

JID Investments, LLC – Funding Services Process & Timelines

Buy & Development – Construction – Closeout or Stabilize Hold

Horizontal



Phase 1: Buy & Development

- Structure: Single Entity LP or Co-GP
- Timeline: 6 – 18 Months
- Returns: 28% - 32% (per year) deferred

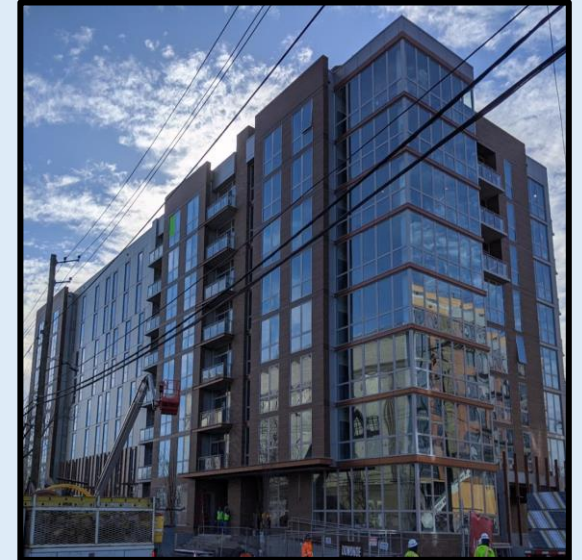
Vertical



Phase 2: Construction

- Structure: Single Entity LP or Co-GP
- Timeline: 6 – 24 Months
- Returns: 25% - 32% (per year) deferred

Completion



Phase 3: Closeout or Stabilize Hold

- Structure: Single Entity LP or Co-GP
- Timeline: 3 – 5 years+
- Returns: 8 – 10% Cash-on-Cash (PREF ideal)
with total IRRs of 18-25% to JIDI

* Single Family Renovation

- Structure: Partnership or equity loan
- Timeline: 6-12-month timeline closing to completion
- Returns: 30% - 36% (per year) deferred



JID Investments, LLC – Funding Services Step-by-Step Process

1. Notification & Intro Phase

- Partner contacts JIDI on Financial Services
- Intros via call & in person
- JID sends Private Money/Equity Terms
- Continued Discussion on Partnership

2. Pre-Approval Phase

- Partner shares company docs/requested info for Due Diligence (DD)
- JIDI & Partner agree on Partnership Plan
- Partner approved for Funding Services
- JID can now receive & review Proforma Packages & Offering Memorandums

3. Proposal & Terms Phase

- Partner sends Proforma Packages for Investment Consideration
- JIDI starts initial review & due diligence (48-72 hrs)
- JIDI feedback to Partner & if considering investment on project, starts requesting items necessary for final DD
- JIDI Project Board reviews proposal & DD (5-7 days)
- Deal terms & details discussed & accepted by both companies
- Soft commitment (10-14 days after initial package)
- JIDI prepares PPM/formalizes commitment (2-6 weeks). Partner assists with final DD
- JIDI provides partner with hard commitment (following preceding 2-6-week period)
- Partner accepts hard commitment

4. Pre-Closing Phase

- Partner sends legal docs (OA, loan docs, ORG charts, etc.) for review & approval
- All legal, financial, & closing docs must be completed & sent to JID **NO LATER THAN** forty-eight (48) business hours prior to closing to review, approve, & sign
- JIDI wires funds to partner for investment to commence

5. Closing Phase

- Partner closes on property
- Partner provides closing confirmation & investment starting

6. Project Execution Phase

- Partner provides bi-monthly/quarterly updates as per agreement between both parties
- JIDI provided pictures, schedules, & other project related info as requested and/or as available to share
- JIDI access to visit project site & provide tours as requested

7. Closeout Phase

- Work with Partner on key milestone dates
- Update profit distributions with Partner (as applicable)
- Begin collecting return of equity & profits as scheduled via wire/check
- Following project closeout inform JIDI of entity liquidation
- Provide JIDI with tax paperwork as requested & available

