

MYNT | West Sacramento EV Rechargerie

Basic Information	Maximum Offering Amount: \$1,670,500
	Target Offering Amount: \$1,000,000 - Debt Note - 9% Annual Interest Rate - 6-7 Tenor - Quarterly Payments - \$10 minimum investment with \$1 increments
Description	To scale the transition to lower emissions electric vehicles, Mynt is building up the charging infrastructure to make it more convenient and more accessible to more drivers. Poll after poll, drivers have expressed the number one reason keeping them from going electric – the lack of charging infrastructure. This new EV rechargerie will add 10 hyper-fast charging stations to one of the most popular driving routes in California. It will be another link in the chain connecting communities across the US further alleviating the <i>range anxiety</i> issue and enabling more people to choose EVs. Sustainable Partnership Mynt has been working with a Western regional car washing chain, <u>Quick Quack</u>, who is developing their own car washing and service station on this site. To get their permits approved by the City of West Sacramento, Quick Quack was required to build a <i>fueling station</i> adjacent to their location. However, instead of going with a conventional gas <i>fueling</i> station, they were interested in a more sustainable option and reached out to Mynt Systems about installing an EV Charging station where low-emissions electricity would be the fuel. Beyond Charging EV Charging is not the only way that Quick Quack is supporting sustainability in our transportation infrastructure. They reclaim 99% of the water used in their cleaning process, reducing the total water used per wash down to just 15 gallons versus the 100 gallons used in a typical car washing. Quick Quack also uses eco-friendly biodegradable soaps and LED lighting in all of their service centers.

Prime Location

The West Sacramento EV Rechargerie will be **strategically located in a heavily trafficked large-scale commercial retail center** alongside Highway 80. Over 100,000 vehicles drive through this region daily, traveling along the major national artery, Interstate 80, to and from the San Francisco Bay Area, Sacramento, and Lake Tahoe.

Built for Convenience

The shopping center where the charging stations will be installed is home to multiple large retail stores and numerous food options for hungry drivers on the go. The high volume, colocation with longer visit shopping, and access to amenities make this an **incredibly attractive location for EV charging infrastructure**.

Team

Mynt is a development, engineering, and construction firm **building a new energy future** by making commercial properties more sustainable and profitable. They help owners **create new income, happier tenants, and social impact value** for underserved mid-market properties.

With **over 100 years of combined experience** in construction, energy efficiency, solar, energy storage, and project management, Mynt's team knows how to deliver on your investment.

Impact

The site will **offset 11,400 tons CO₂e per year**, equivalent to 1.2 million gallons of gasoline per year.

Use of Proceeds

Mynt Systems's offering aims to raise capital for a Fast Charging EV Hub site with **10 ports** for the West Sacramento Rechargerie.

Specifics: (4) BTC Power HPDC7 DC fast chargers – 360kW max. output, 150 – 1000Vdc out, 480V 3p Input, dual port CCS1 connector + (2) BTC Power HPDC7 DC fast chargers – 180kW max. output, 150 – 1000Vdc out, 480V 3p Input, single port CCS1 connector.

Incentives

The project is a **recipient of a \$550,000 CALeVIP Rebate**.

- California Electric Vehicle Infrastructure Project (CALeVIP): Administered by the California Energy Commission as part of the Golden State Priority Program (GSPP), CALeViP focuses on expanding zero-emission vehicle (ZEV) infrastructure, including high-speed EV charging stations.

Offers public and private entities rebates of 50% of total approved costs, up to \$100,000 per port, for high-quality

Direct Current Fast Charging (DCFC)s exclusively in census tracts designated as disadvantaged and/or low-income.

This program provides funding for design, construction, and installation costs, and ensures compliance with environmental standards.

CALeVIP is a state-run initiative managed by the California Energy Commission, primarily **funded and administered at the state level**. This rebate is not currently being affected by the federal funding freeze.

Financial Information

The Construction Plus Term Loan is for a total maximum combined term of seven (7) years loaned to the Mynt at 9% per annum.

It is characterized by a construction period followed by a term loan.

Construction Period

The initial construction period converts to a term loan upon the receipt and payment of the applicable rebate of \$550,000.

The construction period is expected to be approximately twelve (12) months in length but could be up to twenty-four (24) months long and may be extended for an additional six (6) months if the rebate payment is delayed.

During construction, Mynt will construct the project and make **minimum quarterly interest-only payments equal to 4% per annum with any unpaid interest (remaining 5% per annum)** added to the principal balance at the term loan conversion.

Term Loan

The loan will, after construction is completed and Mynt receives the \$550,000 CALeVIP rebate, convert to a five (5) year term loan amortized over ten (10) years. **Quarterly interest and principal payments shall be made by Mynt.**

Mynt can further repay investors early without penalty using proceeds from the rebate, tax credits, and other credits such as the Low Carbon Fuel Standard credits.

The Construction Plus Term Loan is guaranteed by the CALeVIP rebate and investment tax credit that equals a total expected to be no less than **65% of the total principal loaned**, as well as a *lien on all project assets*, and the ability to utilize any revenue generated by the

project to make principal and interest payments in the unlikely event of a default.

How investors will be paid back:

Once operational, the West Sacramento EV Rechargerie project will earn revenue in several ways:

- The project will sell electricity to the EVs who arrive to charge. The rate/price of charging will be set to generate a margin on top of the cost of utility electricity.
- The project is a recipient of a \$550,000 CALeVIP Rebate.
- The project will be enrolled in a state-backed emissions reduction incentive program known as Low Carbon Fuel Standard (LCFS):
 - *About:* the LCFS incentive program was launched in 2013 by the CA Air Resources Board (CARB), a state government organization, to reduce the carbon pollution created by trucks and cars by at least 20% from a baseline by the year 2030. **All DC-Fast Chargers (DCFC) provide electricity** (a transportation fuel) **which then generates LCFS credits**. They are **bought and sold in a well-established \$15 billion+ marketplace**. Electricity is the second largest LCFS credit fueling type.
 - LCFS Fast Charging Infrastructure (FCI) designation: The DCFCs at their project also will receive a large amount of **additional LCFS credits, independent of charger utilization**, as they all qualify for the LCFS Fast Charging Infrastructure (FCI) designation. The **FCI designation provides additional Infrastructure credits that are based on an installed charger's rated capacity**, adding five years of guaranteed revenue for cases where chargers are not fully utilized. Larger charger capacities will result in more guaranteed revenue.

Amortization Schedule

The amortization schedule can be found below, in Table 1.

Please note that past performance is not indicative of future returns. As with any investment, projects hosted on Climatize's platform carry a risk of underperformance or loss. This is not investment advice. Investing carries risks. Please do your research before making any investment decisions.

Columns in Table 1 Explained

- *Payment Number*: Sequential number assigned to each payment.
- **Payment Due Date**: **Date when repayment is expected.**
- *Beginning Balance*: Outstanding loan amount at the start of the payment period.
- *Scheduled Payment*¹: Amount expected to be received without taking into consideration principal or interest repayments.
- *Extra Payment*: Amount paid ahead of schedule.
- **Total Payment**: **Total amount to be received by the investor at a certain Payment Date. It is a sum of the Scheduled Payment and Extra Payment columns.**
- *Principal Payment*: Principal paid within the period.
- *Interest Payment*: Interest paid during the period.
- *Ending Balance*: Remaining loan amount after applying the monthly payment for the period.
- *Cumulative Interest*: Total interest paid on the loan up to the end of the payment period.

Assumptions

- The construction period (*Payment Number* 1-4 in Table 1) is twelve (12) months.
- \$550,000 rebate paid in the first year.

Please note these assumptions have been made taking into consideration the most likely scenario, however, they are still assumptions and as are result are subject to change.

Table 1 Explained

- Construction period (*Payment Number* 1-4 in Table 1): Mynt will construct the project and make minimum quarterly interest-only payments equal to 4% per annum with any unpaid interest added to the principal balance.
- Loan conversion: The loan shall be converted after construction is completed. The assumption has been made that \$550,000 of principal is repaid in Table 1. This amount corresponds to the \$550,000 CALeVIP rebate.

¹ *Schedule Payment* and *Total Payment* amounts per time period are equal if there's no Extra Payment.

- At loan conversion, the construction loan converts to a five (5) year term loan amortized over ten (10) years² (Payment Number 5–24 in Table 1). At the maturity date, there will be an additional final payment of the remaining principal outstanding (\$777,219 in this case).

Payment Number	Payment Due Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal Payment	Interest Payment	Ending Balance	Cumulative Interest
1	01/07/2025	\$1,670,500	\$5,568	\$0	\$5,568	\$0	\$5,568	\$1,677,460	\$12,529
2	01/10/2025	\$1,677,460	\$16,705	\$0	\$16,705	\$0	\$16,705	\$1,698,342	\$50,115
3	01/01/2026	\$1,698,342	\$16,705	\$0	\$16,705	\$0	\$16,705	\$1,719,223	\$87,701
4	01/04/2026	\$1,719,223	\$16,705	\$0	\$16,705	\$0	\$16,705	\$1,740,104	\$125,288
Term Loan Conversion	01/06/2026	\$1,740,104	\$11,137	\$550,000	\$561,137	\$466,475	\$94,662	\$1,273,629	\$150,345
5	01/07/2026	\$1,273,629	\$16,134	\$0	\$16,134	\$6,582	\$9,552	\$1,267,047	\$159,897
6	01/10/2026	\$1,267,047	\$48,401	\$0	\$48,401	\$20,042	\$48,401	\$1,247,005	\$188,256
7	01/01/2027	\$1,247,005	\$48,401	\$0	\$48,401	\$20,497	\$48,401	\$1,226,508	\$216,161
8	01/04/2027	\$1,226,508	\$48,401	\$0	\$48,401	\$20,961	\$48,401	\$1,205,547	\$243,601
9	01/07/2027	\$1,205,547	\$48,401	\$0	\$48,401	\$21,437	\$48,401	\$1,184,110	\$270,566
10	01/10/2027	\$1,184,110	\$48,401	\$0	\$48,401	\$21,922	\$48,401	\$1,162,188	\$297,045
11	01/01/2028	\$1,162,188	\$48,401	\$0	\$48,401	\$22,419	\$48,401	\$1,139,768	\$323,027
12	01/04/2028	\$1,139,768	\$48,401	\$0	\$48,401	\$22,928	\$48,401	\$1,116,841	\$348,500
13	01/07/2028	\$1,116,841	\$48,401	\$0	\$48,401	\$23,447	\$48,401	\$1,093,393	\$373,454
14	01/10/2028	\$1,093,393	\$48,401	\$0	\$48,401	\$23,979	\$48,401	\$1,069,414	\$397,877
15	01/01/2029	\$1,069,414	\$48,401	\$0	\$48,401	\$24,523	\$48,401	\$1,044,892	\$421,755
16	01/04/2029	\$1,044,892	\$48,401	\$0	\$48,401	\$25,078	\$48,401	\$1,019,813	\$445,078
17	01/07/2029	\$1,019,813	\$48,401	\$0	\$48,401	\$25,647	\$48,401	\$994,166	\$467,833
18	01/10/2029	\$994,166	\$48,401	\$0	\$48,401	\$26,228	\$48,401	\$967,938	\$490,006
19	01/01/2030	\$967,938	\$48,401	\$0	\$48,401	\$26,823	\$48,401	\$941,115	\$511,584
20	01/04/2030	\$941,115	\$48,401	\$0	\$48,401	\$27,431	\$48,401	\$913,684	\$532,555
21	01/07/2030	\$913,684	\$48,401	\$0	\$48,401	\$28,053	\$48,401	\$885,631	\$552,903
22	01/10/2030	\$885,631	\$48,401	\$0	\$48,401	\$28,689	\$48,401	\$856,942	\$572,616
23	01/01/2031	\$856,942	\$48,401	\$0	\$48,401	\$29,339	\$48,401	\$827,603	\$591,678
24	01/04/2031	\$827,603	\$48,401	\$0	\$48,401	\$30,004	\$48,401	\$797,599	\$610,075
Final Payment	01/07/2031	\$797,599	\$48,401	\$777,219	\$803,581	\$791,693	\$48,401	\$0	\$621,963

Table 1. Amortization Schedule.

² While the loan must be paid off in full within five (5) years, the monthly payments are calculated as if the loan were spread out over ten (10) years. This results in lower monthly payments, but a large balloon payment will be due at the end of year five (5) years. Repayment within the shorter five-year term is enabled through the CALeVIP rebate, Investment Tax Credits (ITCs), and Low Carbon Fuel Standard (LCFS) credits.

\$10,000 Investment Example

Table 2 contains an example of a \$10,000 investment. The same assumptions have been made as in Table 1.

In short, if an investor makes an initial hypothetical \$10,000 investment, taking into consideration the prior assumptions that are based on the most likely scenario:

- During the first twelve (12) months, the investor would be earning \$225 every quarter (of which \$100 would be paid quarterly and \$125 would be added to the outstanding balance).
- The investor would receive an additional \$3,292 principal prepayment at the end of the first year, coming from the CALeVIP rebate.
- During the following five (5)-years, the investor would receive \$290 quarterly (made of both principal and interest) and be repaid the outstanding loan amount at the end of the sixth year.

Summary: At the end of the 72 months, the investor will have earned \$4,098 in addition to being paid back the original \$10,000 investment. So a total of \$14,098.

Please note these assumptions have been made taking into consideration the most likely scenario, however, they are still assumptions and as are result are subject to change.

Payment Number	Payment Due Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal Payment	Interest Payment	Ending Balance	Cumulative Interest
1	01/07/2025	\$10,000	\$33	\$0	\$33	\$0	\$33	\$10,042	\$75
2	01/10/2025	\$10,042	\$100	\$0	\$100	\$0	\$100	\$10,166	\$299
3	01/01/2026	\$10,166	\$100	\$0	\$100	\$0	\$100	\$10,290	\$524
4	01/04/2026	\$10,290	\$100	\$0	\$100	\$0	\$100	\$10,414	\$748
Term Loan Conversion	01/06/2026	\$10,414	\$67	\$3,292	\$3,359	\$2,795	\$564	\$7,619	\$897
5	01/07/2026	\$7,619	\$97	\$0	\$97	\$39	\$57	\$7,580	\$954
6	01/10/2026	\$7,580	\$290	\$0	\$290	\$120	\$290	\$7,460	\$1,124
7	01/01/2027	\$7,460	\$290	\$0	\$290	\$123	\$290	\$7,337	\$1,291
8	01/04/2027	\$7,337	\$290	\$0	\$290	\$125	\$290	\$7,212	\$1,455
9	01/07/2027	\$7,212	\$290	\$0	\$290	\$128	\$290	\$7,084	\$1,616
10	01/10/2027	\$7,084	\$290	\$0	\$290	\$131	\$290	\$6,953	\$1,775
11	01/01/2028	\$6,953	\$290	\$0	\$290	\$134	\$290	\$6,818	\$1,930
12	01/04/2028	\$6,818	\$290	\$0	\$290	\$137	\$290	\$6,681	\$2,083
13	01/07/2028	\$6,681	\$290	\$0	\$290	\$140	\$290	\$6,541	\$2,232
14	01/10/2028	\$6,541	\$290	\$0	\$290	\$143	\$290	\$6,398	\$2,378
15	01/01/2029	\$6,398	\$290	\$0	\$290	\$147	\$290	\$6,251	\$2,521
16	01/04/2029	\$6,251	\$290	\$0	\$290	\$150	\$290	\$6,101	\$2,660
17	01/07/2029	\$6,101	\$290	\$0	\$290	\$153	\$290	\$5,947	\$2,797
18	01/10/2029	\$5,947	\$290	\$0	\$290	\$157	\$290	\$5,791	\$2,929
19	01/01/2030	\$5,791	\$290	\$0	\$290	\$160	\$290	\$5,630	\$3,058
20	01/04/2030	\$5,630	\$290	\$0	\$290	\$164	\$290	\$5,466	\$3,184
21	01/07/2030	\$5,466	\$290	\$0	\$290	\$168	\$290	\$5,298	\$3,305
22	01/10/2030	\$5,298	\$290	\$0	\$290	\$172	\$290	\$5,126	\$3,423
23	01/01/2031	\$5,126	\$290	\$0	\$290	\$176	\$290	\$4,951	\$3,537
24	01/04/2031	\$4,951	\$290	\$0	\$290	\$179	\$290	\$4,771	\$3,647
Final Payment	01/07/2031	\$4,771	\$290	\$4,690	\$4,807	\$4,736	\$290	\$0	\$3,719

Table 2. Amortization Schedule \$10,000 example.

Risk Disclosure

In making an investment decision, investors must rely on their examination of Mynt Systems Inc. ('Mynt') and the terms of the offering, including the merits and risks involved. Investments on Climatize Earth Securities LLC are speculative, illiquid, and involve a high degree of risk, including the possible loss of your entire investment.

Representation Attestation

The content of this document is based entirely upon Mynt's representations.

Mynt, hereby certifies and attests that, to the best of their knowledge, the information provided in this document is true, accurate, and complete to the best of their knowledge at the time of this attestation.

This attestation is made with the understanding that it may be relied upon by Climatize Earth Securities LLC for legal and official purposes.

Mynt understands the legal and binding nature of this attestation and acknowledges that any false or misleading information provided herein may have legal consequences. This Agreement will be construed and interpreted in accordance with the laws of the State of California.



Robert Hymes
Chief Development Officer | Mynt Systems Inc.
Date: 02/26/2025