JD CAPITAL · INVESTOR BRIEF

Investment Philosophy & Acquisition Criteria

Private commercial real estate · Canada & the United States · For accredited investors

PHILOSOPHY

JD Capital acquires income-producing commercial real estate with patient, disciplined capital. Durable outcomes come from the price paid at acquisition, the resilience of the asset's income, and the discipline of the plan applied to it — not from market timing. The firm acquires fewer assets at higher conviction; opportunities outside the mandate below are declined.

ACQUISITION CRITERIA

ASSET TYPES	Retail and mixed-use, light industrial and warehouse, net-lease properties, multi-tenant office. Stabilized or value-add, with in-place income.
TRANSACTION SIZE	Mid-market transactions from $1 million in total capitalization — deliberately below large-institution thresholds.
MARKETS	Secondary and select primary markets across Canada and the United States; current concentration in Western and Atlantic Canada.
HOLD HORIZON	Long-term. Underwriting assumes a hold of five years or longer; disposition follows the asset, not the cycle.
UNDERWRITING	Debt coverage first: each acquisition must carry its financing with margin, absorb a conservative vacancy allowance, and remain sound at exit assumptions more conservative than entry.

INVESTOR STRUCTURES

Preferred equity — a passive, income-first position with priority in the capital stack. LP equity — direct ownership through a limited partnership with full participation in asset performance. Joint venture — a deal-by-deal structure for investors contributing capital, relationships, or market expertise. In each structure the firm's compensation is tied to asset performance: the return of investor capital and any agreed preferred return take priority before the firm participates in profits.

PROCESS

Discovery — an initial conversation on objectives, timeline, and suitability. Diligence — review of specific opportunities with complete underwriting and documentation. Partnership — subscription, capital deployment, and ongoing reporting on performance and distributions.

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