



100% BACKED REAL ESTATE NFT

MAKING INVESTING AVAILABLE TO ALMOST EVERYONE.

PASSIVE INCOME REAL ESTATE ASSET CLASS

REALPROP

OUR VISION

We believe everyone should be able to earn and build a passive income.

We believe that the economy and real estate investment world so far has been reserved for the wealthy and the rest of the economy has been left out of this asset class. For the first time, without a big down payment or a minimum investment of 100,000 USD. RealProp is enabling the world to invest in US real estate.

We believe that only through modern technologies we can enable revenue streams on real estate investments.

We believe in the democratization of financial products.

We believe that we can only achieve all this together.

Welcome to RealProp

GENERAL INFORMATION

This whitepaper provides an overview of Realprop an NFT backed Asset in Real Estate. The NFT is available for sale in a public token sale. RealProp is a start-up whose core business is "US backed Real Estate assets". Building on this, the company relies on blockchain-based applications and participation models. The latter is the focus of this paper, as is the resulting the Real Prop NFT in Fund I.

Statutory information on Realprop and the RealProp NFT in Fund I, the risks, opportunities, and limitations can be found in the Statutory Information Sheet. The definitions, the participation payment, the platform use, the characteristics of the RealProp NFT in Fund I, the guarantee and the liability are to be taken from the Investment Framework Agreement.

Both the Statutory Information Sheet and the Investment Framework Agreement are available for download on RealProp.io

ABSTRACT

Realprop is the first company in the world that makes it possible to invest in US based Real Estates, and the NFT will be backed by Real Estate, making the NFT holders own Real Estate in the US and earn passive income as an variable asset. In RealProp's case, the income earnings from properties after cost, will be distributed to their Web3 wallet quarterly automatically in stable coin. This allows Realprops stakeholders to be involved in the value chain. Thus, consumers benefit not only from the Realprops service or product, but also monetarily through the capital generated. The RealProp NFT Fund makes it possible to transfer the meaning of sharing implicit in the term "US Real Estate Market backed by real – Real Estate Assets" into reality and to build the largest real estate fund based on modern blockchain technologies as an NFT, the NFT holders will have ownership together in the assets in the fund.

The investment team is run by the famous US real estate expert Robert Shemin and his team, Robert is a New York time best-selling author, and wealth coach and has been on CNBC, Bloomberg, Forbes and all the major outlets as a specialist in Real Estate.

BLOCKCHAIN

Blockchain is seen by many experts as having world-changing potential. The technology is expected to take the internet as we know it to the next level. In many cases, the term is used by companies, states and organizations as a catchword that is supposed to be synonymous with the innovative strength and technical progress of the respective institution. Blockchain-based products have already found their way into the financial sector. Through low transaction costs and barrier-free participation opportunities, the technology can have an inclusive effect on the increasingly exclusive financial market. With the removal of entry barriers, the elitist character of financial product-owning groups of people can be pluralized and the financial industry can be "re"-democratized from the perspective of issuers and investors.

Meaningful applications that do justice to this task are currently still mostly sought in vain, and the connotation of the term is not necessarily to be judged positively by most people, at the latest since the crypto hype of 2017 and the subsequent crash of all cryptocurrencies. For this picture to change, applications are needed that create a benefit for society as a whole and are linked to real economic benefits. What is needed is a move away from highly speculative coins and tokens with no real value in return. What is needed are financial products without arbitrariness and rigidity with the exclusion of the most and it needs a turn away from the administration of standstill.

TIP:

The future of investments is real asset backed NFT's with potential for growth and passive income.

REAL ESTATE INDUSTRY

The Real Estate industry has for centuries been one of the most stable assets classes, but often limited to the wealthy, and the barrier of entry has been too high for most people. The Real Estate industry is providing great returns worldwide from earnings based on passive income for the owners of real estate. The real estate industry has historically created some of the biggest fortunes for families and ultra-high net worth individuals and family offices.

The cost of entering is known to be too high for most and the current Real Estate Investment Trust that has a high entry as well is known for buying low-yielding properties. RealProp is changing the status Quo. Making the uber driver, electrician, or factory worker, able to participate in US-based real estate returns and no matter where you live.

By enabling our first Fund on the blockchain you get direct access to participate in the ownership of US-backed real estate. This means for the first time NFT's are real assets backed by a well-known asset class providing real passive income.

Focus Areas:

Commercial, Residential (US market) off market deals that are selected through our network.

THE IDEA

The goal of Realprop is to offer a safe investment into the world's best known asset class Real Estate, and while participating you are able to invest from just 997 USD and up. The concept derived from Conversations between our founders Jesper and Robert, who both are active real estate investors. They came to the conclusion why should the ultra-rich be the only ones creating wealth for their families? Can the blockchain and NFT's be used to enable the rest of society to join this asset class? The research was clear, the market is in need of RealProp. But Jesper and Robert didn't want to stop just there, they went on the hunt to setup partnerships with Swiss banks, to secure loans for the growth of investments, and this has been secured with UBS and Credit Suisse, which are working directly for both founders. Further, Jesper is a specialist in go to market and operations, while Robert is one of the leading experts in financial management with a focus on Real Estate and runs paid seminars in the US, Israel and across the world.

The learnings from Robert and Jesper will also be added as courses for NFT holders, to join selective group learnings and coaching, so being a part of RealProp is beyond just an assets class, but also an investment in your future and your own ability to grow your financial freedom. This lead to the creation of RealProp, and Robert has been asking participants worldwide on his paid seminars if they would invest in RealProp and after most of the attendees in each seminar committed, the idea filled the product market fit test.

Secondly investing in Real Estate in the past for many, has created an issue, what if you need liquidity and the bank can't mortgage for your cashflow, you have to sell and that would often include huge transaction costs and take time. With RealProp you can simply sell 1 or a few parts (NFT's) on secondary markets such as Opensea anytime you wish, so this makes the investment highly liquid for the buyer.

While the fund will have no impact as it will operate based on the raised capital, and this just means there is a new NFT owner. This creates stability and the fund can operate on a continuous basis, offering returns and growth for all owners. The goal is to increase the value of the share and quarterly dividends to NFT holders, year over year.

IMPLEMENTATION

We are a technology-driven first company, with deep knowledge and dealflows in the real estate business, so scaling around a community of investors is a logic step. The investment is in Fund I, and the properties placed in Fund I. We are selling the NFT as an investment in FUND I where the raised capital will be utilized into a max of investment in Real Estate assets from commercial, short term rental, flipping, tax liens and residential real estate, the investment will be done with sole focus on the highest ROI for the NFT holders.

This will be done based on 35+ years of experience by the team of Robert Shemin and financial analysis by our proprietary frameworks. The fund will be transparent, and you are able to login with your Web3 Wallet to your dashboard and see financials, and properties you are participating in as long as you own the NFT.

PRODUCT & SERVICES

The company was founded in 2022 by Robert and Jesper and the goal is simple, as mentioned earlier provide the ability for everyone to be a participant in real estate investment the world's best asset class. We also believe that NFT's real purpose is beyond investment in a JPEG ownership but actually enabling owners/investors to buy into real asset-backed properties.

The fund has a single purpose to create a better alternative for the masses to invest in US Real Estate they would otherwise not be able to. The goal is to create a growing fund the returns dividends (passive income) quarterly for the investors, as we can leverage the investments to add more properties through financial partners in Switzerland and the US, the dividends are expected to grow annually and so is our prediction of the ownership of the NFT, as in a perfect market it would be price based on future earnings such as a public traded company. However we don't run the market, and pricing the market does so the entire goal is to create a high-yielding growing fund based on levering our expertise to create wealth for the NFT holders.

| GENERAL ABOUT FUND I

In contrast to most NFT's this is an asset-backed NFT with real, Real Estate assets, enabling you to invest in real tangible assets on not just a JPEG or a random community. This is a game changer for the entire industry, enabling the full potential for the masses utilizing modern technologies, and lowering the cost of operations.

| BLOCKCHAIN PROTOCOL

We have selected 3 protocols for the issuing to let users decide which one they want to buy on, not to limit the market, it is Ethereum, Binance Smart Chain Protocol, and Polygon which are all related to ETH. The reason is we don't want to limit to one, and the NFT's are always transferable to another wallet or can be sold if you need liquidity at any exchange such Opensea or others.

| ECOSYSTEM

Each community member also called an NFT holder has direct access to a dashboard using their tokens to see the Properties in Fund I, cashflows, cost etc. They will also have exclusive mentoring quarterly by Robert Shemin and Jesper Qvist in wealth, and investments. We are going to invite investment bankers from famous Swiss banks, from the ultra-wealth management segment into the quarterly seminars for NFT holders as well. The access also provides access to the real estate on demand learning course by Robert Shemin, which is sold at 997 USD alone.

1. Revenue tab: This serves as a financial dashboard in which the most relevant financial key figures and their development are displayed. The token holder has an insight into the current figures and developments.
2. NFT tab: This is the buying interface for NFT token.

3. Property tab: Here, the NFT holders get insight into the essential activity and performance data and property bookings etc.

4. Account tab: Users can see the payouts to their WEB3 Wallets in this tab and see full transparency.

BLOCKCHAIN PROOF

Inside the dashboard, you are able to see each booking, as we store them for transparency, and can be audited by any token holder for transparency at any time.

We believe in transparency and for all token holders, you are then able to verify in real time the performance, revenue, and earnings and see cost breakdowns.

TOKENIZED PROPERTIES

We are in Fund I selling the NFT ownership into Fund I and it's investments, managed by RealProp LLC DAO.

NFT VALUE

In this Token Sale, the REALPRO FUND I NFT corresponds to a value of approx 997 USD. The benefit of properties is, they don't have to be replaced over time but can continue to accrue earnings, and based on financing partners, with free cashflow we are able to add more properties, to enable higher earnings to token holders in Fund I.

NFT SUPPLY

The initial supply will be as follows:

25,000 REALPRO FUND I US INVESTORS NFT's on Polygon Blockchain at 997 USD each

25,000 REALPRO FUND I NON US INVESTORS NFT's on Polygon Blockchain at 997 USD each

So in total 50,000 NFT's is being sold to invest in a two-digit amount in properties in the US market.

Each token holder will be paid back to their account in the chain's stable coin quarterly from the moment properties has been added to the Fund, and income is generated which is the goal to do immediate after the minting/sale of the NFT.

PARTICIPATION PROCESS

The NFT is linked to the FUND I and will be backed 1-1 by the asset added to the fund in Real Estate, FUND I has a focus on US real estate. The buying process is simple into different steps:

- In the first step, you mint the NFT on Polygon or use a credit card.
- The NFT are located in your wallet after purchase (Web3 wallet).
- The NFT's are offered for sale directly on token.Realprop.io.
- Upon purchase, NFT is minted from the blockchain and sent directly to your wallet.
- The Income revenues of the properties are recorded and shown on your dashboard.
- The operating profit is shared between the NFT holders minus a 2.5% management fee and minus any cost from Maintenance, Property tax, Purchase fees to fund management, Mortgage payments if levering to purchase more properties, and if applicable property management fees and a reserve fund of roughly 5% for future repairs and emergency payments (the 5% will belong to the NFT holders). Secondly the management reserve to maximise upside, to capture an upside fee of 20% of capital gains on transactions.
- NFT holders have earnings payout automatically to their web3 wallet minus transaction fees quarterly, in stable coin.

RISK SPREAD

In order to spread the risk for token buyers, participation takes place in the entire NFT earnings, which is from earnings from Fund I, which limits the risk for NFT holders. This ensures an even distribution of profits and reduces the risk of any market that underperforms or if a tenant leaves and there is a need of a new tenant.

TERM

The term of participation in the Realpro Fund I NFT is unlimited. As long as one owns the NFT, one also participates in the income payments. Realpro Fund I will work with its Swiss banking connections from Credit Suisse and UBS to secure financing for new properties to increase yearly the earnings for NFT owners and add properties to Fund I based on free cashflow to increase income payments over time.

INCOME PAYMENTS

Revenues Generated by the NFT Ownership

These are the revenues generated by the tenants. The revenues of Fund I are added up and shown in your dashboard. Users can view the proof of transactions, and earnings in the dashboard at any time.

Running Costs

Regular costs such as property insurance, maintenance fees, booking fees, credit card fees, cost of repair, property taxes, management fees and service fees are deducted before the income payment.

PROFIT SPLIT

The operating profit is after the cost of operation and management fees to RealProp of 2.5% annually of the value of investments. Plus 20% of any upside on transactions, and transaction fees.

NFT PURCHASE

The RealProp Fund I NFT can be purchased directly on realprop.io without a broker ensuring that we maximize the proceeds to yield a higher royalty for token holders.

Realprop offers various means of payment for the purchase of the NFT. The token can be purchased with cryptocurrencies as well as FIAT currencies. Most common cryptos are accepted as means of payment of Ethereum or Matic/WETH. The cost of a purchase in cryptos is defined and specified by the payment service provider. The range of accepted cryptocurrencies may vary during the term of the token sale, as this depends on the payment service providers. For those who prefer FIAT, there is the possibility to buy the NFT with a credit card payment or manual bank transfer.

As soon as a payment is made, the NFT is minted and are transferred from the Blockchain to the user's wallet.

CASH OUT

As soon as you have TravelProp Fund I NFT in your wallet, the participation of income starts. The dashboard will open for token holders within 30 days from the completion of the sale. Payments are sent in stablecoin to the owners quarterly.

In terms of your location you are responsible to declare tax, if applicable the tax is deducted upfront from earnings, but it will be based on the current tax legislation across the world. Our domicile will be based out of a tax-friendly Wyoming and tax friendly Switzerland if a Capital Gain Tax becomes applicable in the future it will be deducted on payout, depending on how legislation evolves over time.

The payments will be based on Income (Earnings after transaction cost, VAT, management fees etc).

$$ABn - AB - CGT$$

$ABn = \text{Distribution Amount Less}$

$CGT = \text{Capital Cain Gass}$

CASH OUT STABLE COINT TO WEB3 WALLET

Your earnings are transferred to your Web3 wallet address that holds your NFT ownership. This is automatically and done quarterly.

TOKEN TRADING

NFT tokens can be traded and sold after the sale is over at any point you wish at any exchange, keep in mind if you sell before a quarterly dividend, it will be transferred to the owner at the time of payout and may be, send to the owner at payout, so be aware of timing when selling. If you transfer the ownership to a new wallet that is also done at your own discretion.

USE OF REAPROP FUND I NFT INCOME

Realprop Fund I achieves a liquidity advance with the sale of the the NFT, the proceeds will be used to purchase real estate assets in the highest-yielding locations in the. The most important fields in which the capital will flow are the following:

- Secure more properties for Fund I, and working with swiss banks to leverage financing for additional properties over time, this is a continuous fund.
- Dashboard improvement: The functions and the connections of the NFT holder dashboard are to be constantly expanded and supplemented.

FOUNDERS

The founding team of RealProp consists of Robert Shemin's organization and Jesper Qvist. Robert Shemin is a bestselling New York Time bestseller and global is known real estate expert, often on Bloomberg, CNBC, CNN and other media outlets talking about real estate and wealth management. While Jesper Qvist is a successful entrepreneur who has built multiple companies globally and behind Demand Group in Switzerland which is a global player in Sales Acceleration (SaaS) with customers from Credit Suisse, Tata Group, Accenture among others.

PARTNERS & INVESTORS

Our network is one of the unique edges, we are working with the likes of Credit Suisse, UBS from the financing side, to secure and leverage growth from a financial point of view. We are working with leading brokers from all major cities in US to find the right locations to secure a higher ROI for all stakeholders. Secondly, Robert Shemin through his network are getting access to deals before they hit brokers from his network. We receive distresses assets from banks and tax liens, which often have the highest returns in the market.

BUSINESS PLAN STATUS AND PROOF OF BUSINESS

The concept of Realprop has been tested among Roberts Shemin community and most attendees all said they would invest in RealProp and buy NFT's. This just highlights the need in the market, and the difference we can make on investments. Secondly, for US buyers the offering will be registered with the SEC to secure the legal aspects of RealProp Fund 1. The need for the rest of us to be able to invest in a safe asset class such as Real Estate is underestimated and enabling people from across the world to access US based Real Estate with a limited budget, has never been opened before. We are pioneering real estate investment and the future of NFT's

ROADMAP SUMMARY

The Realprop Fund I NFT is made as the FUND I in our portfolio and has a focus on US Real Estate. The fund is enabling something never been accessible for most, until now. Investing in real estate and passive income for just 997 USD.

As an NFT holder you are backed by real, Real Estate Assets, which is the future for NFTs (non-fungible tokens), but also exclusive access to our real estate community. The community provides quarterly group calls with mentoring of Robert Shemin, but also access to one on Demand Real Estate course normally priced at 997 USD alone.

- Access to passive income and Real Estate investments from just 997 USD
- Learn to be a real estate investor
- Diversify your investment
- The worlds as we know it First NFT backed by real assets.
- Access to the exclusive Real Estate course by Robert Shemin
- A community focused on real estate investments.
- Participate in future Funds before others mint their access.
- Full transparency in your Dashboard
- Swiss Domicile (Safe and Tax Friendly setup) + US Domicile
- SEC registration for US buyers.
- Audited by licensed auditors annually.