



JID Investments LLC Introduction Message

Thank you for visiting JID 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 passively investing with JIDI in our project investments.

Since inception in April 2013, JIDI has invested over \$34.7M+ on 18 completed and 11 currently executing projects with \$35.4M+ in proceeds (\$6.6M+ completed and \$28.8M+ projected).

JIDI currently has \$23.2M invested and/or committed on our current projects. We have and will continue to increase our invested capital over the next three to five years through existing partnerships and by adding new partners we work with, investors interested in joining us and new development/construction/multifamily projects.

JIDI returns 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. From our completed 18 projects we have earned our investors returns ranging from 15-20+% (per year) on 16 of those projects.

We also provide participating investors full access to their investment portfolio via our [Juniper Square investment portal](#). Here investors can view their investment performance, locate communications by project type or date, retain tax documentation and investor statements, and review new project offerings.

Once a project is approved for funding, JIDI internally constructs a project announcement and summary with details of the opportunity. We also deliver project specific details to our attorney for creation and dissemination of a Private Placement Memorandum (PPM) and for federal and state filings (typically Reg D 506b or 506c) for our list of approved investors. Currently we have 200 approved investors and are growing rapidly.

Many projects we invest in have longer durations, between 18 and 48 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 and 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 make 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 Columbus, Ohio, North and South Carolina, 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 (pending project type and structure). JIDI principals have not taken any management fees since inception, but does receive a due diligence and overhead fee which is billed directly to the Sponsor/Company requesting funding. This fee is outside of the negotiated distributions and does not impact the advertised investor returns.

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

[MAGNOLIAHAUS | JID Investments](#) and [BRIDGE DISTRICT | JID Investments](#).

We plan to introduce three to five mid and large-scale projects in 2023 (including opportunity zone investments in Columbus, Ohio) as well as some smaller short-term value-add projects. We recommend investors register via our [Accredited Investment Questionnaire \(AIQ\)](#) so as opportunities become available, you can receive offerings & PPMs. We can also provide the AIQ via DocuSign upon request.

For the AIQ, prospective investors can provide self-accreditation and 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.

Investors who formally commit to a project must provide verification of accredited investor status (as applicable) by either; 1) a signed certification letter from a registered professional (e.g., CPA, attorney); 2) personal financial statement(s) calculated for net worth, or 3) last 2 years' worth of tax returns with full schedules. For the signed certification letter, we are happy to provide our [JIDI templated verification letter](#) for your registered professional's use, or feel free to utilize your registered professional's standardized form(s).

Thanks for your time and please let us know if you have any questions.



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