

OPEN TO ALL INVESTORS · REG CF · SEMIANNUAL DIVIDENDS

EXPERIENCE-DRIVEN CHARGING™

19 Tesla V4 Superchargers at the I-405, I-5, and SR-118 in Los Angeles. **Robot barista. Hot food. High-end restrooms. Real equity.** This is the infrastructure replacing gas stations. And you can own it.

Invest Now Join Community

19 TESLA V4 STALLS	6 REVENUE STREAMS	Q1 '27 TARGET LAUNCH
-----------------------	----------------------	-------------------------

ROUND 1 RAISE REG CF — CLOSED · 3,436 INVESTORS
TOTAL RAISED ROUND 1

\$2.05M

THE OPPORTUNITY


OWN WHAT NO STOCK CAN GIVE YOU

YOU CAN OWN TESLA STOCK. YOU CANNOT OWN A PIECE OF THEIR BEST SUPERCHARGER LOCATIONS AND EARN FROM EVERY SESSION.

Until now.

EVII Mission Hills, Inc. is a California corporation that owns and operates a Tesla destination charging hub at the convergence of the I-405, I-5, and SR-118 in Los Angeles. **This offering is open to everyone.** No accreditation required.

Investors receive **semiannual dividends from operating profits.** This is a new category in real estate. We are creating it.



Invest in EVII Mission Hills, Inc. Round 2

Total Invested: Awaiting Data

Security type: Common Stock

\$2.85/share \$300 min. investment

Min. raise \$10k Max. raise \$1M

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THE PROBLEM	THE SOLUTION
<p>CHARGING SUCKS RIGHT NOW</p> <ul style="list-style-type: none"> — Sketchy parking lots, no lighting — No food, no restrooms, no safety — 20-40 minutes with nowhere to be — Infrastructure not keeping up 	<p>A REAL DESTINATION</p> <ul style="list-style-type: none"> ✓ 19 Tesla V4 stalls, 4,000+ LADWP ✓ Robot barista, 35+ drinks ✓ Shawarma, tacos, salads ✓ High-end washrooms, skylight finishes ✓ Full-service commissary ✓ Volt.ai AI security, CatStrap protection ✓ Iconic canopy — visible from the freeway

SOCIAL PROOF

3,436 INVESTORS DIDN'T WAIT. NEITHER SHOULD YOU.



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REVENUE MODEL

SIX WAYS THIS ASSET EARNS. EVERY DAY.

Most charging sites make money one way. Mission Hills is designed to generate revenue six ways, all running simultaneously from a single address.



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01 / EV CHARGING FEES

02 / LCFS CARBON CREDITS

03 / FOOD & BEVERAGE



01 / EV CHARGING FEES

Per-session fees from 19 Tesla V4 Supercharger stalls serving 600,000+ daily corridor vehicles. Year 1 projected: \$3,029,208.

02 / LCFS CARBON CREDITS

California Low Carbon Fuel Standard credits generate significant additional income per kWh delivered, managed through STX Group. Projected Year 1: \$663,408.

03 / FOOD & BEVERAGE

Food trailer: shawarma, tacos, salads. High-margin, 40 minute dwell window. Projected Year 1: \$1,580,000.

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04 / ROBO-BARISTA

Robot barista with 35+ drinks. Automated, high-margin, zero staffing. Projected Year 1: \$489,334.

05 / SMART VENDING

Smart vending machines stocked with drinks, snacks, and road essentials. 24/7, no staffing required. Projected Year 1: \$126,217.

06 / APP & ECOSYSTEM

KioCafe VPOS loyalty platform. Tap-to-pay, mobile transaction builds the next visit. Projected Year 1: \$10K.

PROJECTED YEAR 1 REVENUE BREAKDOWN — HOVER TO EXPLORE

EV Charging	\$3.03M
Food & Beverage	\$1.58M
LCFS Credits	\$663K
Robo-Barista	\$489K
Smart Vending	\$126K
App / Digital	\$10K

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INVESTOR RETURNS

THE NUMBERS. FROM THE MODEL.

Round 2 is currently open at \$2.85 per share through PicMI Crowdfunding LLC, a FINRA/SEC registered funding portal. SEC-qualified under Regulation CF. Full disclosures, risk factors, and financial statements are available in our Form C filing on [SEC.EDGAR](#).

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ROUND 1 SHARE PRICE

\$1.86

Reg CF — Closed — 3,436 investors

ROUND 2 SHARE PRICE

\$2.85

Reg CF — Open Now — SEC-Qualified

TOTAL RAISED BY ROUND 2

\$2.05M

From 3,436 investors — 100% social media

HOW WE BUILT THESE NUMBERS

We did not work backward from a target return. These projections are built from three sources: utilization data shared directly with us by Tesla corporate, EV adoption modeling from Stable Auto, and traffic analysis of the 577,000+ daily vehicle movements at the 405/5/118 interchange. We modeled conservative, base, and upside scenarios. What you see below is what the math produced.

The base case assumes 14 charging sessions per stall per day at \$0.60/kWh. The Tesla Diner in Hollywood — 80 stalls, hot food, drinks, restrooms, and media — averages 28 sessions per stall per day. Our upside case assumes 20 sessions, which is still below what the Tesla Diner delivers. Mission Hills has one structural advantage they do not have: we sit at the foot of the 405, flanked by the 118 and I-5, in the San Fernando Valley — the highest EV-adopting residential corridor in Los Angeles. All assumptions are disclosed in full in our Form C, filed with the SEC.

Tesla corporate utilization data

Stable Auto EV adoption modeling

577k+ daily vehicles at interchange

Conservative, base, and upside scenarios

Full assumptions in SEC Form C filing

PROJECTED IRR — BASE CASE

PAYBACK PERIOD — BASE CASE

CASH-ON-CASH MULTIPLE — BASE CASE

10-YEAR CUMULATIVE TO 30% INVESTOR

PROJECTED IRR — BASE CASE

29.8%

10-year horizon · 14 sessions/stall/day

PAYBACK PERIOD — BASE CASE

4

Years · 14 sessions/stall/day

CASH-ON-CASH MULTIPLE — BASE CASE

3.72X

Projected over 10 years · base case

10-YEAR CUMULATIVE IRR

100%

Projected cumulative

WHY DIVIDENDS CHANGE EVERYTHING

MOST EQUITY CROWDFUNDING PAYS YOU NOTHING UNTIL AN EXIT. WE PAY YOU TWICE A YEAR.

EVII Mission Hills, Inc. distributes profits to all shareholders semiannually — starting from when we open. Six revenue streams running simultaneously means the asset earns from multiple directions every single day.

\$421K

Projected Year 1 distribution to 30% investor

2X/YR

From operating profits

\$1.03M

Projected Year 1 net income

\$5.90M

Projected annual gross revenue

PROJECTED YEAR 1 REVENUE BY STREAM

EV Charging	
Food & Beverage	
LCFS Carbon Credits	
Robo-Barista	\$489,334
Smart Vending	\$126,217
App / Digital Ecosystem	\$9,789
Projected Total Year 1 Gross Revenue	\$5,898,500

CONSERVATIVE	BASE CASE	UPSIDE
<h2 style="color: green;">2.4%</h2> <p>IRR</p>	<h2 style="color: green;">29.8%</h2> <p>IRR</p>	<h2 style="color: green;">64.0%</h2> <p>IRR</p>
8 sessions/stall/day · \$0.55/kWh 116x multiple · 9-yr payback. Slower ramp, lower utilization.	14 sessions/stall/day · \$0.60/kWh 3.72x multiple · 4-yr payback. The Tesla Diner Hollywood averages 28 sessions/stall/day across 80 stalls.	20 sessions/stall/day · \$0.68/kWh 8.68x multiple · 2-yr payback. Full utilization, all revenue streams firing.

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\$300 min. investment

Min. raise \$10k
Max. raise \$10M

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SEC-QUALIFIED OFFERING

This offering is SEC-qualified under Regulation CF. Full disclosures, risk factors, and financial statements are available in our Form C filing on [SEC EDGAR](#).

ALL ASSUMPTIONS DISCLOSED

Projections are based on session count assumptions, not revenue guarantees. The Form C filing on [SEC EDGAR](#) contains all risk factors, and the complete assumptions behind every number on this page.

All projections are forward-looking estimates based on the EVII Mission Hills Master Financial Model. The Tesla Diner Hollywood (80 stalls) averages 28 sessions per stall per day. Our base case assumes 14 sessions per stall per day; actual results may vary materially. There is a high degree of risk including the potential loss of the entire investment. Past performance is not indicative of future results. Review the complete Form C filing on [SEC EDGAR](#) before investing. Consult your legal, tax, and financial advisors.

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INVESTMENT DETAILS

THE TERMS.

SECURITY TYPE	Class B Non-Voting Common Stock	ISSUER	EVII Mission Hills, Inc. (CA Corp)
OFFERING	Reg CF — Open to All Investors	SHARE PRICE	\$2.85/share
MINIMUM INVESTMENT	\$300	DIVIDENDS	Semiannual from Operating Profits

MINIMUM INVESTMENT	\$300	DIVIDENDS	Sam
CAPITAL STACK	\$10.75M (\$4.75M C-PACE + \$6M Equity)	TARGET OPERATIONS	
PLATFORM	PicMil Crowdfunding LLC – FINRA/SEC Registered Funding Portal	RAISE TARGET	\$10,000 minimum target · \$3,500,000 maximum · Offering deadline individual purchase is \$300. If the minimum target is not reached, commitments will be cancelled and committed funds will be returned.
OFFERING DEADLINE	April 30, 2026	SEC FILING	

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OUR VISION

MISSION HILLS IS HUB #1. THE PLATFORM SCALES.

EV Initiative is building a network of destination charging hubs — each one a landmark, each one its own investment. Three tiers. One brand. A growing advertising network that compounds in value as every new location comes online.



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Los Angeles needs more charging infrastructure. We build destinations people choose to come back to — not just out of utility.

Next in the pipeline: Woodland Hills, Marina Del Rey, Orange County. Long-term: national. Each new location expands the EV Initiative Advertising Network — more screens, more reach, compounding value for every investor in every location.

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MARKET OPPORTUNITY

THE BIGGEST EV
MARKET IN AMERICA.
UNDERSERVED.



1 IN 4

Cars Sold in CA Already Electric

600K+

Vehicles/Day on the Corridor

2M+

Residents Within 10 Miles

#1

Los Angeles EV Adoption Nationally

1 in 4 cars sold in California is already electric — driven by real consumer demand. The San Fernando Valley leads the region. And it has almost no destination-quality charging infrastructure to show for it.



In the 20th century, the gas station corner lot built generational wealth. That transition is happening again, right now. The investors who move early will own the corners.

This window is open. It will not stay open long.

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WHY INVEST

FOUR REASONS. NO FLUFF.

01 /

OWN WHAT NO STOCK CAN GIVE YOU

Tesla stock gives you exposure to everything they do. EV Initiative gives you direct equity in one high-performance charging destination and semiannual dividends from its actual operating profits. That deal exists nowhere else.

02 /

A NEW REAL ESTATE CATEGORY — WE'RE FIRST

Gas stations built fortunes on highway corners in the 20th century. EV charging destinations are doing it in the 21st. We are creating the category: Real Estate + Experience-Driven Charging™. Mission Hills is the flagship.

03 /

THE LOCATION CANNOT BE REPLICATED

Direct I-405 access at the convergence of three major freeways. 600,000 vehicles daily. Built into Tesla's global navigation — drivers are routed here automatically. There is no land left like this in the San Fernando Valley.

04 /

SIX REVENUE STREAMS, ONE ASSET

Charging fees. LCFS carbon credits. Food and beverage. Vending. Digital advertising. Audio advertising. All running simultaneously from a single address during every 15-to-40-minute session.



DESTINATION ECOSYSTEM

DESIGNED TO MAXIMIZE REVENUE PER SESSION.

A 20-40 minute charging session is a predictable, captive window. Mission Hills is engineered to monetize every minute of it.

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TESLA INFRASTRUCTURE

19 V4 SUPERCHARGERS

- ✓ NACS and CCS – both standards, 2 ADA stalls
- ✓ Built into Tesla navigation and routing
- ✓ 4,000A LADWP service – full power
- ✓ Predictable dwell time aligned with on-site spending

HYDRATION ZONE

ROBOT BARISTA

- ✓ KioCafe 3.5E – 35+ drinks, capped and presented
- ✓ Tap-to-pay and mobile order-ahead
- ✓ Smart vending: water, energy drinks, snacks
- ✓ Converts dwell time into impulse purchases

NOURISHMENT ZONE

HOT FOOD TRAILER

- ✓ 18-22 ft shore-powered food trailer
- ✓ Tacos, shawarma, salads – real food
- ✓ Generator-free, quiet operation
- ✓ Full-service commissary on-site

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DRIVER EXPERIENCE INFRASTRUCTURE

**DESIGNED FOR REPEAT VISITS.
NOT JUST UTILITY.**

Drivers choose charging locations based on safety, cleanliness, and what else they can do while they wait. Mission Hills wins on every dimension.

DESTINATION EXPERIENCE

- ✓ Robotic barista, food service, and retail ecosystem
- ✓ On-site staff for cleanliness and operations
- ✓ Serves EV drivers, office workers, and the community

PREMIUM WASHROOMS

- ✓ Architecturally designed with skylight and high-end finishes
- ✓ Maintained continuously by on-site staff
- ✓ Clean washrooms drive repeat visits

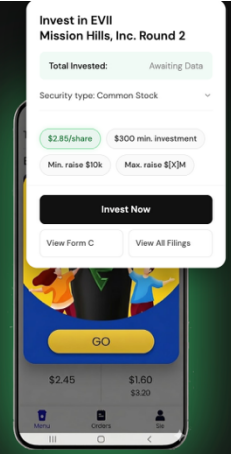
SAFE + ILLUMINATED

- ✓ Iconic branded canopy with full LED illumination
- ✓ 18 Volt.ai AI-monitored cameras, 24/7
- ✓ CatStrap cable protectors with blue-dye anti-vandal burst

Invest Now

THE STARBUCKS REWARDS MODEL. FOR EV CHARGING.

Starbucks Rewards is one of the most profitable loyalty programs in history. It doesn't just bring people back — it gets them to **preload money, order ahead, and spend more per visit**. Mission Hills runs the same playbook.



WHY STARBUCKS REWARDS WORKS

Starbucks Rewards has over 34 million active members. Members visit **3x more often** than non-members and **spend 2x more** per visit. The preloaded wallet alone holds billions of dollars in float — money customers have already committed to spending before they even walk in the door.

The secret isn't the coffee. It's the **habit loop**: earn points, get rewarded, come back, earn more. Each cycle deepens the relationship and increases the lifetime value of every customer.

THE EV INITIATIVE LOYALTY ENGINE

Powered by the KioCafe VPOS platform. Every transaction — coffee, tacos, vending — feeds a loyalty flywheel that turns one-time visitors into regulars.

- 01 Preloaded Wallet**
Customers load money in advance — just like Starbucks. That committed spend is revenue before they even arrive.

Starbucks: Coffee + Rewards

You come for the coffee. You stay for the points. You come back for the free drink.

Mission Hills: Charging + Rewards

You come to charge. You buy a coffee and a shawarma. You earn points. You come back — and you bring your wallet.

02 Order Ahead

Order your coffee and food before you arrive. Your robot barista drink is waiting when you arrive.

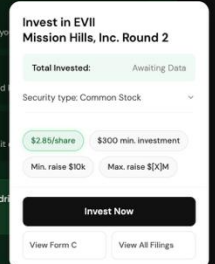
03 Points and Rewards

Every purchase earns points. Free drinks, discounts, and perks bring drivers back — and increase their spend.

04 Data Flywheel

Every transaction builds a customer profile. Personalized offers increase spend per visit.

Starbucks made loyalty a profit center. We built the same system into a place EV drivers visit. That's the edge.



3X

More frequent visits from loyalty members (Starbucks benchmark)

2X

Higher spend per visit vs non-members

15-40

Minutes of captive dwell time every session

6

Revenue streams all fed by one loyalty system

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BUSINESS MODEL

ONE SITE. ONE CORPORATION. ONE CAP TABLE.



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DIRECT EQUITY

Shares in EVII Mission Hills, Inc. — the specific California corporation that owns and operates this site. Your return is tied directly to this asset's performance.



SEMIANNUAL DIVIDENDS

Distributions from operating profits paid twice a year. Every car that plugs in triggers multiple revenue events simultaneously across six streams.



NETWORK EFFECT

As the platform grows, the EV Initiative Advertising Network expands. More sites mean higher ad rates and more value for every investor in every hub.

Built to own. Not to flip. Six revenue streams from day one. Every car that plugs in triggers multiple revenue events.



INVESTMENT CALCULATOR

HOW MUCH COULD YOU EARN?

Adjust your investment amount and see projected semiannual dividends based on our base case financial model.

INVESTMENT AMOUNT

\$ 300

QUICK SELECT

\$500 \$1K \$2.5K \$5K \$10K \$25K

SCENARIO

Conservative

Base

Upside

SHARES PURCHASED

105 SHARES

ANNUAL DIVIDEND (EST.)

\$21

Paid semiannually — twice per year

Per Payout

\$11

10-Year Return

\$335

Equity Multiple

3.72X

IRR

29.8%

Projections based on EVII Mission Hills Master Financial Model. Forward-looking estimates only. Actual results may differ. Not financial advice.

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ABOUT US

WE BUILD DESTINATIONS, NOT JUST CHARGERS.

EV Initiative is the company creating Real Estate + Experience-Driven Charging™ — premium, freeway-accessible EV charging destinations that combine Tesla Supercharger infrastructure with on-site experiences that earn repeat visits and generate revenue six ways.

Every location is its own California corporation with its own cap table. Investors in EVII Mission Hills, Inc. own this site specifically. Not a fund. Not a REIT. Direct equity. Semiannual dividends. One address.

Mission Hills is our flagship. Permits in weeks. Groundbreaking June 2026. Revenue begins Q1 2027.



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TRACTION & MILESTONES

WE ARE NOT STARTING FROM ZERO.

\$2.05M

Raised in Round 1
3,436 Investors · zero brokers

5,100+

Community Members
at evinitiative.network

\$4.75M

C-PACE Secured
Construction financing · retired within 24 months

4,000A

LADWP Committed
Tesla agreement in place

Mar 2025 Issue for Permit drawings filed with the City of Los Angeles — Civil, Electrical, Mechanical, Plumbing, Telecom, and Structural complete.



May 2026 Permits targeted. Tesla agreement in place. LADWP service committed.

Jun 2026 Groundbreaking. Site preparation and construction commencement.

Q1 2027 Operational launch. Revenue generation and semiannual dividends begin.

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THE TEAM

THE PEOPLE BUILDING THIS.



AARON ZERALDO

Chief Executive Officer, EV Initiative

Co-founder and CEO of EVI Infrastructure, Inc. Led the most successful EV charging crowdfunding campaign in history — \$2.05M from 3,436 investors via Meta and TikTok alone.



WARREN NAVARRO

Chief Operating Officer, EV Initiative

COO of EV Initiative. Manages all development operations for EVII Mission Hills — GC procurement, capital stack, permitting, Tesla integration, and project timeline from



Drive business development, investor relations, and the national expansion of the EV initiative platform.

groundbreaking through launch. Works directly with Corman Engineers, LADWP, and the City of Los Angeles.

[in LinkedIn](#)

[in LinkedIn](#)

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COMMUNITY

ASK THE FOUNDERS

Have a question about EVII Mission Hills? Ask Aaron and Warren directly — they answer every question personally.

ALSO ON YAHOO.COM

Postprodactor Operator (Madrid)

9 years ago · 1 comment

Ofertas laborales para las industrias creativas

Blog of --- Yi-Chen

9 years ago · 4 comments

Welcome! Feel free to look around!

Joan Tolos

9 years ago · 1 comment

Experiences and thoughts as a coder

Postprodactor Operator (Madrid)

9 years ago · 1 comment

Ofertas laborales para las industrias creativas

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QUESTIONS & ANSWERS

INVESTOR FAQ

Everything you need to know before investing in EVII Mission Hills.

INVESTMENT PROCESS

How do I invest? ▼

What is the minimum investment? ▼

Who can invest? ▼

When does the offering close? ▼

Can I cancel my investment? ▼

THE OFFERING

THE OFFERING

- What am I actually buying?
- What is the capital structure?
- Is this SEC-qualified?

RISKS & RETURNS

- What are the projected returns?
- What are the risks?
- How liquid is this investment?

AFTER YOU INVEST

- When will I receive dividends?
- How will I track my investment?
- How do I contact the team?

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EXPERIENCE-DRIVEN CHARGING™

"HIGH-END EV CHARGING, ENABLING THE NEXT GENERATION"

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GET IN EARLY

THE ELECTRIC GAS STATION IS BEING BUILT. COME OWN IT.

Mission Hills is a direct ownership stake in next-generation transportation infrastructure serving Los Angeles. Open to all investors. Semiannual dividends. Permits in weeks.

This offering is conducted through PGMi Crowdfunding LLC, a FINRA/SEC registered funding portal. Minimum investment: \$300. Maximum raise: \$3,500,000. Offering deadline: April 30, 2020.

[+](#)

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⚡ Invest Now — Reg CF

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EV Initiative Infrastructure

EVII Mission Hills, Inc. | 35555 San Fernando Mission Blvd, Mission Hills, CA 91345

evinitiative.com | evinitiative.network | Contact

Experience-Driven Charging™ | EV Initiative Destination Charging Infrastructure™

