



JIDI Investments LLC Introduction Message

Thank you for visiting JIDI Investments LLC (JIDI). JIDI focuses on partnering 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 having the option of investing with JIDI in our projects/investments.

Since inception in April 2013, JIDI has invested over \$22.4M+ on 16 completed and 7 currently executing projects with \$18.2M+ in proceeds (\$2.27M+ completed and \$15.9M+ projected).

JIDI currently has \$15.8M+ invested &/or committed on our current projects. We anticipate increasing our invested capital substantially over the next three to five years through increasing the number of partners we work with, investors interested in joining us and new development/construction/multifamily 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 periodic investor statements to our investors which includes performance on their past investments along with the projected performance for projects they are investing in as well as those projects they have/are committed to for upcoming investments.

From our completed sixteen projects to date since inception we have earned our investors returns ranging from 15-20%+ on fifteen of those projects. Once a project is approved for funding, JIDI either internally constructs a project announcement and summary with details of the opportunity and/or delivers project specific details to our attorney for creation & dissemination of a PPM for our list of approved investors. Currently we have 162 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 and \$50,000. Investors are able to acquire multiple units if available. We also work with investors who would like to utilize a Trust, Self-Directed IRA (SDIRA), Partnership, or LLC as the investment vehicle or entity to invest with us. With Opportunity Zone projects, accredited investors can invest deferred capital gains passively on those targeted investments.

We also focus 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 and construction category but



would offer our investors balanced and secure returns on a stabilized asset given the potential of a shift in the real estate cycle as well as afford an opportunity to diversify their portfolio.

JIDI is not a fund as we raise investment capital on a project-by-project basis. Investors typically have a 2-6-week period from the time we inform them of a project (formally), they officially commit and until they deposit their capital for a specified project we send for funding.

JIDI management provides monthly, quarterly and/or annual updates (via our partners) on projects as well as regular visits to project sites. We always offer private tours and make ourselves available anytime 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 to include Northern Virginia and subject counties in Maryland. We also are and have invested in the Carolinas and Georgia and 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 does not take any profits from realized project returns unless investors first earn the advertised JIDI preferred return (ranges from pending the project type and structure). JIDI principals 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 three to five mid and large scale projects in 2021 (including a new opportunity zone investment in Washington DC) as well as some smaller short-term projects. We recommend investors register via our Accredited Investment Questionnaire (AIQ) and verification process so as opportunities become available, you can receive offerings & 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 and 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. We can also provide the AIQ via DocuSign upon request.

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 through: 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 please let us know if you have any questions.

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

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

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jrubino@jidinvestments.com

dshatz@jidinvestments.com