

# JID INVESTMENTS LLC

## 2026 MID-YEAR NEWSLETTER

1 July, 2026

### The Botanist Fairfax, Virginia



### WELCOME TO THE JID INVESTMENTS LLC 2026 MID-YEAR NEWSLETTER!

JIDI is currently investing \$31.2M+ on 14 projects including new construction of mixed-use multifamily apartment and retail, including two Opportunity Zone investments, existing multifamily apartment and townhome, and new construction of single-family homes.

As we enter the second half of 2026, we remain focused on optimizing portfolio performance, deepening long-standing partnerships, and expanding our network of strategic relationships to position JIDI for sustained growth and future investment opportunities.



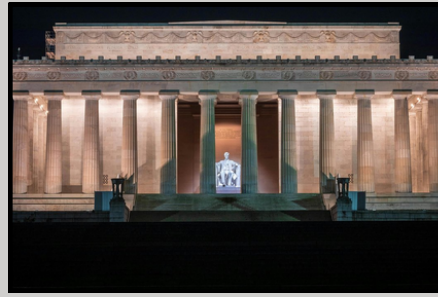
### CAPITAL MARKETS UPDATE

- Higher interest rates may delay cap rate compression and limit valuation growth in the near term, placing greater emphasis on operational execution.
- For existing multifamily & retail investments, increasing occupancy, growing rents, and improving net operating income remain the most reliable drivers of value creation.
- While valuation recovery may be slower than many anticipated, assets that can demonstrate durable cash flow growth and strong fundamentals should be well positioned as capital markets continue to normalize.



JID Investments welcomes summer interns  
Ethan Brown and Andrew Rubino. Ethan will attend  
Virginia Tech this fall, and Andrew will attend  
James Madison University.

# WASHINGTON DC



JIDI is actively investing in the Washington, DC market, with current projects including Strata (formerly Rialto), Bridge District, and Parcel 17. Despite ongoing capital markets volatility and elevated interest rates, we remain bullish on the region's long-term fundamentals, driven by stable employment, continued infrastructure investment, healthcare expansion, and transformative mixed-use redevelopment. We continue to seek opportunities and strategic partnerships throughout the DC metropolitan area.



**Strata** is a new construction, 7-story, 74 multifamily condominium unit building with ~3,500 sqft of ground-floor retail, across two spaces.

The project has made great progress this year strengthening the asset's capital structure and advancing its condominium conversion strategy. Recent milestones include securing new financing, simplifying the equity structure, and engaging Urban Pace to lead condo sales and marketing efforts. These initiatives position the project for its next phase of execution while enhancing long-term value and supporting the successful realization of the business plan.



**Bridge District** spans six adjacent parcels with over 2.5M sqft of mixed-use development. To date, two parcels have been leased and one has been sold.

The project continues to make steady progress, supported by strong leasing activity at The Douglass, the opening of Cedar Hill Regional Medical Center, and upcoming retail activation from Atlas Brew Works and Andy's Pizza. Despite ongoing headwinds from elevated interest rates, inflation, and challenging capital markets, the successful completion of infrastructure obligations and continued development momentum across the district position the project favorably for long-term value creation.



**Parcel 17** consists of a 118,000 sqft medical outpatient facility and an adjacent development pad designated for future multifamily or retail development.

The project continues to demonstrate resilience despite ongoing challenges in the office and capital markets. The Whitman-Walker Health Max Robinson Center is currently 91% leased, with stabilization anticipated by Q1 2027, and a recently completed refinancing has enhanced the property's long-term cash flow stability.

While elevated interest rates have moderated return expectations, the asset remains well-positioned for long-term value creation, supported by its mission-critical healthcare tenancy and strategic location within the emerging St. Elizabeths East healthcare corridor.

## CHARLOTTE



JIDI currently has two exciting projects in the Charlotte market, to include Sablemill and Sablewood. Despite ongoing capital markets volatility and elevated interest rates, we remain bullish on the region's economic fundamentals, driven by robust population growth, sustained employment expansion, continued infrastructure investment, and Charlotte's emergence as one of the nation's leading financial and business centers. Strong housing demand and significant public and private investment continue to support the market's long-term growth trajectory and create attractive development opportunities. We continue to seek opportunities and strategic partnerships throughout the Charlotte metropolitan area.



**Sablewood Towns** is a 109-unit townhome rental community on 7.5 acres in Charlotte's Uptown neighborhood, featuring pocket parks, a clubhouse, pool, and fitness center. Construction continues to advance with progress on framing, roofing, utility installations, and foundations. Leasing efforts remain active as the team has pre-leased over 20 units as units start delivery and with clubhouse completion. Despite schedule impacts from permitting delays, the team remains focused on accelerating construction and managing pre-leasing.



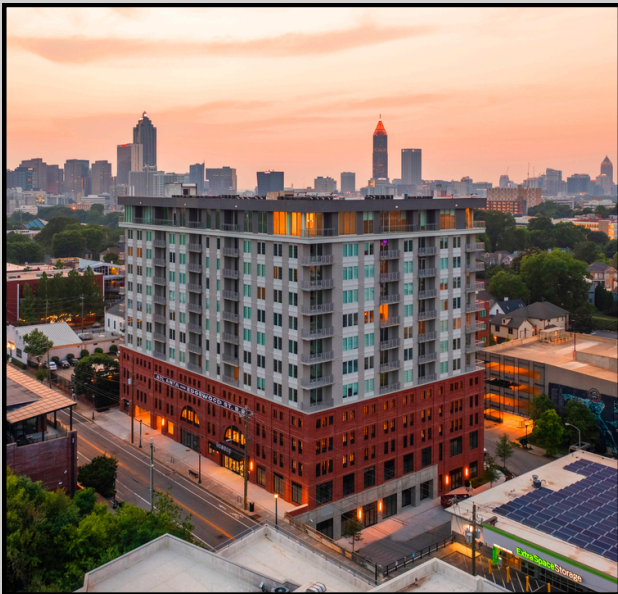
Sablemill Apartments is a 281-unit, five-story multifamily community located in Charlotte's NoDa neighborhood. The project includes a comprehensive amenity package featuring a resort-style pool, rooftop sky lounge, fitness center, coworking space, dog park, leasing center, and structured parking.

Construction remains on schedule, with concrete and stair installations complete and framing progressing through the third floor. Current efforts are focused on vertical construction progress, with plumbing, fire sprinkler rough-ins, continued framing, and amenity buildout scheduled in the coming months. The project remains on track for planned delivery.

## ATLANTA



JIDI recently and successfully exited one of two projects in Atlanta's Midtown submarket, and is currently investing in Indie at Edgewood. While capital markets conditions remain challenging and borrowing costs remain elevated, we continue to be encouraged by Midtown's strong population and employment growth, ongoing corporate investment, and position as one of the Southeast's leading urban districts. These fundamentals support our long-term confidence in the market and the value of our Atlanta investments.



**Indie** is a 91-unit mixed-use community located in Atlanta's desirable Midtown/Old Fourth Ward corridor, featuring residential apartments above ~15,000 sqft of street-level retail space.

The property continues to perform steadily, with leased occupancy above 96% and consistent residential leasing activity. Management remains focused on increasing physical occupancy and advancing retail leasing efforts, with active discussions underway with multiple prospective tenants.

Ownership remains encouraged by the property's strong location and continues to execute its strategy of stabilizing operations, increasing retail occupancy, and enhancing long-term asset value.



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# FAIRFAX



JIDI and CCRE are partnering together on Botanist in Fairfax, Virginia. Fairfax remains one of the strongest and most defensive real estate markets in the Mid-Atlantic, supported by high household incomes, a highly educated workforce, and diverse employment drivers.

Multifamily occupancy remains strong despite new supply, while retail assets continue to benefit from affluent demographics and consumer spending. Overall, Fairfax offers stable cash flow, long-term appreciation potential, and attractive risk-adjusted opportunities across both multifamily and retail sectors.

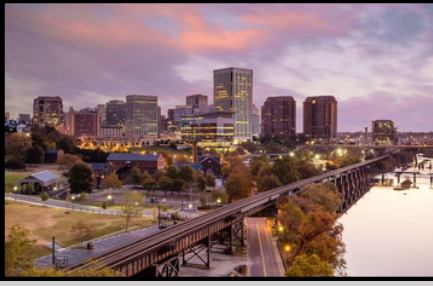


Botanist is a 260-unit mixed-use multifamily community located in Fairfax, Virginia, within the Northfax redevelopment district. The project will include ~5,000 sqft retail space, 10,000 sqft of resident amenities, and a structured parking garage serving both residents and neighboring office users.

Construction is progressing steadily, highlighted by completion of residential foundation and Level 1 structural work, continued installation of the precast parking garage (now ~60% complete), commencement of the Level 2 podium deck, utility infrastructure improvements, and underground utility installations.

Looking ahead, construction efforts will focus on continued vertical development, podium deck construction, masonry installation, and ongoing utility work as the project advances toward its targeted completion in early 2028.

# RICHMOND



JIDI's featured property in Richmond, Virginia is Commodore, in the Manchester neighborhood, west of downtown. Richmond remains one of the stronger secondary markets on the East Coast, supported by population growth, state government employment, healthcare, higher education, and continued migration from Northern Virginia and the Northeast.

While the market has absorbed a large wave of new apartment deliveries over the past 2–3 years, renter demand has remained relatively healthy. Richmond remains a favorable multifamily and mixed-use investment market. Manchester offers stronger long-term appreciation and redevelopment upside, while downtown provides greater employment density and mixed-use activation opportunities.

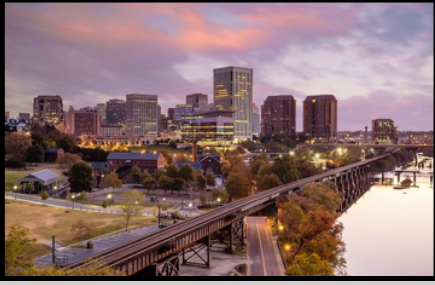


**Commodore** is a 173-unit mixed-use multifamily community located in Richmond's rapidly growing Manchester district, a walkable urban neighborhood adjacent to Downtown Richmond that continues to benefit from significant residential, retail, and infrastructure investment.

Leasing activity remained positive as the property continued its stabilization efforts, reaching over 92% occupancy with over 20 leases executed over the past 30 days. Management has implemented targeted pricing and leasing initiatives to capitalize on seasonal demand & drive further occupancy growth.

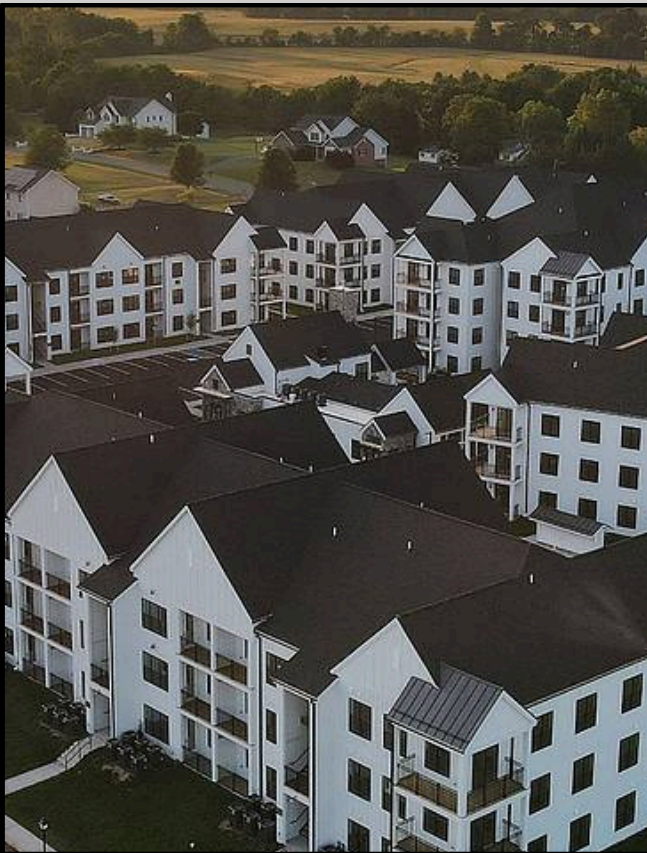
On the commercial side, the property achieved a major milestone with Bank of America executing a 10-year lease for the retail space, providing a high-credit tenant and enhancing the asset's long-term income profile. Rent commencement is expected later this summer, positioning the property for increased cash flow and continued progress toward full stabilization.

# FREDERICK



JIDI and CCRE have a joint partnership on a multifamily investment opportunity in Frederick, Maryland (Magnoliahaus). Frederick is one of the fastest-growing markets in the Mid-Atlantic, supported by strong population growth, rising household incomes, and a diverse employment base anchored by healthcare, life sciences, technology, and government-related industries.

Multifamily fundamentals remain favorable, driven by continued household formation, limited housing affordability, and steady rental demand. The market benefits from affluent demographics, a highly educated workforce, and strategic access to both Washington, D.C. and Baltimore.



***Magnoliahaus*** is a 189-unit multifamily apartment community located in Frederick, Maryland. The property offers a mix of one-, two-, and three-bedroom apartment homes and continues to benefit from Frederick's strong demographic trends, growing employment base, and relative affordability compared to the Washington, D.C. metro area.

Leasing activity remains healthy, with current occupancy at approximately 93.7%. Property manager ZRS Management continues to report strong resident retention and consistent leasing traffic, including double-digit weekly property tours. Recent leasing activity has generated multiple new applications, supporting continued occupancy growth.

Management remains focused on maintaining occupancy levels, converting active prospects into signed leases, and driving operational performance through the peak summer leasing season.

# HILTON HEAD ISLAND



JIDI has partnered with Jeff Robinson and JGR Services LLC, an experienced local builder with over 20 years experience, to develop new-construction homes within Shearwater Plantation, a gated waterfront community on Hilton Head Island, South Carolina.

Hilton Head remains one of the Southeast's most desirable coastal markets, benefiting from strong demand driven by retirees, second-home buyers, and households relocating from higher-cost regions. Limited developable land and constrained housing supply continue to support home values and new construction opportunities.

The partnership combines local development expertise with JIDI's investment platform to capitalize on the strong residential fundamentals of the Hilton Head market and deliver high-quality homes positioned for attractive resale and value creation.



Our Hilton Head Island investment involves the development of two new-construction homes within Shearwater Plantation. The project is designed to capitalize on continued demand for high-quality coastal residences in one of the Southeast's most desirable markets, where limited supply and strong buyer demand continue to support new residential development.

Significant progress has been achieved during the first half of 2026. Development approvals have been received for our first of two lots, with site preparation completed, and the property commencing vertical construction.

Planning and permitting activities for Lot 28 continue to advance, with architectural plans completed and now under review by Town of Hilton Head for approval.

Market fundamentals remain favorable as comparable sales within the Hilton Head market continue to validate pricing assumptions and reinforce the project's value creation potential.

# CHARLESTON



JIDI has partnered on two multifamily investments in Charleston, South Carolina: City House Charleston, alongside Landmark Partners, and King Street, alongside Middle King Partners. Charleston continues to distinguish itself as one of the Southeast's most dynamic coastal markets, benefiting from sustained population inflows, significant public and private investment, and a growing reputation as a destination for both employers and residents.

The region's economic growth is supported by major employers in aerospace, manufacturing, healthcare, logistics, and technology, as well as the continued expansion of the Port of Charleston. At the same time, rising homeownership costs and limited housing supply have reinforced demand for rental housing across the market. These favorable fundamentals continue to support strong multifamily performance and provide a solid foundation for long-term value creation.



City House includes a is a mixed-use redevelopment project located in the heart of historic downtown Charleston. The project combines ~16,800 sqft of retail space, 4,200+ sqft of courtyard and event space, and luxury residential units, creating a unique destination that blends Charleston's historic character with modern retail & residential offerings.

Significant progress has been achieved across the development. Phase I has completed and delivered to tenants, with both retail spaces fully leased.

Construction of Phase II remains on schedule and on budget, with delivery anticipated in the Q1 of 2027.

Phase II leasing activity continues to gain momentum, with strong interest from both retail and residential prospects. The project remains well-positioned to capitalize on continued demand for high-quality retail and residential space within Charleston's premier downtown corridor.



The King Street Portfolio is a mixed-use investment located along Charleston's Upper King Street corridor, consisting of 36 multifamily apartments, five retail storefronts, and parking facilities. The portfolio benefits from a prime downtown location, strong residential demand, and a roster of nationally recognized retail tenants.

During the first half of 2026, the property maintained strong operating performance with residential occupancy at 90%+, healthy leasing activity, and continued rental rates exceeding underwriting expectations. Commercial tenants remained in good standing, parking revenues increased through higher lease rates, and several capital improvement projects were completed.

JIDI made its scheduled quarterly distribution in Q1 2026, and management expects distributions to continue on a quarterly basis throughout Q2-Q4, supported by stable operations, strong leasing momentum, and continued portfolio performance.

## HAVERHILL



JIDI is investing in 38 Railroad Street, a waterfront condominium development located along the Merrimack River in Haverhill, Massachusetts, being developed in partnership with Chestnut River Business House.

Located within the Greater Boston economic corridor, Haverhill continues to benefit from strong housing demand driven by limited inventory, rising homeownership costs, and migration from higher-cost surrounding markets.

The city's commuter rail access, ongoing downtown revitalization, and proximity to major employment centers support its appeal to both residents and employers. These favorable market dynamics continue to reinforce demand for quality rental housing and provide a solid foundation for long-term value creation at 38 Railroad Street.



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The project consists of 48 luxury, new-construction condominiums across three residential buildings, each containing 16 units, situated on a premier riverfront site overlooking a prominent bend in the Merrimack River.

During the first half of 2026, the project achieved several key development milestones and has successfully transitioned into vertical construction.

Construction activities remain on schedule and on budget, with foundation work substantially complete and framing activities progressing as planned. The development team continues to actively manage construction, budgeting, and project timelines to maintain project objectives and delivery schedules.

Market fundamentals remain favorable, supported by limited housing inventory, continued demand for high-quality residential product, and the property's unique waterfront location.

## STOCKBRIDGE, FAIRFAX, & CHARLOTTE Credit Enhancement Fund II



The Credit Enhancement Fund ("CEF") is a specialized investment vehicle established to support Capital City Real Estate's (CCRE) multifamily and mixed-use development pipeline. Unlike a traditional equity investment that is directly invested into a specific real estate project, the CEF serves as a credit enhancement partner for multiple development projects by satisfying construction lender liquidity requirements necessary to secure non-recourse construction financing.

The CCRE development portfolio continues to advance across its active projects in Fairfax, VA; Charlotte, NC; and Stockbridge, GA. Collectively, these investments are located in

high-growth residential markets supported by strong population trends, expanding employment opportunities, and continued demand for quality multifamily housing.

During the first half of 2026, meaningful progress was achieved across the portfolio. Construction activities continued at the Botanist in Fairfax and Sablemill in Charlotte, while financing and vertical construction commenced at Tranquil Trails (Spivey Grove) in Stockbridge. Management remains focused on disciplined execution, budget oversight, and advancing each project through key development milestones.

#### Botanist – Fairfax, Virginia:

Botanist is a multifamily development located within the highly desirable Northern Virginia market. The project is positioned to benefit from the region's strong employment base, highly educated workforce, and continued housing demand driven by limited supply and elevated homeownership costs.

Construction activities continued during the quarter with progress made on site development, utility infrastructure, foundation work, and parking structure excavation. The project remains on schedule and well-positioned to capitalize on the long-term strength of the Northern Virginia multifamily market.

#### Sablemill – Charlotte, North Carolina:

Sablemill is a multifamily development located in the rapidly growing NoDa district, one of the Charlotte's most active residential and mixed-use submarkets. The project benefits from Charlotte's continued population growth, diversified economy, expanding transit infrastructure, and strong multifamily fundamentals.

During the quarter, construction progressed as planned with infrastructure installation substantially completed and vertical development activities advancing. Management believes the project's location and market positioning provide a strong foundation for long-term value creation as Charlotte continues to attract new residents and employers.

#### Tranquil Trails (Spivey Grove) – Stockbridge, Georgia:

Spivey Grove is a 315-unit multifamily development located in a growing Atlanta suburban community. The project is strategically located near major transportation corridors, including I-75, and benefits from continued population growth and housing demand throughout Henry County and South Atlanta.

Financing for the development was successfully completed during the first half of 2026, allowing construction to advance into the vertical development phase. The Stockbridge market continues to attract residents seeking greater affordability relative to core Atlanta submarkets while maintaining access to employment centers throughout the region. These favorable demographic and economic trends continue to support long-term multifamily demand and the project's overall investment outlook.

CEF II generates income through construction loan fees and interest earnings, supporting quarterly investor distributions across a diversified portfolio of development projects. JIDI has successfully delivered quarterly distributions since inception and expects this cadence to continue through the Fund's completion.

# NEW INVESTMENT OPPORTUNITY

## POWERED LAND & AI INFRASTRUCTURE INVESTMENT OPPORTUNITY ACCREDITED INVESTORS ONLY

JIDI, together with our strategic partner, Chestnut River Power & Infrastructure (CRPI), is pursuing a powered-land and AI infrastructure investment strategy focused on acquiring and repositioning sites capable of supporting future hyperscale data center and artificial intelligence (AI) deployments. The partnership combines more than 65 years of real estate development experience and over 60 years of data center and infrastructure expertise.

### Investment Thesis

The rapid growth of AI, cloud computing, and digital infrastructure is driving unprecedented demand for data center capacity across the United States. Increasingly, power availability—not land—is the primary constraint to new development. As a result, sites with credible pathways to significant power capacity are attracting strong interest from developers, operators, infrastructure funds, and institutional investors.

JIDI and CRPI seek to create value by:

- Identifying underutilized sites with power-access potential
- Advancing utility, engineering, entitlement, and infrastructure planning
- Validating power capacity and interconnection feasibility
- Positioning assets for sale to data center developers, operators, and infrastructure investors



### Current Opportunities

The partnership's initial opportunity is a property under contract in Holyoke, Massachusetts, currently undergoing technical, legal, utility, and regulatory due diligence. Preliminary analysis indicates a potential pathway to approximately 25 MW of future power capacity, subject to utility approvals and engineering review. Additional opportunities, including a site in New Jersey, are also being evaluated as part of a growing powered-land investment pipeline.

### Why We Like the Opportunity

- Exposure to one of the fastest-growing sectors of real estate and infrastructure
- Demand driven by AI and hyperscale data center expansion
- Favorable supply-demand dynamics created by power constraints
- Multiple potential exit opportunities
- Experienced development, infrastructure, and advisory teams




### Investor Access:


This opportunity is available to accredited investors within the JIDI network and select strategic relationships. Access to the project Data Room may be requested by contacting JID Investments at [admin@jidinvestments.com](mailto:admin@jidinvestments.com) or 703.250.1708. Available materials include investment presentations, offering decks, due diligence reports, and market analyses.


This summary is for informational purposes only and does not constitute an offer to sell or a solicitation to purchase securities. Any investment opportunity will be offered solely through formal offering documents and is available only to qualified accredited investors.



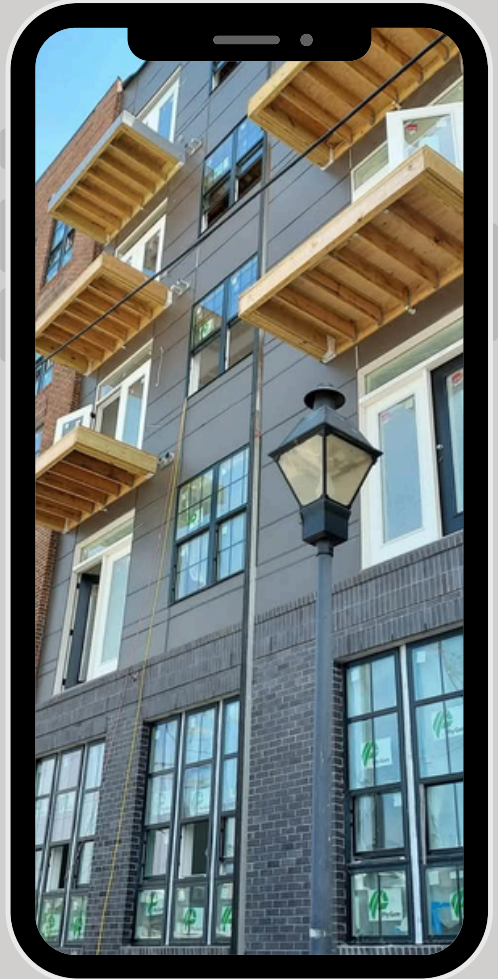
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