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JID INVESTMENTS LLC COMPANY OVERVIEW

JIDI

2026

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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.

info provided should not be considered a recommendation to purchase or sell any particular security.

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

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





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+)



JIDI Investments, LLC

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OUR PROCESS



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



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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



Chief Operating Officer Co-Managing Principal

John Rubino

703.250.1708

jrubino@jidiinvestments.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@jidiinvestments.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

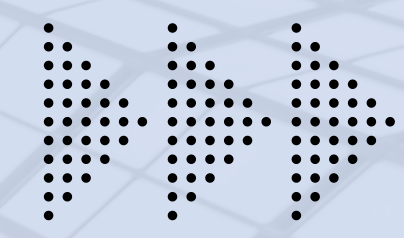
drutherford@jidiinvestments.com

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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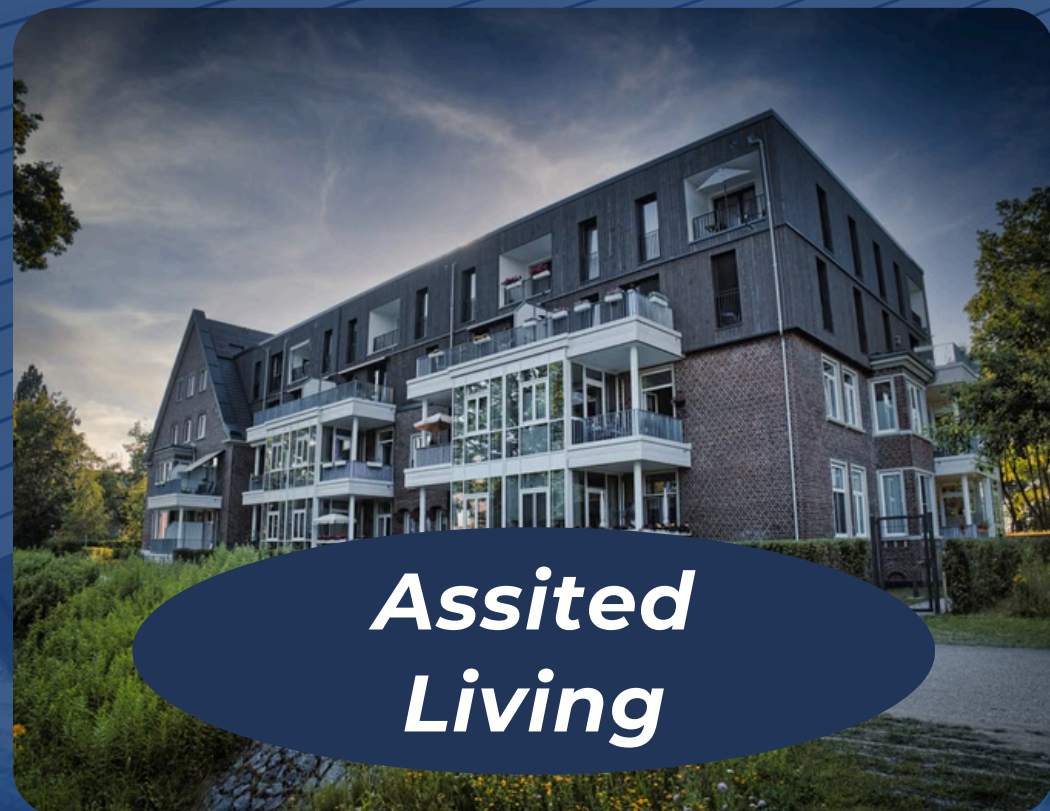
***Residential
Renovation***



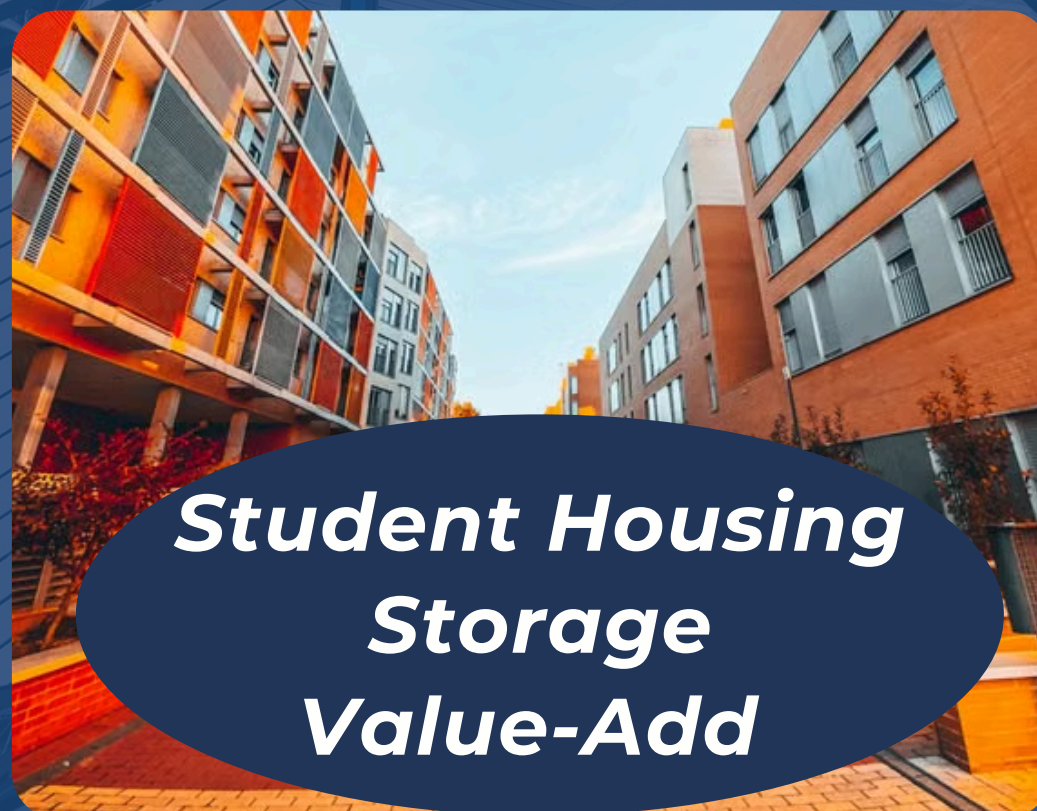
***Mixed Use
Development***



***New Construction
Multifamily***



***Assisted
Living***



***Student Housing
Storage
Value-Add***



***Opportunity
Zone***

COMPLETED PROJECT INVESTMENTS - 19

State	Asset	Start Date	End Date	Timeline	Investment (\$)	Profit (\$)	Total Return (IRR)	Per Year (IRR)
Georgia	SFH/Rehab	04/2013	08/2013	4 months	\$100,000	\$23,600	70.8%	23.6%
Maryland	SFH/Rehab	08/2013	06/2014	10 months	\$48,330	\$15,500	38.2%	31.8%
Maryland	SFH/Rehab	06/2013	12/2014	17 months	\$200,000	\$20,000	10.0%	7.1%
Wash DC	Dev/Condo	10/2013	05/2015	19 months	\$500,000	\$231,169	42.9%	27.1%
Wash DC	Dev/Condo	12/2013	08/2016	32 months	\$750,000	\$637,062	67.7%	25.5%
NC	SFH/Rehab	03/2015	08/2015	4 months	\$51,492	\$12,795	74.4%	24.8%
NC	SFH/Rehab	07/2015	12/2015	6 months	\$71,000	\$15,000	42.2%	21.1%
NC	SFH/Rehab	08/2015	02/2016	6 months	\$104,000	\$18,720	36.0%	18.0%
Wash DC	Dev/Land	08/2015	04/2017	20 months	\$1,000,000	\$507,007	46.5%	27.9%
Wash DC	Dev/Condo	12/2015	09/2022	67 months	\$4,440,000	\$4,225,000	99.3%	17.8%
Wash DC	Dev/Land	07/2016	10/2017	15 months	\$400,000	\$160,000	38.6%	30.9%
SC	Land Acquis/Sale	09/2016	12/2016	4 months	\$38,500	\$16,000	43.0%	29.0%
Virginia	SFH/Rehab	06/2017	12/2017	6 months	\$140,000	\$27,000	38.6%	19.3%
Wash DC	SFH/Rehab	06/2017	12/2017	6 months	\$100,000	\$18,000	36.0%	18.0%
Wash DC	Dev/Land	05/2018	11/2018	5.5 months	\$1,350,000	\$160,000	25.9%	11.9%
Wash DC	Dev/Condo	11/2018	11/2019	12 months	\$1,010,042	\$357,564	25.1%	25.1%
Wash DC	SFH/Rehab	01/2019	08/2019	8 months	\$85,186	\$21,186	37.8%	25.2%
SC/NC	Value Add/MF	03/2019	02/2021	23 months	\$500,000	\$133,000	25.1%	13.1%
Georgia	Dev/Condo	01/2020	09/2025	67 months	\$2,625,000	\$906,002	30.2%	5.4%
Total:					\$14,132,034	\$7,542,753		

CURRENT PROJECT INVESTMENTS - 13

State	Asset	Start Date	Proj End Date	Proj Timeline	Investment (\$)	Proj Profit (\$)	Total Return (IRR)	Per Year (IRR)
Wash DC	Dev/Apt & Retail	01/2018	01/2026	96 months	\$2,850,000	\$1,824,000	64.0%	6.4%
Georgia	Dev/Apt & Retail	06/2018	07/2026	97 months	\$4,610,000	\$4,300,000	69.0%	8.5%
Maryland	Dev/Apt	12/2020	12/2025	60 months	\$1,200,000	\$1,800,000	102.5	20.2%
Virginia	Dev/Apt & Retail	05/2021	01/2026	32 months	\$1,200,000	\$1,553,370	90.8%	19.1%
Wash DC (OZ)	Dev/Commercial	01/2021	01/2031	120 months	\$265,000	\$429,750	101.1%	10.1%
GA/MD/VA*	Dev/Apt & Retail	10/2021	09/2024	36 months	\$1,000,000	\$900,000	71.1%	23.9%
Virginia/SC**	Dev/Apt & Retail	03/2021	03/2031	120 months	\$6,198,050	\$8,500,000	90.0%	23.1%
Ohio (OZ)	Dev/Apt/SFH	06/2022	06/2023	120 months	\$950,000	\$1,425,000	96.0%	9.6%
Wash DC	Land Dev/M-U	12/2022	12/2026	48 months	\$2,134,850	\$2,280,000	80.0%	20.0%
SC	NNN Apt/Retail	03/2023	07/2027	52 months	\$4,440,000	\$4,952,000	87.0%	19.7%
SC	Dev/Multi-Use	06/2023	07/2030	90 months	\$1,500,000	\$500,000	32.0%	4.0%
GA/NC/VA	Dev/Apt & Retail	01/2025	01/2028	36 months	\$2,340,000	\$1,864,000	60.3%	20.1%
SC	New Const/SFHs	05/2025	09/2026	15 months	\$1,200,000	\$328,134	26.9%	21.5%
Total:					\$29,887,900	\$30,656,254		

* - Investment capital was returned in full (\$1,000,000). Awaiting profits

** - Multiple rounds of investment, across (3) separate projects, each finishing on separate dates inside total timeline

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



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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.




CAPITAL CITY
REAL ESTATE

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%.



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We look forward to working with you

