





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.



Bonita Springs

MARKET TRENDS



The Market is Booming in Bonita Springs

Located between trendy Naples and Cape Coral, Bonita Springs is one of Southwest Florida's fastest-growing cities.

In 2020, the population increased by 7.5% and now houses approximately 65,000.





Bonita Springs

Bonita Springs is a delightful place to call home. It has gorgeous white sand beaches on the Gulf of Mexico, freshwater inlets on the Estero River, 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.



Bonita Springs

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.



Robin Way
DEVELOPMENT

26571 Robin Way Bonita Springs, FL 34135

Robin Way is approximately 28,804 sqft. with a lake in the rear of the property.

The property is managed by an HOA, which means it is maintained well and has curb appeal.

Robin Way is the last property in a planned development consisting of townhouse structures.



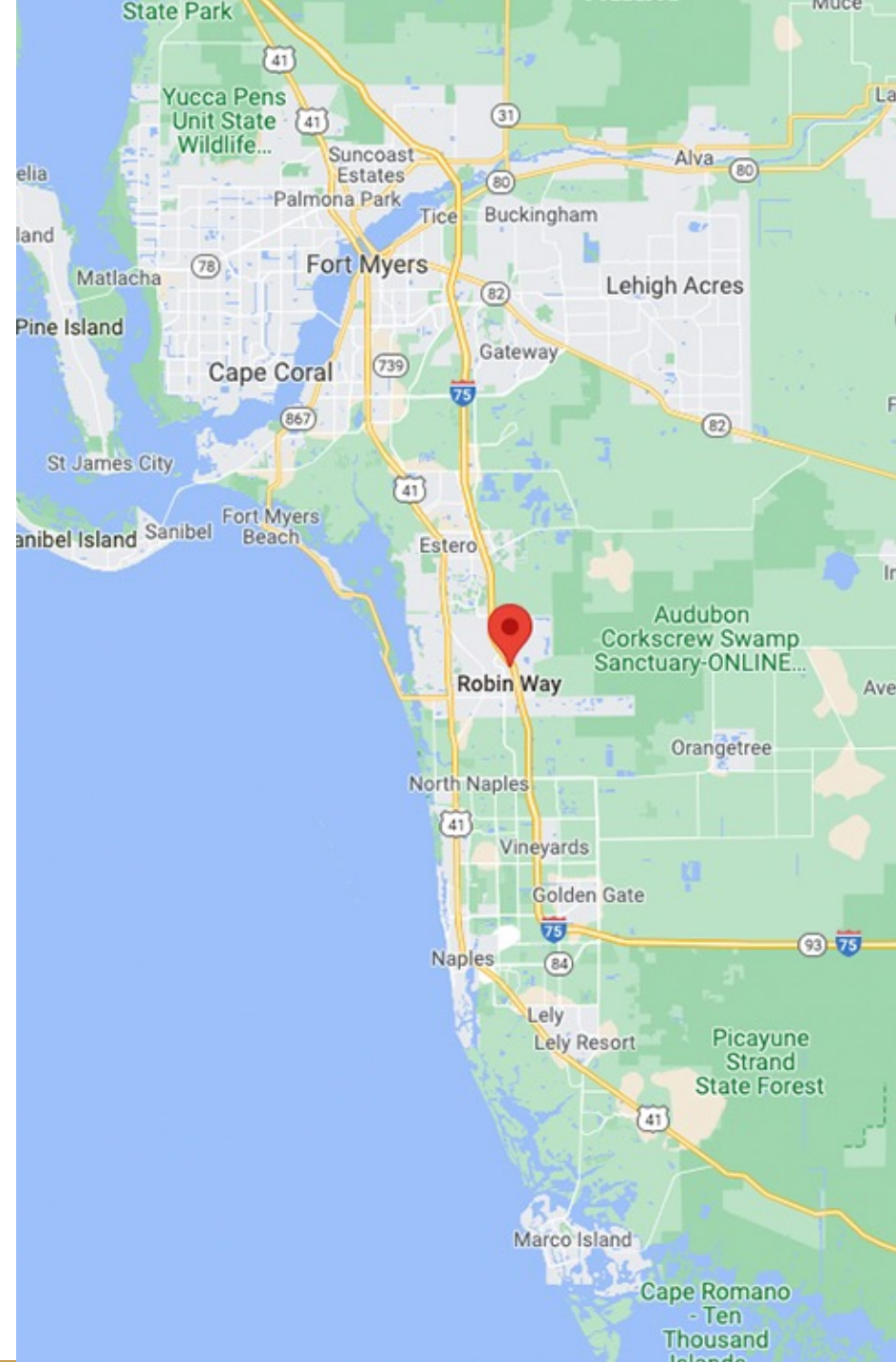
26571 Robin Way Bonita Springs, FL 34135

Zoned for townhomes or multiple-family housing.

Centrally located near downtown and close to schools.

Easy access to the freeway.

20 miles to Fort Myers International Airport.



26571 Robin Way
Bonita Springs, FL 34135



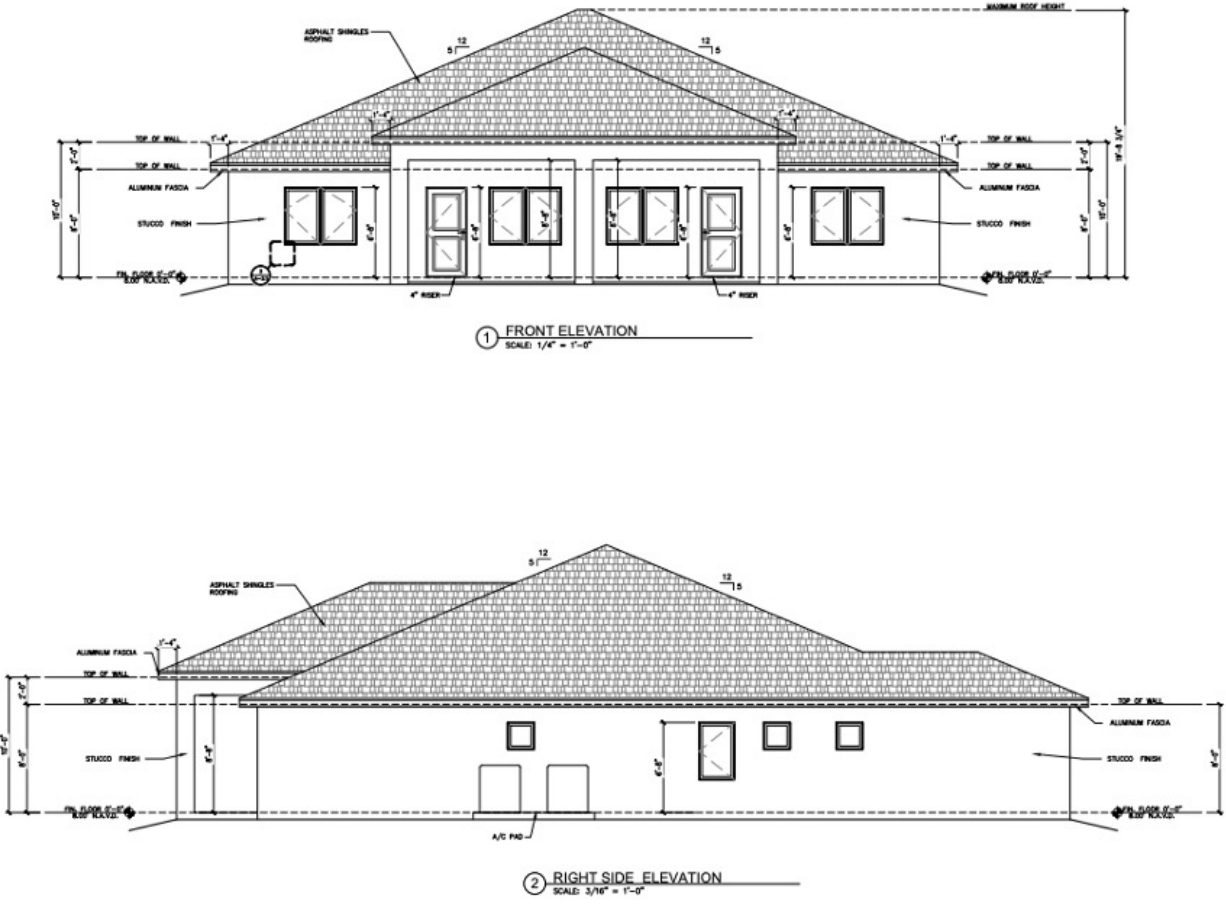
Details

4 Units, 1 Story
2 Buildings

Each Unit Has:
1,200 sq. ft.
3 Bedrooms
2 Baths
1-Car Garage

26571 Robin Way Bonita Springs, FL 34135

PLAN A1-A



TN CAPITAL INVESTMENT LLC.
4330 GULFSTREAM DRIVE
NAPLES, FL

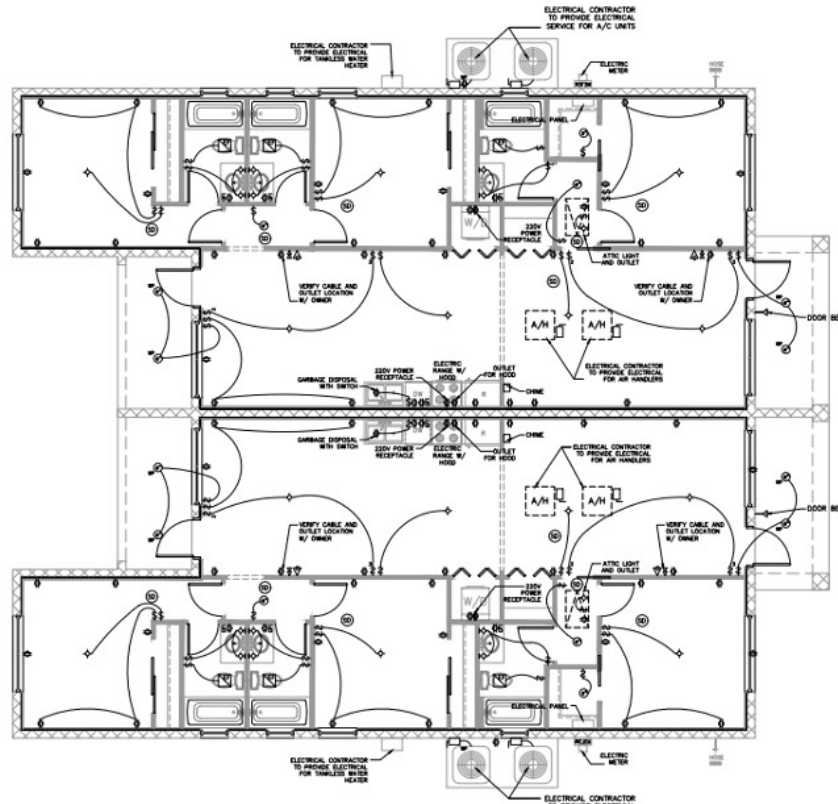
ELEVATIONS

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REVISION	
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DRAWN	LG
CHKD	LG
DATE	9-11-19
PROJECT NO.	19-07
DRAWING NO.	A-3.1

26571 Robin Way
Bonita Springs, FL 34135

PLAN A1-B



1 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

- GENERAL ELECTRICAL NOTES:**
1. REFER TO THE ARCHITECTURAL SPECIFICATIONS AND OTHER:
 - A. TYPE IS BASED WITH ENCLOSURE SEALS / GASKETS AGAINST LEAKS TO THE OUTSIDE.
 - B. TYPE IS BASED AND WITH OVER LAMINATED.
 - C. INSTALLED INSIDE IN AIRTIGHT ASSEMBLY WITH 1/2" CLEARANCE FROM COMBUSTIBLE MATERIALS AND 3" FROM INSULATION.
 2. ELECTRICAL CONTRACTOR TO PROVIDE ALL HIGH VOLTAGE POWER TO EQUIPMENT INCLUDING PREPARED AND HIGH AND LOW VOLTAGE LIGHTING.
 3. ELECTRICAL CONTRACTOR TO COORDINATE WITH ALL TRADES THROUGH THE GENERAL CONTRACTOR.
 4. PROVIDE CIRCUIT FOR LANDSCAPE LIGHTING (TO BE SELECTED BY OWNER).
 5. ALL PANELS REQUIRED TO BE INSTALLED IN ALL UNITS AS REQUIRED BY 2014 NATIONAL ELECTRICAL CODE.
 6. ELECTRICAL CONTRACTOR TO COORDINATE WITH ALL CONTRACTORS FOR REQUIRED SECURITY SYSTEM, LANDSCAPING, POOL, ETC.
 7. SMOKE DETECTORS TO BE INSTALLED IN ACCORDANCE WITH NFPA 72.
 8. COXSMR MONITOR ALARMS TO BE INSTALLED WITHIN 15 FEET OF EACH SLEEPING ROOM AS REQUIRED BY FLORIDA STATUTE 626.01.
 9. ELECTRICAL CONTRACTOR TO PROVIDE ELECTRICAL SUPPLY TO POOL AND POOL EQUIPMENT.
 10. ALL ELECTRICAL EQUIPMENT AND POWER RECEPTACLES TO BE ABOVE REQUIRED BASE FLOOD ELEVATION.
 11. SECURITY SYSTEM CONTRACTOR TO PROVIDE EXIT ALARM TO ALL DOORS AND WINDOWS PROVIDING SAFETY ACCESS TO POOL, AS REQUIRED BY FLORIDA STATUTES RESIDENTIAL BURNING SAFETY ACT.

LEGEND

- ISLAND FAN WITH LIGHT
- ISLAND FAN
- FLUORESCENT FIXTURE
- UNDER CABINET FUTURE LOW VOLTAGE
- BELL SERVICE
- ISLAND LIGHT FIXTURE
- LED LIGHT
- 4' CM LIGHT
- 8' CM LIGHT
- 12' CM LIGHT
- EXHAUST FAN - SEE CORRESPONDING NOTES FOR DESCRIPTION
- 2 WAY SWITCH
- 3 WAY SWITCH
- 4 WAY SWITCH
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