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JID INVESTMENTS LLC COMPANY OVERVIEW

JIDI

2025

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Disclaimer

The data/details provided herein are for info purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities relating to any of the products referenced in this presentation, notwithstanding that any such securities may be currently being offered to others.

Investment in a real estate opportunity is suitable only for accredited and/or sophisticated investors who fully understand, and are willing to assume, the risks involved in such opportunity.

Private Money and Equity Investments, by their nature, involve a substantial degree of risk, including risk of total loss of an investor's capital.

Investors should inform themselves and take advice as to any applicable legalities, taxation, and exchange control regulations in countries of their citizenship, residence or domicile which might be relevant to the subscription, purchase, holding, exchange, redemption or disposal of any investments.

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Estimates and assumptions used in this presentation may vary on actual investment opportunities offered by JIDI.

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THE OPPORTUNITY

Equity Requirements

Lenders typically require 30-40% in equity funding to finance real estate projects. This funding can range from seven to eight figures

Traditional Fundraising

Real estate companies raise equity internally, from private investors or from large-scale Institutional Private Equity (PE) firms

Challenge #1

Raising internally depletes resources, requires a "hands-on" approach with private investors, and limits the # of projects to acquire

Challenge #2

Raising funds through PE firms requires significant time and approvals while meeting parameters. PE firms also have higher minimums (e.g., \$10M+)



Database of approved investors

Seasoned Firm with 12+ years of experience

Highly attractive Investor Returns 15-20% IRR

THE RESULTS

- *reduced company equity requirements*
- *shorter timelines to secure equity*
- *real estate companies acquire more projects*
- *reliable equity partner earning targeted returns*



EXECUTIVE SUMMARY

Who we are

JIDI is a private money and real estate investment firm designed to secure high yield returns while limiting risk

Where we Invest

Primary Markets include: Washington DC, Virginia, Maryland, Ohio, North & South Carolina, Georgia, Florida, Tennessee

Our Current Portfolio

Currently investing \$27.6M on 13 projects including new construction of mixed-use multifamily and retail (including two Opportunity Zone (OZ) investments)

Our Performance

Successfully completed 18 projects since inception (April 2013), funding \$11.5M+ on those investments with profits of \$6.6M+

JIDI Family of Investors

Over 200 accredited & sophisticated investors available to review project offerings for investment consideration.

How we Serve You

Providing pre-screened investment opportunities with quarterly updates and annual tax reporting through the Juniper Square portal

COMPETITION AND MARKET SIZE



JID Investments, LLC
"A Real Estate Investment and Financial Services Company"

Competition

Debt Lenders

Banks, financing institutions, private lenders (short-term projects) offering competitive rates in Senior Position

Equity Funding

Individual/smaller groups (smaller projects) and Institutional Equity, Family Office (mid/large development, commercial projects, and multi-unit/long-term projects)

Market Size

Equity Funding & Private Money

JIDI partners with Companies requiring equity or private money between \$1M – \$5M+ on commercial and mixed-use projects

JIDI Competitive Niche

Individual/smaller groups can be limited on larger raises (\$1M+). Institutional equity offers lower rates and raise larger amounts of equity, but typically have higher minimums (start at \$10M+)

MEET OUR TEAM



JIDI Investments, LLC
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Chief Operating Officer Co-Managing Principal

John Rubino

703.250.1708

jrubino@jidinvestments.com

20 years of Honorable Service as a US Naval Officer
BS in Business Administration
MAS in Aviation Aerospace Management
20 years' experience as a Private Investor



Chief Financial Officer Co-Managing Principal

David Shatz

703.250.1708

dshatz@jidinvestments.com

BS in Business Administration with concentrations in Accounting & Finance
Owned David H. Shatz & Associates Inc, a public accounting firm from 1990 - 2022
30+ years of business experience



Director Investor Relations

David Rutherford

703.250.1708

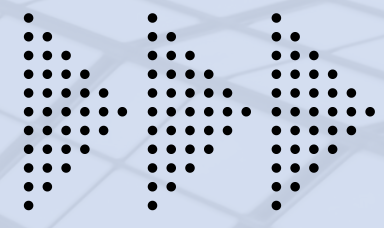
drutherford@jidinvestments.com

22 years in the US Intelligence Community
MBA in Hospitality Management
Master's in Finance (MiF)
Leads investor project reporting, communications & Juniper Square Portal



INVESTMENT FOCUS MARKETS

MID-ATLANTIC & SOUTHEAST



-  **13 Active Projects**
-  **\$27.6M+ Invested**
-  **5 Sponsor Partners**
-  **5 New Construction Mixed-use**
-  **4 Multifamily in Lease-up**
-  **2 Opportunity Zone**

Investment Asset Classes



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Residential Renovation



Mixed Use Development



New Construction Multifamily



Assisted Living



Student Housing Storage Value-Add



Opportunity Zone

COMPLETED PROJECT INVESTMENTS



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	Asset	Investment (\$)	Timeline	Profit (\$)	Total Return
Georgia	SFH/Rehab	\$100,000	4 months	\$23,600	24%
Maryland	SFH/Rehab	\$152,000	10 months	\$48,330	32%
Maryland	SFH/Rehab	\$200,000	17 months	\$20,000	10%
Wash DC	Dev/Condo	\$500,000	19 months	\$231,439	46%
NC	SFH/Rehab	\$51,492	4 months	\$12,795	25%
NC	SFH/Rehab	\$71,000	6 months	\$15,000	21%
NC	SFH/Rehab	\$104,000	6 months	\$18,720	18%
Virginia	SFH/Rehab	\$140,000	6 months	\$27,000	19%
Wash DC	Dev/Condo	\$750,000	32 months	\$637,062	85%
SC	Land Acquis/Sale	\$38,500	4 months	\$16,000	43%
Wash DC	Dev/Land	\$1,000,000	20 months	\$507,007	51%
Wash DC	Dev/Land	\$400,000	15 months	\$160,000	40%
Wash DC	Dev/Land	\$1,350,000	6 months	\$160,000	12%
SC	SFH/Rehab	\$100,000	6 months	\$18,000	18%
Wash DC	Dev/Condo	\$1,510,042	12 months	\$357,564	25%
Wash DC	SFH/Rehab	\$100,000	8 months	\$25,186	25%
SC/NC	Value Add/MF	\$500,000	23 months	\$133,000	27%
Wash DC	Dev/Condo	\$4,440,000	67 months	\$4,225,500	123%

OUR INVESTMENT PROCESS



JID Investments, LLC
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Individuals/groups joining our "Family of Investors"

- *have access to project packages*
- *participate in project site visits*
- *receive new offerings for investment consideration*

Prospective investors can register via our Accredited Investor Questionnaire.



INVEST
WITH JIDI

RECEIVE NEW
OFFERINGS

APPROVAL AND
WELCOME

INVESTOR
REGISTRATION

COMPANY
ENGAGEMENT

INITIAL
INTRODUCTION





INVESTOR RETURNS

JIDI offers units of investment for each offering, ranging from \$25k - \$50k per unit

JIDI Management invests personally on every new offering

Investor returns typically include a 10 – 12% Preferred Return, and combined with Profit Splits, yield between 15 – 20% IRR

Typical Waterfall

10-12% Preferred Return

Return of Investment Capital

70/30 Split on remaining profits (in favor of JIDI investors)

*Investment Opportunity Example
 \$3M total Raise; 25% IRR Project Level
 3 year term; 12% Preferred Return; 70/30 Split; 17.5% IRR
 Unit Amount: \$50k*

	YR1	YR2	YR3	TOTAL
Investment Amt	\$50,000	--	--	\$50,000
Preferred Return	\$6,000	\$6,000	\$6,000	\$18,000
Profit Split	---	---	---	\$13,650
Total Profits	---	---	---	\$31,650

For Illustration Purposes Only

Investment Sourcing Options



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Disposable Income



Entities



Capital Gains



Financial Trusts



Deferred Taxes



Self-Directed IRA (Roth or 401k Solo)

Mixed Residential Condo & Commercial Retail



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1. The Location

The site is just two blocks from the new planned \$300 million DC United Soccer Stadium, Washington Nationals Baseball Stadium and \$600 million Phase 1 replacement of the South Capitol Street Bridge that crosses from DC to Maryland.

2. The Property

The waterfront property sits on a corner lot at 110,000 square feet of residential density and is located at the southernmost tip of SW DC on the Potomac and Anacostia Rivers which offers the location unmatched water views of both rivers.

3. The Project

The developer constructed 110 luxury condominiums including two-level underground parking for 110 spaces. The constructed building also houses ~2,000 sqft of main floor retail space.

4. The Investment

JIDI was one of five equity partners and funded over \$1M of the equity on the acquisition, development and pre-construction phases with over \$3.4M to the construction phase for the project.

5. The Results

The project extended beyond initial timelines mainly due to Covid-19 impacts to both the national and regional real estate markets. Investor exit ROI ranged between 12-16% on the 67-month project. Closeout was in August 2022.



Condo Development



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The Location

The property is nestled the Columbian Heights neighborhood just moments away from restaurants/cafes, metro/public transportation, shopping, & recreational parks. Apex is also only 2 miles north of the main business district of DC and in high demand by young professionals seeking the Live, Work, Play environment.

The Project

The intent of this project was to take down two row houses on two adjacent lots and develop/build twenty (20) individual residential condominium properties along with ten (10) underground parking spaces.

The Partnership and Scope

The Apex was a joint venture with Capital City Real Estate. Once planning & permitting were completed, the structures were torn down to allow for the construction of the 20-unit luxury condominium complex underground parking

The Investment and Results

JIDI provided 50% of the total equity. The developer provided 25% and a third party provided 25%. JIDI earned 84.9% over the 32-month project (31.9% annualized). Total condo sales equaled \$11.3M while total returns to JIDI investors exceeded 21% ROI with overall investor profits exceeding initial estimates by over 60%.



CONTACT INFO



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We look forward to working with you

