

1451337

FORM D

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549  
TEMPORARY FORM D**

SEC Mail  
Mail Processing  
Section

NOV 2 5 2008

Washington, DC  
100

**NOTICE OF SALE OF SECURITIES  
PURSUANT TO REGULATION D,  
SECTION 4(6), AND/OR  
UNIFORM LIMITED OFFERING EXEMPTION**

|  |                    |
|--|--------------------|
| <b>OMB APPROVAL</b>                            |                    |
| OMB Number:                                    | 3235-0076          |
| Expires:                                       | September 30, 2008 |
| Estimated average burden<br>hours per response | 16.00              |
| <b>SEC USE ONLY</b>                            |                    |
| Prefix   | Serial             |
| DATE RECEIVED                                  |                    |
|  |                    |

Name of Offering (  check if this is an amendment and name has changed, and indicate change.)

**OFFERING BY JBG/FUND VII QUALIFIED INVESTOR, L.L.C. OF MEMBERSHIP INTERESTS**

Filing Under (Check box(es) that apply)     Rule 504     Rule 505     Rule 506     Section 4(6)     ULOE

Type of Filing:     New Filing     Amendment

**A. BASIC IDENTIFICATION DATA**



08067170

1. Enter the information requested about the issuer

Name of Issuer (  check if this is an amendment and name has changed, and indicate change.,

**JBG/Fund VII Qualified Investor, L.L.C. ("Fund VII Qualified")**

|  |  |
|--|--|
| Address of Executive Offices (Number and Street, City, State, Zip Code)<br>c/o The JBG Companies, 4445 Willard Avenue, Suite 400, Chevy Chase, MD<br>20815 | Telephone Number (including Area Code)<br>240/333-3600 |
|--|--|

|   |  |
|---|--|
| Address of Principal Business Operations (Number and Street, City, State, Zip Code) (if different from Executive Offices) | Telephone Number (including Area Code) |
|---|--|

**Brief Description of Business**

The business and purposes of JBG/Fund VII Qualified Investor, L.L.C. is (i) to own a membership interest in JBG Investment Fund VII, L.L.C. (which was formed to fund new investment opportunities in real property), and (ii) to guarantee repayment of certain loans.

**Type of Business Organization**

corporation     limited partnership, already formed     limited liability company  
 business trust     limited partnership, to be formed

Actual or Estimated Date of Incorporation or Organization:    [ 10 ] [2008]     Actual     Estimated

Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State:  
CN for Canada; FN for other foreign jurisdiction)    [D][E]

**PROCESSED**

DEC 16 2008

THOMSON REUTERS

**GENERAL INSTRUCTIONS Note:** This is a special temporary Form D (17 CFR 239.500T) that is available to be filed instead of Form D (17 CFR 239.500) only to issuers that file with the Commission a notice on Temporary Form D (17 CFR 239.500T) or an amendment to such a notice in paper format on or after September 15, 2008 but before March 16, 2009. During that period, an issuer also may file in paper format an initial notice using Form D (17 CFR 239.500) but, if it does, the issuer must file amendments using Form D (17 CFR 239.500) and otherwise comply with all the requirements of § 230.503T.

**Federal:**

**Who Must File:** All issuers making an offering of securities in reliance on an exception under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

**When To File:** A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

**Where To File:** U.S. Securities and Exchange Commission, 100 F Street, N.E., Washington, D.C. 20549.

**Copies Required:** Two (2) copies of this notice must be filed with the SEC, one of which must be manually signed. The copy not manually signed must be a photocopy of the manually signed copy or bear typed or printed signatures.

**Information Required:** A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material

changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

**Filing Fee:** There is no federal filing fee.

**State:**

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

ATTENTION

**Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.**

SEC1972(9-08)

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number

2

**A. BASIC IDENTIFICATION DATA**

2. Enter the information requested for the following:

- Each promoter of the issuer, if the issuer has been organized within the past five years,
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer.
- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  Managing Member

Full Name (Last name first, if individual)  
JBG/Company Manager III, L.L.C.

Business or Residence Address (Number and Street, City, State, Zip Code)  
c/o The JBG Companies, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  Managing Member of Managing Member

Full Name (Last name first, if individual)  
Jacobs, Benjamin R.

Business or Residence Address (Number and Street, City, State, Zip Code)  
c/o The JBG Companies, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  Managing Member of Managing Member

Full Name (Last name first, if individual)  
Glosserman, Michael J.

Business or Residence Address (Number and Street, City, State, Zip Code)  
c/o The JBG Companies, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  Managing Member of Managing Member

Full Name (Last name first, if individual)  
Stewart, Robert A.

Business or Residence Address (Number and Street, City, State, Zip Code)  
c/o The JBG Companies, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  Managing Member of Managing Member

Full Name (Last name first, if individual)  
Coulter, Brian P.

Business or Residence Address (Number and Street, City, State, Zip Code)  
c/o The JBG Companies, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  Managing Member of Managing Member

Full Name (Last name first, if individual)  
Dawson, Porter G.

Business or Residence Address (Number and Street, City, State, Zip Code)  
c/o The JBG Companies, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  Managing Member of Managing Member

Full Name (Last name first, if individual)  
Finkelstein, Kenneth F.

Business or Residence Address (Number and Street, City, State, Zip Code)  
c/o The JBG Companies, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

---

**A. BASIC IDENTIFICATION DATA**

---

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  Managing Member of Managing Member

Full Name (Last name first, if individual)  
Cinkala, Dean M.

Business or Residence Address (Number and Street, City, State, Zip Code)  
c/o The JBG Companies, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  Managing Member of Managing Member

Full Name (Last name first, if individual)  
Iker, James L.

Business or Residence Address (Number and Street, City, State, Zip Code)  
c/o The JBG Companies, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  Managing Member of Managing Member

Full Name (Last name first, if individual)  
Kelly, W. Matt

Business or Residence Address (Number and Street, City, State, Zip Code)  
c/o The JBG Companies, 4445 Willard Avenue, Suite 400, Chevy Chase, MD 20815

---

**B. INFORMATION ABOUT OFFERING**

1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering? Yes  No

Answer also in Appendix, Column 2, if filing under ULOE.

2. What is the minimum investment that will be accepted from any individual?

Minimum investment commitment is (a) \$1,000,000 for any new investor, and (b) \$500,000 for other investors who invested or committed to invest in prior JBG funds (or a lesser amount if authorized by the Managing Members of the Managing Member).

3. Does the offering permit joint ownership of a single unit? Yes  No

4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only. NOT APPLICABLE

Full Name (Last name first, if individual)

Business or Residence Address (Number and Street, City, State, Zip Code)

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....  All States

- |      |      |      |      |      |      |      |      |      |      |      |      |      |
|------|------|------|------|------|------|------|------|------|------|------|------|------|
| [AL] | [AK] | [AZ] | [AR] | [CA] | [CO] | [CT] | [DE] | [DC] | [FL] | [GA] | [HI] | [ID] |
| [IL] | [IN] | [IA] | [KS] | [KY] | [LA] | [ME] | [MD] | [MA] | [MI] | [MN] | [MS] | [MO] |
| [MT] | [NE] | [NV] | [NH] | [NJ] | [NM] | [NY] | [NC] | [ND] | [OH] | [OK] | [OR] | [PA] |
| [RI] | [SC] | [SD] | [TN] | [TX] | [UT] | [VT] | [VA] | [WA] | [WV] | [WI] | [WY] | [PR] |

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

**C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS**

1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box  and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.

| Type of Security   | Maximum<br>Offering Size    | Capital<br>Commitment at<br>First Close |
|--|-----------------------------|---|
| Debt.....  | \$ <u>0</u>                 | \$ <u>0</u>                             |
| Equity.....  | \$ <u>0</u>                 | \$ <u>0</u>                             |
| <input type="checkbox"/> Common<br><input type="checkbox"/> Preferred                    |                             |   |
| Convertible Securities (including warrants) .....  | \$ <u>0</u>                 | \$ <u>0</u>                             |
| Partnership Interests.....   | \$ <u>0</u>                 | \$ <u>0</u>                             |
| Other: Limited liability company interests in the form of<br>"Membership Interests"..... | \$ <u>39,025,000</u>        | \$ <u>39,025,000</u>                    |
| <b>Total .....</b>   | <b>\$ <u>39,025,000</u></b> | <b>\$ <u>39,025,000</u></b>             |

Answer also in Appendix, Column 3, if filing under ULOE.

2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is \* none" or "zero."

|   | Number of<br>Investors | Total Capital        |
|---|------------------------|----------------------|
| Accredited Investors (investors and investor entities)..... | <u>66</u>              | \$ <u>39,025,000</u> |
| Non-accredited Investors .....                              | <u>0</u>               | \$ <u>0</u>          |
| <b>Total (for filings under Rule 504 only) .....</b>        | <b><u>N/A</u></b>      | <b>\$ <u>N/A</u></b> |

Answer also in Appendix, Column 4, if filing under ULOE.

3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, offerings of the types indicated, in the twelve ( 12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C Question 1.

| Type of Offering:  | Type of<br>Security | Dollar Amount<br>Sold |
|--------------------|---------------------|-----------------------|
| Rule 505 .....     | <u>N/A</u>          | \$ <u>0</u>           |
| Regulation A.....  | <u>N/A</u>          | \$ <u>0</u>           |
| Rule 504 .....     | <u>N/A</u>          | \$ <u>0</u>           |
| <b>Total .....</b> | <b><u>N/A</u></b>   | <b>\$ <u>0</u></b>    |

**C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS**

4 a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.

|  |                                     |           |                      |
|--|-------------------------------------|-----------|----------------------|
| Transfer of Agent's Fees .....                             | <input type="checkbox"/>            | \$        | <u>0</u>             |
| Printing and Engraving Costs .....                         | <input type="checkbox"/>            | \$        | <u>0</u>             |
| Legal Fees .....   | <input checked="" type="checkbox"/> | \$        | <u>25,000</u>        |
| Accounting Fees .....                                      | <input type="checkbox"/>            | \$        | <u>0</u>             |
| Engineering Fees .....                                     | <input type="checkbox"/>            | \$        | <u>0</u>             |
| Sales Commissions (specify finders' fees separately) ..... | <input type="checkbox"/>            | \$        | <u>0</u>             |
| Other Expenses (identify) .....                            | <input type="checkbox"/>            | \$        | <u>0</u>             |
| <b>Total .....</b>   | <input checked="" type="checkbox"/> | <b>\$</b> | <b><u>25,000</u></b> |

b. Enter the difference between the aggregate offering price given in response to Part C--Question 1 and total expenses furnished in response to Part C--Question 4.a. This difference is the "adjusted gross proceeds to the issuer." .....

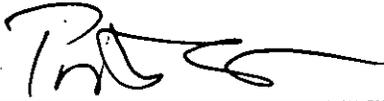
All expenses paid  
by JBG Investment  
Fund VII, L.L.C.

5. Indicate below the amount of the adjusted gross proceed to the issuer used or proposed to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C--Question 4.b above.

|  | <input type="checkbox"/> | \$ | Payments to<br>Officers,<br>Directors &<br>Affiliates | <input type="checkbox"/> | \$        | Payments to<br>Others    |
|--|--------------------------|----|---|--------------------------|-----------|--------------------------|
| Salaries and fees .....  | <input type="checkbox"/> | \$ | <u>0</u>  | <input type="checkbox"/> | \$        | <u>0</u>                 |
| Purchase of real estate .....  | <input type="checkbox"/> | \$ | <u>0</u>  | <input type="checkbox"/> | \$        | <u>0</u>                 |
| Purchase, rental or leasing and installation of machinery<br>and equipment .....   | <input type="checkbox"/> | \$ | <u>0</u>  | <input type="checkbox"/> | \$        | <u>0</u>                 |
| Construction or leasing of plant buildings and facilities .....  | <input type="checkbox"/> | \$ | <u>0</u>  | <input type="checkbox"/> | \$        | <u>0</u>                 |
| Acquisition of other businesses (including the value of securities involved<br>in this offering that may be used in exchange for the assets or securities of<br>another issuer pursuant to a merger) ..... | <input type="checkbox"/> | \$ | <u>0</u>  | <input type="checkbox"/> | \$        | <u>0</u>                 |
| Repayment of indebtedness .....  | <input type="checkbox"/> | \$ | <u>0</u>  | <input type="checkbox"/> | \$        | <u>0</u>                 |
| Working capital .....  | <input type="checkbox"/> | \$ | <u>0</u>  | <input type="checkbox"/> | \$        | <u>0</u>                 |
| Other (specify): <u>Managing Members will use the Capital Contributions<br/>received as a result of this offering solely to purchase a membership<br/>interest in another fund</u> .....                   | <input type="checkbox"/> | \$ | <u>0</u>  | <input type="checkbox"/> | \$        | <u>39,025,000</u>        |
| Column Totals .....  | <input type="checkbox"/> | \$ | <u>0</u>  | <input type="checkbox"/> | \$        | <u>39,025,000</u>        |
| <b>Total Payments Listed (column totals added) .....</b>   |                          |    |   |                          | <b>\$</b> | <b><u>39,025,000</u></b> |

**D. FEDERAL SIGNATURE**

The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon written request of its staff, the information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of Rule 502.

|  |   |                                     |
|--|---|-------------------------------------|
| Issuer (Print or Type)<br><b>JBG/FUND VII QUALIFIED INVESTOR, L.L.C.</b><br><br>By: JEG/Company Manager III, L.L.C., the Managing Member | Signature<br><br> | Date<br>November <sup>24</sup> 2008 |
| Name of Signer (Print or Type)<br>Porter G. Dawson   | Title of Signer (Print or Type)<br>Managing Member of JBG/Company Manager III, L.L.C.               |                                     |

**ATTENTION**

Intentional misstatements or omissions of fact constitute federal criminal Violations. (See 18 U.S.C.1001.)

**END**