



# SMART CURIA

## Smart Curia

Most investment projects in the crypto world work with a pyramid scheme that many of us have experienced, the first one that enter makes little effort to recover the investment in a short time and the last one never recovers it, no matter how much effort they invest. That is why we decided to create a reliable option, which will not be as profitable as entering these pyramid schemes, however you will be sure that you have an investment that will grow no matter when you invest, so our team decided to create Smart Curia being tired of so much uncertainty.

Smart Curia combines real estate investments with the crypto environment, we know that it is complicated to make an investment and manage it, so we take care of it with the experience we have renting properties by contract in strategic sectors of the north of the Mexican Republic and in the future in the US sector, we remodel and prepare the properties to rent them and have a fixed semi-annual return.

As well as the development and construction of properties in high demand sectors to generate attractive short-term returns for our customers.



We have more than 7 years of experience in the construction and rental market for houses and apartments, we can share tangible and constant results by operating existing properties at 85% occupancy, this allows us to create this new business model with a finite number of partners who want to learn and invest in a simple step of generating an NFT.

When you mint an "NFT" from Smart Curia, what you are doing is renting blocks of a property for 6 months to generate solid active income with its same income, which our team is in charge of operating, ensuring that you recover the investment in a period of no more than 6 months fulfilling our mission.

You are also supporting our "Second chance" cause by buying and selling on our Marketplace.



For those who prefer to invest in a construction, we have a pool that is active for a limited period of time where we collect the funds to build a property in a strategic area, sell it and distribute the profits to those who have participated.



The pool is created with a participation limit and once the designated total is reached, the resources are withdrawn to carry out the construction of relevant real estate, uploading constant updates of the construction and sale processes.

Second chance is a non-profit extension of Smart Curia. It consists of building on land with small independent spaces so that people under 26 years of age can stay for one night or longer depending on their circumstances. To spend the night in a dignified and healthy way, since we are aware of how dangerous it is to spend the night without having a place to sleep, in this way we could avoid many undesirable incidents or situations that may occur for any human being and even provide them with medical or psychology attention if it is required.

## ¿Why?

→ **Mission:** To be a more viable investment option in the crypto environment



→ **Justification:** To change the pyramid scheme that the vast majority of projects carry, for one where your investment can be recovered with little volatility no matter of the moment in which you decide to invest, making it possible with the implementation of real estate investments and with a modest investment using blockchain technology while genuinely supporting a cause.

→ **Vision:** Operate at least 100 real estates strategically distributed throughout the Mexican Republic and build an economy around them where users can acquire passive income, sell them in a simple way thanks to the blockchain and have at least 2 Second chance institutions, as well like having built and sold 50 properties

## NFT



The name of our NFTs is ROOM since they are based on the properties that are being operated, we decided to make a nice production of voxel style rooms with isometric view that represent the same rooms that we have operating at our disposal.

To get a ROOM you have to generate it with 120USDT or buy it on the Marketplace.

**Burn:** Each ROOM has a contract with a countdown, when it reaches 0 the NFT is burned to make a self-sustaining and real economy. For each time a ROOM is burned, the option to generate a new ROOM to which everyone has access is re-enabled.

Each ROOM has the "rent" function that gives 2 more months to the contract countdown with a limit of 6 months of maximum recharge over the duration of the contract, so that the NFT can prolong its burning for the time desired while there is modification in the rules. Unlike other projects in the environment, our ROOMs do not give you a daily income that you can claim, but each month according to the indicated date, however, you can forget about it and it will be generating the investment passively since the claim is cumulative. In the case of selling the ROOM in the Marketplace, the amount that was earned before selling it is kept.

Any user can have as many ROOMs as they want, although there will be a finite number of NFTs due to organic and orderly growth, but we will work hard to expand!

## ECONOMY

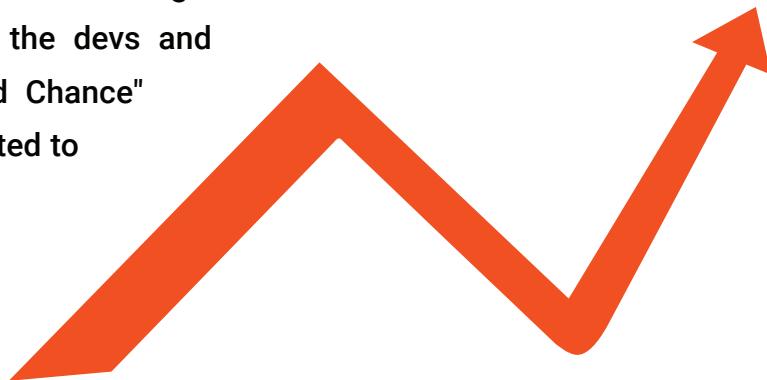
Our economy is based on direct investment in real estate, as well as the scenario of creating a circular economy that revolves around the Marketplace with the exchange of ROOMs.

The currency that will move our economy is Tether, because it is the most promising stable currency and has a fixed value taking into account the value of the dollar, this helps us to ensure that the return on investment for users has very little fluctuation and does not depend of the price of Bitcoin, guaranteeing a more predictable and safe return on investment for our investors.



Each property has an average operating cost of 4,300 USDT, and has a fixed duration of 6 months, which we decided to divide between 36 ROOMs with a price of 120USDT each, which is a very affordable investment for our community.

On average we are earning 6,900USDT with the trade adjusted to the current price of the Mexican Peso against the USDT. The amount is distributed 8% for the devs and operation, 2% for the "Second Chance" project and 90% that is distributed to the investors.



If we go to an estimated average, we will have 75% occupancy for each property, the owner of each ROOM will have a return on investment of 4.3 months, leaving what remains (31% of the investment) as profit for the guaranteed investor. However, each ROOM has the option of adding a 2-month contract for 32USDT, lower than the price it cost to generate it, so that from then on, the profit is greater (43%) on the investment.

In the Marketplace, ROOMs can be traded with a 5% commission on the price that the investor wants to sell, the profits from the commissions are divided: 2% for the team/operations and 3% to meet our objective and expand the project with Second Chance.

There will also be the possibility of "Donate" for the cause of Second Chance, all the resources obtained from these donations will go 100% to its development.



### Initials

\$50.00/\$125,000.00

PARTICIPATE

### POOL

This will be a pool in which we will raise funds to buy land in a strategic area, build a property and sell it at a higher price to a third party.

We will accept a limited amount of USDT among all those who want to invest, since each pool represents the collection of a construction project, each participant will be able to invest a minimum of 20 USDT.

To claim the profits from the pool, the investor has to wait a period of 8 months, since that is the estimated time, that it takes to build and sell a property, meanwhile the investment cannot be withdrawn.

We will open a pool every certain period of time with a goal that depends on how fast it fills up and how fast we find a good opportunity to build.

Once the property is sold, the yield obtained will be delivered, having at least the guaranteed yield of 20%.

In case of a delay in the sale, we will guarantee a 20% return for every 8 months of delay, for example, if the delay is 1 month, 2.5% more than the percentage obtained would be returned.

## PRESALES

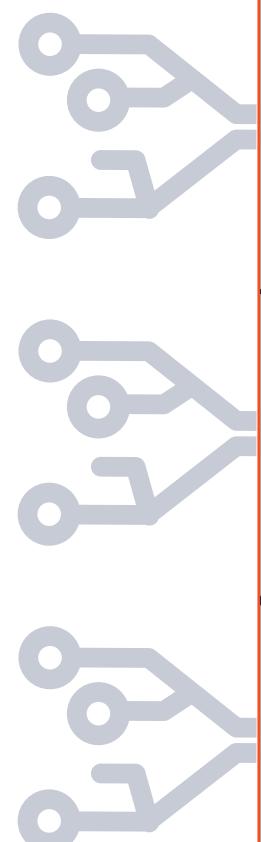


There will only be a finite amount of ROOMs, when the pre-sale limit is reached, the countdown will begin in 3 weeks due to the remodeling of the properties for its start-up.

A wallet can buy as many times as it wants in a pre-sale, so if it participates 5 times, it will have 5 ROOMs guaranteed.

Although at the time of buying in the presale nothing appears in the wallet, the shares in the presale are saved in our database so that a ROOM can be minted.

Pre-sale is not the only way to get a ROOM since we also have the Marketplace.



## ABOUT OUR TEAM

Before embarking on the blockchain world, our team was dedicated to the development of web applications and artificial intelligence. Luis, who is the finance manager, currently manages 6 apartments, which he started renting through Airbnb and Facebook groups. Our team was surprised to hear that they have over 95% occupancy so we decided to invest in 3 properties and do different things with them, we furnished them and rented rooms in 2 of the 3 properties that surprisingly also had 95% occupancy. On the third property we decided to hire someone to set up a small massage parlor for passive income.



In addition to being a developer, Artrex spent his free time betting on horse races (investing in NFT games). Although he earned a good sum of money, we noticed a pattern, and that is that none of the projects in which he invested were viable since the investment fell over time and some projects did it by overnight. With 5 months investing, he gained enough experience to know that the only safe way to invest in the crypto world was to do it first, and then take the food out of the mouths of those who join the food chain. However, it was almost impossible to know if more people will enter the project after they have invested, so we concluded that this is very similar to betting unless you have a trading bot or ensure that you are the first to invest in an ICO, IGO of a token.

Luis also decided to follow in the footsteps of Artrex because he is a fan of high finance. But since he believed in compound investment, he lost in the 4 projects he participated in, he is still waiting for a miraculous update on a certain NFT game but he decided to invest in more properties.

Observing what was happening, Diego proposed to combine the 2 investments, the stability of assets and the efficiency of moving money in the blockchain. He convinced the team to undertake the project, but first we made sure that our real estate investment model was efficient. So, we decided to put it to the test by renting a property in a nearby state, and we still had great results.



**THANKS!**