

JID Investments LLC Executive Summary

STRATEGY & OVERVIEW	JID Investments LLC (JIDI) is a private money & equity investment company seeking to secure high yield returns with medium risk 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. Our goal is to be an integral part of their financial success by: 1) funding their ventures while earning our desired returns; 2) continuously growing & developing our business relationships; & 3) expanding our investor base & growing total capital for future projects. JIDI works with several partners & has funded multiple projects with additional opportunities planned for the future. Project investments are supported with sufficient collateral, guarantees, & insurances to protect invested capital.
OPPORTUNITY	JIDI offers unique and diversified real estate funding options in several distinct markets across the United States but primarily focuses on the Washington, DC metro, Mid-Atlantic & South Atlantic markets. Since inception in 2013, JIDI has funded twenty-three residential & mixed residential/commercial projects ranging from single family home, townhouse, lot purchase, & condo/land development, conversion, and construction. Larger projects include acquisition, development, construction (A, D, C) & sales. Total invested capital across all projects (completed & executing) is over \$22.44 million with total revenue (actual & projected) over \$18.21 million. The vast majority of real estate investment capital is seeking A, D, C and renovation projects with equity commitments between \$100,000 - \$10 million with our already existing and emerging partnered businesses. JIDI is also pursuing longer term hold investments in Multi-Family/Unit, Senior Assisted, Student Housing, Land Development, Opportunity Zone and Storage which provide stable, diverse and reliable investment.
CAPITAL RAISE	Each opportunity is funded on a project-by-project basis with a designated number of investment units offered to our approved investors for consideration. Minimum investment ranges from \$25,000 - \$50,000.
FUND STRUCTURE	Private money loan for senior / junior debt or equity positions (smaller residential projects), with LP or Co-GP structure (joint venture, large scale real estate investment projects).
PRINCIPALS	John A. Rubino and David H. Shatz.
PRINCIPAL'S COMMITMENT	The Company will invest in every deal at a minimum of 1-2 investment units.
PROJECT REVIEW	JIDI has a dedicated due diligence consultant with significant experience in analysis and project review and maintains a project review panel of four members (principals and two experienced JIDI investors).
PANEL & REVIEW	Approved company projects are brought forward during the due diligence period for review, query & approval by our due diligence consultant and panel before delivery to investors for their consideration.
COMMITMENT PERIOD	Depending on term length and project type. Proceeds are paid out on completion & recouping of principal investment and profits for development / construction projects. For long term hold, cashflow is paid out quarterly or semiannually as directed by project Sponsor.
TERM	6-42+ months.
DISTRIBUTIONS	Investors receive: <ul style="list-style-type: none"> • 100% of invested capital • JIDI preferred return on invested capital (project dependent; ranges from 6-12% per year) • 60% (or higher, based on project specifics) of remaining net proceeds (including preferred return) following JIDI management's "catch-up". <p>JIDI management receives 40% (or lower, based on project specifics) of remaining net proceeds <u>ONLY</u> after investors have received the JIDI preferred return</p>
MANAGEMENT FEE	JIDI does not receive a management fee.
PROJECT EXPENSES	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.

If you have questions, interested in investing, or want more info, contact John Rubino at 361-443-7054 or jrubino@jidinvestments.com

or

David H. Shatz at 843-290-8080 or dshatz@jidinvestments.com