





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.

# West Terry Community

CONSISTS OF:

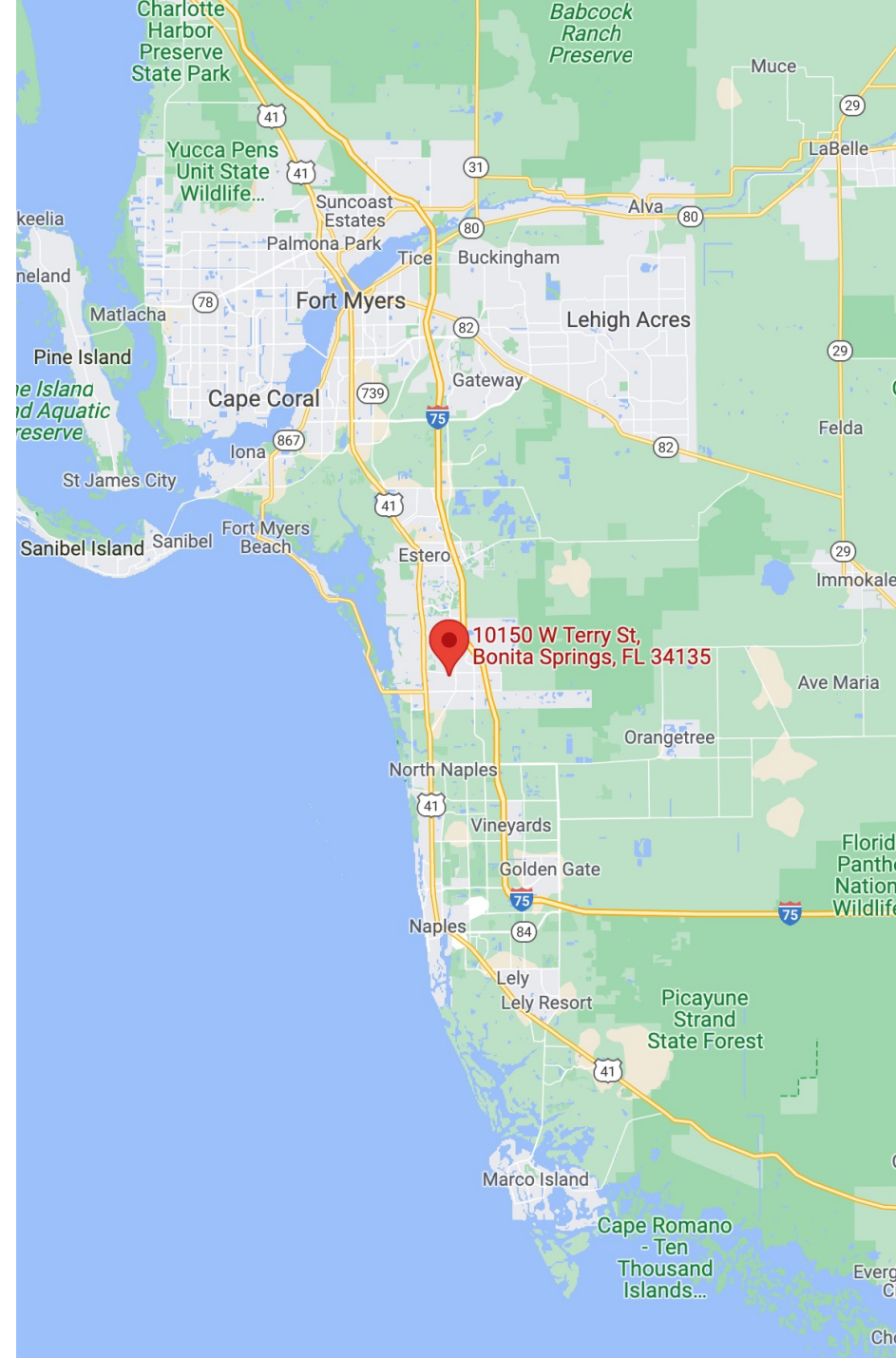
- 9 Duplexes - 18 Units
- 5 Large Units 2 Bed / 1 Bath
- 13 Large Units 1 Bed / 1 Bath
- Property Size - 2 Acres





# West Terry Community

- Walking distance to Historic Downtown of Bonita Springs.
- Shopping, restaurants, public library, golfing & medical facilities minutes away.
- Popular rental location.
- Located within walking distance of Bonita Springs Middle School.
- Public transit & access to main highways.



# West Terry Community



## Details

All units are 100% occupied.

Boat ramp w/ access to Gulf of Mexico with scenic view of Imperial River.

All units are fully renovated with new roof, interiors, air conditioner, new stainless steel appliances, irrigation, and landscaping.

Each unit has their own screened in lanais, private yards and designated parking spots.

# West Terry Community

ALL UNITS ARE FULLY  
RENOVATED



# West Terry Community

## FINANCIALS

WEST TERRY BONITA RENT ROLL			
ADDRESS	SQft	B/B	NEW RENT
1. 27038 Williams	700	2 bed-1 bath	\$2,500
2. 27036 Williams	700	2 bed-1 bath	\$2,500
3. 27028 Williams	700	2 bed-1 bath	\$2,400
4. 27026 Williams	700	2 bed-1 bath	\$2,500
5. 27020 Williams	620	1 bed-1 bath	\$2,100
6. 10180 Boula	610	2 bed-1 bath	\$2,700
7. 10181 Boula	610	1 bed-1 bath	\$2,000
8. 10180 West Terry	610	1 bed-1 bath	\$2,100
9. 10171 Boula	610	1 bed-1 bath	\$2,100
10. 10170 West Terry	610	1 bed-1 bath	\$2,100
11. 10161 Boula	610	1 bed-1 bath	\$2,100
12. 10160 West Terry	610	1 bed-1 bath	\$2,100
13. 10151 Boula	610	1 bed-1 bath	\$2,100
14. 10150 West Terry	610	1 bed-1 bath	\$2,050
15. 27001 Sun Aqua	579	1 bed-1 bath	\$2,200
16. 27011 Sun Aqua	579	1 bed-1 bath	\$2,100
17. 27021 Sun Aqua	570	1 bed-1 bath	\$2,200
18. 27031 Sun Aqua	570	1 bed-1 bath	\$2,100
	<b>11,208</b>		<b>\$39,950</b>

EXPENSES	
Property Tax	\$27,000
Insurance	\$18,700
Landscape	\$9,600
Utilities	\$7,000
Maintenance	\$5,000
<b>TOTAL</b>	<b>\$67,300</b>

PROFIT & LOSS	
YEAR RENT	\$479,400
LAUNDRY	\$5,000
TOTAL INCOME	\$484,400
EXPENSES	(\$67,300)
NET PROFIT	\$417,100

# West Terry Community

## FUTURE POSSIBILITIES

- Re-plotting process is in progress and will be completed towards the end of 2023. This process will enable us to sell each building individually and increase property value.
- All four buildings on West Terry Street are zoned T4, which can be converted into Commercial buildings.
- All carports can be converted into master bedrooms which can increase the property value by 1M and will bring better tenants because the location is next to the middle school across the street.



March 14, 2024

# West Terry Community

POTENTIAL WORK AND  
UPSIDE TO THE PROPERTY

Noam Kilinsky  
TN Capital Investments LLC  
21533 Biscayne Boulevard  
Suite 1238  
Aventura, FL 33180

## **Re: West Terry Street Property**

Dear Mr. Kilinsky,

The West Terry Street property consists of approximately two acres located on the south side of West Terry Street, Bonita Springs, between Sun Aqua Drive and Williams Road. The property is occupied by nine (9) duplex structures containing a total of eighteen (18) dwelling units. The property is bisected by Boula Drive, an east-west right-of-way parallel to and south of West Terry Street.

The area north of Boula Drive (the West Terry lots) consists of four (4) lots, each occupied by a duplex structure (eight (8) dwelling units). Previously zoned TFC-2 Residential Two-Family Conservation), these lots were re-zoned to the Downtown Form-Based Code T4 Transect by the City of Bonita Springs. The area south of Boula Drive (the RPD lots) consists of three (3) lots, two (2) of which are occupied by two (2) duplex structures (eight (8) dwelling units and one of which is occupied by a single duplex structure (two (2) dwelling units). These lots remain zoned TFC-2 and are the subject of an active application for rezoning to the West Terry Street RPD.

### **WEST TERRY LOTS**

As a result of the rezoning to the Downtown Form-Based Code T4 Transect, each of the four (4) West Terry lots, and the duplex structures thereon, complies with the applicable lot area, width and setback requirements. As a result, the West Terry duplex structures may be expanded, including, for example, enclosure of the carport areas, provided that any expansion not encroach on required setbacks, that finished floor elevations be in accordance FEMA requirements, and that all construction be in compliance with current building and other applicable codes. The T4 Transect

# West Terry Community

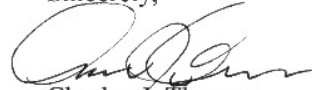
POTENTIAL WORK AND  
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also provides for future redevelopment for a variety of residential and commercial uses.

## RPD LOTS

The RPD lots are not in compliance with the requirements of the TFC-2 Two-Family Residential Conservation district due to the presence of two (2) structures on two (2) of the five (5) lots and non-compliant setbacks. The purpose of the West Terry Stret RPD is to establish dimensional standards that will enable the creation of five (5) compliant lots, enabling each duplex to be expanded, subject to the setback requirements imposed by the RPD and the requirements that finished floor elevations be in compliance with FEMA requirements and that all construction be in compliance with current building and other applicable codes, and enabling separate conveyance of each duplex structure. Redevelopment of the property will require compliance with the provisions of the TFC-2 district.

Sincerely,



Charles J. Thomas  
Planning Development Solutions LLC  
cjtplan@gmail.com

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P.O. Box 1615  
Naples, FL 34106

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