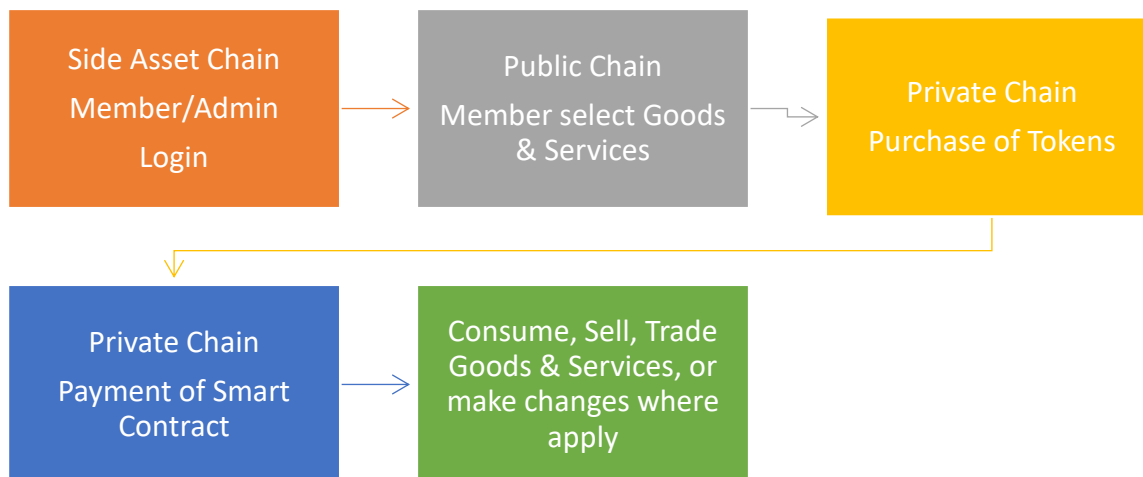


# WHITE PAPER



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April 9, 2023

Blockchain technology, decentralized application (DApp), Property 888, powered by TrueSPAC Web3 Crypto, allow for tokenization of real estate, sale, purchase, rent to own, and NFT property loans at 0% interest.



The core problems being solved, is that the current model in place does not allow for the maximization economic, nor maximization of assets, such as underutilization land, abandoned homes, or old buildings across several countries in the Caribbean, Latin America and the rest of the world.

The existing model does not allow for such assets to be turned into immediate wealth creation, nor does the current system allow for home ownership to be as easy as paying rent, while reducing the cost of home ownership by way of tokenization, and payment of assets over the Blockchain.

The option of Invest, Build, Own, Sell, Rent, or Trade, allow for land, or home owners to build on their own property, without need of financing from a bank, by way of TrueSPAC zero interest loan financing, or fractional investment by way of TrueSPAC Securities investment token (iSPAC).

Property 888 DApp is much more than a Blockchain based REIT platform within the market, as in the future it will allow by way of Artificial Intelligence (AI), for land owners, real estate developers, to Google Earth selected properties anywhere around the world, calculate property size, create multiple architecture designs, with roof style, colour, landscaping design, and amenities options such as swimming pool, fruit tree type with location selection option, based on category selected in 3D animation.

### **The Caribbean Real Estate Bonanza**

Construction cost using tier 1 contractors with decades of market experience in emerging markets such as Caribbean as of 2023, range from US\$75 to excess of US\$150 per sqft.

Once property has been developed, or redeveloped, the option to own, sell, rent or trade is also available within the platform.

In developing nations where immigration is popular, the parents and grandparents of migrants are often left behind in the country of origin of immigrant who make up the several Diasporas in places such as USA, Canada, UK, and EU affluent nations. Jamaica enjoys close to US\$3b per year in remittances, several prime residential properties often time fall into disrepair shortly after their parents or grandparents pass away. It is either sold, or left to other siblings who lack the skill set, and resources to develop the property in which to attain maximum potential value of the property, which would at the same time, increase in the development of a community, town or city.

In the event such properties are sold, as in the case with several residential communities in Jamaica. They are sold way below actual market value, with the worst case scenario, residential properties are converted into commercial properties, such as car lots for repo cars, that is in violation of a residential

zoned communities, leading to the underutilization of prime real estate, which result in lack of wealth creation through real estate.

Another problem Property 888 is solving, is that real estate developers, game the system for hefty profits, while land owners or renters have no alternative option.

With lack of financing to redevelop properties, or for new home owners to qualify for a loan, Property 888 powered by TrueSPAC Web3 Crypto tokens for the modern economy, solves this problem.

### **Mitigating Risk**

Risk is in every aspect of business, however no one said it cannot be mitigated against. Property 888 uses existing market practice that allows for risk mitigation by way of approved building plans to presell up to 30% of units, and or with DeFi liquidity providing total construction. This only applies for direct sale, and not rent to own. Both the investor, and buyer, end up working in tandem to achieve optimal efficiency.

The potential buyer may not want to risk purchase if he or she is not certain of construction completion. Property 888 real estate investment projects, provides evidence of funds in place for total construction by way of transparency of Blockchain, proof of funds.

Additional problems the market face, is that of income restriction to access lines of credit for the refinancing of such properties, and or redevelopment of such properties, into that of a newer more modern home, or apartment, is not possible by the owners of such properties.

It is here where the iSPAC token being deployed on Property 888 will make the difference, as once the proper due diligence is applied along with having the right partners in respect to construction.

Providing liquidity, not in the form of debt nor equity, can be done by way of adding liquidity to the liquidity pools available with their respective TrueSPAC Utility token.

### **Web 2.0 REIT/eREIT & Old Rent to Own Model**

The old eREIT Web2.0 model did not have a rent to own component, nor the benefits seen from a Blockchain platform based REIT. The rent to own model under the old traditional real estate services was flawed.

The traditional rent to own model would see the consumer adding a small percentage mark up on top of their monthly rent, with that mark up going towards at some future date towards the purchase of the property, like a down payment/subtracting from the final purchase cost.

The problem with this method is in the event the consumer decides he or she no longer wants to purchase the property. The landlord collects all the rent paid, leaving only a small percentage ranging from 3.5% to approximately 16% of the rent paid going towards purchasing the property, the renter loses most of the rent paid.

With Property 888 the consumer/renter would be able to redeem the contributed amount, at a much larger percentage of their rent amount, towards the monthly payments of eventually owning their own home.

### **Zero Mortgage, Zero Interest Rate, Zero Credit Score & Fractional Ownership**

Property 888 network revolutionizes home ownership by lowering the cost of ownership, and avoiding the middle men and high interest rates from banks or other form of lenders. In developing countries newly constructed homes are being sold up to six times its actual value at the detriment of the consumer.

Why rent and having nothing to show? Why not rent and have the chance to own 100% of your rental in the form of owning your own home by way of Web3 Property 888?

With Property 888 the problem is solved, as couples or friends can split an apartment into smaller fractional ownership, allowing for various options for a person to own his or her own home by way of rent to own, using TrueSPAC Utility tokens.

For example, a two-person ownership for a 950 sft two-bedroom apartment, or home, on a rent to own TrueSPAC Smart Contract, works out to US\$6 per day per person, for the unbanked, or underbanked, or those with zero opportunity to qualify for a mortgage in a market such as Jamaica.




Property 888 powered by TrueSPAC Web3 Crypto tokens, would allow such individuals to own their own home in 15 years.

## Providing Liquidity Vs Debt Vs Equity Vs Bank Savings

At best bank savings are pretty dismal, while debt or equity financing are far more attractive in respect to their APR when compared to bank savings interest rates.

Debt and equity are only possible by way of high yield TrueSPAC Investment (iSPAC) token. Fees earned from liquidity pools powered by TrueSPAC Utility tokens, are not debt or equity, and have no claims to future profits, or revenue share, but do provide an opportunity to earn fees from liquidity pool activity that may be on par or vastly superior to an APY seen for banks.

### Best Savings Rates 2019

Summary of Best Savings Rates for October 2019		
Bank	APY	Learn More
 Citizens Access Online Savings Account ★★★★☆ NerdWallet rating	2.00% With \$5000 minimum balance	<a href="#">LEARN MORE</a> at Citizens Access, Member, FDIC
 Goldman Sachs Bank USA Online Savings ★★★★☆ NerdWallet rating	1.90% With \$0 minimum balance	<a href="#">LEARN MORE</a> at Goldman Sachs Bank USA, Member, FDIC
 Barclays Online Savings Account ★★★★☆ NerdWallet rating	1.90% With \$0 minimum balance	<a href="#">LEARN MORE</a> at Barclays, Member, FDIC

Source: [www.nerdwallet.com](http://www.nerdwallet.com)