



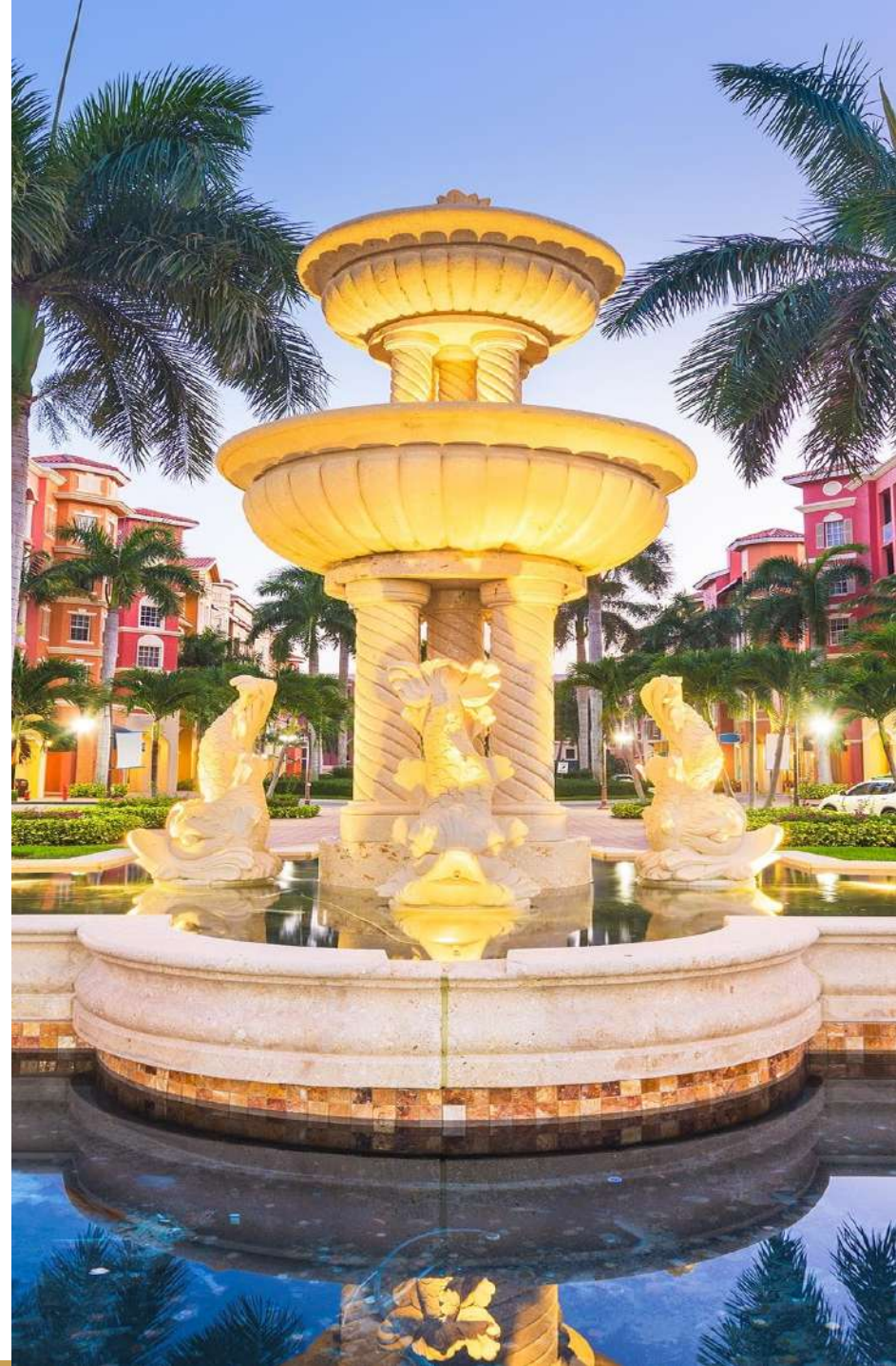


WHERE POTENTIAL & PROFITS MEET

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.

Kimberly



Details

1,700 sqft. Living Area

One 2 Bedrooms, 2 Baths

One 1 Bedroom, 1 Bath

One Studio with Bath

Pool

Laundry Room

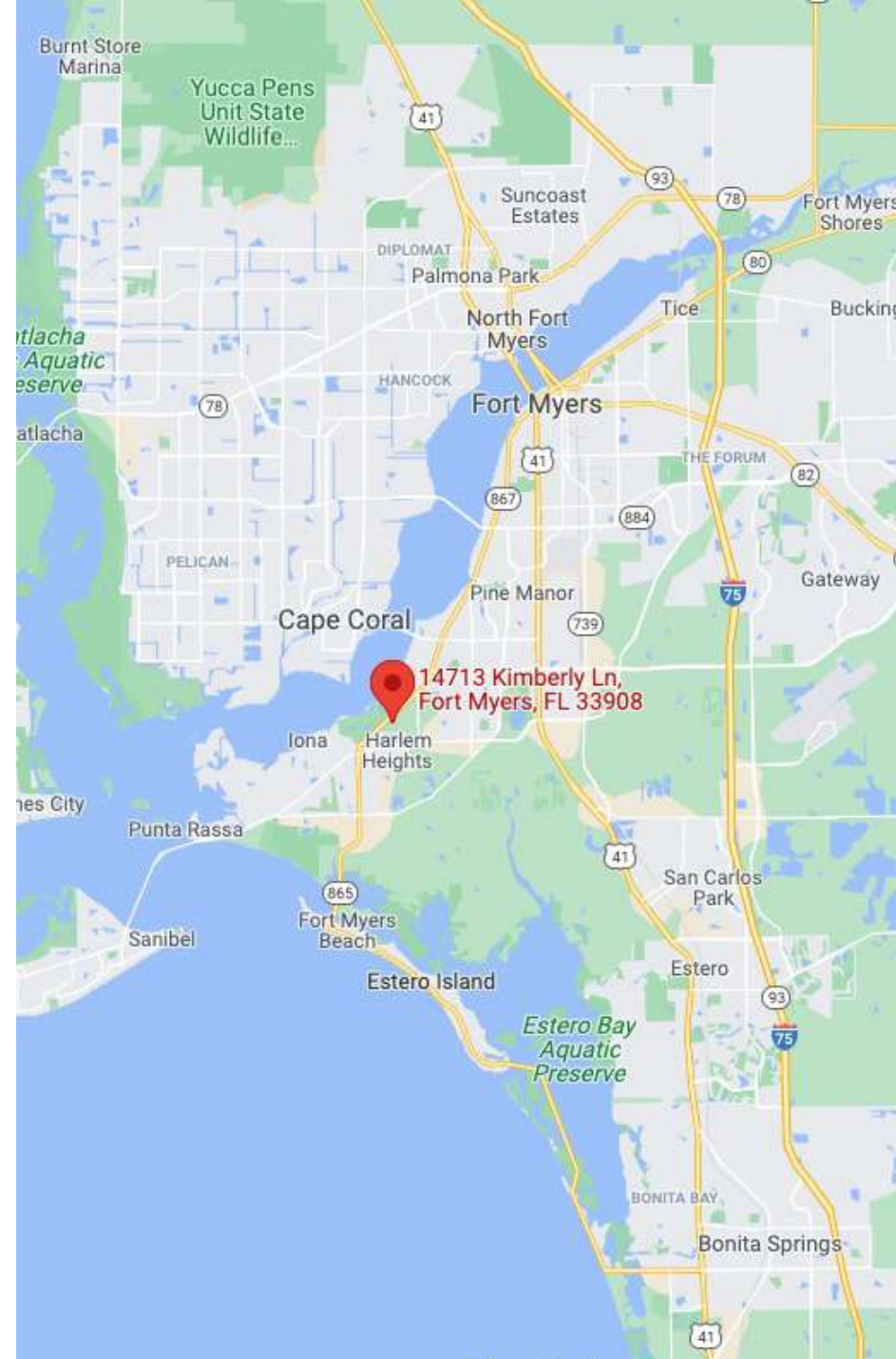
Kimberly

Kimberly is approximately 1,700 sqft. with a main house and two efficiencies.

Main house has two bedrooms, two baths, a kitchen, and a living room area and is currently rented at \$1,850.

One efficiency has one bedroom, one bathroom, kitchen, and living room area and is currently rented at \$1,380.

The second efficiency is a studio with its own bathroom, and it's currently rented at \$1,200.





Kimberly Lane

PROPERTY

Kimberly Survey

FLOOD ZONE INFORMATION:

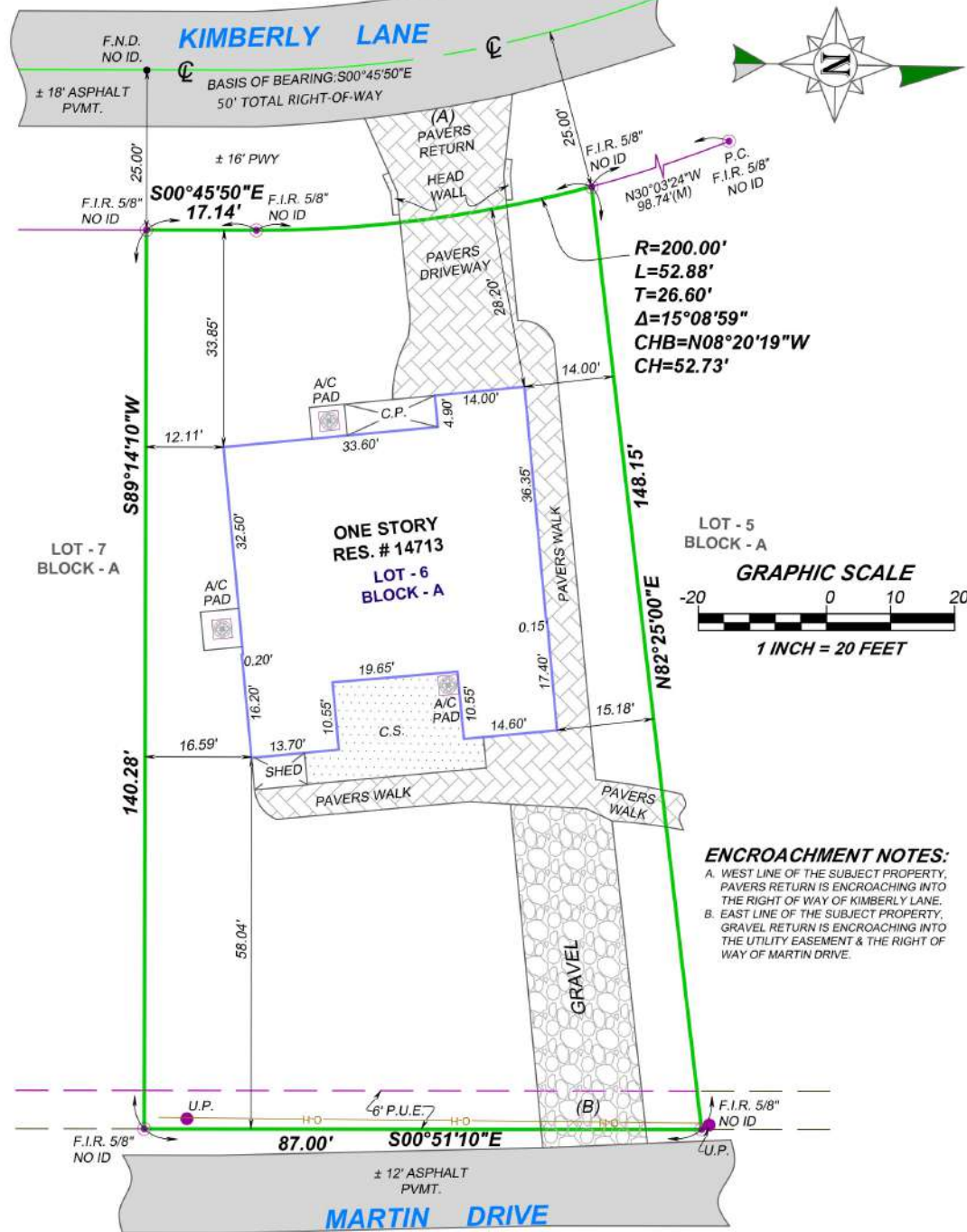
THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
 FLOOD ZONE: "AE"
 BASE FLOOD ELEVATION: 7.00 FT.
 COMMUNITY: 125124
 PANEL: 0418
 SUFFIX: F
 DATE OF FIRM: 08/28/2008
 THE SUBJECT PROPERTY LIES IN A SPECIAL FLOOD HAZARD AREA.

ABBREVIATIONS

A	= ARC	ELEV	= ELEVATION	P.V.M.T.	= PAVEMENT
A/C	= AIR CONDITIONER PAD	ENCR.	= ENCROACHMENT	FL	= FLANTER
A/E	= ANCHOR EASEMENT	F.H.	= FIRE HYDRANT	P.B.	= PLAT BOOK
A/R	= ALUMINUM ROOF	F.I.P.	= FOUND IRON PIPE	P.S.	= PAGE
A.S.	= ALUMINUM SHED	F.I.R.	= FOUND IRON ROD	P.L.	= PROPERTY LINE
ASPH.	= ASPHALT	F.F.E.	= FINISHED FLOOR ELEVATION	P.C.C.	= POINT OF COMPOUND CURVATURE
B.C.	= BLOCK CORNER	F.N.D.	= FOUND NAIL & DISK	P.C.P.	= PERMANENT CONTROL POINT
BLDG.	= BUILDING	FF.	= FEET	P.C.	= POINT OF CURVATURE
B.M.	= BENCH MARK	HP/P	= NATIONAL FLOOD INSURANCE PROGRAM	P.O.T.	= POINT OF TANGENCY
B.O.B.	= BASIS OF BEARING	F.N.	= FOUND NAIL	P.O.C.	= POINT OF COMMENCEMENT
B.S.L.	= BUILDING SETBACK LINE	H.	= HIGH OR HEIGHT	P.O.B.	= POINT OF BEGINNING
CD	= CALCULATED	IN/EGD	= INGRESS AND EGRESS EASEMENT	P.R.C.	= POINT OF REVERSE CURVATURE
C.B.	= CATCH BASIN	IC.V.	= INTERSECTION CONTROL VALVE	P.R.	= PARALLEL
C.B.S.	= CONCRETE BLOCK STUCCO	ID?	= IDENTIFICATION ILLEGIBLE	P.R.M.	= PERMANENT REFERENCE MONUMENT
C.B.W.	= CONCRETE BLOCK WALL	IF.	= IRON FENCE	P.S.M.	= PROFESSIONAL SURVEYOR & MAPPER
CH	= CHORD	L.B.	= LICENSED BUSINESS	P.L.S.	= PROFESSIONAL LAND SURVEYOR
CH.B.	= CHORD BEARING	L.P.	= LIGHT POLE	P.P.	= POWER POLE
CL	= CLEAR	L.F.	= LOWEST FLOOR ELEVATION	P.P.S.	= POOL PUMP SLAB
CO.	= CLEAN OUT	L.M.E.	= LAKE MAINTENANCE EASEMENT	P.U.E.	= PUBLIC UTILITY EASEMENT
C.L.F.	= CHAIN LINK FENCE	M	= MINUTES	(R)	= RECORD
C.M.E.	= CANAL MAINTENANCE EASEMENT	M	= MEASURED	R.R.	= RAIL ROAD
CONC.	= CONCRETE	M.B.	= MAIL BOX	RES.	= RESIDENCE
C.U.P.	= CONCRETE UTILITY POLE	M.E.	= MAINTENANCE EASEMENT	R.W.	= RIGHT-OF-WAY
C.V.	= CONCRETE CURB	M.N.	= MAINLINE	R.O.P.	= RADIOS OR RADIAL
C.S.	= CONCRETE SLAB	N.A.P.	= NOT A PART OF	RGE.	= RANGE
C.W.	= CONCRETE WALK	NAVD	= NORTH AMERICAN VERTICAL DATUM 1988	R.O.E.	= ROOF OVERHANG EASEMENT
D.E.	= DRAINAGE EASEMENT	NGVD	= NATIONAL GEODETIC VERTICAL DATUM 1929	SEC.	= SECTION
D.H.	= DRILL HOLE	NO ID	= NO IDENTIFICATION	STY.	= STORY
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT	N.T.S.	= NOT TO SCALE	SWK.	= SIDEWALK
DRIVE	= DRIVEWAY	* OR NO.	= NUMBER	S.I.R.	= SET IRON ROD
D	= DEGREES	OS	= OFFSET	S.I.P.	= SET IRON PIPE
EB	= ELECTRIC BOX	O.H.	= OVERHEAD	S.N.D.	= SET NAIL & DISK
E.T.P.	= ELECTRIC TRANSFORMER PAD	O.H.L.	= OVERHEAD UTILITY LINES	S	= SOUTH
		O.R.B.	= OFFICIAL RECORDS BOOK	S	= SOUTH
		O.V.H.	= OVERHANG	S.P.	= SCREENED PORCH
				S.V.	= SINKER VALVE
				S	= SECONDS

LEGEND

	= OVERHEAD UTILITY LINES
	= CENTERLINE
	= CONCRETE BLOCK STUCCO WALL
	= CHAIN LINK FENCE
	= IRON FENCE
	= WOOD FENCE
	= BUILDING SETBACK LINE
	= UTILITY EASEMENT
	= LIMITED ACCESS RW
	= RGE, TWP, SEC 1/4 SEC LINE
	= NON-VEHICULAR
	= ACCESS RW
	= EXISTING ELEVATIONS



Kimberly
INTERIOR PHOTOS



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