



# **JID INVESTMENTS LLC**

**PRIVATE EQUITY &  
REAL ESTATE INVESTMENT**

**703.250.1708**

**[www.jidinvestments.com](http://www.jidinvestments.com)**

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Thank you for joining our JID Investments LLC (JIDI) family of investors! We are very happy to have you as part of our Team!

Our core focus is to always ensure our investors remain our highest priority by providing timely, accurate, and clear communication, transparent information sharing, and quality investment opportunities.

Since inception in April 2013, JIDI has invested ~\$42M on 18 completed and 13 currently executing projects. Total proceeds are at \$6.6M+ for completed project and are estimated at \$27.6M+ for current/active investments.

All projects have been and are currently executing in the mid-Atlantic and Southeastern US. We continue to explore other markets with new business partners that provide the best investment returns based on our model and approach. Many projects we invest in have longer durations, (18 - 60 months), but some are shorter term (six to twelve months).

JIDI typically pursues development and new construction projects in the multifamily housing, mixed-use (residential housing with commercial retail), senior assisted, student housing, & other similar investment asset classes (e.g., storage). Through our Opportunity Zone (OZ) projects, accredited investors can invest deferred capital gains passively for tax benefits.

JIDI investor returns on our development & construction to sale projects usually target a 15 to 20% IRR with most of these returns treated favorably as long-term capital gains. Investor returns are typically distributed as cash-on-cash dividends or preferred interest with the potential of higher "cash-out" returns once we conclude a project investment.

Participating investors have full access to their JIDI investment portfolio via our [Juniper Square investor portal](#), to view their investment performance, locate communications, retain tax documentation and investor statements, and review new project offerings.

JIDI is not a fund. We raise investment capital on a project-by-project basis. Our investors subscribe to "investment units," ranging between \$25,000 and \$50,000 each. Investors are able to acquire multiple units if available. Investors can invest as an individual, (with or without a joint owner), a Trust, Self-Directed IRA, Partnership, or LLC.

As new projects are approved for funding, JIDI provides a brief Project Announcement along with a detailed Investment Summary. We also outsource development of all Private Placement Memorandum (PPM) package offering documents and federal/state filings (typically Reg D 506b or 506c) through our SEC attorney to provide to our over 200 approved investors. Investors typically have 2-6 weeks after receiving the initial Project Announcement to formally commit to the investment and deposit their capital for a specified project.

David Shatz (JIDI CFO and Co-Managing Principal) is an enrolled agent and provides all tax documentation for all JIDI investors who are participating on an investment.

JIDI management invests their own personal funds individually in each project. JIDI also shares in the profits of each project only after investors first earn the advertised JIDI preferred return and their return of capital invested (pending project type and structure).

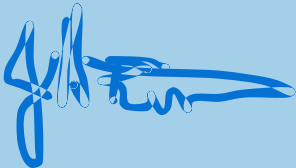
JIDI principals receive an annual asset management fee billed directly to the Sponsor/Company requesting funding. This fee does not impact advertised investor returns. JIDI management provides monthly, quarterly and/or annual updates on projects as well as makes regular visits to project sites. We offer private tours to investors and make ourselves available anytime to answer questions or assist with any feedback.

We plan to introduce two to four mid and large-scale as well as some smaller short-term projects in 2025.

Investors who formally commit to a project must provide verification of accredited or qualified investor status 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 letters 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.

**John A. Rubino**



**COO and Co-Managing Director**



**David H. Shatz**

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