

# WheneverHome

The RealEstate **Protocol**

v1.0

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## Abstract:

WheneverHome Protocol ("WH") is a Tokenization marketplace for real estate. WheneverHome enables the process converting real-world assets into digital tokens on the blockchain. This white paper explores the concept of tokenizing real estate and the benefits it offers investors and property owners. By bridging the gap between traditional real estate investments and blockchain technology, tokenization can enhance liquidity, accessibility, and efficiency in the real estate market.

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## Introduction:

The WheneverHome Protocol is designed to enable the process converting real-world assets into digital tokens on the blockchain. WheneverHome aims to revolutionize localized markets by enabling the fractional ownership of real estate assets through digital tokens on the blockchain. These tokens represent ownership rights and can be traded, bought, or sold with ease, thus democratizing access to real estate investments.

## Problems:

The real estate market has traditionally been characterized by its illiquidity, high entry barriers, and limited accessibility to retail investors. Retail investors' only choice for premiss of investment is through real estate investment trusts. Real estate investment trusts or "reit" are large retail investors only constitute a minor influence over the operation of these organizations.

## Solution:

Tokenization through the blockchain allows retail investors access to real estate investments in a localized way by investing in individual operators and single properties. This enhances the premiss of diversification in portfolios for active retail investors. The implementation of "XWH" WheneverHome, the real-world marketplace, secondary market, and "PVC" property value cards investment in real estate is democratized for investors.

## Use Cases:

Diversify outside the public markets with private localized real estate, allowing you to reduce risk and improve stability within a portfolio. Hedge against inflation with the oldest asset class in history. Complete passive income when an equity owner of property within the marketplace. Take an active participation in your local market with projects on the marketplace near home or abroad.

# WheneverHome:

## The RealEstate Protocol

### Key Features:

- Marketplace
- “IPO”
- Secondary Market
- “XWH”
- “PVC”

### Asset Selection and Due Diligence:

Properties selected for tokenization undergo rigorous due diligence to ensure their legal status, valuation accuracy, and potential for generating returns. The current founder (Dylan Dean) handles all asset selection and due diligence to ensure solid properties enter the marketplace.

### Smart Contract Development:

Smart contracts are deployed on the blockchain to represent ownership in the form of digital tokens. These contracts automate various processes within the marketplace of dividend distribution and transfer of ownership.

### Marketplace:

The marketplace consists of real-world properties with predetermined values. All properties will need to undergo an “IPO” or Initial Property Offering for marketplace access. Properties get tokenized on the blockchain via smart contracts with a set number of coins at the time of an IPO. Properties will have a “PVC” property value card attached to every property on the marketplace for quick access to its financials. Secondary Market, a property IPO tokens will then be traded on the secondary market. The marketplace will have a global map paired with every property.

### Initial Property Offering:

All properties will undergo an “IPO” for marketplace access. Properties will ensure their legal status for ownership before IPO. All IPOs will have a PVC for quick access to the property's financials. Properties have a maximum supply of tokens at the IPO and dividend rate. These tokens can represent fractions of the property, allowing for greater flexibility in investment size.

### Secondary Market:

Tokens can be traded on the secondary market, enhancing liquidity and allowing investors to exit their investments at any time they desire. After IPO and assignment on the marketplace, tokens can be traded on the secondary market. Retail investors gain access to a previously exclusive asset class. Fractional ownership enables diversification by investing smaller amounts across multiple properties.

### WheneverHome (XWH):

**ISO 4217** is a standard published by the International Organization for Standardization (ISO) that defines alpha codes and numeric codes for the representation of currencies. The use of the initial letter "X" for these purposes is facilitated by the ISO 3166 rule that no official country code beginning with X will ever be assigned. The use of “WH” signifies WheneverHome. “XWH” will be the official currency on the blockchain for the tokenization of real-world assets in the marketplace for the Protocol.

## Protocol Architecture:

The protocol has been made from the ground up. The codebase will be open-source for anyone to look at on the official WheneverHome Github.

### Property Value Cards(PVC):

Properties will be assigned a property value card for investors to quickly look at the financials. These PVCs will include the appraisal, net operating income, return on equity, and intended hold period.

## Conclusion:

WheneverHome provides the tokenization of real estate through its protocol to democratize investing, increase liquidity, and make real estate more accessible to a range of investors. While challenges remain, the potential benefits are substantial. As technology evolves and regulatory frameworks adapt, the real estate market stands poised for a transformation that could unlock new opportunities for investors and property owners.

## References:

1. ["Data Standards, ISO 4217 - Currency Code Maintenance: Get the Correct Currency Code"](#). [www.six-group.com](http://www.six-group.com). SIX Group. 2022-10-01.