

## Executive Summary

### STRATEGY & OVERVIEW

JID Investments LLC (JIDI) is a private equity and real estate investment firm. Our mission is to secure high yield returns for our investors 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.

### OPPORTUNITY & PERFORMANCE

JIDI offers unique and diversified real estate investment opportunities in several distinct markets with a focus on the Washington, DC metro, Mid-Atlantic, and Southeast. JIDI invests with several partners and has funded 33 real estate projects totaling almost \$42M since our inception in April 2013. These projects have focused on development and new construction of residential & mixed-use.

### CAPITAL RAISE & INVESTOR RETURNS

Each private placement investment offering is funded on a project-by-project basis with a designated number of investment units offered to our JIDI investors, for their consideration. Minimum investment ranges from \$25,000 – \$50,000. Investor returns typically include a 10 – 12% Preferred Return and combined with Profit Splits, yield between 15 – 20% IRR.

### FUND STRUCTURE & PROJECT TERM

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). Smaller, private money projects typically 6 – 12-month project terms with larger scale projects 1.5 – 5 years. JIDI Management will invest in every deal (typically 5-10% of the requested raise amount).

### MANAGEMENT FEES & PROJECT EXPENSES

JIDI Management receives an annual 1.5% asset management fee per project. Advertised investor returns are not impacted by management fees. 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.

### INVESTOR PORTAL JUNIPER SQUARE

JIDI utilizes the [Juniper Square investor portal](#) to manage project portfolios, investor communications, tax documentation, and project offering requests.



**David H. Shatz**  
CFO and Co-Managing Director  
Dshatz@jidinvestments.com



**John A. Rubino**  
COO and Co-Managing Director  
jrubino@jidinvestments.com



**Dave Rutherford**  
Director of Investor Relations  
drutherford@jidinvestments.com

