

2019 Business Profile

JID Investments LLC

A Real Estate Investment and Financial Services Company

JID INVESTMENTS LLC

P.O. Box 22677

Hilton Head, SC 29925



JID Investments, LLC

"A Real Estate Investment and Financial Services Company"

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JID INVESTMENTS LLC

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Bluffton, SC 29910

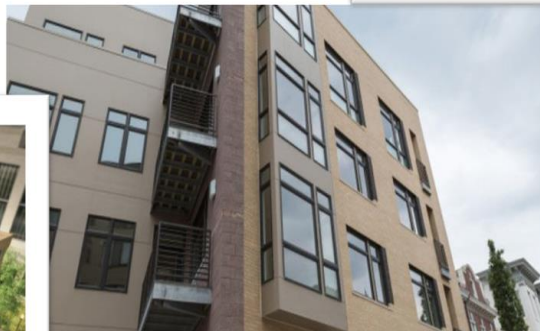


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NOTE: This document contains legally privileged and/or confidential information intended only for use by the persons reviewing and in receipt of this document. This literature is intended to inform the reader about JID Investments LLC and is not an attempt to solicit funds for any specific project. You are hereby notified that any dissemination, distribution or copying of this information, and any attachments thereto, is strictly prohibited. Any investor interested in learning more about JIDI and its current and future projects must submit an acceptable signed Accredited Investment Disclosure to receive further information and future Private Placement memorandums. JIDI, its partners and shareholders are not liable to investors for any loss of principal and/or lower than anticipated earnings. JIDI is not a registered or licensed broker with the Securities and Exchange Commission (SEC) or any similar agency.

1. MISSION STATEMENT



JID Investments, LLC

"A Real Estate Investment and Financial Services Company"

JID Investments LLC (JIDI) - 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 exceptional returns while maintaining medium risk for both JIDI and its investors.

2. GOALS

JIDI, through funding placements & joint ventures, continues to grow by increasing capital through profits, growing our network of investors, & expanding the diverse group of partnered businesses we work with while increasing our total number of projects.

JIDI is interested in partnering with investors who wish to review and potentially invest on our investments. This is open to both Accredited Investors and Qualified Investors (whom we have an existing relationship, see Disclosure Agreement¹). Once a request for funding is submitted and approved by one of our partnered businesses, JIDI investors will receive details on the investment. Minimum unit price per project ranges from 25,000 - \$50,000.

JIDI is seeking additional investors with similar investment goals & desires to join us on our projects. Our relationships with business partners are designed as mutually beneficial & JIDI strives for this as well as with our investors.

To view project specific details, prospective accredited investors must complete the JIDI Accredited Investor Questionnaire and provide necessary accredited investor verification documentation. Upon receipt and approval, JIDI will provide Project Offerings &/or Private Placements Memorandums (PPM) to JIDI investors for review and consideration. There is NO obligation to invest. Investors evaluate each project individually. Only submission and approval of a project specific signed PPM Subscription Agreement would obligate an investor to that specific investment.

¹ Available by request; Sample in Part 8 of this document.

3. JIDI LEADERSHIP

John Rubino, COO, Founder and Co-Managing Director

John graduated in 1997 from the State University of New York (SUNY) Maritime College with a Bachelor of Science degree in Business Administration, a 3rd-Mates License in the U.S. Merchant Marine and a commission as a U.S. Naval Officer. He served honorably as a Lieutenant Commander and Naval Aviator for 20 years retiring from active duty service in 2017. John also received a Master of Science from Embry-Riddle Aeronautical University. In addition to his Naval career, he has significant experience & success as real estate investor & consultant. He also sponsors & maintains leadership positions on several local Washington DC networking groups & Chambers. John is a dedicated member of his community serving as a Knight of Columbus, Christian Catechist & youth baseball & football coach. John & his wife Stacie have four children.

David H. Shatz, Co-Managing Director and CFO

David earned a Bachelor of Science degree in Business Administration with concentrations in Accounting & Finance from SUNY at Buffalo. After working at Arthur Andersen & Co. from 1989-1990, David relocated to Hilton Head Island, SC & founded his public accounting firm David H. Shatz & Associates Inc. In addition, to his accounting practice, he has been involved in several real estate ventures, carries his real estate brokerage license, & has been a consultant to numerous individuals & businesses. David has been a guest speaker on a variety of business, tax & real estate related topics, has served on several civic, business & religious boards & coaches youth baseball. David and his wife Shaya have three children.

4. CURRENT AND FUTURE PARTNERS

JIDI has established strategic partnerships with several companies. These companies all have experienced, successful, and energetic ownership with high moral & ethical standards. JIDI completes detailed due diligence on these individuals & companies on every project and are confident that together with their experience and outstanding principles with which they operate will ensure the success of JIDI's investment goals. Because of the challenges in obtaining equity/private money funding in today's lending environment, these partners welcome our funding terms as it provides them the opportunity to secure multiple investment projects with less personal/business funds to contribute.

Scott Zimmerman and Capital City Real Estate (CCRE)

CCRE is a real estate, development, and Construction Company founded with the commitment of developing high quality, distinctly designed residential properties throughout the Washington DC area. Scott Zimmerman, a former United States Naval Officer and Naval Aviator, is President and CEO. CCRE has a solid foundation with a highly experienced staff to research projects, obtain financing, and manage both construction and marketing. We are confident CCRE provides high-quality, lower-risk real estate investments providing JIDI its desirable returns.

Since 2006, CCRE has successfully developed over 60+ projects, largely condos with sales surpassing \$200M+. Projects result in 6-100+ condo units, selling for \$200,000 to \$1.5M+. CCRE typically receives bank financing for up to 75% of the project costs. CCRE, JIDI & other equity partners share in remaining capital. CCRE

projects range from \$3M – \$50M+ & typically from twelve to forty months in length. JIDI receives a preferred interest rate plus profit split with CCRE. Total investor ROI is projected from 15 - 20%+.

CCRE has multiple local area & national banks that have previously funded & continue to fund their projects. During our research and due diligence on CCRE, JIDI spoke to a good number of these banks & the feedback they provided were unanimously outstanding.

A unique CCRE project was the complete renovation of the historic 10,000+ square foot Williams-Addison House located in the heart of Georgetown. CCRE purchased the property (bank owned) for \$6.2M and completed the renovation in early 2014 and sold for \$16.1M. We toured this property and it is spectacular. The property was ranked #2 in the 2014 top ten most expensive D.C. homes sold.

Scott is very particular on projects he undertakes, unwavering on the type of property he will work on and returns it must generate. His record speaks loudly, as do his references. John Rubino, JIDI's founder, had personally invested with CCRE from 2006 - 2013, with overwhelming success. We look forward to continuing our relationship with Scott and CCRE.

JIDI and CCRE have teamed up on nine projects to date (the first eight in the city of Washington, DC), six of which have completed including:

- Condo conversion to eight units
- Condo development of twenty units;
- Land development of eight townhomes;

- Land development for the construction of a 180-unit apartment building, and
- Two condo development of fourteen and twenty units.

Presently in construction are a 110-unit Potomac riverfront condominium, and a 74-condo development with mixed use commercial. We are also in final design for a 90-unit condo development with mixed-use commercial in Atlanta, GA (our first project in this market). Concluded projects were highly successfully with total returns greater than projections.

Redbrick LMD

Redbrick LMD is a diversified real estate investment management & development firm. It specializes in opportunistic and value-added residential and mixed-use projects with a focus on the Washington D.C. metro market and selectively invests in other markets.

Redbrick leadership team has significant experience in acquisition and repositioning of existing projects, the entitlement and ground-up development of new projects, and the financial and legal structuring of transactions to maximize returns while mitigating risks for investors.

The team, with more than sixty years of collective development experience, has developed, redeveloped and managed over 5,000 multifamily units nationally. In addition, they have developed a substantial portfolio of mixed-use assets. Since 2000, the principals have closed on more than \$2 billion in real estate transactions. Redbrick LMD has a current development pipeline of approximately four million square feet.

Redbrick Partners and LMD Worldwide/Resolution Asset Management merged in 2013 to form Redbrick LMD. Redbrick LMD's 4 million square foot development pipeline represents the largest pipeline of opportunity zone investments on metro in Washington, DC.

Tom Skinner, William Passmore, and Louis Dubin are the firm's managing partners. Dubin was former director of the national land fund for Resolution Trust Corporation and CEO and president of The Athena Group. Skinner previously co-founded Potomac Ventures, an early stage venture capital firm, and began his career at McKinsey & Company. Passmore previously served as a partner at McKinsey & Company with leadership positions in private equity, telecommunications, and marketing practices.

JIDI & Redbrick have recently partnered on their first joint venture project in 2018. "Columbian Quarters" presents an opportunity for accredited investors to participate in development of residential & commercial mixed-use space located at SE Washington DC, known for its beautiful waterfront views & increasing demand for property. Current development plan includes:

- 1.6 – 2.45 million square feet of total commercial and residential space;
- 700 residential units;
- 921 below-ground parking spaces;
- 50,000 square feet of commercial retail space, and
- 1.68M square feet of office space

JIDI and Redbrick continue to explore new projects together including Opportunity Zone, Commercial and Mixed-Use.

Cohen Investment Group

Cohen Investment Group (CIG) is a fully independent real estate investment management company. CIG is led by veteran industry professionals with well over seventy years of combined operating and industry experience.

The firm's portfolio comprises assets across the investment risk spectrum, including core, core plus, value-added, and opportunistic strategies.

CIG's commitment is to provide excellence in every aspect of commercial real estate, including: ownership, asset management, investment with asset preservation and growth. Using their experience and track record, CIG continues to grow their business by developing a portfolio of stabilized office, retail, multi-family, student housing, and self-storage assets in US growth markets, primarily in Mid-Atlantic and Southeastern states.

Once committed to an investment opportunity, CIG has a 100% success rate on closing and/or completion.

Their team currently utilizes the capital of high net worth accredited investors, a family office, and institutional equity partners to acquire properties.

With the assistance of JIDI, CIG is eager to expand its equity sources so it can continue acquiring properties in its desired target markets.

CIG operates in a manner consistent with the highest level of integrity & transparency, always seeking to maximize investor IRR.

CIG's principals place their own capital into every real estate transaction – which displays their team's confidence in the investment, aligns our interest with the investors, as well as ensures their core value of accountability.

CIG utilizes debt for its acquisitions with Freddie Mac, Fannie Mae, bridge loans, and CMBS.

Baity LLC

Baity LLC is owned and operated by Mr. Mohammed Fridy. Mr. Fridy is a licensed and certified architecture who also owns Citadel Design Build Develop (DBD). Mr. Fridy has completed several residential single-family renovation projects in the Washington, DC and Maryland markets as well as small to mid-size residential condo conversion and development projects. His experience, performance and attention to detail along with the shorter timelines on his projects make his projects ideal for JIDI as an equity partner. JIDI has established a strategic partnership with Baity and is looking forward to expanding business in 2019 and the future.

5. PAST CURRENT AND FUTURE FUNDING PROJECTS

Visionary Investments

- Defoors (Concluded): JIDI invested \$100,000 to purchase a small home in the Atlanta area. Visionary purchased the property, renovated it, & relisted for sale. Total costs were \$120,000. Visionary sold the property for \$173,500 & JIDI earned a \$23,600 fee. JIDI received a first mortgage, promissory note, lien, & guarantees from both Visionary & Demond. Investors realized a 14.16% seventeen-week return (43.31% annualized).
- Kipling (Concluded): JIDI invested \$152,000 to purchase a home in the Washington, DC metro area. Visionary purchased the property (foreclosure) & after rehabbing it, sold the house for \$211,000. JIDI received a first mortgage, promissory note, lien, & guarantees from both Visionary's LLC and Demond. JIDI investors realized a 17% ten-month return (20.4% annualized).
- Cobb Island, MD (Concluded): JIDI invested \$200,000 to purchase a small home on Cobb Island, MD. Visionary purchased the property and both Visionary and JIDI took active rolls in the renovation. The house was sold with a sale price of \$252,900.

Capital City Real Estate (CCRE)

- CCRE - 1726 Lanier Place, Washington DC (Concluded): The "1726 Lanier" Project² entailed redevelopment of a single-family residential unit into eight individual residential condominiums. Total heated square footage was expanded from 3,000 sq. ft. to over 7,000 total sq. ft. JIDI invested \$500,000 & CCRE invested

² See Pie Chart on Page 11

\$130,000 towards this \$3.15M joint venture. Bank financing for 80% of the project cost was provided through Washington First Bank. The project executed for a total of nineteen & a half months. Investor total return was 27.7%% (17.1% annualized).

- CCRE – 3033-5 15th St., DC (Concluded): The “15th Street” Project entailed redevelopment of two adjacent family residential units into a single twenty-unit residential condominiums with ten parking spaces. Total heated square footage is now over 19,000 sq. ft. Eagle Bank provided 80% financing & JIDI and CCRE each provided \$750,000 towards the \$7.5M joint venture. Funding was provided in two stages. Over the 32-month project, investor total return was over 56% (21.2% annualized).
- CCRE – 777 17th Street, DC (Concluded): The “17th Street” Project was approved for a Planned Urban Development (PUD) for development of over 180 apartments, ground floor retail space with underground parking spaces, amenities and a rooftop pool, with total planned heated square footage to be over 100,000sf. JIDI invested \$1,000,000 until land received entitlement approval from the Washington DC real estate council. Upon approval JIDI was refinanced out of the project. For the 19-month investment period, JIDI recapitalized original investment and profits with realized investor profits exceeding 19% annualized.
- CCRE – 112 49th St., DC NE (Concluded): This project was a joint venture with Washington, DC developer Capital City Real Estate (CCRE), Washington DC Construction Company Glen Thomas & Associates and JID Investments LLC. The project included the initial purchase of entitled land with the intent to construct eight

townhouses. With planning and permitting concluded, the value of the property rose substantial and all parties agreed to sell the land, prior to any construction. JIDI investors realized a 19.2% annualized profit.

- CCRE – Ontario/Sherman DC NW (Completed): The “Ontario/Sherman” Project included purchase, development & construction of 20 condominium units with 20 underground parking spaces in the upscale Columbia Height NW DC neighborhood. This was our second project in Columbia Heights (first being 15th ST) and another Joint Venture opportunity with our developer CCRE. Total cost of this project was \$11.3M. CCRE had secured bank financing in the amount of \$8.5M and JIDI provided \$1.5M in equity capital. In addition to construction, CCRE also provided the marketing and sales for the project. Closeout was in October 2018. Investor total returns were 15.3% annualized on the 12-month project.
- CCRE – Marina Place/Peninsula 88 DC SW (Construction): The “Marina Place/Peninsula 88” Project includes purchase, development & construction of a mixed residential & commercial property in the newly revitalized Buzzard Point DC SW neighborhood. DC is investing hundreds of millions in the area including the new DC United Soccer Stadium, remodeling of the South Capitol Street Bridge (connecting Maryland to DC), shopping/restaurants/amenities & development of the Wharf. The subject property, which is waterfront at the confluence of the Potomac and Anacostia rivers will house a mixed-use six-story building with 110 condominiums and main floor retail space with 110 underground parking spaces. JIDI, CCRE and

private equity partners have each contributed equity capital towards this \$58M joint venture. Funding was provided in three stages. Over the 54-month project, investor's annualized returns are projected at 16-20%+.

- CCRE – Rhode Island Ave., DC NE (Construction): The “Rialto” Project consists of purchase, development and construction of a single multi-story building including ground floor retail space, 70+ 1BR and 2BR condo units, and 20+ underground parking spaces. Total estimated cost of this project is \$26,292,074. Purchase cost bank financing for the project is provided by an existing CCRE line of credit with Eagle Bank. CCRE is in discussions with several banks, including John Marshall, to secure financing for approximately 70%+ of the project's total costs. The total private investment equity being raised is \$9.0M in which JIDI will participate with \$3.6M of equity capital. Funding will be provided in three stages. Over the 46-month project, investor's total return is projected at over 16% annualized.
- CCRE – Edgewood Ave., Atlanta, GA (Design & Development): Our first residential and mixed-use development project in Atlanta, the Edgewood project consists of the purchase, development and construction of a single multi-story building including ground floor retail space, 100 1BR and 2BR condo units, and 190+ underground parking spaces. The property will be purchased in May 2018, will go through the plans approval and building permit process and then will start construction. Planned construction time is 16-18 months. Sales & Delivery is expected to take 8-10 months for a total project timeline of 41 months with delivery and closeout scheduled for Fall 2021. The Property

is located in the Old Fourth Ward neighborhood of Atlanta which is seeing significant development and growth over the past few years and is within a few blocks of the Atlanta Beltline, Krog Street Market and Ponce City Market.

PLJS Properties

- **111 Starbright Lane Clayton, NC (Concluded)**: JIDI invested 75% of total investment for purchase & renovation on a single-family home in Clayton, NC. Rehab time was 30 days & the property was under contract within ten days of listing. JIDI earned an ROI of approximately 17% (45% annualized).
- **PLJS Properties – 100 Berringer Lane Clayton, NC (Concluded)**: JIDI invested \$71,000 to PLJS for purchase and renovation on the project. PLJS funded the \$7,000 rehab and was reimbursed by JIDI after a successful independent inspection. The project went very smoothly and resulted in over a 21% return on investment.
- **PLJS Properties – David Road Garner, NC (Concluded)**: JIDI invested funding for two houses PLJS already owned. Funds were used to buy out a partner & perform renovations. This project took less than six months and earned JIDI over 30%.

Spirit Properties LLC – Winchester, VA (Concluded): Funding of a single-family home to renovate and flip. JIDI provided 65% of the funds for the project. The project took a total of six months and returned JIDI a 38% ROI.

Redbrick – Columbian Quarters, DC SE (Design & Development)

The “Columbian Quarters” Project presents an opportunity to participate in the development of up to 2.45M residential & commercial mixed-use space located in SE Washington DC, known for its beautiful waterfront views & increasing demand for property. This will be the first joint venture opportunity for JID Investments LLC (JIDI) with Redbrick LMD. The sponsor has decades of experience in real estate acquisition, entitlement, renovation & development of commercial, residential, multi-family and mixed-use properties. The project has the potential to last up to 10 years+ but will afford multiple liquidation opportunities for JIDI and its investors to exit or choose to remain. This investment will evolve from development to a buy and hold investment.

Baity LLC – 810 Rhode Island Ave DC, NW (Renovation)

Small renovation of a Single-Family Rowhome in a well-established & sought out neighborhood of NW Washington DC. Our investment partner plans to conduct a full renovation of the 3-level property with rehab and upgrades to the kitchen, bathrooms, basement, flooring, bedrooms & common areas. Projected completion is for July 2019. JIDI invested \$100,000 as an equity partner on the 6-month term & will receive a 18% fee (36% per annum).

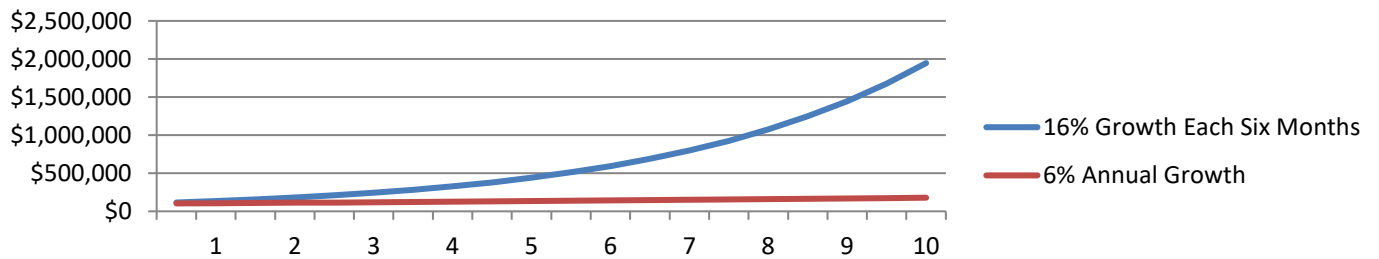
Cohen Investment Group – Deerbrook & Chimneys (Cash flowing)

This opportunity presents JIDI an investment in two separate apartment complexes with Cohen Investment Group. The first property (Deerbrook) is located in Wilmington, NC. The second property (Chimneys) is located in Taylors, SC (inside of Greenville County) & less than 8 miles from the city of Greenville. These properties will be purchased to modernize, gain efficiency & resell

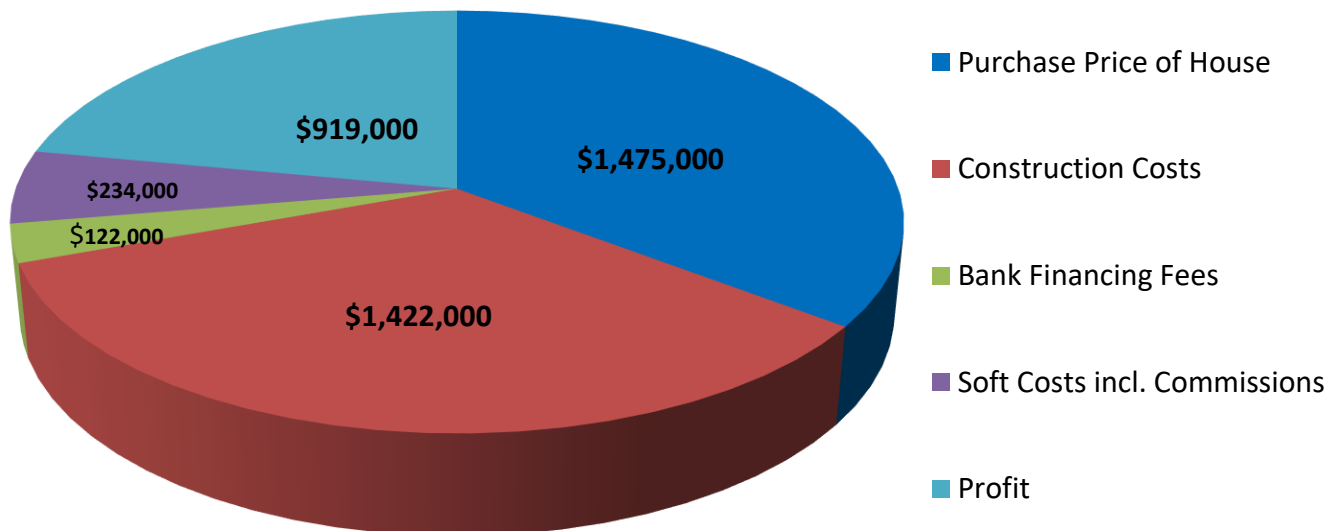
allowing for investment diversification through two separate multi-unit assets. The investment will include quarterly cashflow & well positioned investor returns through sales of both properties. Total investment period is projected between two & five years but targeting three years.

6. CHARTS

Growth of \$100,000 Over Ten Years
16% Growth Each Six Months Compared to 6% Annual Growth



Lanier/CCRE Project



7. OBJECTIVES

A. PROJECTS & INVESTMENTS

Residential Projects	Development/Construction Projects	Long-term Hold Projects
<ul style="list-style-type: none"> Up-to 100% funding No loan points, closing costs or interest Fees range from 10-18% over 6 months Payment deferred to closeout Minimum fee is \$15,000 Also offer Joint Venture services 1st lien & personal guarantee (PG) All borrower partners pre-approved Details in Parameters Document Investor returns range from 12-20+% 	<ul style="list-style-type: none"> 10-30% of requested equity No loan points, closing costs or interest Separate entity as limited partner/Class B member under management 8-12% PREF & 15-30% split (deferred) Minimum fee is \$15,000 PG; additional collateral (case-by-case) All sponsor partners pre-approved Details in Equity Parameters Document Investor returns range from 15-20+% Projects range from 12-48+ months 	<ul style="list-style-type: none"> 10-30% of requested equity No loan points, closing costs or interest Separate entity enters as limited partner/Class B member under mgt 8-15% PREF w/ 6-10% add'l at sale PG; add'l collateral (case-by-case) All sponsor partners pre-approved Details discussed on case-by-case Projects range from 36-60 months

- Investor returns targeted at 12-20%+ on small single-family projects; 15 to 20%+ annually on development & construction projects with most treated as long-term capital gains, and 6-7% (cash-flow) with 4-8% additional return (on sale or refinance) annually (10-15% combined) for hold projects.
- From completed 15 projects, earned investor returns ranging from 18-22+% on 14 projects.
- Not a fund as we raise investment capital from our accredited investors on a deal-by-deal basis.
- Investors subscribe to investment "units" ranging at \$25K to \$50K. Investors can acquire multiple units.
- Investors normally have 2-6 weeks from formal project introduction until deposit of investment funds.
- Once project approved for funding, construct offering summary with investment details &/or deliver project specific details to attorney for creation & dissemination of PPM for delivery to investors.

- Monthly/quarterly updates on projects with frequent visits to project sites, tour projects with investors & speak with principals on a bi-weekly basis.
- Most completed & currently executing projects in Washington DC to include Northern VA & MD.
- Active in Carolinas & Georgia & markets providing best investment returns based on model & approach.
- Provide investors all JIDI tax paperwork (e.g., K1s).
- Bi-annual statements on past & projected returns.
- Work with Self-Directed IRA (SDIRA) company.
- Currently 90 approved investors & growing rapidly.
- Management invests personal funds in each project.
- JIDI shares in profits with no fees or profits unless investors first earn a 12% (annually) return.
- Principals do not take any management fees.

B. BUSINESS PARTNERS

Opportunities in the financial markets are abundant but banks have increased credit conditions making it extremely difficult for most investment-based borrowers to qualify for this traditional funding. In order to capitalize on these opportunities, individuals and businesses are seeking alternative sources of funding. JIDI's ability to provide this alternative source of financing offers opportunity to share in the overall profits from these projects.

We seek partners who are desiring long term relationships with JIDI. We do not look for one-time investments, but opportunities that can evolve into multiple projects and a long-term ongoing series of investments. The prospective partners we speak with have a range of experiences in their fields. Less experienced companies are required to give us a higher rate of return and level of collateral. With any partner and project, there are no guarantees for future funding as each new project is evaluated independently.

JIDI sees itself as both a funding entity as well as a potential "Angel" organization. Individuals and businesses can approach us with ideas and funding requirements for us to evaluate the proposal, professionals involved, and financial viability of the request. We have explored real estate and non-real estate projects and are open to all requests meeting our basic parameters. Our research and project review panel must first preapprove a funding request before we engage in a full due diligence process including identifying specific funds for the investment.

8. INVESTMENT DISCLOSURE – ACCREDITED INVESTOR



JID Investments, LLC

Accredited Investor Questionnaire and Confidentiality/Non-Disclosure Agreement

Information regarding any investment in JID Investments LLC (“JIDI”) is available to individuals and entities qualifying as Accredited Investors within the meaning of Rule 501 of Regulation D under the Securities Act of 1933, as amended.

Each prospective investor must complete and sign the following Questionnaire and Confidentiality Agreement and return it by standard mail, email or by fax to JIDI. The prospective investor will be given access to information upon determination of investor status based upon the facts disclosed in this questionnaire and any other facts about the investor known by JIDI.

Return the signed and completed Questionnaire and Confidentiality Agreement to JIDI, PO Box 22677, Hilton Head Island, SC 29925. FAX: 1.866.611.0201. EMAIL: dsghatz@jidiinvestments.com.

* YOUR NAME OR ENTITY NAME (IF APPLICABLE): _____

IF ENTITY, YOUR NAME AND POSITION: _____

* STREET ADDRESS: _____

* CITY: _____

* U.S. STATE/CANADIAN PROVINCE: _____

* INT’L PROVINCE/TERRITORY: _____

* ZIP/POSTAL CODE: _____ * COUNTRY: _____

* TAXPAYER ID NUMBER (SS#/EIN#/TIN#): _____

* PHONE NUMBER: _____ FAX NUMBER: _____

* EMAIL ADDRESS: _____

* Indicates required information.

Check the circle or circles below, which are next to the categories, under which the prospective investor qualifies as an Accredited Investor. You must check at least one circle below in order to complete this questionnaire.

FOR INDIVIDUALS:

- A natural person with individual net worth (or joint net worth with spouse) in excess of \$1 million USD. For purposes of this item, “net worth” means the excess of total assets at fair market value, excluding primary residence, but including home furnishings, rental property, business (and assets) and automobiles (and including non-primary residence property owned by a spouse), over total liabilities. PLEASE PROVIDE VALIDATION (INVESTMENT STATEMENT(S), BANK STATEMENT(S), ETC)
- A natural person with individual income (without including any income of the Investor’s spouse) in excess of \$200,000 USD, or joint income with spouse of \$300,000 USD, in each of the two most recent years and who reasonably expects the same income level in the current year. PLEASE PROVIDE VALIDATION (PAST TWO YEARS FORM 1040 – PAGE ONE ONLY)

FOR ENTITIES:

- An entity in which all of the equity owners are Accredited Investors. PLEASE PROVIDE OWNER VALIDATION (INVESTMENT STATEMENT(S), BANK STATEMENT(S), PAST TWO YEARS FORMS 1040 – PAGE ONE ONLY, ETC)
- A corporation, partnership, business trust, limited liability company or Section 501(c)(3) organizations with total assets in excess of \$5 million USD that was not formed for the specific purpose of investing in securities offered by JIDI. PLEASE PROVIDE VALIDATION (CURRENT BALANCE SHEET OR ENTITY TAX RETURN).
- A trust with total assets in excess of \$5 million USD, which is not formed for the specific purpose of investing in securities offered by JIDI, whose purpose is directed by a person who has such knowledge and experience in financial and business matters that he is capable of evaluating the merits and risks of this prospective investment. PLEASE PROVIDE VALIDATION (CURRENT BALANCE SHEET OR ENTITY TAX RETURN).
- A director, executive officer or general partner of JIDI.
- A broker-dealer registered pursuant to section 15 of the Securities Exchange Act of 1934. A bank or savings and loan association as defined in Section 3(a) of the Securities Act of 1933, whether acting in its individual or fiduciary capacity.
- An insurance company as defined in section 2(13) of the Securities Act of 1933.

- An investment company registered under the Investment Company Act of 1940 or a business development company as defined in section 2(a)(48) of that Act not formed for the specific purpose of investing in securities offered by JIDI.
- A plan established and maintained by a state, its political subdivisions or any agency or instrumentality of a state or its political subdivisions, for the benefit of its employees, if such plan has total assets in excess of \$5 million USD.
- An employee benefit plan within the meaning of ERISA, provided, that the investment decision is made by a plan fiduciary, as defined in section 3(21) of such Act, which is a bank, savings and loan association, insurance company or registered investment advisor, or that the employee benefit plan has total assets in excess of \$5 million USD; or, if the plan is self-directed, with investment decisions made solely by persons that are Accredited Investors.

You need to agree and positively answer all the clauses below by marking all the circles.

- (A) I represent and warrant:
 - (i) I am an individual, acting on my own behalf; and/or
 - (ii) I am acting on behalf of another person or entity.
- (B) I agree not to disclose any confidential information obtained from a correspondence to others, and to the terms and conditions outlined in the following CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT.
- (C) I agree to notify JIDI promptly if my status as an "accredited investor" changes.

Confidentiality and Non-Disclosure Agreement

THIS MUTUAL CONFIDENTIALITY AND NON-DISCLOSURE AGREEMENT (the "Agreement") is made by and between JIDI and any affiliated companies.

RECITALS:

In addition to the information currently made publicly available, the User desires to review and discuss with authorized individuals details of the Company's operations and proposed business plan. In order to begin such review and discussions, each party must make available to the other party certain information concerning itself and its operations or products which each considers being non-public, confidential, or proprietary in nature. In order to induce the other party to make this information available to it, the other party is willing to accept such information upon, and to abide by, the terms and conditions set out herein.

NOW, THEREFORE in consideration of the foregoing, and of the mutual promises and covenants contained herein, the parties do hereby agree as follows:

Section 1. Definition of Confidential Information.

For purposes of this Agreement, the term Confidential Information shall include, but not be limited to any item of proprietary information or trade secret of the Company or their respective partners, clients or vendors including investor lists, joint venture agreements, invoices, confidential selling and profit information, finances, earnings, volume of business, methods, products or services under development, systems, practices, plans, and other items of trade secrets, trade knowledge, and trade know-how, analyses, compilations, forecasts, studies, or other documents prepared by agents and representatives, including attorneys, accountants, and financial advisers of either party, and any other information each considers to be confidential.

Section 2. Confidentiality of Information.

All Confidential Information received by the Company or the User shall be kept confidential and shall not without the prior written consent of other party, be disclosed by the User or JIDI, its agents, representatives, or employees in any manner whatever, in whole or in part, to any person who is not a party to this Agreement. Each party hereto shall be responsible to the other party for any breach of this Agreement by itself, its agents, representatives, or employees. In addition, each party shall exercise all reasonable diligence and take all reasonable steps to protect Confidential Information disclosed by the other party under the terms of this Agreement. This Confidentiality Agreement shall remain in force for five (5) years. However, termination of this Agreement shall not relieve either party of its obligation to maintain the confidentiality of all Confidential Information.

Section 3. Return or Destruction of Confidential Information: Ownership.

All copies of the Confidential Information shall be returned to the originating party immediately upon written request therefore or, alternatively, shall be destroyed upon the request of the originating party, and any oral Confidential Information shall continue to be subject to the terms of this Agreement. Such destruction of such Confidential Information shall be confirmed in writing by an appropriate official of the destroying party. All Confidential Information shall remain the sole property of the party providing such information.

Section 4. Information Not Covered by Agreement.

The term Confidential Information shall not include such portions of the Confidential Information as: (a) are or become generally available to the public other than as a result of a disclosure by a party to this Agreement or; (b) become available to a party hereto on a non-confidential basis from a source other than the other party hereto (or an agent thereof) which is not prohibited from disclosing such Confidential Information by a legal, contractual or fiduciary obligation to the originating party or; (c) are independently developed without access to the Confidential Information of the other party or; (d) are known to a party hereto prior to the date of this agreement and which can be shown by competent evidence.

Section 5. Disclosure Under Legal Compulsion.

In the event that any party hereto becomes legally compelled to disclose any of the confidential information, such party shall provide the other party with prompt notice so that the protected may seek a protective order or other appropriate remedy and/or waive compliance with the provisions of this Agreement. In the event such protective order or other remedy is not obtained, or that the

protected party waives compliance with the provisions of this Agreement, the disclosing party agrees that it shall furnish only that portion of the Confidential Information which it is advised by written opinion of counsel that it is legally required to disclose and, further, shall exercise its best efforts to obtain reasonable, reliable assurance that confidential treatment will be accorded the Confidential Information so disclosed.

Section 6. Injunctive Relief.

Each party hereto acknowledges that remedies at law may be inadequate to protect the other party against the breach of this Agreement, and each party hereby agrees in advance to the granting of injunctive relief in favor of the other party without the need of proof of actual damages.

Section 7. Entire Agreement: Amendments.

This Agreement, including the exhibits, schedules, lists and other documents and writings referred to herein or delivered pursuant hereto, all of which form a part hereof, contains the entire understanding of the parties with respect to its subject matter. It merges and supersedes all prior and/or contemporaneous agreements and understandings between the parties, written or oral, with respect to its subject matter and there are no restrictions, agreements, promises, warranties, covenants or undertakings between the parties with respect to the subject matter hereof other than those expressly set forth. This Agreement may be amended only by a written instrument duly executed by all parties or their respective heirs, successors, assigns or legal personal representatives.

Section 8. Waiver of Breach.

No covenant or condition of this Agreement can be waived except by written consent of the parties. Forbearance or indulgence by either party in any regard whatsoever shall not constitute a waiver of the covenant or condition to be performed by the other party to which the same may apply &, until complete performance of said covenant or condition, said party shall be entitled to invoke any remedy available under this Agreement or by law or in equity despite said forbearance or indulgence.

Section 9. Notices.

All notices, offers, requests, demands, and other communications pursuant to this Agreement shall be given in writing and shall be deemed to be duly given and received on the date of delivery if delivered personally, or on the third day after the deposit in the United States mail if mailed by prepaid first class registered or certified mail, properly addressed with appropriate postage paid thereon, and addressed to the party at the following address:

If to the Company: JID Investments LLC, PO Box 22677, Hilton Head Island, SC 29925

If to the User: At the address specified in the Accredited Investor Questionnaire.

Or to such other address as any party may have furnished to the others in writing in accordance herewith, except that notices of change of address shall only be effective upon receipt.

Section 10. Gender. Number.

Whenever the context of this Agreement so requires, the masculine gender shall include the feminine or neuter, the singular number shall include the plural, and reference to one or more parties hereto shall include all assignees of the party.

Section II. Captions and Headings.

The section and paragraph captions and headings contained in this Agreement are for included reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

Section 12. Governing Law Forum: Service of Process

This Agreement shall be governed by and construed in accordance with the laws of the State of Delaware. In any such action, suit, or proceeding, such court shall have personal jurisdiction of all of the parties hereto, and service of process upon them under any applicable statutes, laws, and rules shall be deemed valid and good.

Section 13. Severability.

In the event that any provision of this Agreement is held to be invalid, illegal or unenforceable, such a determination shall not affect any of the other provisions of this Agreement, and this Agreement shall be construed as if the impermissible provision had never been contained herein.

Section 14. Corporate and Individual Authorization.

Each individual executing this Agreement on behalf of a corporation represents and warrants that he or she is duly authorized to execute and deliver this Agreement on behalf of said corporation in accordance with a resolution of the Board of Directors duly adopted in accordance with the Bylaws of said corporation that this Agreement is binding on said corporation in accordance with its terms: and that this Agreement is not in violation of or inconsistent or contrary to provisions of any other agreement to which such corporation is a party. Each individual executing this Agreement warrants that he or she is duly authorized to execute and deliver this Agreement and that this Agreement is binding on said individual in accordance with its terms: and that this Agreement is not in violation of or inconsistent or contrary to provisions of any other agreement to which such individual is a party. By executing this Agreement, you acknowledge that you have read and understood the information provided above and that you accept and agree with the conditions and limitations set forth above.

IN WITNESS WHEREOF, the undersigned have executed this Agreement to be effective on the date written below.

By Accredited Investor:

(Signature) (Date)

By JID Investments LLC:

(Signature) (Date)

9. FAQ – FREQUENTLY ASKED QUESTIONS

1. Q: How can I receive an Executive Summary, Business Profile and Private Placement Memorandums (PPM)? Do you publish a newsletter?

A: Visit our website and view each of our company documents under Step #1 of “How do I become an Accredited Investor with JIDI” (<https://www.jidiinvestments.com/home-cg0e>); However, PPMs will be sent only to those investors who have submitted a signed and accepted Investor Disclosure form. Bi-annual newsletters are sent to our investors.

2. Q: How can I communicate with John Rubino and David Shatz?

A: Both are easily contacted through phone/text, email, or Skype and available by appointment.

John: Phone/text: 361 443-7054

Email: jrubino@jidiinvestments.com

David: Phone/text: 843 540-3115

Email: dshatz@jidiinvestments.com

3. Q: How can I ensure I get a JIDI Private Placement Memorandum (PPM) on potential projects?

A: Once a signed Investment Disclosure (Accredited Investors) is received, accredited investor status verified and accepted by JIDI, PPMs will be presented as projects are approved for funding.

4. Q: How does JIDI determine whether a project is acceptable as an investment versus passing on it?

A: JIDI has an extensive evaluation process. A checklist of multiple items must be completely satisfied. This checklist includes partner and contractor details, background checks, asset details, ratios, listings and costs of construction/rehabilitation items, other costs, verification of valuations, title searches, workman’s compensation and liability and property insurance, etc. JIDI also has an advisory panel of two experienced professionals & JIDI investors who assist with due diligence.

5. Q: Who are the Partners JIDI are investing in?

A: A partial listing is available in the Business Profile. Additional information is available.

6. Q: Once a project has been funded, how involved is JIDI?

A: JIDI is very involved with monitoring the project. We communicate regularly with the partner about progress, receive project updates and also visit the sites.

7. Q: If I have friends/family interested in JIDI projects, can I share information on the business?

A: We welcome you sharing information on JIDI with friends, family, associates, financial and legal advisors. Please note that the PPMs are for JIDI accepted investors only.

8. Q: When will I be committed to a JIDI project if I show interest?

A: As a JIDI investor, you will receive Private Placement Memorandums on upcoming projects. If interested you will sign and return the commitment paperwork with the desired investment amount. Once JIDI receives and accepts this paperwork, the investor will have a stated amount of time (usually between 5-10 days) to provide the funds to JIDI.

9. Q: Where do I send my funds when I am ready to invest in a JIDI project? If I decide to reinvest my investment and return(s), where does the money go and how do I get to track it?

A: Monies will be held in one of JIDI's Charles Schwab or TD Bank accounts. Accountings are regularly sent out and are easily supplied upon request. Specific details of how to provide funds for a specific project will be provided upon an investor's acceptance into the project.

10. Q: How am I updated on the progress of a property I am invested in?

A: Investors will be emailed regularly. You will be informed when the property is purchased, advancements in rehabilitation, listing of the property, sales activity, contract and closing details. You will also receive project updates as they are provided to JIDI principals from partnered businesses on a specific opportunity. JIDI also delivers semi-annual newsletters to investors and general contacts and also provides financial statements to our investors.

11. Q: How are my profits from JIDI investment reported to the IRS and how do I pay my taxes?

A: Investor profits will be reported on either form 1099, which are sent out every January, or on form k-1, which are sent out every February. Which form will be sent depends on the formation of the project. Investors are responsible for reporting and paying the taxes on their earnings. Please consult your personal tax professional or our CFO, David Shatz, for more detail and guidance.

12. Q: How is my investment in the project protected?

A: The investment(s) in a project are secured as a whole by lien on the assets of the project. Typically, JIDI will secure a lien, at minimum for the amount of the funding PLUS JIDI's fee. A mortgage and/or note are also provided. Personal guarantees may be provided as well.

13. Q: Can I see the properties I am investing my capital in?

A: Absolutely. You may visit the subject project. Upon request, we will arrange the appointment. Also, we will have pictures and/or videos available.

14. Q: When can I pull out my investment and returns if I commit to a JIDI project?

A: You will be notified approximately 30 days prior to the completion of a project. At that time, you will be asked if you want your funds held by JIDI (see #9 above) for upcoming new projects or disbursed to you. Funds will be available immediately upon receiving the funds from the attorney.

15. Q: Why do JIDI Partners pay the high rate on the use of funds, especially compared to bank rates?

A: One, because of the short-term nature of the investments, the fee we are paid is an acceptable cost that allows Partners these opportunities. Two, the difficulty, if not impossibility, of receiving conventional bank funding in today's banking environment.

JIDI strives to earn investors 16 to 25% annual returns (possibly more) with medium risk. Investors must realize that all investments have risk and real estate related investments are typically riskier with no assurances. JIDI is not liable to investors for the loss of principal and/or lower than anticipated earnings.

10. PROJECT DOCUMENTATION (EXAMPLE – 777 17th ST)

Investment with Capital City Real Estate LLC 777 17th Street NE, District of Columbia Real Estate Property Purchase and Residential and Commercial Development Part One of Three – Business Partner Equity Funding Request

Capital City Real Estate LLC (“CCRE”) is requesting funding from JID Investments LLC (“JIDI”) for the purchase and construction of a mixed commercial and residential property, 777 17th Street NE, District of Columbia (“Subject Property”). This project (“777 17th Street”) is similar to the multiple projects CCRE has completed in the past, albeit larger. Several months of due diligence has been performed by CCRE with very positive results. Attached to this offering (Exhibit “A”) is the Proforma provided by CCRE. The details provided in this JIDI offering are based on both the CCRE Proforma as well as information gathered by JIDI through multiple meetings with CCRE.

The subject property is under contract for \$4,500,000 and is scheduled to close on August 10, 2015. CCRE has paid a nonrefundable \$250,000 deposit on the property. The project’s timeline includes stages for final planning and permitting (eleven months), construction (fourteen months) and sales (ten months). CCRE has shared with us that these lengths include ample cushions for unexpected delays.

Funding will be required in two phases, “R1”, on or about August 6, 2015, for the purchase, permitting and planning stages and “R2”, for the construction and sales stages, on or about July 20, 2016. The intent of this project is to raze existing structures and build:

- Sixty-eight to seventy-eight one and two bedroom residential condominiums;
- Forty to fifty underground parking spaces; and
- Three thousand to forty-five hundred square feet of commercial retail space.

These build figures are subject to change, with either an increase or decrease in total number and size of the units, parking, and commercial square footage, as the developer, architect and planning department are currently working on the design of the building. Monthly updates will include current unit numbers, timeline and financials.

Investors participating will provide half of their investment funds at R1 date & second half at the R2 date. Therefore, a one-unit commitment in R1 would accompany a one-unit commitment in R2. For R2 you may commit to more than the number of R1 units.

In addition to the \$4,500,000 property purchase, funds required for the project include approximately \$665,000 for closing costs (including bank origination fee), \$2,692,000 for soft costs (planning, permitting, environmental, legal, marketing, etc.), \$16,340,000 for construction costs, and \$640,000 of bank interest. The total estimated cost of this project is \$24,837,000. CCRE has secured funding from Eagle Bank who will be financing approximately 66.5% of the project's total costs. Actual financing amount will be based on current ordered appraisals.

JIDI intends to fund \$1,000,000 in the R1 phase and \$2,000,000 in the R2 phase for a total of \$3,000,000 of the \$6,500,000-8,300,000 of equity required. JIDI will be funding approximately 36-46% of the equity, CCRE will be funding 10%, and CCRE's employees, executives and associates will be funding approximately 44-54%. We believe CCRE and its associates' personal financial commitment is a testimony of their belief in this project.

Currently 777 17th Street is planned as a condominium conversion and this offering represents this condo plan. However, CCRE is in negotiations with three adjacent lot owners for the possible purchase of one or more of those properties. If any of these additional properties can be acquired, the project could transition to a Planned Urban Development (PUD) multifamily apartment development. In this case, JIDI investors would be given a choice to opt out of the project, with compensation, or to continue with the PUD development. The planning and permitting ("entitlement") is expected to significantly increase the property's value. After the entitlement period (twelve to eighteen months after land purchase), any investor who chooses to exit the PUD project will receive their invested capital and their share (based on investment size) of the increased value (profit) in the property. This increased value is currently estimated at a total of \$1.117M (see page 25 of the CCRE Proforma – Exhibit "A") and is based on actual comps of other already recently completed PUD developments in the immediate area. Based on this profit the estimated return (annualized IRR) to be paid to JIDI investors, based on the time of the entitlement period, is between 16% (eighteen months) to 26.4% (fourteen months).

We believe this flexibility offers the investors the opportunity to participate in the currently planned condo project with three options: a) Participate in the condo project; b) If the project is changed to the PUD scenario, opt out with a share of the profits from the increased valuation of the property from planning and permitting; and c) Continue in the PUD project, if desired. Any additional equity required will be supplied by CCRE and its associates; however JIDI investors would, at their option, have the first right to provide additional equity and increase their participation in the project.

CCRE has given itself until the end of August, 2015 to enter into a contract with one or more of these adjacent properties. If no contract is executed by this timeframe, CCRE

will move forward with the currently planned condo project. As either a condo or PUD project, 777 17th Street is an exceptional opportunity within a thriving downtown Washington D.C. area with a solid development partner.

As always, investors will be kept informed of all developments with the project. CCRE will provide monthly updates on all project details which we will forward to our investors. If the project changes to the PUD, investors will be given a new Proforma with updated timelines, financing details, unit numbers and financial data based on the additional lot(s). Once reviewed, investors will be able asked for their level of interest in the PUD project.

CCRE provides the following terms:

- As with our other projects with CCRE, an LLC will be created and utilized to purchase and construct this property. The LLC will be owned by CCRE, its associates and JIDI. The LLC will have title to the property;
- Personal guarantees are provided for the bank loan only by CCRE, Mr. Scott Zimmerman, President and majority owner of CCRE, and other CCRE officers. JIDI and its investors are not a party to this loan and are not individually liable;
- All costs relating to the closing, construction and sale of the property will be paid by the newly formed LLC; any project cost overages will be paid by CCRE.
- Property to be insured and a Workman's Compensation policy shall be in effect.
- If the project remains a condo conversion:
 - JIDI and CCRE as equity investors will receive a preferred 12% annualized interest rate on the funds provided (simply meaning this preferred return will be paid in its entirety before figuring the overall profit split). JIDI will be entitled to its proportionate share of the profits from the sale of the residential condos, retail space and parking spaces;
 - Estimated time frame from start to conclusion is thirty-five months but may be as little as twenty-nine months;

Please see Exhibit "A" (the attached pdf file) for complete details on this project.



JIDI Investments, LLC

**Investment with Capital City Real Estate LLC
777 17th Street NE, District of Columbia
Real Estate Property Purchase and Residential and Commercial Development
Part Two of Three – JIDI Project Summary and Funding Request**

JIDI seeks \$3,000,000 investor participation in the CCRE development project known as 777 17th St. This will be JIDI's third project with CCRE. "1726 Lanier Place", the first CCRE project, successfully concluded in May, 2015 and "15th Street" which is in its construction phase and is project to conclude in March, 2016.

777 17th Street details include a thirty-five-month planning, permitting, construction and sales timeline for the condominium units, retail space and parking spaces associated with this project. The estimated listing prices for the units are between \$435,000 (1 bedroom) and \$599,000 (2 bedrooms) with some lower cost units for HUD requirements. Overall average sales prices for the condos are projected at \$509/sf although comparables are presently selling near \$600/sf. The estimated listing price for the parking spaces is \$40,000 each. The Proforma's financials show sales of 33 parking spaces; however, the current projection for the total number of parking spaces is between 40 to 50 spaces, potentially increasing profits. CCRE plans to presell approximately one-third of the units prior to completion. The estimated listing price for the retail space is \$2.5M. CCRE has its own real estate sales agency that will be utilized to list, market and sell the properties.

The 777 17th St project requires two rounds of funding. JIDI is offering twenty-five first round (R1) investment units at \$40,000 apiece, with funds due August 6, 2015. Additionally, and separately, fifty second round (R2) investment units are being offered, also at \$40,000 apiece, with funds due July 20, 2016. The R2 date is subject to change based on any schedule changes.

Total anticipated profit on this project to CCRE's investors is \$3,704,000 (see attached CCRE Proforma - Exhibit "A"). Based on \$6,530,000 total equity required, JIDI's share of the profits is between \$1,473,000 and \$1,891,000. JIDI investors will receive 60% of the gross fees received and there are opportunities for higher returns (see next paragraph and Chart 1). An \$80,000 investment split between R1 and R2 is projected to earn JIDI investors, over the thirty-five-month project, \$32,492, a 43.12% overall ROI (16.8%

annualized). A \$40,000 investment solely in R2 is projected to earn an investor \$12,885, a 32.21% overall ROI (16.8% annualized) over the twenty-three-month second round of the project. Higher than expected profits will be shared between all parties. JIDI anticipates return of capital and profits after all units are sold; however, based on cash flow, partial repayment of capital may occur prior to the conclusion.

JIDI and CCRE have discussed the commercial retail space in the building and the possibility that either of our groups, or together, would purchase this space, at fair market value, and hold it as a long-term investment. All JIDI investors would be given an opportunity to participate, at their own option.

For this project, JIDI is offering an increased profit percentage to investors securing several units for either the Condo project (Scenario One) or PUD project (Scenario Two) participating in both R1 and R2. There is a sliding scale increasing the profit percentages and profits, based on the total level of participation. The scale is based on the combined number of units secured for both R1 and R2 committed to with this initial offering. The following is a chart showing the different levels of investment with their applicable projected return percentages and dollar amounts.

Chart 1 - Increasing ROI % and total profit (projected) based on number of units secured (R1 and R2 combined) in 777 17th Street Project (\$40,000/unit)							
Number of Units	Total Investment Range		Projected Profit/Unit - % AROI/\$				
	Profit %	Minimum	Maximum	R1 %	R1 \$	R2 %	R2 \$
1 - 3	60%	\$40,000	\$120,000	16.8%	\$19,607	16.8%	\$12,885
4 - 6	65%	\$160,000	\$240,000	18.2%	\$21,241	18.2%	\$13,958
7 - 12	70%	\$280,000	\$480,000	19.6%	\$22,875	19.6%	\$15,032
Over 12	75%	\$520,000	w/ limits	21.0%	\$24,509	21.0%	\$16,106

Investors will receive a notarized receipt of capital and acknowledgement of investor rights (“Receipt of Funds”) verifying Investor’s participation in this offering (see attached example of this document – Exhibit “B”). Investors will be given copies of all closing documents as well as monthly updates on the progress of the project. JIDI will also provide signed documentation to investors for the transfer of investor funds and final documents outlining the details of the projects, stating return of principal and profits earned. An LLC (JID Investments CCRE 777 17th Street LLC) is being created specifically for this project. After year end, investors will receive a Form K-1. In either scenario, almost all taxable profits are expected to be long-term capital gains.

JIDI will not take any fees or earnings unless a minimum 12% annualized ROI is first earned by its investors.

As with all real estate investments there are inherent risks involved. Some or all of your capital investment could be lost. There are several direct risks involved including, but not limited to, real estate price fluctuations, interest rate fluctuations, labor and material cost escalations, planning and permitting changes and delays, weather delays, construction delays, etc. National and international events could impact the project, such as recession, currency changes, war, tariffs, sequestrations, etc. Natural disasters, such as earthquakes, floods, hurricanes, etc. could adversely affect the project.

JIDI and its members are not liable to investors for any loss of principal and/or lower than anticipated earnings.

Placement of the units is on a first come basis. Please fill out and sign the Unit Request Form (see Part Three) and state your desired investment amount. You will be notified of your acceptance within three business days of submitting the request. The number of units you request may not be fully approved if total funding has already been reached. Funds for R1 will be required by August 6, 2015 by check, wire or certified funds. Funds for R2 will be required on or about July 20, 2016 by check, wire or certified funds. JIDI maintains two Wells Fargo bank accounts and a Schwab investment account. Wiring instructions are available upon request.

Approximately 30 – 90 days from the projects conclusion, JIDI will contact all investors for notification and instructions on capital distribution. JIDI will secure principle and returns of this project in our Wells Fargo bank via transfer of all funds from the CCRE closing company (on the day of closing). At the investor's instruction, JIDI will either: 1) disburse the investment and returns to the investor via check, wire, or certified means; or 2) hold said funds in our Wells Fargo account for an upcoming future project.



JID Investments, LLC

**Investment with Capital City Real Estate LLC
777 17th Street NE, District of Columbia
Real Estate Property Purchase and Residential and Commercial Development
Part Three of Three – Unit Request Form, Signatures and Acceptance (R1)**

In regards to the offering of funding for **777 17th Street, District of Columbia**, I request admittance into the funding group for said project. Prior to receiving the Offering, I submitted a signed Disclosure Agreement with JIDI. I have read and understand the Project Summary and Funding Request and agree fully to the terms outlined.

Phase One - R1

_____	\$ _____
No. of Units Requested (\$40,000 each)	Dollar Amount (Total)

_____	_____
Investor Name - Printed	Date

Investor Name - Signature

_____	_____
Investor Name - Printed	Date

Investor Name - Signature

ACCEPTANCE:

_____	\$ _____
No. of Units Approved	Dollar Amount Approved

_____	_____
JIDI Representative - Printed	Date

JIDI Representative - Signature