



XTerra

REAL ESTATE TOKENIZATION



TERRA

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TOKENIZING REAL ESTATE

A simple, intelligent and user-friendly method to purchase **fractional, tokenized properties** without intermediaries.



Our mission is to **democratize access to real estate** and minimize the risks and labor involved with owning property



Provide true fractionalised ownership through a DAO type governance system for each real estate asset



Provide liquidity and transparency to market ripe for technological evolution

\$336 trillion

– asset value in real estate making it worth more than bonds and stocks combined. .

ADVANTAGES



Many intermediaries, high transaction costs



High entry barriers



Capital lock-in for a long period of time

Traditional real estate investment

Real estate investment with XTerra



Operational efficiency



Assets fractionalization



Higher liquidity

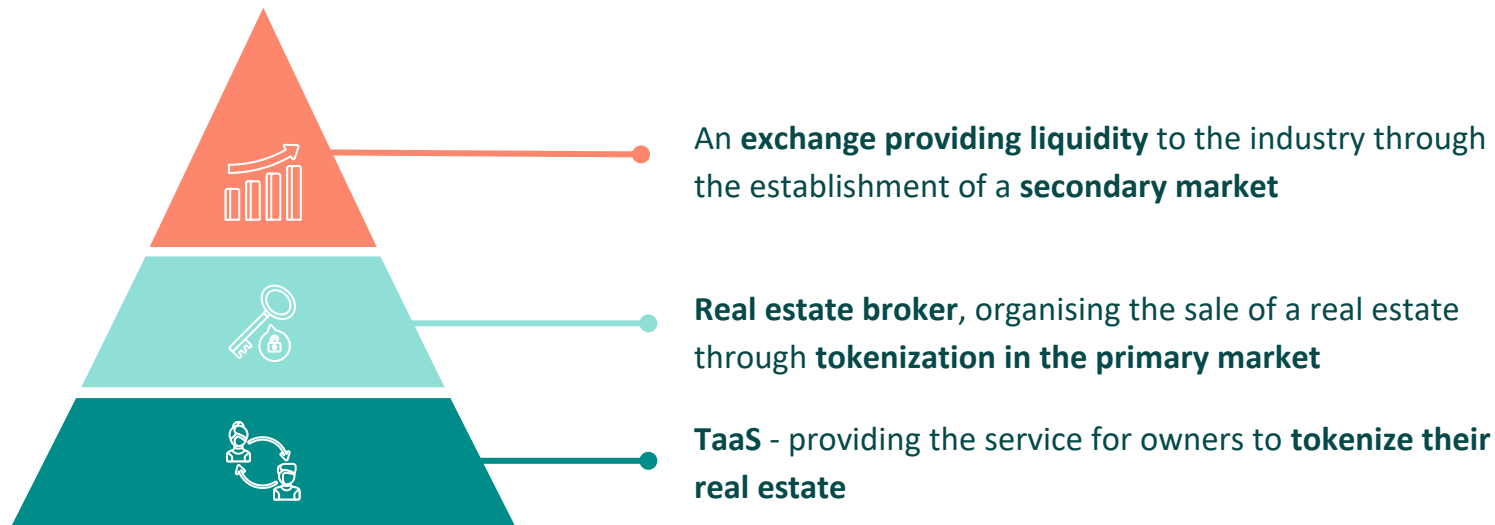


Quicker settlement time



Compliance built in code

Who we are



User Experience

01

Quick Search



Find a property to
invest

02

Secure Payment



Buy a token and get a
partial ownership

03

Stable income



Receive monthly
rental payments

INVESTMENT TIERS



Minimum
Investment



Value



Property type



The Starter

100 CHF

<400k CHF

Single apartments, simple
one-family homes



The Professional

500 CHF

<2M CHF

Upscale family homes,
multi family homes



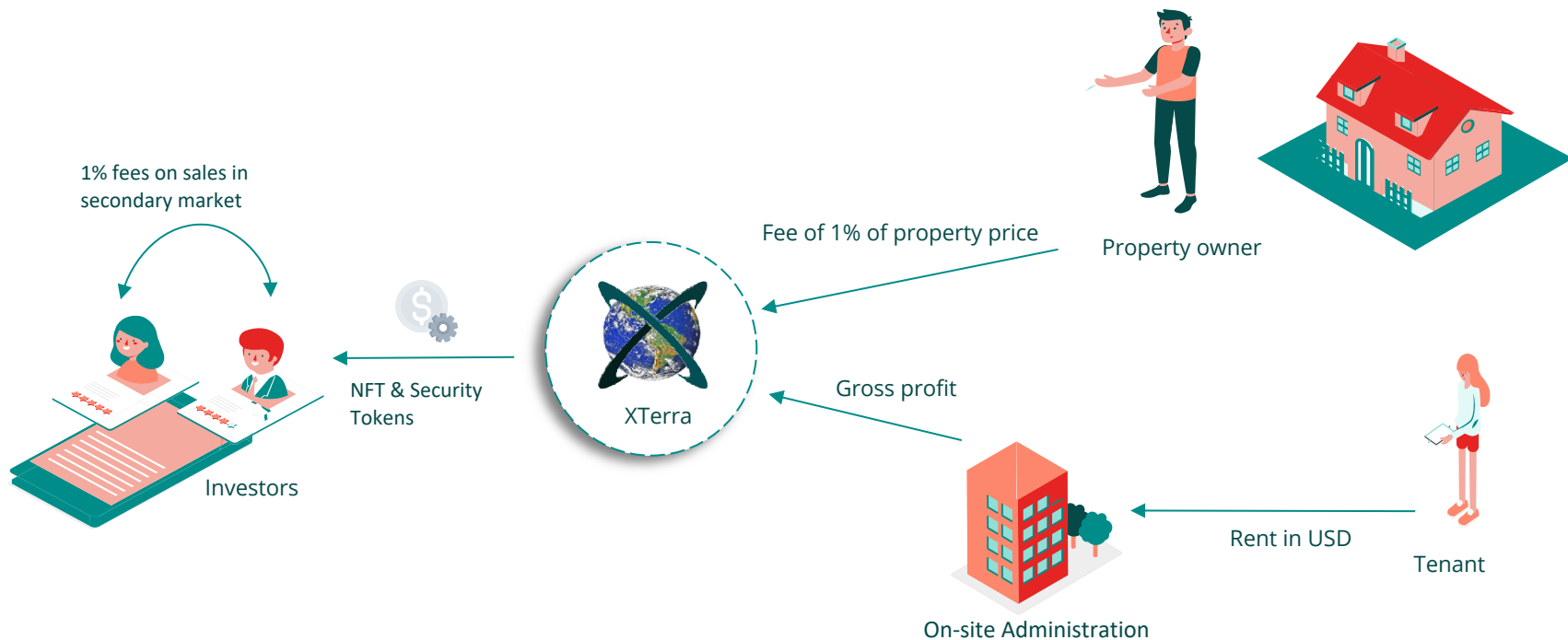
The Tycoon

5,000 CHF

>2M CHF

Luxury villas,
Apartment buildings
Commercial space

BUSINESS MODEL



INCOME PER PROPERTY

Revenue



1% commission fee

@500k EUR avg. sales price

≡ 5,000 EUR per property



2,200 EUR per property

Cost of Goods Sold

1000 EUR legal compliance

+ 800 EUR KYC verification*

+ 500 EUR token customization

+ 500 EUR property screening

≡ 2,800 EUR per property

FIXED COSTS



Marketing

Attract both potential investors and property sellers



Legal

Ensure legally compliant framework for tokenization



Development

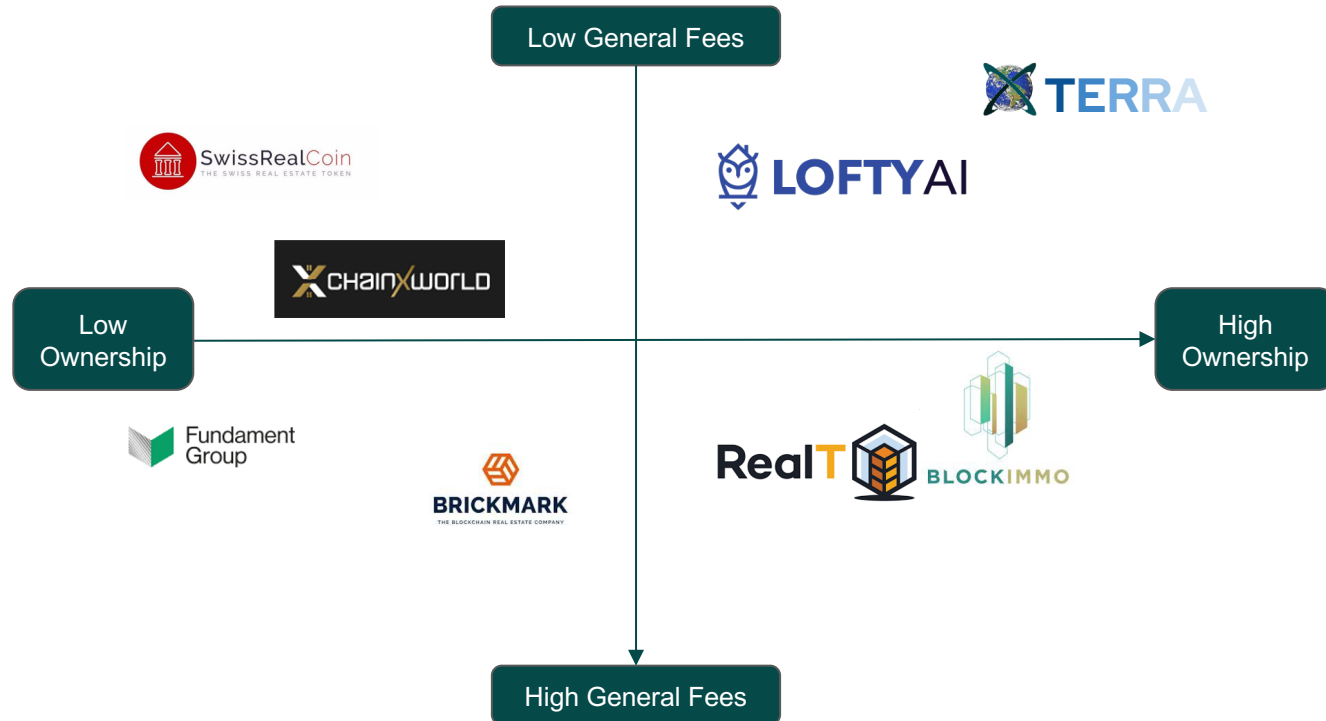
Front-end application and continuous updates of code skeletons











General

Office expenses, electricity, other overhead

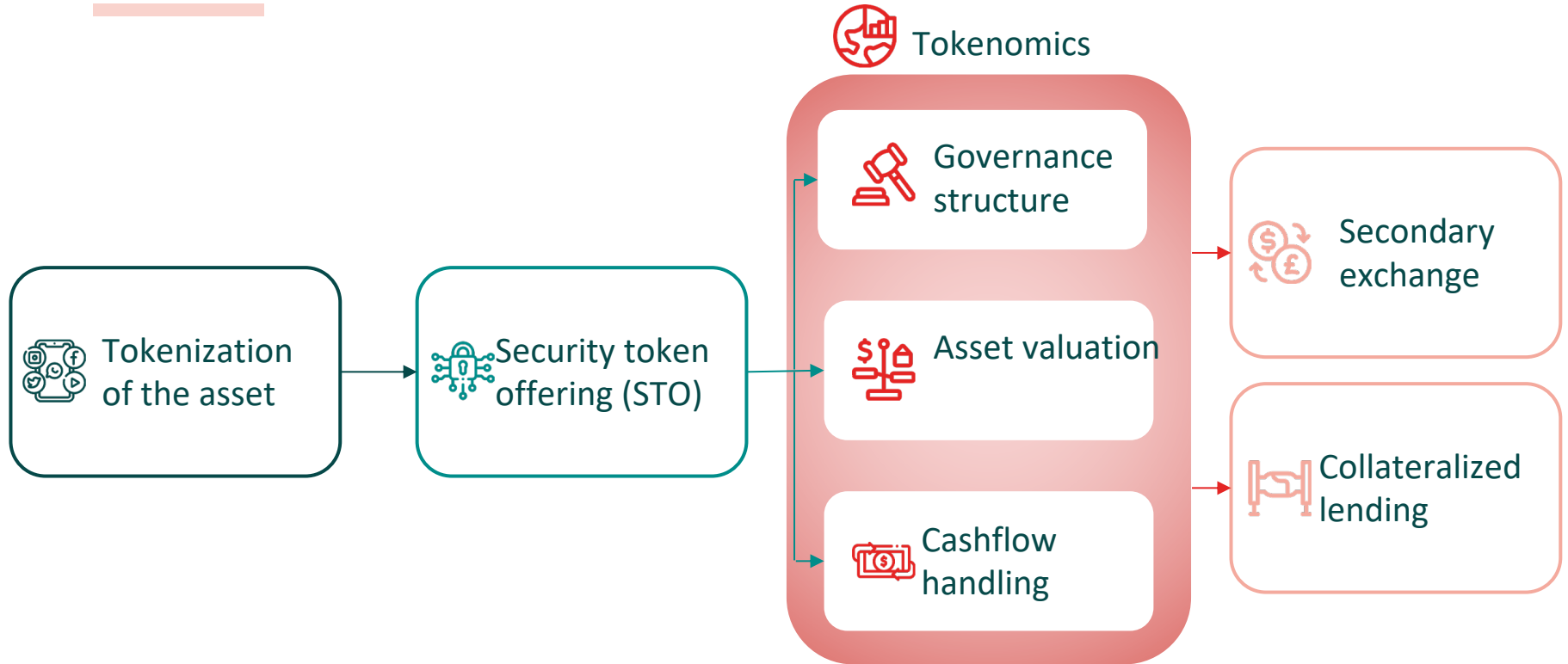
COMPETITORS



Avalanche selected for its scalability

	Ethereum	Solana	Algorand	Avalanche
				
 STO contract support	✓	✗	✓	✓
 Low transaction fees	✗	✓	✓	✓
 Scalability	✗	✓	✓	✓
 Popularity	✓	✓	✗	✓

MILESTONES



ERC-1643: Metadata of asset token



Property Information



Address



Listing Price



Size in sqm



Age of property



Occupancy



Other



Proof of Ownership



0X311729
61954613

Crypto Address



Tokens Owned



KYC information



Anti money
laundering



Governance Rules



President



Voting



Clawback



Fees



Dividend payouts



Other Information



Financial returns



Property Value



Lock-up period



Collateral factor

CHALLENGES



Technical

- 1 Asset inflation caused from value dilution
- 2 Secondary exchange functionality
- 3 Stablecoin risk



Legal

- 1 Swiss regulatory requirements
- 2 No legal framework in other EU countries
- 3 Taxation of rental profits



Business

- 1 Finding Real Estate owner
- 2 Liquidity provision in case of insufficient sales
- 3 Conversion of target audience

ROADMAP 2022

Seed Funding

January



Token Marketing

March-April



STO Sale

April



1st Reward Payout

May



Governance Setup

April



Property Screening

January-February



Secondary Exchange

August



Collateralized Lending

November/December



Luxembourg Expansion

October



Series A Funding

July



Q1

Q2

Q3

Q4

Thank You! Any Questions?



 **TERRA** [GitHub](#)



 **TERRA** [Whitepaper](#)



t.me/Xterramain

