

EVEXIA GROUP INC.

6552 WOODMAN AVE.
VAN NUYS CA 91401



Evexia Senior Living Development

46-Unit Senior Affordable Housing



CONFIDENTIAL INVESTMENT OVERVIEW

Senior Affordable Housing Development – Los Angeles, California

HiLine is pleased to introduce a private real estate investment opportunity sponsored by Evexia Group, Inc., focused on the development of senior affordable housing in Los Angeles County. The Project consists of a 46-unit, 100% one-bedroom, ADA-compliant senior housing community located in Van Nuys, California — one of the most supply-constrained housing submarkets in the region.

The development benefits from government-supported rental income (HUD & Section 8) and qualifies under Executive Directive 1 (ED-1), materially reducing entitlement timelines and execution risk. The investment has been conservatively structured to prioritize capital protection and defined investor returns, supported by institutional underwriting and a clear exit strategy.

PROJECT SUMMARY

- 46-unit senior affordable housing development (Age 62+)
- 100% one-bedroom units, fully ADA-compliant
- Located in Van Nuys, Los Angeles County
- Government-supported rents (HUD & Section 8)
- ED-1 entitlement acceleration

INVESTMENT STRUCTURE

- Total equity raise: \$2,000,000
- Security: Common Stock
- Investor ownership: 50% post-offering

TARGET INVESTOR RETURNS

- 100% return of invested capital
- \$1,000,000 guaranteed investor return
- Target total investor payout: \$3,000,000
- Equity multiple: 1.50x
- Target investment horizon: approximately 36 months

IMPORTANT NOTICE

This material is provided for informational and preliminary discussion purposes only and does not constitute an offer to sell or a solicitation to buy securities. Any offering will be made solely pursuant to a confidential Private Placement Memorandum provided to qualified investors.