



JID Investments LLC

2025 MID-YEAR NEWSLETTER

30 JUNE, 2025

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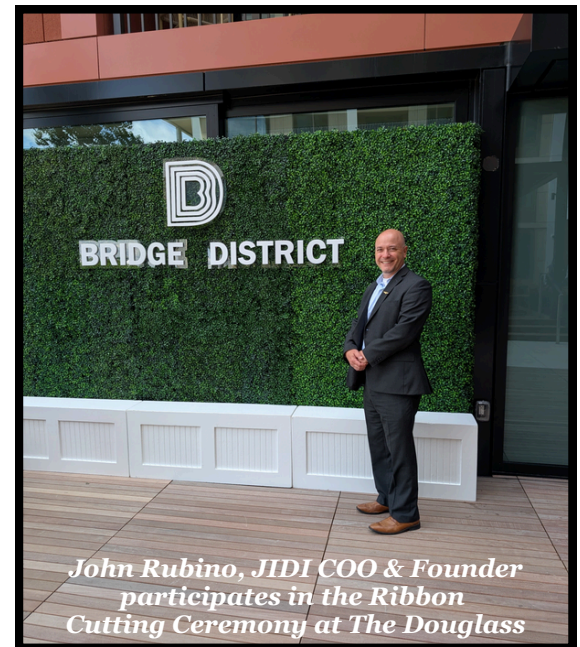
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MID-YEAR REVIEW

Welcome to the JID Investments LLC (JIDI) 2025 Mid-Year Newsletter. It's been a great first half of 2025 for JIDI. Here are some notable accomplishments:

- The “Douglass” Ribbon Cutting (Bridge District) in Washington, DC.
- Land Acquisition and Construction Financing/Funding closing for “The Mill” (Charlotte, NC).
- Successful refinance of the Indie and Rialto construction loans.
- Full construction starting at “Dorton Street Towns” in Charlotte, NC., with **landing page** released.
- Fully Funded (\$1.2M) for JIDI/JGR Joint Venture (newly constructed homes) in Hilton Head, SC.
- JIDI has distributed over \$2.38M on active project investments.



*John Rubino, JIDI COO & Founder
participates in the Ribbon
Cutting Ceremony at The Douglass*

FEATURED PROJECT

- JIDI has partnered with an experienced SC residential home builder. Together we acquired two parcels located in the gated community of Shearwater, in Hilton Head, SC to build two new construction homes for sale.
- JIDI's capital for the investment is intended for a short-term proof of concept period, estimated at 14 months.
- Investors will receive a 12% Preferred Return plus a percentage of the net profits. Overall profits are estimated between 16-25%.
- Our expectation following successful completion of this investment, is to build multiple houses with this Partner.



PROJECT UPDATES



RIALTO (RHODE ISLAND) - WASHINGTON DC **Sponsor Partner: Capital City Real Estate** **JIDI Investment: \$2.85M**

Executive Summary: Rialto is a seven-story, ground-up 74 multifamily apartment units and mixed-use commercial retail building with two retail spaces (3,500 square feet (sqft) total). The project was initially planned for multifamily condominiums for sale, but following the dynamics of the DC economy, during and post Covid-19, shifted to mixed-use apartments and retail.

Mid-Year Update: In April, the Construction lender sold their bank note, at a large discount to a Debt Fund who is currently financing the project. The property is 85% occupied (residential) and has one of two retail spaces stabilized. Expectations are to retain the property for targeted appreciation to then sell.

INDIE (EDGEWOOD) - ATLANTA, GA **Sponsor Partner: Capital City Real Estate** **JIDI Investment: \$4.6M**

Executive Summary: The Indie consists of a 12-story, 132k sqft residential building with 91 residential apartment units, 186 parking spaces, and 16,000 sqft of commercial retail space.

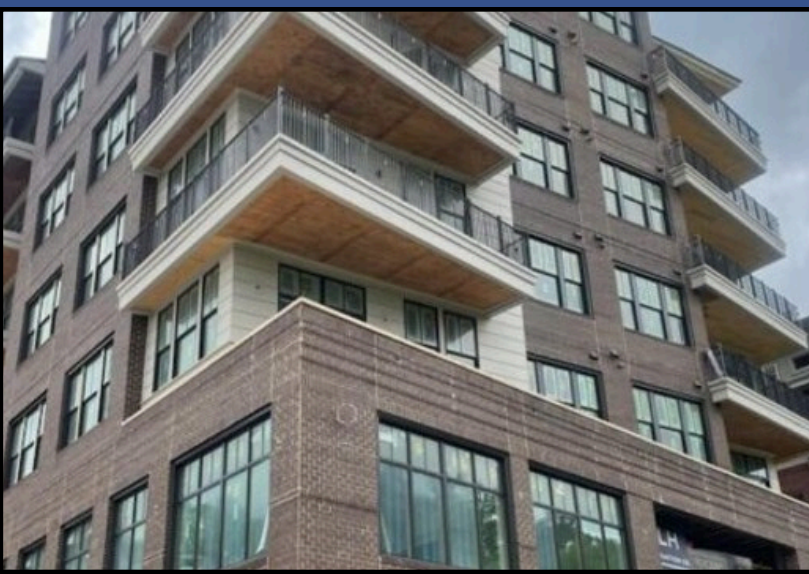
Mid-Year Update: The project is currently at 88% residential occupancy with only seven units remaining for lease-up. After replacing our broker with Dart Realty, our Sponsor Partner has received and is reviewing two commercial space Letters of Intent, with several more discussions in progress with potential tenants. They are anticipating full retail occupancy in next twelve months.



THE ROYCRAFT (DREWRY) - ATLANTA, GA **Sponsor Partner: Capital City Real Estate** **JIDI Investment: \$2.5M**

Executive Summary: 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.

Mid-Year Update: Roycraft has six condominium units remaining for full closeout. Four of these remaining six units are under contract and scheduled to close in July. We expect to complete the project by October, if not sooner. To date, investors have received over 76.4% of their investment capital. With the four units in July selling, JIDI will have returned 100% of investment capital plus profit distributions.





BRIDGE DISTRICT - WASHINGTON DC

Sponsor Partner: Redbrick LMD

JIDI Investment: \$2.85M

Executive Summary: 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, and one has sold.

Mid-Year Update: In May, Redbrick hosted a ribbon cutting ceremony for their three “Douglass” buildings (Stratos, Poplar House, and Alula). The entire property will bring 757 residences from studio to three-bedroom units. The three towers offer differentiated sizes, finishes, and views, with beautiful amenities such as a rooftop infinity pool and penthouse lounge, culinary hub and test kitchen, brewing and winemakers tasting space, multiple fitness areas, a yoga studio, and ample outdoor amenity terraces.

Residences have breathtaking views in every direction, including the US Capitol, the Frederick Douglass Memorial Bridge, the Anacostia River, and acres of greenery. There will be restaurants on the street level, including Atlas Brew Works.

MAGNOLIAHAUS - FREDERICK, MD

Sponsor Partner: Capital City Real Estate

JIDI Investment: \$1.2M

Executive Summary: 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.

Mid-Year Update: The property is currently 85% occupied with expectations to stabilize in the next 30 days. We have averaged between 3-4 leases per week and have attained an over 90% retention rate. JIDI's Sponsor Partner expects to list the property for sale sometime in Q3 2025.



COMMODORE - RICHMOND, VA

Sponsor Partner: Capital City Real Estate

JIDI Investment: \$1.2M

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

Mid-Year Update: The stabilized property is 93% occupied and has a pending lease for the entire retail space with Bank of America. JIDI's Sponsor Partner is planning to recapitalize out both our investment and profits before the end of the year.

BOTANIST - FAIRFAX, VA

Sponsor Partner: Capital City Real Estate

JIDI Investment: 2.0M

Executive Summary: The Botanist consists of two phases. Phase I encompasses 280 apartments with 6,000 sqft of retail space. Phase II will consist of developed land for the construction of townhomes, a hotel, or a senior assisted living community.

Mid-Year Update: Botanist is scheduled to close on both the land acquisition and construction financing/funding in July. Expectations are to break ground in August/September 2025. Phase II zoning is ongoing and expected to complete in early 2026.





THE MILL/DORTON STREET TOWNS - CHARLOTTE, NC

Sponsor Partner: Capital City Real Estate

JIDI Investment: \$4.1M

Executive Summary: 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.

Mid-Year Update: The Mill closed on their construction loan financing and funding in May 2025. Construction also began in May 2025 with the first units scheduled to deliver in March 2027. Dorton Street Towns (DST) recently completed its buildout of both Clubhouse and pool deck with installation of electric meters at the clubhouse, pool. The first units are scheduled for completion in early August with final unit completion scheduled in April 2026. JIDI's Sponsor Partner has shared the landing page (website) for DST which can be accessed at: <https://sablewoodtowns.com/>

KING STREET - CHARLESTON, SC

Sponsor Partner: Middle King Partners

JIDI Investment: \$4.44M

Executive Summary: 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.

Mid-Year Update: The stabilized property is currently 100% leased on both the residential apartments and retail tenants. Quarterly cash flow distributions have commenced and by Q4 2025, JIDI expects a significant portion of invested capital to be disbursed through a refinance or a completion of the investment via sale of the property.



CITY HOUSE - CHARLESTON, SC

Sponsor Partner: Landmark Partners

JIDI Investment: \$1.5M

Executive Summary: City House Charleston is an adaptive re-use and new construction mixed-use development in the French Quarter of downtown Charleston. The project encompasses three sub-projects to include 28 and 32 Cumberland and 9 Linguard.

The project includes mixed-use retail and luxury multi-family development with ~7,400' of interior retail, ~4,300' total of courtyard, a 9,000' new retail and multi-family building, and 3 luxury apartments total, each averaging between 1200 - 2600 SF ft

Mid-Year Update: 28 and 32 Cumberland construction is underway with a July completion and turnover to the retail tenant. 9 Linguard will also commence construction start in July with completion and tenant turnover in Q3 2026. Full project completion is projected for June 2033.



PARCEL 17 - WASHINGTON, DC

Sponsor Partner: Redbrick, LMD

JIDI Investment: \$265,000

Executive Summary: Parcel 17 is an Opportunity Zone (OZ) investment in two separate mixed-use properties. Building One is a 118,000 SF property, constructed as medical / retail space. Parcel Two is in planned for either multifamily housing or retail

Mid-Year Update: Over 70% of Building One is currently under lease with Whitman Walker (WW), a major healthcare provider. DC Government is leasing another 10% of space, with Redbrick negotiating additional leases with George Washington University, New Hampshire Medical Supply, and other medical tenants for the remaining vacant space.





WHITE CHAPEL - COLUMBUS, OH

Sponsor Partner: Bianchi Development Company

JIDI Investment: \$1.0M

Executive Summary: White Chapel Apartments is an Opportunity Zone (OZ) project 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.

Mid-Year Update: The Sponsor is currently attempting to raise debt and equity for the construction phase. JIDI and the Sponsor have also explored a sale of the land, options to bring on another Co-General Partner, and transfer of ownership to JIDI. We look to continue collaborating with the Sponsor to pursue a definite option in the later part of 2025.

CREDIT ENHANCEMENT FUND - MULTIPLE

Sponsor Partner: Capital City Real Estate

JIDI Investment: \$2.34M

Executive Summary: The fund is designed to provide a Credit Enhancement for construction loans on three Capital City Real Estate projects; The Mill, Botanist, and Tranquil Trails. It also satisfies construction lender liquidity requirements. In return, JIDI receives quarterly cash flow with rights to a percentage of the projects profits.

Mid-Year Update: Our Sponsor Partner disbursed our first distribution in March, with follow-on distributions expected on a quarterly basis. The Mill's construction loan has closed with the Botanist's loan expecting to close in the next 30 days. Tranquil Trails is expected to close later this year.



SINGLE-FAMILY NEW CONSTRUCTION - HILTON HEAD, SC

Sponsor Partner: Jeff Robinson

JIDI Investment: \$1.2M

Executive Summary: JIDI is partnering with an experienced South Carolina residential home builder (JGR Services LLC) to acquire, build, and sell two single family properties (2,600 sqft each) located in the Shearwater Community, located in the Hilton Head, South Carolina.

Mid-Year Update: We are finalizing architectural renderings in the next couple of weeks which will be followed by submissions to the community Architectural Review Board and the Town of Hilton Head. Upon approval, we will receive the full building permit and break ground on the first house. We expect to be under construction by Mid August, Homes in Shearwater (of similar size to our properties) are selling for between \$1M - \$1.2M, signaling continued high demand.

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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.