

JID Investments LLC Executive Summary

STRATEGY & OVERVIEW

JID Investments LLC (JIDI) is a private money & equity investment company seeking to secure high yield returns with medium risk by providing investment capital to individuals and businesses with viable real estate, business and/or investment opportunities.

JIDI's business strategy is designed to form long lasting business relationships with developing & established companies. Our goal is to be an integral part of their financial success by: 1) funding their ventures while earning our desired returns; 2) continuously growing & developing our business relationships; & 3) expanding our investor base & growing total capital for future projects. JIDI works with several partners & has funded multiple projects with additional opportunities planned for the future. Project investments are supported with sufficient collateral, guarantees, & insurances to protect invested capital.

OPPORTUNITY

JIDI offers unique real estate funding options in several diverse markets across the United States but primarily focuses on the Washington, DC metro, Mid-Atlantic & South Atlantic markets. Since inception in 2013, JIDI has funded twenty-two residential & mixed residential/commercial projects ranging from single family home, townhouse, lot purchase, & condo/land development/conversion/construction. Larger projects include acquisition, development, construction (A, D, C) & sales. Total invested capital across all projects (completed & executing) is over \$21.2 million with total revenue (actual & projected) over \$15.8 million.

The vast majority of real estate investment capital is seeking A, D, C & renovation projects with equity commitments between \$100,000 - \$10 million with our already existing & emerging partnered businesses. JIDI is also pursuing longer term hold investments in Multi-Family/Unit, Senior Assisted, Student Housing, Land Development, Opportunity Zone & Storage which provide stable, diverse & reliable investment.

CAPITAL RAISE

Each deal is funded on a project-by-project basis with a designated number of investment units offered to our base investors. Minimum commitment ranges from \$25,000 - \$50,000 (per investment unit).

FUND STRUCTURE

LLC on senior/junior debt position with LP structure typical of institutional real estate investment vehicles on equity only projects.

PRINCIPALS

John A. Rubino and David H. Shatz.

PRINCIPAL'S COMMITMENT

The Company will invest in every deal at a minimum of 1-2 units.

PROJECT REVIEW

JIDI has a dedicated due diligence consultant with significant experience in analysis and project review and maintains a project review panel of four members (principals & two experienced JIDI investors).

PANEL & REVIEW

Projects are brought forward during the due diligence period for review, query & approval by our due diligence consultant and the panel before delivery to investors for investment consideration.

COMMITMENT PERIOD

Depending on term length and project type. Proceeds are paid out on completion & recouping of principal investment and profits for Development/Construction projects. For long term hold, cashflow is paid out quarterly or semiannually as directed by project Sponsor.

TERM

6-42+ months

DISTRIBUTIONS

Investors receive:

- 100% of their Invested Capital
- An 8-12% annualized preferred return on their Invested Capital (project dependent)
- 60% (or higher, based on project specifics) of total proceeds (including preferred return)

JIDI receives 40% (or lower, based on project specifics) of remaining proceeds ONLY after Investors have received the preferred return. JIDI receives no proceeds unless Investors first earn the preferred return.

MANAGEMENT FEE

To date, JIDI has not required a management fee.

PROJECT EXPENSES

JIDI will bear legal and other organizational expenses incurred outside of the requested investment capital for any given project. At completion of the project, JIDI will be reimbursed for these expenditures.

If you have questions, interested in investing, or want more info, contact John Rubino at 361-443-7054 or jrubino@jidinvestments.com

or

David H. Shatz at 843-290-8080 or dshatz@jidinvestments.com