

# [REDACTED]: Multi-Family Developments on the Blockchain

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## **Abstract**

By merging cryptocurrency funding with Land Development, [REDACTED] addresses socio-economic inequalities associated with financial barriers in traditional banking, utilizing tokens and a Blockchain-based platform. Unlike typical cryptocurrency and real estate ventures that emulate Airbnb or brokerage services, [REDACTED] focuses on the construction process and the complexities of property ownership through Land Development of Multi-Family Properties. Beyond its core mission, [REDACTED] will effectively assist individuals impacted by financial challenges, including those resulting from disasters and economic disparities. Cryptocurrency and the Blockchain guarantees secure and unchangeable transactions, while ensuring participants' actions remain continuous and verifiable. Ultimately, we envision, [REDACTED], to be necessary in our current endeavors, but also becoming a high standard for Decentralized RWA development execution on the Blockchain.

## INTRODUCTION

The Land Development industry faces significant funding challenges for small developers and funders. Current laws and regulations often create complexities and inefficiencies, making it difficult for individuals or groups to fund in Land Development projects transparently and effectively.

Our proposed tokens and platform aims to address these issues by providing a transparent and efficient funding solution for Land Development projects. Central to this initiative is an experienced and highly skilled Land Developing team who will navigate the complexities of development projects and ensure successful execution during the construction phase for a profitable delivery.

Initially, our platform will prioritize securing funds for construction projects, utilizing the expertise of a Land Developer to ensure successful global fundraising and project execution. Upon a triumphant launch and validation of our concept, we will broaden our scope to encompass diverse crowdfunding initiatives. As the project begins with a centralized framework, it will progressively evolve into a fully automated and decentralized platform, ensuring compliance without singular ownership. Upon public accessibility, our platform, validated by a successful proof of concept, will offer a variety of global projects and campaigns, facilitating cryptocurrency fundraising and donations for all participants.

Our ambition goes beyond merely affecting the market; it is to establish a proven and efficient platform open to the public. Within the expansive \$300 trillion global property market, our primary objective is to empower individuals by granting them ownership over their funding. This endeavor envisions a paradigm shift in financial management and transactional practices, unlocking affordable Land funding opportunities globally. Picture owning real estate anywhere on Earth—a possibility facilitated by our platform. Through the collective wisdom of our construction, development, and financial experts, we implement a proven strategy in the land development phase to deliver a profitable project and manage the intricacies of property transactions. By leveraging the insights of experienced Engineers and Project Managers, we offer a verifiable, transparent, and effective funding opportunity. Join our initiative to modernize Land Development through the application of Blockchain technology.

This project will be governed by two special tokens; the Universal Developer Coin (UDC token) and the [REDACTED] Real World Assets X (SRWAX Token). Both tokens will function independently with distinct purpose as decentralized applications are developed that will implement and conjoin both. Vesting option is still to be determined.

The forthcoming sections of this whitepaper will explore the introduced tokens, platform architecture, and our strategic execution for Land Development. In concluding this narrative, we will outline our core objectives, guiding philosophy, governance framework [TBD], ‘Off-raming’ strategy [TBD], and present a comprehensive glossary for reference.

## **MAIN OBJECTIVES**

[REDACTED] aims to simplify funding and crowdfunding, breaking down barriers to enable global participation in U.S. construction projects and beyond. funders need only connect their cryptocurrency wallets and select projects to fund, while [REDACTED] manages the intricate details of Land Development and transactions, ensuring a seamless experience.

### ***Addressing the Housing Market Imbalance***

The U.S. housing market is currently characterized by a significant imbalance between demand and homebuilding rates. In 2023, new housing starts declined significantly across all regions: the South experienced a 5.04% decrease, the Northeast saw a 19.2% decline, the Midwest dropped by 10.2%, and the West declined by 11.4%. Despite a consistent demand for new housing, the construction rate has not kept pace, leading to a widening supply gap. Since 2012, the U.S. has seen a deficit of 7.2 million single-family homes. To close this gap, the rate of single-family home construction would need to triple, or the overall rate of housing starts, including multi-family homes, would need to increase by 50%, reaching an average of 2.1 million housing starts per year—levels reminiscent of peak building periods in the 1970s and mid-2000s.

### ***[REDACTED]' Mission and Strategy***

[REDACTED] intends to bridge this gap by promoting the construction of homes and multi-family buildings. This project will start as a centralized structure, gradually transitioning to a fully decentralized system. Utilizing DAO governance, [REDACTED] will ensure transparency, trust, and fairness in all transactions. Solana is the preferred Blockchain for its fast transaction times and low fees. In its initial phase, the platform will prioritize [REDACTED] Land Development projects, with a strategic vision to expand and empower global users in financing a broad range of projects using both fiat and cryptocurrencies.

### ***Unique Construction Process in a Crypto Project***

What sets [REDACTED] apart from other cryptocurrency projects is its unique approach to funding the construction process, unlike models such as Airbnb or traditional brokerage. Instead of merely facilitating transactions or property rentals, [REDACTED] directly funds the construction of new housing projects. Once a project is funded, a dedicated project managing team oversees the use of funds, ensuring rapid and efficient construction to maximize returns for funders. This hands-on management approach, integrated within a decentralized framework, is unprecedented in the crypto space. By combining the efficiency of traditional project management with the transparency and trust of Blockchain technology, [REDACTED] aims to deliver tangible, real-world results. This integration of construction strategy into the funding process addresses critical housing shortages and demonstrates the practical applications of Blockchain technology in a way that other models do not.

### ***Decentralization and Trust***

[REDACTED] seeks to demonstrate that a decentralized, unregulated entity can operate safely within a community, minimizing reliance on third-party intermediaries. By maintaining high standards of communication and transparency, the platform aims to mitigate issues related to human error, financial instability, corruption, and security threats. This trust-centric approach is designed to foster user confidence and promote widespread adoption.

### ***Functionality and Future Vision***

[REDACTED] will offer an integrated and user-friendly platform for worldwide funding. Instead of tokenizing properties, [REDACTED] focuses on channeling funds into projects managed by skilled project managers, ensuring streamlined operations and profitability. This model exemplifies the potential of Blockchain technology for funding, research, self-governance, and ownership, demonstrating the effectiveness of decentralized funding.

### ***Impact***

[REDACTED] is committed to making funding accessible and straightforward, educating and onboarding users into the crypto world. By harnessing Blockchain technology, [REDACTED] intends to prove the feasibility and ease of decentralized funding, ensuring a future where global participation in construction projects is both practical, transparent and secure. Through its innovative approach to construction and commitment to decentralization, [REDACTED] presents an exciting opportunity to open doors for the general public to contribute and participate in the funding of public campaigns through the Blockchain.

## **PHILOSOPHY**

At the core of [REDACTED]' philosophy lies a commitment to revolutionizing the crowdfunding Landscape through the power of Blockchain technology. This vision underscores [REDACTED]' mission to create a seamless, user-friendly funding platform that empowers individuals worldwide, minimizes human errors, and brings the power of trust back to the users, all while addressing the pressing need for housing development in a rapidly demanding market.

## **THE PLATFORM**

[REDACTED] will vet and partner with a Full Stack Developer to create the tokens (UDC and SRWAX) and a crowdfunding platform modeled after GoFundMe, Kickstarter, or Indiegogo. The platform architecture will enable users to post projects, set fundraising goals, and attract funders, all within a user-friendly Web 3 interface. funders will simply connect their cryptocurrency wallet and choose a project to fund in. Initially, funding will be limited to [REDACTED] Land Development projects, but as revenue grows, the platform will expand to allow anyone to upload projects for funding.

Starting as a centralized entity, this project will transition to a fully decentralized system, operating on decentralized protocols and essentially owned by no single entity. The platform will accept both fiat and cryptocurrency, using top payment processors like Stripe for fiat transactions and Solana for its fast, low-fee transactions. Other cryptocurrencies, such as Bitcoin, Ethereum, and Monero, will also aim to be supported. Available globally, the platform will accept the top five fiat currencies and various cryptocurrencies.

## **UNIVERSAL DEVELOPERS COIN (UDC) and [REDACTED] REAL WORLD ASSET X (SRWAX)**

[REDACTED] introduces two tokens to support the project: the Universal Developer Coin (UDC) and the [REDACTED] Real World Assets X (SRWAX). Each token will operate independently, fulfilling distinct roles. As decentralized applications evolve, these tokens will integrate seamlessly.

A separate document will provide a detailed breakdown of tokenomics and potential vesting options.

### ***UNIVERSAL DEVELOPER COIN (UDC)***

The Universal Developer Coin (UDC) serves as the native utility and governance token for [REDACTED]. UDC will be utilized across all platforms, facilitating payments, access, voting, lending protocols, and more.

To ensure easy accessibility for converting US Dollars and other currencies to UDC tokens, we aim to offer the following methods:

- Raydium
- Mango Markets
- Credit or Debit Card (via Moon Pay)

### ***[REDACTED] REAL WORLD ASSETS X (SRWAX)***

(X REPRESENTS PROJECT NUMBER. I.E. FIRST PROJECT,  $X = 1$ )

Each SRWAX Token represents ownership of the project in proportion to the value of the Real World Asset. Its value grows in correlation with the project's underlying value and post-construction cash flow, allowing investors to profit through long-term holding.

The incorporation of DeFi brings significant advantages, including the ability to trade instantly and automatically on decentralized exchanges, and to utilize token value through lending protocols.

### ***STAKING***

Smart contracts introduce an additional feature for holders known as Staking, which incentivizes liquidity provision or token holding. While further exploration is warranted, established concepts for community engagement include Auto or Manual Staking, alongside liquidity pairing Staking with Raydium. Further elaboration on these concepts will be provided in a separate document.

### ***TOKENOMICS***

This aspect will be further addressed in a forthcoming document. From a comprehensive viewpoint, the allocation of tokens to the project is integral to its effective execution. We will distribute tokens to pertinent stakeholders, including the community<sup>1</sup>, the core team of [REDACTED], and for the first RWA construction project. Moreover, allocations will be earmarked for staking rewards, liquidity provision, and marketing initiatives.

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<sup>1</sup> A portion of this allocation to the community will be dedicated to the [SpaceBoys NFT](#) project, a previous Chorizo endeavor.

## THE LAND DEVELOPMENT PROCESS

What sets this #RWA project apart is the [REDACTED] team's expertise and experience. This targeted approach in Multi-family Development maximizes returns, enabling the retention of profits for the funders that would typically be divided among various stakeholders.

The subsequent overview offers a broad perspective of a highly complex procedure. Additional details will be provided in a supplementary document or in a future revision of this document.

To commence a successful multi-family development, several key steps must be diligently followed. Initially, thorough research and consultation are imperative. The [REDACTED] team, well-versed in multi-family development, first engages with brokers and Municipal planning departments to gauge demand and identify suitable locations. Once a viable site is secured through non-binding contracts, rigorous due diligence ensues. This involves acquiring essential reports such as Environmental Site Assessments and Soils Reports. Concurrently, engagement with the city authorities for zoning compliance and feasibility is crucial, setting the stage for the proposal phase. Throughout this process, the team prioritizes community needs, ensuring alignment with municipal codes and aesthetics.

With the Land entitled and due diligence completed, the focus shifts to architectural and engineering endeavors, critical for design conceptualization and permit acquisition. Careful planning is paramount, optimizing building density and cost efficiencies. A meticulous cost-plus model with contractors ensures fiscal forethought, while ongoing dialogue with city officials fosters support and expedites regulatory processes.

Simultaneously, financial structuring unfolds, leveraging crowdfunding and institutional loans to finance construction. A robust loan-to-cost strategy, typically 70-80%, underpins financial viability, with contingencies factored in to mitigate risks. Close collaboration with banks, architects, and contractors ensures alignment of projections and valuations, safeguarding against unwarranted discrepancies. Upon securing construction financing, diligent project management and start of construction ensues, with oversight of construction progress, expenses, and quality control.



After construction has been completed, Post-Construction, the focus transitions to property management and asset optimization. By implementing lease-up initiatives, tenant amenities, and operational enhancement is key to maximizing property value and cash flow. As the property stabilizes, opportunities for cash-out refinancing emerge, leveraging built equity to unlock tax-free capital. This strategy offers a distinct advantage: funders will receive compensation for their contributions to the project, while [REDACTED] will assume ownership of the property, furthermore, it offers holders of the SRWAX token the prospect of earning returns derived from the property ownership.

In summary, the multi-family development journey is a meticulously orchestrated endeavor, requiring expertise, diligence, and strategic foresight at every stage. By adhering to a disciplined approach, navigating regulatory complexities, and leveraging financial tools judiciously, developers can unlock the full potential of multi-family funding, delivering value to funders and communities alike.

## GLOSSARY

**SRWAX** [REDACTED] Real World Asset ( $X$  = Project #). A token that represents ownership of a pool of a real estate development project that will have project specific voting options for owning the token.

**UDC** Universal Developer Coin. Overall platform governance and utility token.

**Accessory Dwelling Unit** An ADU, commonly referred to as an accessory apartment or in-law suite, is a smaller additional living space on the same lot as a single-family home. It must include space for living, sleeping, cooking and bathrooms independent of the primary residence. While the ADU may or may not include access to the primary residence, it must be accessible without going through the primary residence and there must be some expectation of privacy from the home.

**Annual Percentage Rates** The effective rate that includes the interest rate and any other fees over the life of the loan (e.g., closing costs, fees) and indicates your total annual cost of borrowing. As a result, the APR is higher than the base interest rate of the mortgage. Be sure to consider APR, and not just interest rate, when comparing lenders.

**Architect (Residential/Commercial)** Residential architecture is, quite simply, the process of designing and building residential, non-commercial properties and living spaces. Residential architecture includes everything from townhomes to mansions to apartment complexes and everything in between. It can be modern or nostalgic. Urban or rural. Eccentric or simple. Anything! In a nutshell, residential architecture is all about capturing the needs and desires of the homeowner and translating these often obscure concepts into a real life home of their dreams.

**Blockchain** Blockchain is a public ledger consisting of all transactions taken place across a peer-to-peer network. It is a data structure consisting of linked blocks of data, e.g. confirmed financial transactions with each block pointing/referring to the previous one forming a chain in linear and chronological order. This decentralised technology enables the participants of a peer-to-peer network to make transactions without the need of a trusted central authority and at the same time relying on cryptography to ensure the integrity of transactions.

**Bootstrap** Bootstrapping is the process of building a business from scratch without attracting funding or with minimal external capital. It is a way to finance small businesses by purchasing and using resources at the owner's expense, without sharing equity or borrowing huge sums of money from banks.

**Borrow / Lend Protocols** Financial services within the decentralized finance (DeFi) space that enable users to lend and borrow digital assets without intermediaries. These protocols use smart contracts to automate the process, often utilizing cryptocurrencies as collateral.

**Cap Rate** Cap Rate (Capitalization Rate): A metric used in real estate to assess the potential return on funding for a property, calculated as the net operating income (NOI) divided by the current market value of the property.

**Collateralized Value** The value of an asset that is used as collateral to secure a loan, ensuring that the lender can recover the loan amount if the borrower defaults.

**Consultant Consultant** A professional who provides expert advice in a particular field, helping organizations improve their performance, solve problems, or achieve specific goals.

**Creative Finance** Innovative financing methods used in real estate and other purposes, such as seller financing, lease options, and using other non-traditional techniques to purchase or finance properties.

**Crowdfunding** The practice of raising small amounts of money from a large number of people, typically via online platforms, to fund a project, venture, or cause.

**Cryptocurrency** Digital or virtual currencies that use cryptography for security and operate on decentralized networks based on Blockchain technology.

**DAO (Decentralized Autonomous Organization)** An organization represented by rules encoded as a computer program that is transparent, controlled by organization members, and not influenced by a central government. DAOs operate on Blockchain technology.

**Decentralization** The distribution of functions, powers, people, or things away from a central location or authority, commonly used in the context of Blockchain and cryptocurrency to describe systems that operate without a central governing body.

**Decentralized Exchange** A peer-to-peer marketplace that allows transactions between cryptocurrency traders without relying on an intermediary to manage the custody of funds.

**Designer** A professional who creates visual or functional solutions for various applications, including graphic design, product design, web design, and more.

**Discord** A communication platform designed for creating communities, which provides text, voice, and video communication channels, popular among gamers and various online communities.

**Engineer** A professional who applies scientific knowledge, mathematics, and ingenuity to develop solutions for technical, societal, and commercial problems.

**FIAT** Traditional government-issued currency that is not backed by a physical commodity but rather by the government that issued it, such as USD, EUR, or JPY.

**Full Stack Developer** A software developer who is proficient in both front-end and back-end development, capable of building complete web applications and websites.

**Governance** The processes and structures used to direct and manage an organization's operations and activities, ensuring accountability, fairness, and transparency.

**Ground-Up Development** The process of developing a new real estate project from the ground up, starting with raw Land and constructing new buildings or infrastructure.

**ICO** A type of funding using cryptocurrencies, where a company creates a new token or coin and sells it to funders to raise capital, similar to an initial public offering (IPO) in the stock market.

**Land Acquisition** The process of purchasing Land for development or other purposes, often involving legal and financial negotiations.

**Land Developer** An individual or company involved in the process of buying Land, preparing it for development, and then selling it or building on it.

**Land Entitlement** The legal process of obtaining the right to develop property for a specific use, which can involve zoning changes, permits, and other regulatory approvals.

**Liquidity** The ease with which an asset can be quickly converted into cash without significantly affecting its market price.

**Moderators** Individuals who oversee and manage online communities or forums, ensuring that discussions remain productive, on-topic, and free from inappropriate content.

**Multi-Family Development** The construction and development of residential buildings that accommodate multiple separate housing units, such as apartments or condominiums.

**New Housing Start** The initiation of construction on a new residential building, often used as an economic indicator of housing market activity.

**Off-Ramp** In the context of cryptocurrency, the process of converting digital assets into fiat currency or other traditional assets.

**Permits** Official approvals required by local governments or authorities for various types of construction, renovation, or Land use activities.

**Planning** The process of making decisions and setting goals to guide the development and use of Land, resources, and infrastructure.

**Preliminary Phase** The initial stage of a project, involving feasibility studies, planning, and design before detailed development and execution begin.

**Presale** The sale of products or services before they are available to the general public, often used to gauge interest or raise funds for development.

**Project Manager** A professional responsible for planning, executing, and closing projects, ensuring they are completed on time, within budget, and to the specified quality standards.

**RWA** Physical assets, such as real estate, commodities, or goods, that can be tokenized and represented on a Blockchain for trading or other purposes.

**Site Plan** A detailed architectural drawing that shows the layout of a property, including buildings, infrastructure, Landscaping, and other features.

**Smart Contract** Self-executing contracts with the terms of the agreement directly written into code, which automatically enforce and execute the contract when predefined conditions are met.

**Solana** A high-performance Blockchain platform known for its fast transaction speeds and low fees, used for decentralized applications and crypto transactions.

**Staking** The process of participating in a proof-of-stake (PoS) Blockchain network by holding and locking up a certain amount of cryptocurrency to support network operations, such as validating transactions, in exchange for rewards.

**Telegram** A cloud-based messaging app that offers secure and fast communication, popular among cryptocurrency communities for its group chat and broadcast functionalities.

**Tokenomics** The study and design of the economic systems surrounding a cryptocurrency or token, including its distribution, supply, demand, and incentive mechanisms.

**Utility Token** A type of cryptocurrency that provides users with access to a product or service within a Blockchain-based ecosystem, often used to fund the development of the project.

**Zoning and Rezoning** The process by which local governments designate specific Land uses (zoning) and can change the permitted uses for Land parcels (rezoning) to reflect new plans or needs for urban development.