





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.





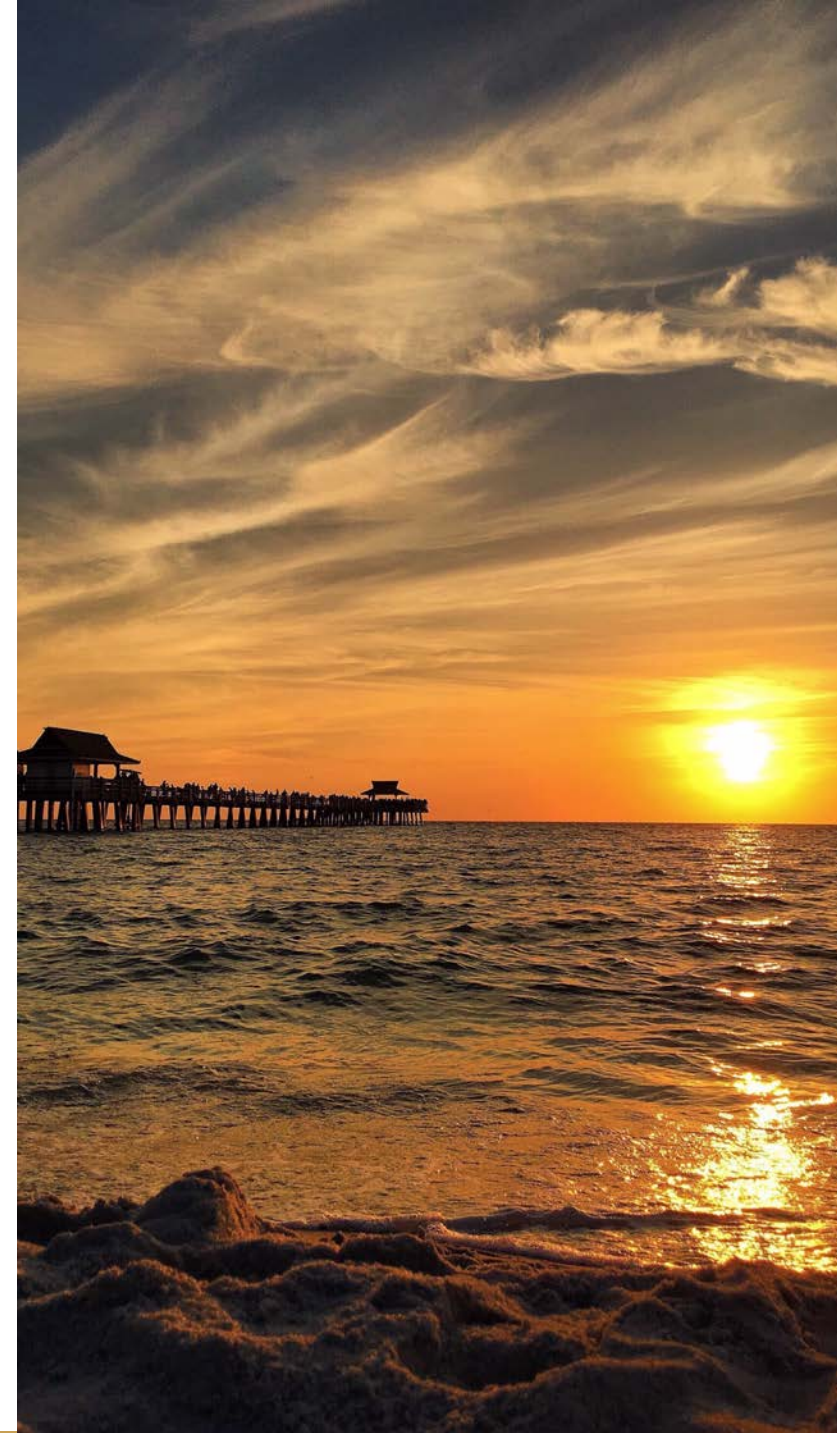
History of Success

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.



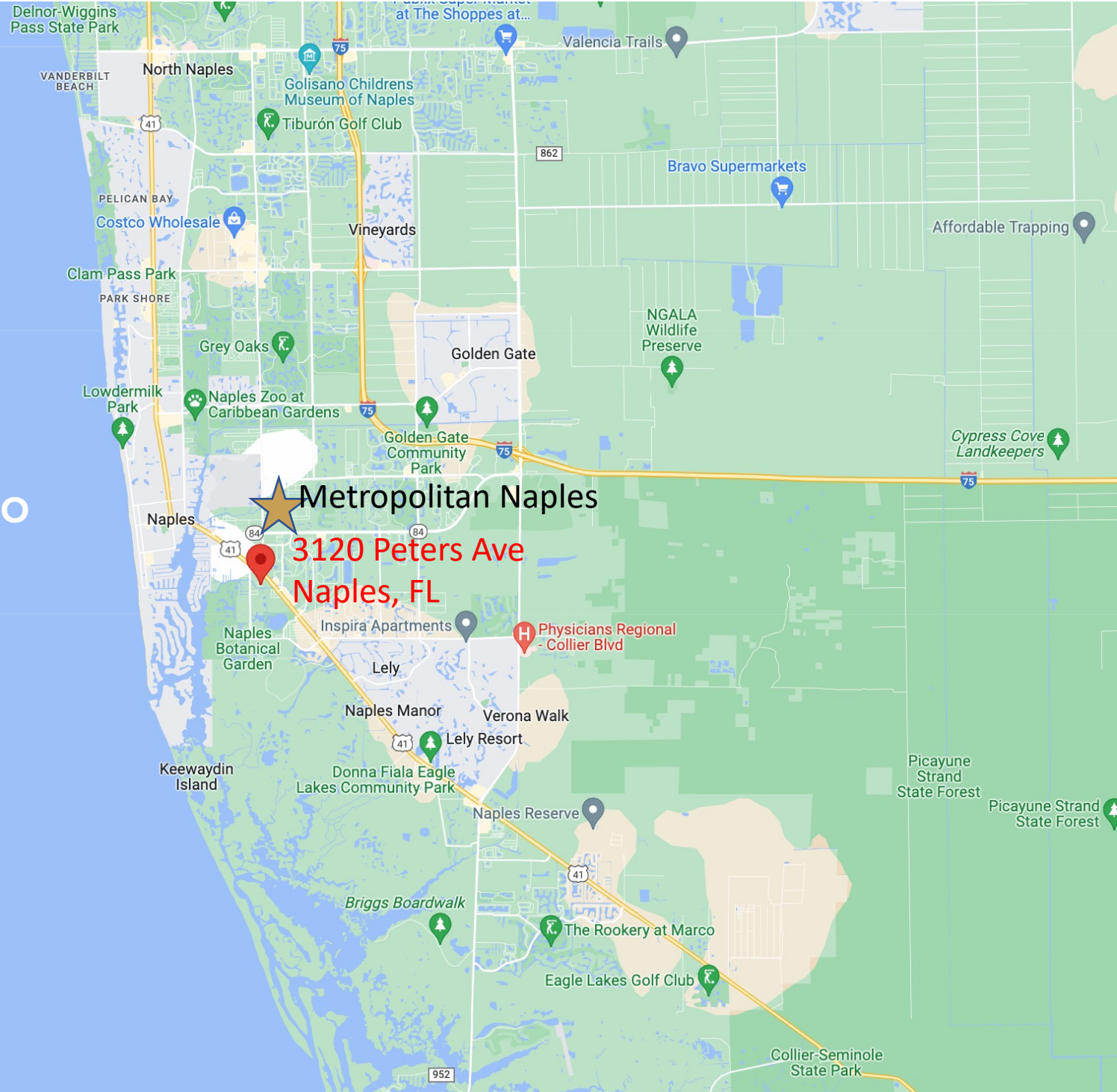


Naples, Florida

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.

Gulf of Mexico

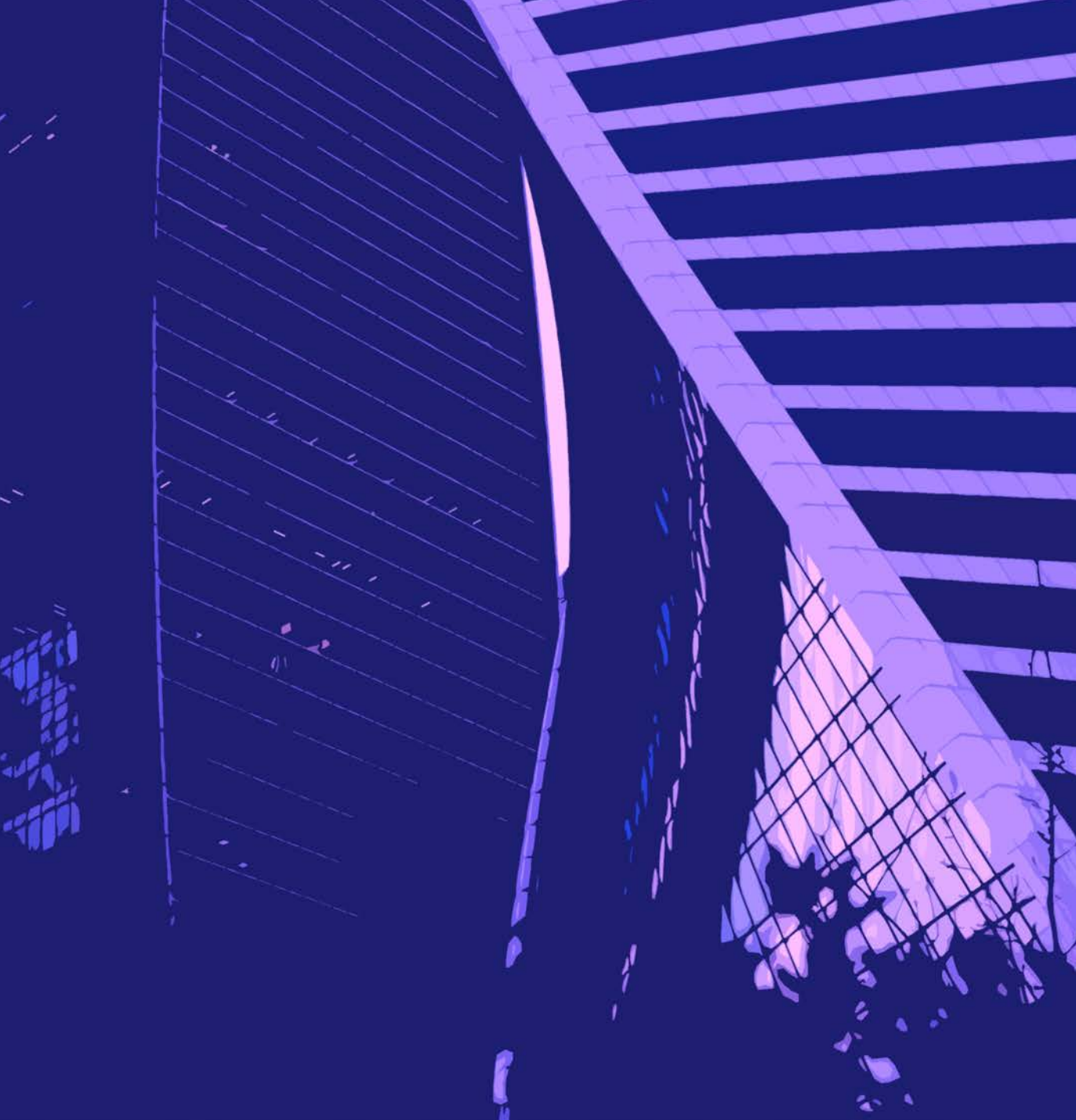


★ Metropolitan Naples
3120 Peters Ave
Naples, FL



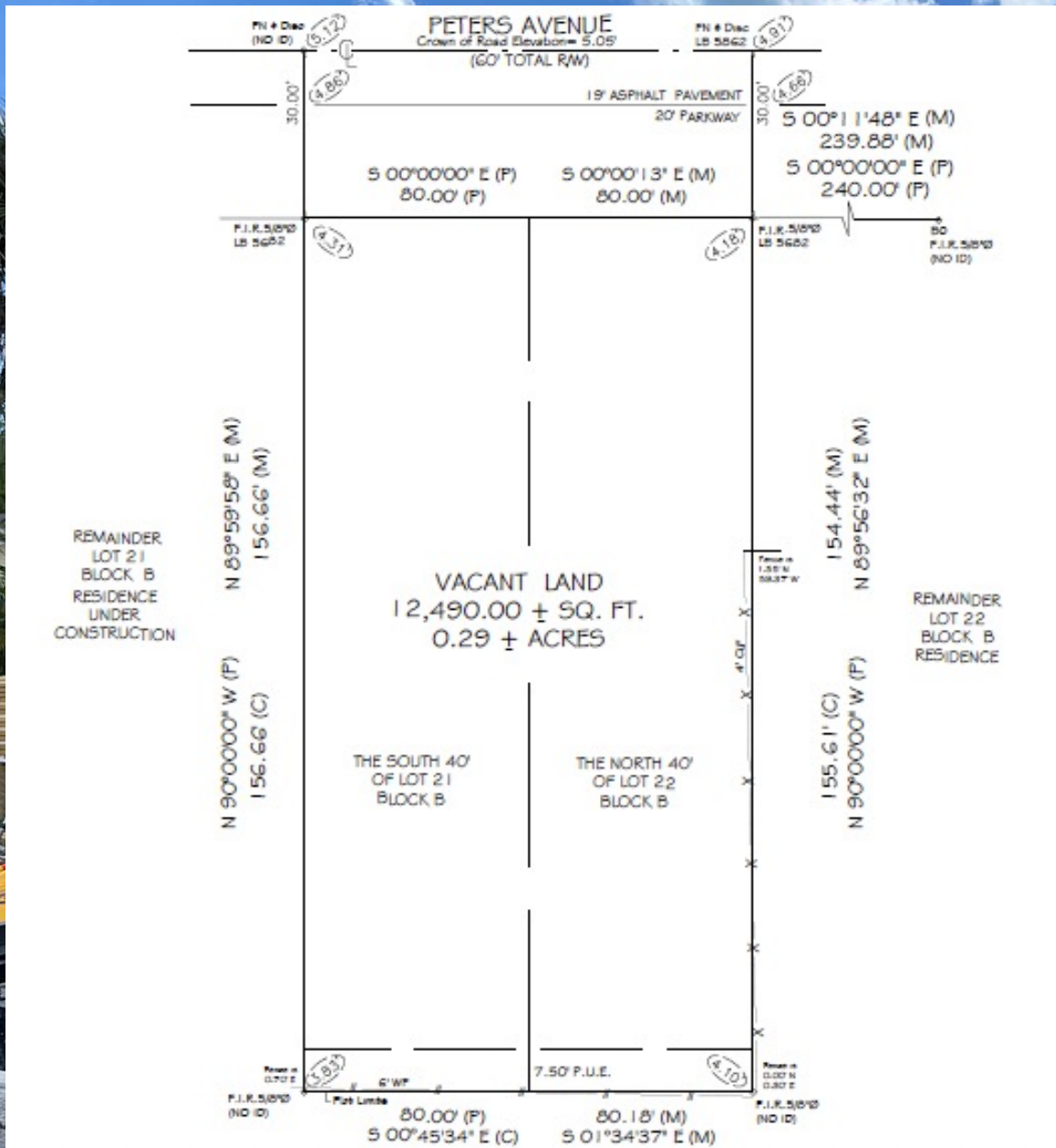
Peters Ave

- Close proximity to the Metropolitan Naples, an under construction, luxury community development
- Vacant lot.
- Duplex.
- 2 units.
- Approximately 1,500 sqft each.
- Each unit will have 4 bedrooms and 3 baths.



Metropolitan Naples

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



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