



# White Paper

**FIRST DAO ON THE EUROPEAN  
REAL ESTATE MARKET**

**March 2022**



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# I. Introduction

Blockchain technology and non-fungible tokens will have a huge impact on real estate and will shape the way people do business in this industry.

**Flat for Flip** is set to become the first European Real Estate **DAO** where the community members will be able to co-invest in real estate. It creates a bridge for traditional investors to enter the digital world while active NFT investors will be able to diversify their portfolios through traditional businesses.

**Flat for Flip** will provide its NFT holders with the best real-estate deals across Europe with additional discounts as well as market insights, and access to investors with extensive experience in the private and commercial real estate market.





## II. Market

In 2018 the worldwide **blockchain** market was valued at 1.57 billion U.S. dollars. According to Statista (2022), it is forecasted to grow more than hundreds of times to **163 billion** U.S dollars by 2027.

Reuters reported that in 2021, NFT sales volume totaled **\$24.9 billion**, compared to **\$94.9 million** in the year before. According to Google Trends, the term “NFT” appears to have overtaken “Crypto” for the first time in global searches.



## III. Real Estate

**Europe** is one of the most attractive regions worldwide for investments in real estate. In 2021 investments in the Central and Eastern European market reached **EUR 11 billion** with the logistic sector playing a major role in almost all countries.

**Poland** maintained its leading position among the countries of Central and Eastern Europe, generating **58% of all transactions**. In 2021, the total investment volume in Poland was driven primarily by the **warehouse sector**, which saw record investor interest (2.8 billion euros). The second most active sector in terms of investment was **office space** with a combined turnover of 1.7 billion euros. Finally, investments in the **retail sector** were worth EUR 1 billion.

Therefore, **Flap for Flip** creates investment opportunities in these real estate sectors (logistics, office, and commercial). Each NFT FFF holder will be able to invest in this type of property, provided by the community or Project Partners.

## IV. Problems

### Lack of Funds



The most common problem for people who want to invest in the real estate market is the lack of funds that prevents them from buying their first real estate.

### Lack of experience and knowledge



Beginner Investors make many mistakes due to a lack of knowledge and expertise which often discourage them from further actions.

### Courses and training



Often 'Results Guaranteed or Money Back' are just empty slogans on paper. In the case of a bad investment in courses and training, investors who want to deepen their knowledge waste not only their time but most of all money.





## V. Mission & Vision

Our vision is to create a bridge for the traditional real estate market and connect it with the opportunities of the digital world, blockchain, and Web 3.0.



Moreover, **Flat for Flip** aims to become an **all-in-one** tool to gain expert real estate insights and **inspire** the next generation of **real estate investors** and professionals.

**Flat for Flip's** mission is to generate investment opportunities for the members of its community. The project will utilize **the experience, skills, and knowledge** of investors from the **traditional real estate market** as well as the investors from the **digital world** who are looking to diversify their portfolios.

# VI. Objectives

## Short-term

### Objective I

Create the environment for our community to co-invest in the European real estate market.

### Objective II

Continue to add real value to the NFT token to assure a steady increase in price.

### Objective III

Networking education, by leveraging the knowledge of specialists.

### Objective IV

3% royalties for minters – from all future transactions of FFF NFT they minted and sold on the secondary market.

## Mid-term

### Objective I

An exclusive investment group with the best real estate deals.

### Objective II

Investor Meetings.

### Objective III

Educational platform – real estate courses and programs.

### Objective IV

Additional services for holders (e.g. audit of investments, legal advice, mentoring).

## VI. Objectives

### Long Term

#### Objective I

Development of the token model and token economy.

#### Objective II

A steady stream of income for FFF holders, through long-term payments of dividends from investments in real estate after creating the Flat for Flip token.

#### Objective III

Preparation of the strategy to buy virtual lands in Metaverse



# VII. Roadmap



Q1 2022

## Phase I

- Creating the team
- Technology Development
- Website 1.0
- Community Education by Videos, Webinars, and Lives with the Team
- Whitepaper
- Apartments Booking (Whitelist)
- Partnerships & Influencers
- Whitelist Lottery, Giveaways

Q2 2022

## Phase II

- Smart Contract Audit
- New Partnerships Alliances
- Real Estate Experts Onboarding
- Pre-Sale (TBA)
- Public Sale (TBA)
- Open Sea Listing
- Distribution of the Keys to the Apartments (NFT Reveal)
- Development of the Idea

Q3 2022

## Phase III

- 3% Royalties for Minters from Each Transaction on their NFT
- Launch of the Exclusive Investment Group
- Real Estate Giveaway
- Opportunities to invest together with other DAO members
- DAO Meetings and Events
- Real Estate Courses and Programmes
- NFT Learning Platform

Q4 2022

## Phase IV

- Preparation of the token model and token economy
- Development of DAO
- Voting for First Real Estate to Invest after creating the Flat for Flip token
- Website 2.0
- Team building
- Preparation of the strategy to buy virtual lands in Metaverse
- Access to Properties in Europe bought by FFF

# VIII. Benefits



## **Your Network is Your Net Worth**

You will have access to real estate experts and investors with extensive experience. Join, learn, and even co-invest with the best.



## **Diversify Your Portfolio**

Either through traditional businesses (real estate) or through digital businesses (crypto, NFT)



## **Commercial real estate**

Meet investors in commercial real estate, warehouses, retail parks and discount stores (Biedronka, Stokrotka, etc.)



## **Prize Pool**

As a holder of our NFT, you will be able to win real property, cash for future investments, and more.



## **Real Estate Co-investing**

Looking to buy a property in Poland but don't know where to start? Or seeking for a competent partner to minimize the risk? Just join Flat for Flip.



## **3% Royalties for Minters**

Earn a 3% commission from all future transactions of FFF NFT you minted. Sounds complicated? [Watch the video](#)



## **Best Deals Across Europe**

Access an exclusive investment group that will help you purchase real estate at great prices!



## **Market Insights**

Gain a competitive advantage in the market through our market insights.

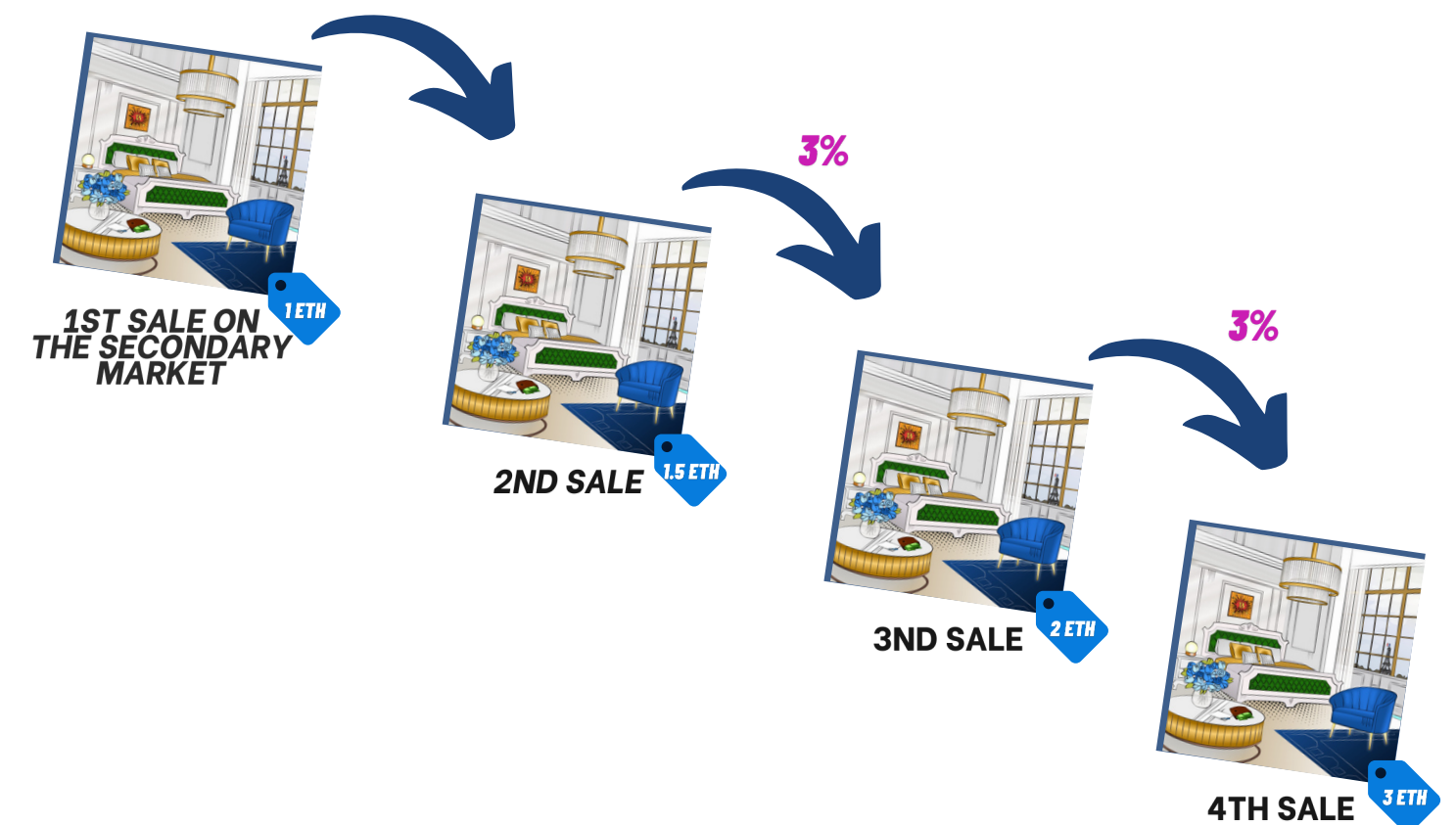
# More Future Benefits

- Free Merch 
- FFF Token Airdrop 
- Investor meetings 
- Funding options and advice 
- Audit of investments by experts 
- Real Estate Courses and Programmes 
- Access to Properties in Europe bought by FFF 

# IX. 3% Commission

## How does it work

This is a real innovation in the NFT world therefore it requires additional explanation. The best way to understand how it works is by using example.



If the minter of the NFT apartment decides to sell it on the secondary market, he will be earning a 3% commission on every future transaction of this NFT.



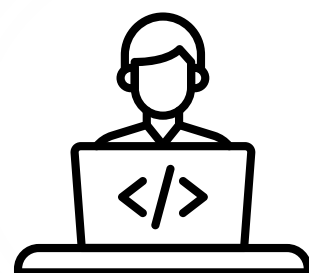
# X. Team



**Dariusz Barski - Founder FlatforFlip,**  
Co-owner of the financial company Barsky Group, Investor in the real estate and cryptocurrency market. 17 years on the financial market for individual and corporate clients.



**Tomasz R. Smus - NFT Advisor,**  
Founder & CEO Blockchain Alliance, Advisor, Lecturer at Postgraduate Studies Blockchain, Smart Contracts and Digital Currencies at SGH Warsaw School of Economics



**Blockchain Developer**  
Member of Alliance Tech by Blockchain Alliance



**Marcin Bochenek - Founder FlatforFlip,**  
Owner of the financial company Bochenek Crew, Early investor in cryptocurrency and NFT Market



**Andrzej Kozdęba - Web Manager**  
CEO of the Brave New marketing agency and owner of the Koduj Mata brand, mats for learning programming. A specialist in the field of effective sales and project coordination.



**Oskar Korszeń - Community Manager**  
Entrepreneur with expertise in digital marketing. Blockchain and NFT market enthusiast, Cryptocurrency Trader.

# XI. Tokenomy

The number of tokens in NFT Flat for Flip collection is **7,777**. The tokens represent **virtual** apartments located in 7 European countries.

Each apartment is **unique**. Moreover, in the entire pool, there are apartments that are more valuable. Those are penthouses with higher standards and are distinguished by unique features. The NFT FFF price on the pre-sale is **0.2 ETH**. After the launch of the sales market, the effective price will be **0.4 ETH**.

With every transaction on the Opensea.io exchange, the NFT FFF holders who bought **during the pre-sale** will receive a 3% commission.

3.5% of each Opensea.io transaction will be allocated to the treasury. After that, the money will be used for contests and bonuses held specifically for NFT holders and other Holders.







[www.flatforflip.com](http://www.flatforflip.com)



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