

JID Investments LLC Executive Summary

STRATEGY & OVERVIEW	JID Investments LLC (JIDI) is a private money, equity investment, and passive real estate syndication 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 and 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.
OPPORTUNITY	JIDI offers unique and diversified real estate funding options in several distinct markets across the United States but primarily focuses on the Washington, DC metro, Mid-Atlantic and Southeast markets. JIDI works with several partners and has funded 29 real estate projects totaling over \$34.7M since our inception in April 2013. These projects have focused on residential & mixed residential/commercial projects ranging from single family home, townhouse, lot purchase, & condo/land development, conversion, and construction. Larger projects include acquisition, development, construction (A, D, C) & sales. Total invested capital across all projects (completed & executing) is \$32.26 million with total revenue (actual & projected) over \$33.57 million. The vast majority of real estate investment capital is seeking A, D, C and renovation projects with equity commitments between \$100,000 - \$10 million with our already existing and emerging partnered businesses. JIDI is also pursuing longer term hold investments in Multi-Family/Unit, Senior Assisted, Student Housing, Land Development, Opportunity Zone and Storage which provide stable, diverse and reliable investment.
CAPITAL RAISE	Each opportunity is funded on a project-by-project basis with a designated number of investment units offered to our approved investors for consideration. Minimum investment ranges from \$25,000 - \$50,000.
FUND STRUCTURE	Private money loans for senior/junior debt or equity positions (smaller residential projects), with LP or Co-GP structure (joint venture, large scale real estate investment projects).
PRINCIPALS	John A. Rubino and David H. Shatz.
PRINCIPAL'S COMMITMENT	The Company will invest in every deal at a minimum of 5-10% of the requested raise amount.
INVESTOR RELATIONS	Our Director of Investor Relations leads communications, interaction, and synchronization of existing JIDI investors and is also responsible for new investor acquisition. This team member also coordinates with the Principals to support day-to-day business operations and project management.
INVESTOR PORTAL	JIDI utilizes the Juniper Square investor portal to manage project portfolios, investor communications, tax documentation, and project offering requests.
PROJECT REVIEW	JIDI has a dedicated due diligence consultant with significant experience in analysis and project review. We also maintain a project review panel of four members (principals and two experienced JIDI investors).
COMMITMENT PERIOD	Depending on term length and project type. Capital is disbursed 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	Typically 1.5 – 5 years.
DISTRIBUTIONS	Investors receive: <ul style="list-style-type: none"> • JIDI preferred return on invested capital (project dependent; ranges from 10-12% IRR per year) • 100% of invested capital • 60% (or higher, based on project specifics) of remaining net proceeds (including preferred return) following JIDI management "catch-up". <p>JIDI management typically receives 40% (pending project parameters) of remaining net proceeds <u>ONLY</u> after investors have received the JIDI preferred return and return of capital.</p>
MANAGEMENT FEE	JIDI does not receive a management fee. We do receive a due diligence and overhead fee billed directly to the Company we are funding and not part of agreed to distribution schedule for any given project.
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, David Shatz, or Dave Rutherford at 703.250.1708; or jrubino@jidinvestments.com; dshatz@jidinvestments.com; or drutherford@jidinvestments.com