



JIDI Investments LLC Introduction Message

Thank you for visiting JIDI Investments LLC (JIDI). JIDI focuses on working with:

- 1) Business partners (i.e., developers, sponsors/principals) having real estate projects requiring a joint venture partner and/or equity investment capital; and
- 2) Accredited Investors interested in investing with JIDI in our projects/investments.

Since inception in April 2013, JIDI has invested over \$21.2M on completed and currently executing projects with \$15.8M+ in proceeds (\$2.27M+ completed and \$13.6M+ projected).

JIDI currently has \$14.6M+ invested &/or committed on our current projects. We anticipate increasing our invested capital substantially over the next five years through increasing the number of partners we work with, investors interested in joining us & new development/construction/multi-family projects.

JIDI returns (ROI) to investors on our development & construction to sale projects are typically targeted at 15 to 20%+ annually and most is treated favorably as long-term capital gains. David Shatz (CFO and Co-Managing Principal of JIDI) is a federally licensed enrolled agent who completes and provides all JIDI tax paperwork (e.g., K1 statements) for our investors who execute and complete projects with us. David also provides a Bi-annual statement to our investors on their past & projected performance for projects they have and are invested in as well as those they are committed to for upcoming investments.

From our completed 16 projects to date since inception we have earned our investors returns ranging from 15-20+% on 15 of those projects. Once a project is approved for funding, JIDI either internally constructs an offering summary with details of the investment opportunity &/or delivers project specific details to our attorney for creation & dissemination of a PPM for our list of approved investors. Currently we have 100 approved investors & are growing rapidly.

Many projects we invest in have longer durations, between sixteen & forty-six months, but some are shorter term, ranging from six to twelve months. Typically, payouts are made to investors at project/investment completion. Our investors subscribe to "units" in the investment, ranging between \$25,000 & \$50,000. Investors are able to acquire multiple units if available. We also work with Self-Directed IRA (SDIRA) companies that do a fantastic job servicing our investors who have interest using this strategy for investing in our projects. We don't receive any compensation or benefits from this company other than having access to their fantastic services.

We've also started focusing on balancing development & construction project investments with more stable multi-family, senior assisted, student housing, opportunity zone and other investment type long term holds (i.e., land development, storage facilities). These returns would be designated to be paid out as cash-on-cash dividends or preferred interest on a quarterly, bi-annual or annual basis with the potential of a larger "cash-out" return on investment once we conclude the project. These returns wouldn't be as high as those in the development & construction category but would provide table and secure returns on a stabilized asset given the potential of a shift in the real estate cycle as well as afford our investors to diversify their portfolio.



JIDI is not a fund as we raise investment capital from our investors on a deal-by-deal basis. Investors normally have a 2-6-week period from the time we inform them of a project (formally) until they deposit their investment funds for a specified project we advertise for funding.

JIDI management provides monthly, quarterly and/or annual updates (via our partners) on projects from start to closeout as well as regularly visits project sites. We always offer our investors private tours of projects they are investing in and make ourselves available at their convenience to answer questions or assist with any feedback. Most of our projects have been and are currently executing in the Washington DC Metropolitan Statistical Area (MSA) to include Northern Virginia and subject counties in Maryland. We have also invested in the Carolinas and Georgia as well as continue to explore options in other markets with new partners that provide the best investment returns based on our model and approach.

JIDI management invests their own personal funds individually in each project. JIDI also shares in the profits of each project but has the policy to take no fees or profits unless investors first earn an 8-12% (annually) preferred return (pending the project type and structure). JIDI principals also have not taken any management fees since inception.

Please visit the website links for two of our current projects:

<http://www.peninsula88.com/> & <http://columbianquarter.com/>

We plan to introduce between two to four mid to larger projects in 2020 (including a new opportunity zone fund investment in Washington DC) as well as some smaller short-term projects. We recommend investors register with JIDI via our Accredited Investment Questionnaire (AIQ) and verification process so when opportunities become available, they will be approved to receive offerings or PPMs.

For the AIQ, prospective investors can either complete individually or as an entity. If completed as an entity, there must be an AIQ completed for both the entity and all owners. Once we receive completed AIQ we will review & upon successful confirmation of information will provide approval. There's no obligation or commitment to invest when becoming an investor with JIDI. Becoming an investor just allows us to share project specific details when ready for investment consideration.

Upon investing on the first JIDI project and as applicable on certain types of investments, individuals and/or members of entities completing the AIQ must provide verification of Accredited Investor status by either providing: 1) a signed certification letter from a registered professional (e.g., CPA, attorney); 2) personal financial statement with net worth, or 3) last 2 years' worth of tax returns with full schedules.

Thanks for your time and again please let us know if you have any questions or would like to discuss any of the documents after you review.

John A. Rubino (COO, Founder and Co-Managing Director)

David H. Shatz (CFO, Co-Managing Director)

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