

JIDI

JID Investments, LLC

"A Real Estate Investment and Financial Services Company"

2024 END-OF-YEAR NEWSLETTER



Year in Review

The 1st half of 2024 was extremely challenging, mainly due to high interest rates, inflation, and sluggish capital markets.

Even with these challenges, JIDI provided distributions on six active projects to include return of capital, preferred returns, and profit splits.

JIDI participated in a short-term investment to include property in Missouri and Florida.

JIDI also concluded another successful investment raise of over \$2.3M on our second Credit Enhancement Fund.

Company Services

- Private Placement Offerings
- Project Management
- Investor Relations
- Tax Analysis & Reporting
- Juniper Square Investment Reporting
- Project Analysis

Current Portfolio

- Investing \$27M+ across 12 projects
- Multifamily, mixed-use retail development
- Primary Markets: Mid-Atlantic & Southeast



PROJECT UPDATES

Rialto – Leasing

Rialto is a seven-story, ground-up 74 multifamily apartments and mixed-use building with 3,500 sqft of retail space.

JIDI invested \$2.85M for the acquisition, development, & construction phases of the project investment.

The project is currently in lease-up with 93% of residential units and one of two retail spaces leased. We anticipate a late 2026 project close-out.



**410 Rhode Island Avenue NE
Washington, DC
74 Units | 3,500 sqft Retail**



**628 Edgewood Avenue
Old Fourth Ward, Atlanta
91 Units | 16,000 sqft Office/Retail**

The Indie – Leasing

The Indie consists of a 12-story, 132k sqft residential building with 91 residential apartments, 186 parking spaces, and 16k sqft of commercial retail space.

Amenities include a gorgeous outdoor community pool, two private cabanas & three fire pits, fitness center, and an indoor recreation space off the pool with private kitchen.

JIDI invested a total of ~\$4.6M for the acquisition, development, & construction phases. The building is over 90% leased with project close-out estimated for late 2025.



The Roycraft – Sales

The Roycraft is a seven-story, 50,000 sqft building consisting of 42 one/two-bedroom new construction condominium units ranging from 540 to 1620+ sqft & two floors of parking.

Amenities include concierge service, a club room with a chef's kitchen, & a two-level lounge with exquisite views overlooking mid-town.

JIDI invested \$2.5M for the acquisition, development, & construction phases.
36 of 42 condo units have sold.

JIDI has disbursed more than \$1.1M to investors.
Project closeout is estimated for mid-2025.



**675 Drewry Street
Virginia-Highland, Atlanta
42 Condominium Units**



**600 Howard Road SE
Washington, DC
2,000+ Premium Apartments
70,000 sqft Retail**

Bridge District – Construction/Leasing

Bridge District includes six adjacent parcels of land encompassing more than 2.45 million sqft of mixed-use residential & commercial property.

Two of the six parcels are leased with one sold. The tenants of the leased parcels is constructing an ~40k sqft retail & 770-unit apartment building. The retail anchor tenant, Atlas Brewing is leasing ~22k sqft.

JIDI invested ~\$2.1M in 2018 with a planned project exit in 2022. However, given project & increasing land values, we renewed our investment commitment to remain until 2026.

Project exit is now scheduled for 2026 with investor returns estimated at 15-18% per year. During 2024, JIDI also distributed \$241k to investors.



Magnoliahaus – Leasing

A ground-up residential apartment complex consisting of six multifamily buildings, with 189 one/two/three-bedroom apartments, 290 parking spaces, and a stand-alone clubhouse.

Amenities include an outdoor community pool, clubhouse conference spaces, on-site fitness center, & electric vehicle charging stations.

JIDI raised \$1.2M for the development & pre-construction phases. The complex is 75%+ leased with rents 30% greater than initial estimates.. Close-out is projected for mid-2025.



**Tuscarora Creek Boulevard
Frederick, Maryland
Multifamily Residential**



Commodore – Leasing

Commodore new construction 5-story building, consisting of 173 apartments, 3,750 sqft of retail space, and 240 parking spaces.

The amenities package includes two courtyards, a sparkling community pool, yoga room, on-site fitness center, a secure dog run and dog spa.

JIDI raised \$1.2M for the development & entitlement phases. Commodore saw huge success in 2024 & achieved full residential stabilization in December. Closeout is expected for 2025.

**Old Town Manchester
Richmond, Virginia
Multifamily Residential & Retail**



Fairfax & Charlotte

Four separate projects combined into one diversified \$6 Million investment

The Botanist (Fairfax) - Acquisition & Development

The Botanist consists of two phases. Phase I encompasses 280 apartments with 6k sqft of mixed-use property. Phase II consists of developed land for the construction of 58 two-over-two townhomes.

Phase I construction will begin in Q2 of 2025 and is projected for completion in 2026. Project closeout is projected for 2028. Phase II land closing is scheduled for late 2025.

Phase II rezoning and entitlement are in progress. The property has Letters of Intent from well known home builders for land purchase. JIDI, as a joint owner on Phase II, will share equally in this profit.



**Fairfax County Virginia
Mixed-Use Multifamily & Retail**



**4311 Raleigh Street
146 & 150 Dorton Street
Charlotte, North Carolina
Residential Townhome & Apartments**

The Mill & Dorton Street Towns (Charlotte) - Construction

The Mill consists of a five-story, 281 apartment building with premier amenities, including a pool, rooftop deck, and fitness center.

Dorton Street Towns consists of a 109 townhome community. The 7.5-acre site contains numerous parks, outdoor space and an amenity package to include a clubhouse, pool and fitness center.

JIDI is projected to exit Dorton Street Towns in early 2026. The Mill is expected to complete construction in 2027. JIDI plans to remain in the Mill for long-term cashflow & appreciated gains upon sale/refinance.



King Street – Stabilized

This investment opportunity consists of the renovation and improvement of five buildings including 36 residential apartments and five ground-floor retail spaces in the heart of downtown Charleston.

Current retail tenants include Rag & Bone clothing; DFTI Boutique; Alice + Olivia designer clothing; Paige Clothing, & Jenni Kayne.

JIDI raised \$4.44M for the project and provided our 1st distribution in December. Project closeout is scheduled for 2028.



**363, 364, 365, 367, & 369 King Street
Charleston, South Carolina
Value-Add Mixed-use Residential & Retail**



LAKELAND CAPITAL 



City House Charleston – Construction

City House Charleston is an adaptive re-use and new construction mixed-use development in the French Quarter of downtown Charleston.

It will incorporate existing historic building & ample outdoor courtyard space, making it a unique and upscale shopping and living experience.

The developer anticipates using historic and vacant building tax credits, in addition to a senior loan and limited partner equity, to finance development, construction, and leasing of the project.

**22 Cumberland Street
Charleston, South Carolina
Mixed-use 7,800 sqft of Residential
15,900 sqft of Retail**



Opportunity Zone (OZ) Investments

Passively invested capital gains for cashflow and tax-free gains

Parcel 17 – Leasing & Construction

JIDI provided our accredited investors with a unique OZ investment in two separate lots targeted as ground-up mixed-use property.

Building One was constructed and leased to Whitman Walker, a major healthcare provider in late 2023. Building Two is in planning for either multifamily housing or retail.

JIDI plans to disburse rental income distributions in 2025 and throughout the remainder of the investment, which is projected to conclude in 2031.

Investor returns (applying OZ investment tax benefits) are projected at 10%+ per year.



**1701 14th Street SE NW
Washington, DC
Mixed-Use Residential & Office/Retail**



**640 West Town Street
641 & 647 West Chapel Street
Columbus, Ohio
Single Family & Multifamily Housing**

White Chapel Apartments – Construction

White Chapel Apartments is planned as a five-story, 28,000 sqft, 45-unit residential multifamily apartment building for rent (one & two bed and bath), plus a three-story triplex building.

The project is currently raising debt and equity for the construction phase. JIDI and the Sponsor are also exploring a sale of the land along with options to bring on another Co-General Partner.

JIDI raised ~\$1M from deferred capital gains. Investors receive an 8% preferred return & an overall targeted return of 10 - 12% IRR over the 10-year investment.



Credit Enhancement Fund (CEF) – Income

The fund is designed to provide a Credit Enhancement for construction loans on several development projects. It also satisfies construction lender liquidity requirements.

JIDI raised \$1M on an initial CEF investment from 2021 - 2024. Investors received accrued interest & a portion of the profits for each project inside the CEF for an estimated 15% IRR

JIDI just concluded a second CEF raise of over \$2.3M with a 12% preferred return and estimated overall 16% IRR. Distributions will be paid out quarterly beginning in early 2025.



Fairfax VA, Stockbridge GA and Charlotte NC
Mixed-use Multifamily and Retail



Short Term Residential Acquisition, Missouri and Florida
Wholesale, Renovation, and Sale

Short-Term Investment – Concluded

JIDI partnered with a three-man team to acquire and flip residential single-family homes, condominiums, and land in Florida and Missouri.

Together we executed a Phase I plan with JIDI contributing 90% of all funds, & our Partners 10%. Of our 90%, less than 10% was deployed on two projects due to higher than expected competition.

JIDI yielded a 60% ROI from the 10% deployed capital over a 6 month period. Given the highly competitive nature of this investment JIDI decided to pause on a Phase II plan and potentially recommence in 2025.



Synergy Capital Group

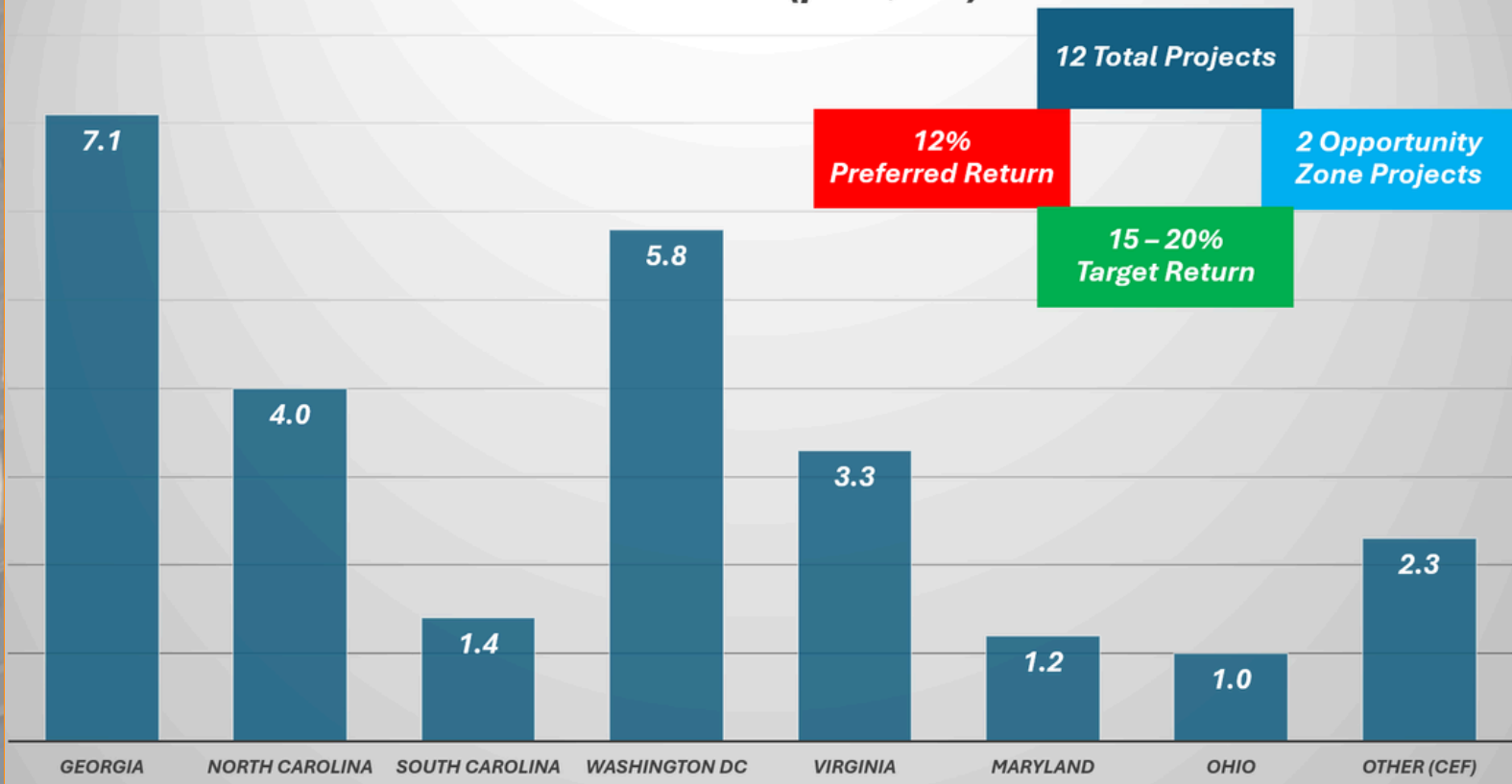
COMPLETED PROJECT PERFORMANCE

	Year	Asset	Structure	Investment (\$)	Timeline	Profit (\$)	Total Return	EM/MOIC
Georgia	2013	SFH/Rehab	Private Money	\$100,000	4 months	\$23,600	24%	1.24x
Maryland	2014	SFH/Rehab	Private Money	\$152,000	10 months	\$48,330	32%	1.32x
Maryland	2015	SFH/Rehab	Private Money	\$200,000	17 months	\$20,000	10%	1.10x
Wash DC	2015	Dev/Condo	Equity	\$500,000	19 months	\$231,439	46%	1.46x
NC	2015	SFH/Rehab	Private Money	\$51,492	4 months	\$12,795	25%	1.25x
NC	2015	SFH/Rehab	Private Money	\$71,000	6 months	\$15,000	21%	1.21x
NC	2015	SFH/Rehab	Private Money	\$104,000	6 months	\$18,720	18%	1.18x
Virginia	2016	SFH/Rehab	Private Money	\$140,000	6 months	\$27,000	19%	1.19x
Wash DC	2016	Dev/Condo	Equity	\$750,000	32 months	\$637,062	85%	1.85x
SC	2017	Land Acq/Sale	Cash Purchase	\$38,500	4 months	\$16,000	43%	1.43x
Wash DC	2017	Dev/Land	Equity	\$1,000,000	20 months	\$507,007	51%	1.51x
Wash DC	2017	Dev/Land	Equity	\$400,000	15 months	\$160,000	40%	1.40x
Wash DC	2017	Dev/Land	Equity	\$1,350,000	6 months	\$160,000	12%	1.12x
SC	2017	SFH/Rehab	Private Money	\$100,000	6 months	\$18,000	18%	1.18x
Wash DC	2018	Dev/Condo	Equity	\$1,510,042	12 months	\$357,564	25%	1.25x
Wash DC	2019	SFH/Rehab	Private Money	\$100,000	8 months	\$25,186	25%	1.25x
SC/NC	2021	Value Add/MF	Equity	\$500,000	23 months	\$133,000	27%	1.27x
Wash DC	2022	Dev/Condo	Equity	\$4,440,000	67 months	\$4,225,500	123%	2.23x



CURRENT PORTFOLIO

Investment (per \$1M)



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David Rutherford
**Director, Investor
Relations**

Mission Statement:

Continually form mutually beneficial business relationships with individuals and business partners seeking investment capital and provide funds to these partners in their viable projects. Grow JIDI's investor base thereby increasing the total number of investors to participate in funding projects with consistently providing exceptional returns while maintaining low to medium risk for both JIDI and its investors.