



# IMMOBICOIN

[WWW.ELECTRICWEB.TECHNOLOGY](http://WWW.ELECTRICWEB.TECHNOLOGY)

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## WHY DON'T YOU BUY?

The world's hottest real estate market last year was Berlin, with a 20% increase.



## WHY DON'T YOU BUY?

- 1) It's too expensive (2.6 million euros).
- 2) You don't want to deal with German bureaucracy.

## OR MAYBE YOU JUST DON'T WANT TO DEAL WITH THESE GUYS



REGULATIONS



NOTARY



PUBLIC



REGISTRY



TOWN'S CLERK



COURT



BAILIFF



TITLE COMPANY



AGENT



BROKER



ESCROW



SURVEYOR



INSURANCE COMPANY



AUTHORITIES



ASSOCIATIONS AND UNIONS

## OR PAY THESE COSTS

- Occupancy
- Inheritance
- Litigation
- Co-ownership and responsibility
- Marital property
- Access
- Taxation
- Government recognition

**SO IF BUYING THIS CONDO AT 2.6 MILLION EUROS IS A GOOD INVESTMENT**

Is buying 0.01% of this condo for \$260 euros a good investment?



## **WHAT IS BLOCKCHAIN?**

A blockchain is a computer program, that can be integrated with your existing systems, or developed as a new stand-alone system, that acts as a transparent ledger. New information can be added to the ledger but old information cannot be altered or deleted, even by you. Whereas your existing IT systems currently are hosted in one place (a server), the blockchain will simultaneously exist on the devices of all who access it.

## **WHAT ARE THE BENEFITS?**

With old (centralized) IT there is no way for individual users to verify data. With blockchain (decentralized) technology, all participants in the network are able to verify each transaction, creating increased consumer trust. Additionally, because the system is decentralized and exists on many, many devices, it becomes nearly impossible to hack.

# GLOBAL BLOCKCHAIN SPENDING



(source: International Data Corporation)



## HOW TO USE THE BLOCKCHAIN IN REAL ESTATE?

- Hash records from central state registry
- Create a «supermarket»/MLS to arrange pre-deed negotiation
- A new blockchain with a genesis block that contains all records from the database
- Etc

- **Propy**/USA, 2016
- **Velox.re**/Cook County, Illinois, USA, from 2016
- **Ubitquity.io**/USA, from 2015
- **Bitland**/partner project of Ubitquity.io /Ghana (2016)
- **Chromaway** / Sweden, 2016
- **Flip** /USA, from 2016
- **REX** /USA, Arizona, 2016
- **Bitfury**/Georgia, from 2016; Ukraine, from 2017
- **Xinyuan Real Estate Co.**/China, from 2016
- **Cleverent/Russia**, 2016
- Etc

## PUBLIC BODY

(1) Signs the token and (2) makes a record in the central cadastral [land) registry, that Title is transferred to the blockchain and specifies the address link of the token on the blockchain. No records/deeds are allowed to be created from that moment in the central database



**WAIT THAT'S IMPOSSIBLE!**

Nope this guy has already done it



- \$30 million dollar condos.
- East village.
- 1700 Square feet per unit.
- 12 units in building.

## BENEFITS

Faster sell process



Allows access to non-traditional buyers with no strings.  
You only need to spend what you can afford



Avoid bank loans, fund your projects from the crowd



10-100 Google searches/month.

## OK SO HOW IS THIS GOING TO WORK?

- Connecting token to owner through digital signatures and private hash.
- Land survey digitized and connected to token.
- Property management.
- Ethereum (ERC20 standard).
- Third party access to judges, notaries, guardians.
- Smart laws for spouses, creditors.
- SmartLaw grants possession and use rights to tenants.
- (Bundle this into token price).

## ADDITIONAL CONSIDERATIONS



You decide on a property or project you want to fund.



Instead of getting a traditional bank loan, we tokenize this project and launch a crypto backed by this hard asset. Another option is you tokenize an existing property.

The screenshot shows a crowdfunding interface for a property project. The project name is 'Letalska cesta 25, Ljubljana, Slov...'. The total investment is 1,700,000 EUR. The sale stage is 'crowdfund'. Accepted currencies are 'ETH only'. The minimum investment is 1 ETH. The interest rate is 8.7% and the duration is 18 months. An 'Invest' button is visible at the bottom.

| Field               | Value         |
|---------------------|---------------|
| Total investment    | 1,700,000 eur |
| Sale stage          | crowdfund     |
| Accepted currencies | ETH only      |
| Minimum investment  | 1 eth         |
| Interest            | 8.7%          |
| Duration            | 18 months     |



WHO ARE WE ?

Only a small handful of development teams can claim to be 80 + % comprised of developers with 7 + years of experience in blockchain technology, given how new this field is. Our team of developers, many of whom are Stanford graduates, have trained meticulously, through trial and error, in the development of some of the most robust and well-known applications of blockchain and cryptocurrency. We are located in Sacramento, California and have worked with both entrepreneurs and Fortune 500 companies such as Mercedes, Siemens and many more. We have partnered with agencies such as the National Bank of Kazakhstan on blockchain projects. We have 8 full-time developers and have been in business since 2011.