

# SOLARIS

## Land and Housing Developments on the Blockchain

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### **Abstract**

By merging cryptocurrency funding with Land Development, SOLARIS addresses socio-economic inequalities associated with financial barriers in traditional banking, utilizing tokens and a Blockchain-based platform. Unlike typical cryptocurrency and Real World Asset ventures that emulate Airbnb or brokerage services, SOLARIS focuses on the Construction process and the complexities of Building that comes from Development of Housing. Beyond its core mission, SOLARIS 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, SOLARIS is envisioned to become a benchmark for executing Real World Assets (RWA) developments on the Blockchain.

# INTRODUCTION

The Land and Housing Development industry faces significant funding challenges for private owners. Current laws and regulations often create complexities and inefficiencies, making it difficult for individuals or groups to fund Land and Housing Development Projects transparently and effectively.

The proposed tokens and platform aims to address these issues by providing a transparent and efficient funding solution for Land and Housing Development projects. The KEY to this initiative is an experienced and highly skilled Land and Housing Development team who will navigate the complexities of Development Projects and ensure transparent execution throughout all of the phases for a successful delivery.

SOLARIS will be integrated with two special tokens and an NFT collection; the Universal Developer Coin (UDC Token), the SOLARIS Real World Assets X (SRWAX Token) and SOLARIS GATEWAY NFTS. The tokens will function independently with distinct purposes. Once the decentralized platform is developed, all three tokens will conjoin.

Initially, the platform will prioritize securing funds for construction projects, utilizing the expertise of a Land and Housing Development team to ensure successful transparency and project execution. Once SOLARIS validates the concept presented initially in this Whitepaper, the scope will broaden to encompass diverse crowdfunding initiatives. SOLARIS will initiate with a centralized framework, as it progresses, it will evolve into a fully automated and decentralized platform, ensuring compliance without singular ownership.

This ambitious idea goes beyond merely affecting the market; it is to establish a proven and efficient platform open to the public. Through the collective wisdom of Construction, Development, and Strategic Financing experts, a proven strategy for Land and Housing Development will be implemented to deliver a successful project for the User. These strategies will be presented in a way where anyone will be able to leverage the experience of Engineers and Project Managers in order to build anything that inspires them to build. An opportunity like this is yet to be explored.

The forthcoming sections of this whitepaper will explore the tokens, Platform Architecture, and the strategic execution for Land and Housing Development Projects. To conclude this narrative, will be an outline of SOLARIS core objectives, functional application, proven strengths and a comprehensive Glossary for reference.

## **SOLARIS GATEWAY NFT Collection, UNIVERSAL DEVELOPERS COIN (UDC) and SOLARIS REAL WORLD ASSET X (SRWAX)**

SOLARIS introduces two tokens and an NFT collection to support the project: the Universal Developer Coin (UDC), SOLARIS Real World Assets X (SRWAX) and the SOLARIS GATEWAY NFT collection. Each token will operate independently, fulfilling distinct roles. These tokens will integrate as the project develops.

The Prospectus will provide a detailed breakdown of tokenomics and distributions.

### ***SOLARIS GATEWAY NFT Collection***

MINTING NOW:

<https://launchmynft.io/collections/59h63ppfJFBC3mJx3UFkLuMLdBJYbsenNgZHEDjiRZLp/zJC3tuJBxql2MDoijOv0>

CA: HXSNdKR1RTVqcRRiGwGmk56qhuAqdFliAU8u4uC8Ef7

This NFT will serve as the following:

- a governance tool,
- access to all project features,
- rewards allocation,
- first access to products,
- full details on Construction projects,
- allocation for \$UDC and \$SRWAX airdrops,

- and much more.

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

CA: TO BE ANNOUNCED

The Universal Developer Coin (UDC) serves as the native utility token for SOLARIS. UDC will be utilized across all platforms, facilitating transfers, access, voting and more.

To ensure easy accessibility for converting US Dollars and other currencies to UDC tokens, there are many existing methods:

- Raydium
- JUPITER MOBILE
- Credit or Debit Card (via Moon Pay)
- Others

UDC allows holders to vote on project-related decisions and access exclusive project opportunities. Portion of the UDC supply will be allocated to all SOLARIS NFT holders.

## ***SOLARIS REAL WORLD ASSETS X (SRWAX)***

CA: TO BE ANNOUNCED

(X REPRESENTS THE ORDER IN WHICH A PROJECT IS CREATED. I.E. FIRST PROJECT, X = 1; SECOND PROJECT, X=2, AND SO ON).

Each SRWAX Token represents a position in direct correlation to any amount donated for a Project. There is no intention to add value to this SRWAX as it only relates to the position held in the Project.

SRWAX tokens represent fractional ownership in specific Land and Housing Development projects. The value of SRWAX tokens is tied to the position allocated through the donation and it represents a percentage of net asset value (NAV) of the underlying project. SRWAX will be allocated to all SOLARIS NFT holders for every new project that is deployed under the SOLARIS platform.

*See full breakdown of SOLARIS Gateway NFT's, \$UDC and \$SRWAX in the Solaris Prospectus*

## ***STAKING***

TBD.

## ***TOKENOMICS***

This aspect will be further addressed in the Prospectus. 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 Core Community, the Core Team of SOLARIS, and for the first RWA Construction Project. Moreover, allocations will be earmarked for rewards, liquidity provision, and marketing initiatives.

## **THE PLATFORM**

The SOLARIS team will vet a Full Stack Developer to create the crowdfunding platform modeled after GoFundMe, Kickstarter, or Indiegogo. The platform architecture will enable users to post projects, set fundraising goals, and attract donations, all within a user-friendly Web 3 interface. Users will simply connect their cryptocurrency wallet and choose a project to fund. Initially, funding will be limited to SOLARIS Land Development projects, but as SOLARIS 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 for fiat transactions and Solana for its fast, low-fee transactions.

SOLARIS will also aim to support other cryptocurrencies, such as Bitcoin, Ethereum and Monero.

# THE LAND DEVELOPMENT PROCESS

What sets this RWA concept apart is the SOLARIS team's expertise and experience. The proposed approach for Land and Housing Development projects will maximize the efficiency on how costly and timely the Projects get delivered.

The subsequent overview offers a broad perspective of the highly complex procedures of Land and Housing Developments. Additional details on these processes will be provided in supplementary documents or in a future revision of this document.

To commence a successful Land and Housing Development, several key steps must be diligently followed.

Initially, thorough research and consultation are imperative. The SOLARIS team, well-versed in housing 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 Geotechnical Investigation Reports. Concurrently, engagement with the Municipal 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 Property/Land entitled and due diligence completed, the focus shifts to the Architectural and Engineering phase for development of Construction Documents, critical for design conceptualization and permit acquisition. Careful planning is paramount when it relates to optimizing building density and cost efficiencies. A meticulous Cost-Plus model with Contractors ensures fiscal forethought and is one of the many Construction funding processes, while ongoing dialogue with Municipal officials fosters support and expedites regulatory processes.

Simultaneously, financial structuring unfolds, leveraging crowdfunding and institutional loans to finance the Construction Phase. In the instance that the Project is fully funded with Donations, then a Loan will not be required. Close collaboration with financial institutions, Architects, and Contractors ensures alignment of projections and valuations, safeguarding

against unwarranted discrepancies during Construction. Upon securing Construction financing, diligent Project Management at the start of Construction ensues, with oversight of Construction progress, expenses, and quality control throughout the Build.

Once Construction is completed, the focus transitions to Property Management and Asset Optimization, notably referred to as the ‘Post-Construction Phase’. An exit strategy will have to be implemented in order to complete the release of the Project to its respective Owner.

In summary, the Land and Housing Development journey is a meticulously orchestrated endeavor, requiring expertise, diligence, and strategic foresight at every stage of the Project. By adhering to a disciplined approach, navigating regulatory complexities, and leveraging financial tools judiciously, Land and Housing Developers can unlock the full potential of the allocated funds.

## **MAIN OBJECTIVES**

SOLARIS aims to simplify crowdfunding, breaking down barriers to enable global participation in Housing and Land Development Projects and beyond. Users need only to connect their cryptocurrency (Solana-Enabled) wallets and select Projects to donate to. SOLARIS manages the intricate details of Land and Housing Development and transactions, ensuring a seamless experience for the User.

### ***SOLARIS Mission and Strategy***

SOLARIS intends to bridge the existing Housing Market imbalance by promoting the Development of Housing and Multi-Family buildings. This project will start as a centralized structure, gradually transitioning to a fully decentralized system. Utilizing a DAO governance framework, SOLARIS will ensure transparency, trust, and fairness in all transactions. Solana is the preferred Blockchain for its reliability, fast transaction times and low fees. In its initial phase, the platform will prioritize SOLARIS Land and Housing 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 SOLARIS apart from other cryptocurrency Projects is its unique approach to funding the Development process, unlike models such as Airbnb or traditional brokerage. Instead of merely facilitating transactions of property rentals, SOLARIS 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 efficiency for the participants. 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, SOLARIS aims to deliver tangible, real-world results and Public Data for anyone to Audit for compliance. This integration of Construction strategy with 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***

SOLARIS seeks to demonstrate that a Decentralized, compliant 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***

SOLARIS will offer an integrated and user-friendly platform for worldwide crowdfunding. Instead of tokenizing properties, SOLARIS 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 and self-governance, demonstrating the effectiveness and practicality of decentralized funding.

## ***Proven Strengths***

1. Proven Market Demand: The Housing crowdfunding market is growing at an annual rate of 33.4%, according to a 2022 report by Allied Market Research, with an



estimated valuation of \$850 million by 2027. Our platform capitalizes on this trend by offering a blockchain solution that further lowers the barriers to entry for participants globally.

2. **Blockchain Technology:** By using the Solana blockchain, we benefit from low transaction costs (less than \$0.01 per transaction) and high throughput (up to 65,000 transactions per second). These technical advantages allow us to scale quickly and cost-effectively compared to traditional crowdfunding platforms that rely on slower, more expensive payment processing.
3. **Experienced Leadership Team:** Our leadership team consists of Housing and Land Developers, Blockchain experts, and financial professionals who have a combined experience of over 50 years in managing large-scale Housing and Land Development Projects and implementing cutting-edge technology solutions.
4. **Risk Mitigation through Smart Contracts:** Smart contracts reduce human error, prevent fraud, and ensure that project milestones are met before funds are released, mitigating many of the risks associated with traditional Housing and Land Development Projects.

## **GOVERNANCE FRAMEWORK**

TBD.

# GLOSSARY

**SRWAX** [REDACTED] Real World Asset ( $X$  = Project #). A token that represents a direct position in a Land and Housing 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 taking 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 Housing, 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.