

# Real Estate Tokenization

The background of the entire image is a dark blue space with white stars. In the center, a hand is shown from the bottom, holding a white tablet. On the tablet, a vibrant city skyline at night is displayed, featuring several skyscrapers with glowing windows and lights. Above the city, various digital icons are floating, connected by dotted lines. These icons include a Wi-Fi symbol, a cloud, a padlock, a shopping cart, a lightbulb, a heart with a pulse line, a share symbol, and a house with a Wi-Fi symbol. The overall theme is the integration of technology and real estate.

**Making Real Estate Investment Accessible**

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# Project Goals

# Technologies Used



- Connect owners of real estate properties with a community of real estate micro-investors
- Tokenizing the real estate investment process
- Expand investment opportunities
- Allow users to verify property information prior to investment

# Data Collection/Data Cleaning

- Kaggle: CSV of Japanese real estate properties.  
<https://www.kaggle.com/datasets/nishiodens/japan-real-estate-transaction-prices>
- Cleaned to identify most expensive properties to be used for proof of concept

## workworkflow



- 1- Token minting and crowdsale ERC20 property tokens
- 2- NFT development using ERC721 protocol
- 3- Include metadata, deeds as IPFS in each NFT
- 4- NFT contract deployment and minting to Sepiola Testnet
- 5- Contract verification with Etherscan
- 6- App development to purchase ERC20 tokens and verify property info with NFT

# Task Assignments

**Jason:** NFT development and deployment for 3 properties, contract verification, Streamlit development NFT property verification, crowdsale contract, readme

**Marc:** Datasearch, Cleaning, Tokenization, Team support.

**Andre:** Streamlit development, Vestingcontract

**Bria:** Streamlit, Metamask

# Insights/challenges/problems

- Balance of functionality for all three Property Token purchases
- Vesting contract functionality
- Time management: we all have very hectic schedules, and some of us got sick during the process.



Demo

# Future Development

- Additional questions that surfaced.
  - Rug pulls/sell-of risks
- Additional topics to research.
  - Realestate, and crypto fluctuations
- Plan for future development.
  - Rent income for token owners, lending platform

# Links

GitHub Repo: [https://github.com/MxP05/Realestate\\_crowdsale](https://github.com/MxP05/Realestate_crowdsale)

<https://www.kaggle.com/datasets/nishiodens/japan-real-estate-transaction-prices>

