



Crypto
Real Estate

Whitepaper

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Preface

Over the past several years, the cryptocurrency industry has established itself as a formidable wealth-creation engine. At the time of this writing, it features a market capitalization of approximately 1 trillion USD. It's also a hub of technological innovation that's driving growth in a variety of external sectors and disrupting incumbents in multiple industries.

That said, it's also an imperfect market. Volatility and speculation remain significant stumbling blocks to crypto's growth. Part of the problem driving both is crypto's inherent disconnection from conventional financial markets and established value storage mediums. The result for investors is a challenging environment that's hard to predict and crypto assets that defy conventional valuation methods.

We believe that one of the best ways for crypto projects to defy those industry conventions is to offer tangible value propositions linked to something more than the simple appreciation of crypto assets. That's best accomplished by connecting tokens with real-world assets that can counteract crypto's natural tendency toward volatility. Right now, there's no more reliable real-world asset class to target than real estate.

The global real estate industry is worth an estimated 4 trillion USD at present. Analysts estimate that it will continue to grow at a CAGR of 5.2% through 2030. It's worth pointing out that it's doing so at a time of global economic instability, while stock markets continue to post some of their worst losses in decades. That makes real estate the perfect asset upon which to build a crypto project.

By doing so, it should be possible to deliver stable investment returns and guarantee robust growth regardless of the prevailing crypto market and general economic conditions. With that in mind, we're announcing the launch of a crypto project that will combine real-world real-estate assets and cutting-edge tokenomics to give investors a safe, profitable, and stable place to grow their money. In a sea of economic instability, we'll be the ultimate safe harbour — where investors and crypto users of all stripes can become a part of a ground-breaking new concept in the world of crypto.

02

Vision

The concept and value of “cryptocurrency” is changing rapidly. It is, and should be, more than hype, speculation, and emotion. We are a modern, official and registered real estate company that seeks to link cryptocurrency investment with the real world.

We are building a platform where investors with a desire for both profit and impact can have an opportunity to become a part of something greater. We have found that the safest investment in the real world is real estate, so we created an application in which real estate is traded using cryptocurrencies, as well as listing services related to the real estate industry with a direct impact on our CRE smart token and benefits for our token holders.

We've imagined a place where investors have an opportunity to become a part of something more. Our vision is to incorporate real estate business revenue back onto the blockchain through profit buybacks and burns. This in turn, increases the value of our holders' positions organically from within our own ecosystem.

Our company will also establish and own a hotel that contains many services and is designed with inspirations and decorations selected from cryptocurrencies. This property will also provide services in exchange for payment in cryptocurrencies, such as booking rooms and space for events or crypto companies for business meetings, with the first branch to be in Dubai, as one of the most important economic cities in the world, later expanding to the rest of the world.

It's important to note that our hotel won't be just a residential-style facility that focuses on cryptocurrencies for payment. It will be an integrated city built around cryptocurrencies, including training, meeting and events halls, and an integrated digital billboard network.

Our electronic signage will show cryptocurrency prices and related news to keep visitors informed at all times. Plus, the digital billboard network will feature advertising for both cryptocurrency projects and conventional commercial enterprises. The idea is to create a useful information system for patrons while driving yet another critical revenue stream for the project.

On top of all that, our hotel will also be a novel tourist attraction tailored to crypto users and aficionados from around the world. It will incorporate crypto-themed stylings to create a one-of-a-kind experience that isn't available elsewhere.

That's just the beginning, though. Following the successful construction and opening of our first crypto hotel in Dubai, we will continue to expand, build, and acquire more hotels worldwide, as well as other real estate properties.

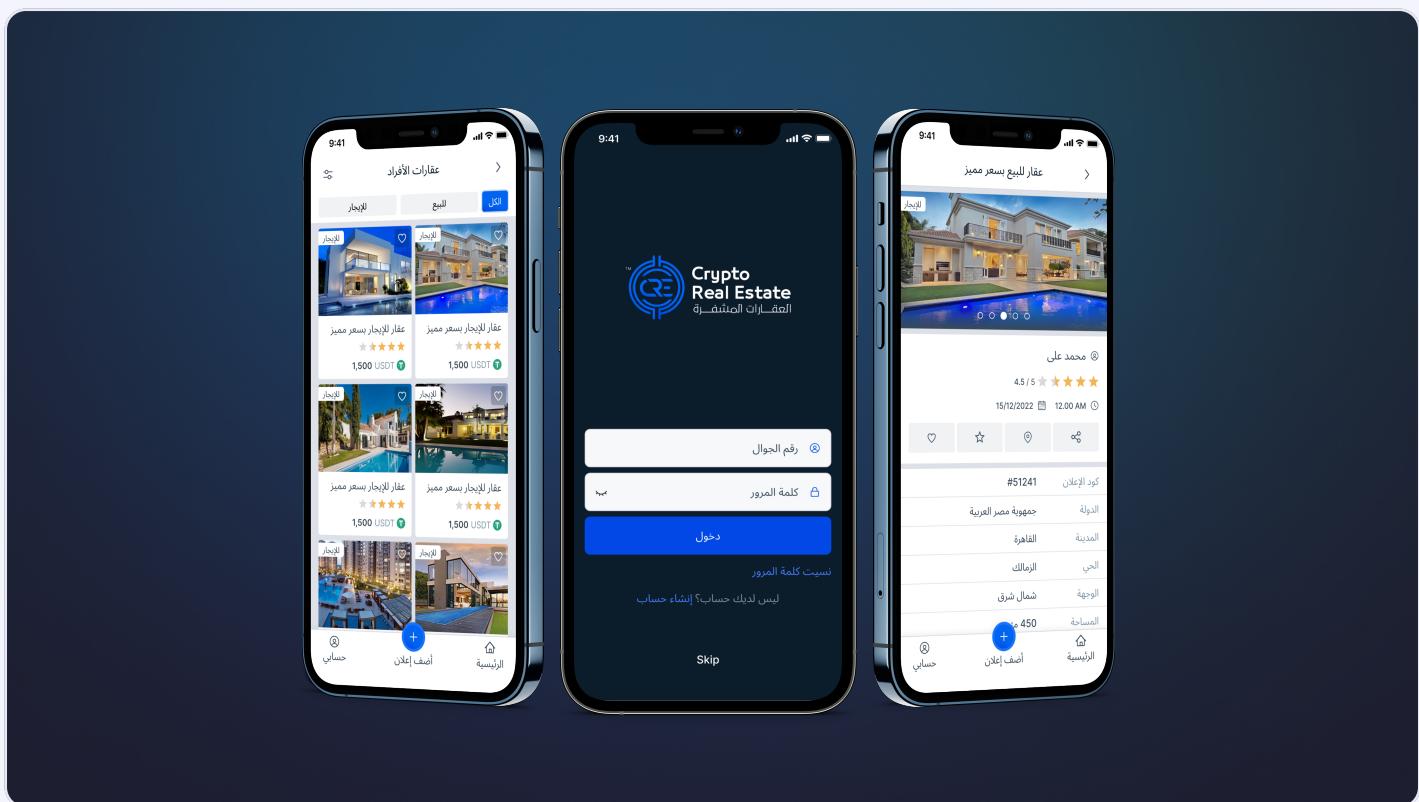
03

Utilities

We aim to become the first company in the world truly connecting the real estate and cryptocurrency industries, allowing them to complement each other through several utilities and mechanisms we create — you'll find the primary utilities enumerated below.

03.1 Real Estate Marketplace App

Our app development partners are in the process of building a mobile app that will allow real estate sellers and buyers to connect and arrange real estate transactions using our platform. The mobile app will be available on Android and iOS marketplaces in February 2023.



03

Utilities

It will be the first platform that supports trading real estate and offering services with payment in cryptocurrencies without the need for a third party (broker) and we intend to keep improving and expanding the platform with more features and services.

Some of the app highlights:

- Licensed real estate companies will be able to pay a fee in our native token CRE to display their real estate catalogue and put their real estate property on display on our platform for all registered app users to see.
- Registered users (not including companies) — both buyers and sellers — can add, view, and trade property listings at no cost (no hidden fees or commission).
- Registered users can list the services they offer, closely related to the real estate industry such as interior design, construction, structural engineering, and more, at no charge (no fees or commission).
- We will offer advertising space that real estate companies and cryptocurrency projects can use to advertise their products and services.

Payment methods

- Payments in our native CRE token grant advertisers a 20% discount, with the full amount of paid CRE automatically burned after each transaction.
- Payments in non-native coins/tokens such as BNB or stablecoins, for example, will not grant any discounts. The payments made will be transferred into a team-controlled multi-signature wallet to use for CRE token buybacks and burns.

03.2 A Crypto Hotel - First Of Its Kind

Once we reach our goal budget, construction will begin on our crypto hotel in Dubai. It will offer several types of services to our clients and create multiple revenue streams that will directly benefit the CRE token holders:

1. **Booking rooms** - Our hotel will offer accommodation of the highest quality to our clients.
2. **Conference rooms** - Our hotel will offer spacious and well-equipped conference facilities for clients to hold business meetings or other types of events.
3. **Crypto expo space** - Our hotel will feature dedicated space to host crypto events or industry expos. We anticipate it becoming a crypto industry hub shortly after opening.

4. **Digital billboard advertising** - Our hotel will feature billboard screens installed strategically around the property, allowing advertisers to promote their companies all around the hotel.
5. **On-site training courses** - our hotel(s) will allow cryptocurrency thought leaders and educators to host training sessions at our hotel facilities, teaching newcomers how to trade safely and working toward making them more financially educated.

Administration of all hotel profits will occur via contracts with the largest accounting and internal auditing companies, with the income divided into two equal parts. Half of the income will go toward buybacks and burns of our CRE token, and the other half will help fund operations and expand through hotel branches around the world.

Binance Smart Chain Token - \$CRE

We will launch a token on Binance Smart Chain with the ticket \$CRE. It will serve as our project's native currency, used to pay for all the services and products we build.

After launch, the token will be tradeable on PancakeSwap initially. All the taxed tokens will go into a team-controlled multi-signature wallet for use in buybacks, burns, marketing, and business development.

Most digital currency projects rely on token trading to generate income. At CRE, we will have additional sources of revenue generation such as selling advertising space on our real estate app, trading and investing in real estate, as well as all services offered in our hotel, with revenue and benefits shared with all our token holders. All of our token holders are considered shareholders of company and real estate assets that we will own.

Roadmap

We've divided our company goals into 3 main stages:

04.2 The Foundations

Stage one begins with the setup of our company and hiring the employees and community managers. It also includes launching our website, our real estate app, and the token. Shortly thereafter, we also aim to complete the CRE token listing on the popular market trackers. Simultaneously, we will begin building the foundations of our social media presence and growing our community of followers and investors.

04.2 The Construction

Stage two will commence after we've acquired the funds to start building our first crypto-themed hotel. In addition to this major goal, we will begin with further team expansion and begin partnering with large companies. We also anticipate getting the CRE token listed on tier 1 centralized exchanges. Then, large-scale marketing campaigns will begin to lay the groundwork for the following stage of our development.

04.3 The Expansion

Stage three will begin once we've successfully built our first hotel and are expanding the company by starting to build more hotels in Europe. Our longer-term ambition is to expand with at least 5 more hotels as well as other real estate properties. This is also the stage where we will launch an initiative to help the homeless using our company resources. It is a human and societal role that we feel obliged to take, as we will be a major real estate company.

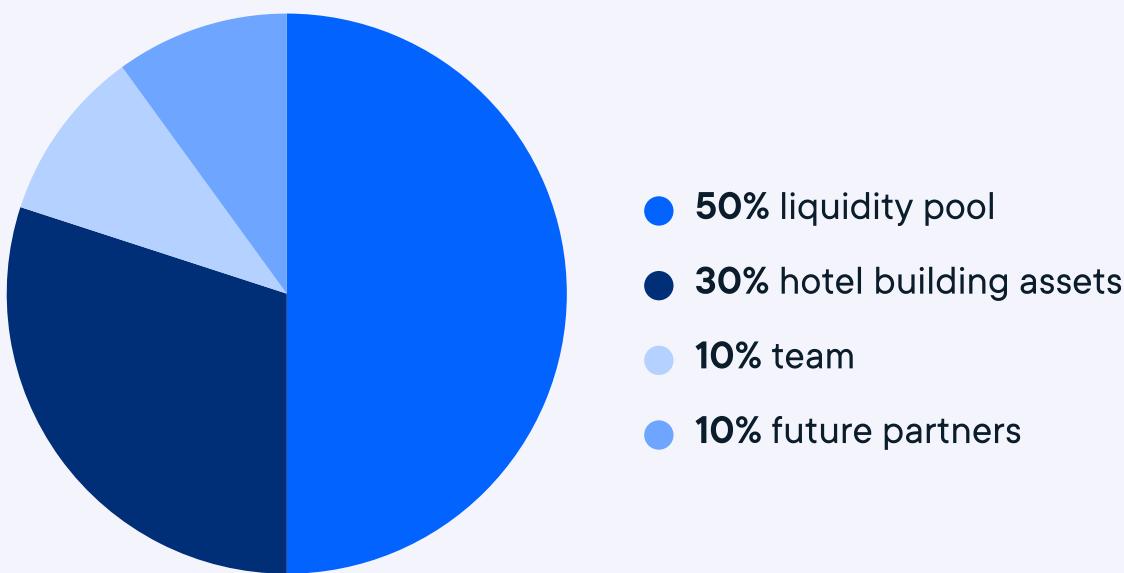
Other roadmap goals include an NFT collection and a metaverse city. The launch of an exclusive NFT collection will grant voting power to their holders in company decision-making, as well as provide discounts for all of our products and services including all hotel services, any real estate owned by the company in future, and more. These NFTs will be rare and in high demand by real estate companies for the benefits they will offer, however anyone will be able to mint and own one.

Our metaverse city will be a subject of interest and investment from real estate companies as it will allow them to simulate their future projects for the potential investors and customers, as well as a place for providing real estate services such as selling real estate designs and ideas.

Tokenomics

THE \$CRE token supply will be distributed as follows:

05.1 Hotel Building Assets



The tokens reserved for the construction of our first hotel will have a six-month vesting period initially. If we do not reach our target market cap by the time the vesting period ends, we will relock the tokens. These tokens will only be spent once we have reached our goal market cap. That will allow us to begin the construction of the hotel.

The minimum required amount to begin construction work is USD\$40 million, with an optimal amount of around USD\$125 million. If our company finds a suitable partner we will negotiate selling this amount of tokens OTC (over the counter) to them in exchange for providing the funds to build the first hotel.

05.2 Vested Team Tokens

The tokens reserved for the team members will remain vested for one year.

After the vesting period ends, the team members will follow best practices to spend the tokens with a minimum impact on the token price.

At present, the team is covering all the initial costs including the company registration, app development, audits, liquidity, and other design and development work. By the time we launch our native token, we estimate that the total spend by the founding team will be approx. \$150,000. All of the funds collected from the token trading tax will be used exclusively for project growth such as marketing, development, and token buybacks. The salaries of team members won't come from those funds. These tokens will be relocked if the team has no need for them at the time and will not be spent until we reach the stage of building the first hotel.

05.3 Partnership Tokens

The token allocation for partners will be used to strike business partnerships and bring investment groups and VCs on board.

05.4 Token Information

Total supply:

100,000,000 CRE (100 million tokens)

Launch liquidity:

\$80,000 in BNB + 50,000,000 CRE

Launch market cap:

\$160,000

Launch token price:

\$0.0016

05.5 Trade Tax

- | Buy tax: 3% (100% of it automatically burned)
- | Sell tax: 10%
- | Transfer tax: 3% (100% of it automatically burned)

The sell tax will be used as follows:

50%	50%
for marketing activities and business development	for token burns, which will be done automatically by the contract

05.6 Token Security

The maximum values of buy tax (3%) and sell tax (10%) will be hard coded so that there is no risk of setting the tax too high, effectively creating a honeypot contract.

The token liquidity will be sent to a ‘dead’ wallet, effectively making the liquidity tokens locked forever. The BEP20 dead address is:

<https://bscscan.com/>
address/0x00000000000000000000000000000000dead

Company founders are doxxed and KYC verified by Hacken. The CRE token contract will be audited before the token starts trading, and any future smart contracts we may use will be audited by Hacken.

About us

Our core team has over a decade of experience in several industries ranging including digital marketing, business administration and development, and sales operations, as well as a few years in the cryptocurrencies industry as project managers and advisors.



Fahad Abdulrahman - CEO / Co-Founder

Fahad has 10 years of experience in the operation department of the Saudi Aramco company, and 5 years in Alnafea holding companies (including a real estate company) as an Administrator and Sales Manager. He is also an HR professional with an HRM license. He has been a project advisor for several DeFi protocols. Fahad is in charge of company leadership and business development.



Andrej - CTO / Co-Founder

Andrej has 10 years of experience in the digital marketing industry. He's spent the last 3 years specializing in marketing for cryptocurrency projects and companies. He's the founder of a marketing agency as well as several technology and finance publications. Andrej is in charge of the technical aspects of company growth.

We have partnered with [Googan Solutions Company](#), a development firm based in Saudi Arabia to develop the CRE mobile app. The CRE token contract is built by [dappd](#). We also have an in-house web designer and web developers creating all of our digital assets.

Community managers will come aboard shortly after launch to manage our social media channels.



Crypto
Real Estate