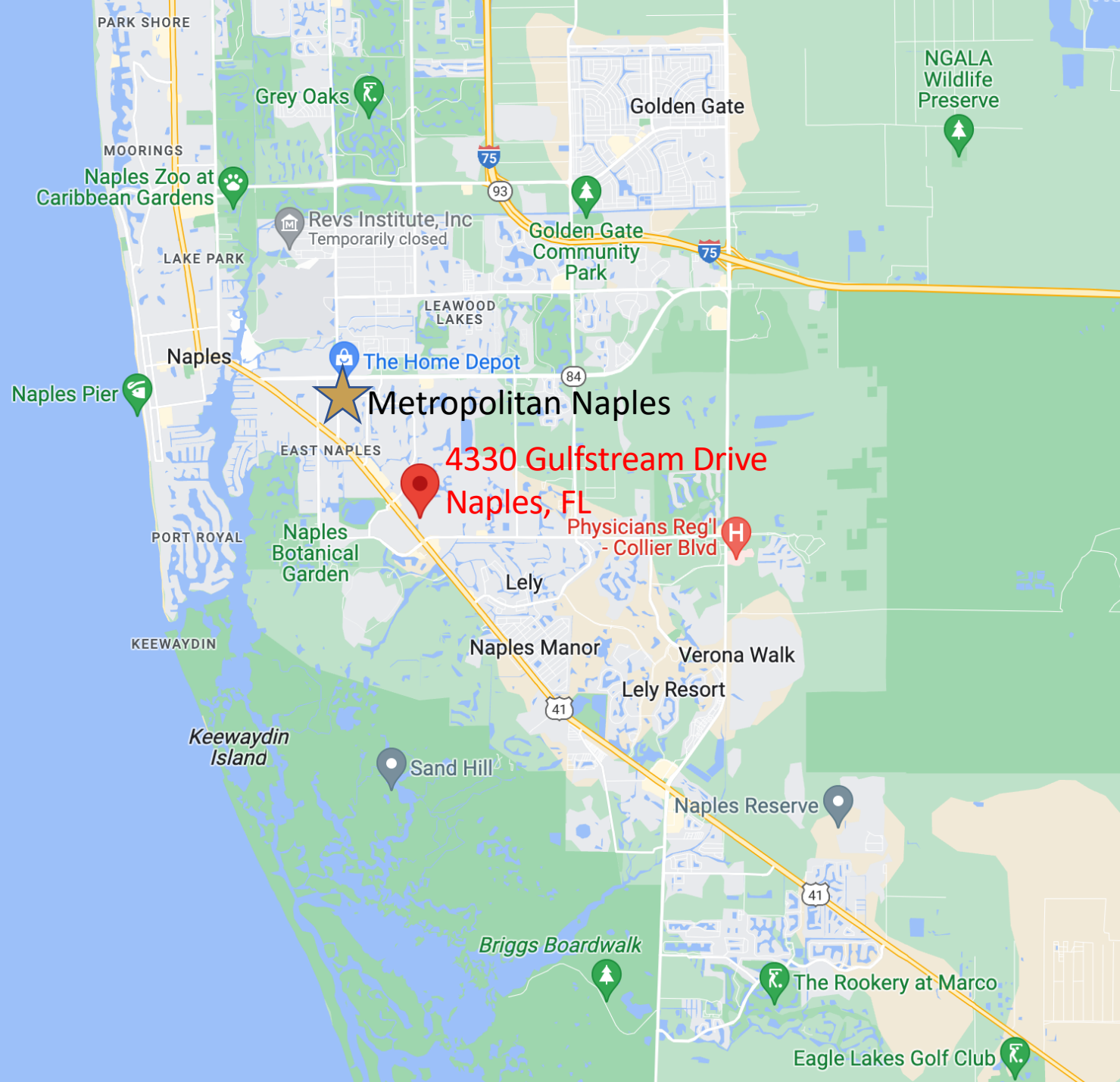
The area provides award-winning residential communities, restaurants, shopping, retail services, commercial parks, and office space, keeping pace with residential growth.

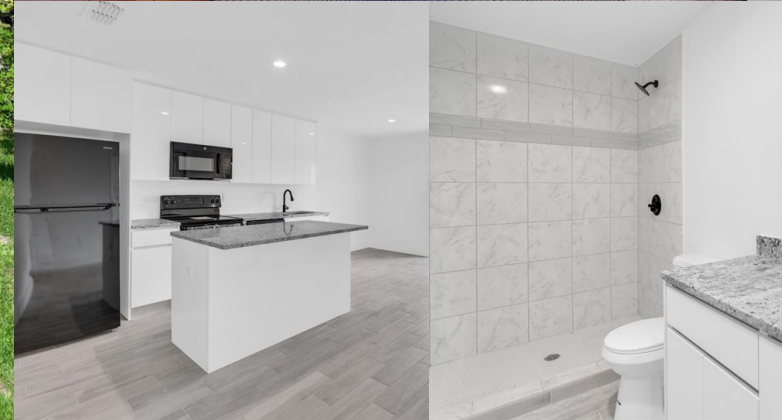


Metropolitan Naples

- 3 luxury 15-story buildings
- Restaurants
- Boutiques
- Class A office space and luxury residences
- Close to the beach and downtown Naples.

Gulf of Mexico





Subject Property

4330 Gulfstream Dr
Naples, FL 34112

- New Construction – Duplex.
- Close proximity to the Metropolitan Naples, 10 minutes from downtown (5th Avenue) to the beach.
- Each unit is 1,400 sqft and has 4 bedrooms, 3 baths.
- Large backyard, 2 parking spots.

4330 GULFSTREAM DR DUPLEX PROJECTION

	<u>AMOUNT</u>
RENT	\$84,000
INSURANCE	(\$3,500)
PROPERTY TAX	(\$7,000)
LANDSCAPE	(\$1,000)
TOTAL	(\$11,500)
NET INCOME	\$72,500
ASKING PRICE	\$900,000
ROI	8%

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