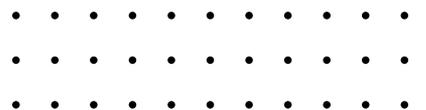
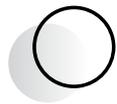
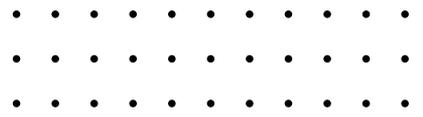


# R223

## WHITEPAPER



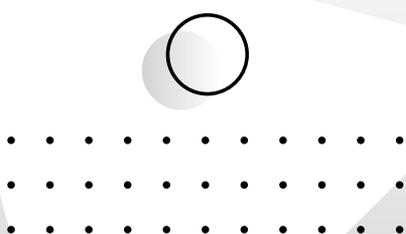


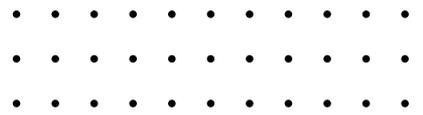
# ABSTRACT

Real estate as an investment has proven to be one of the most vigorous performing asset classes throughout history. As the largest asset class globally with a combined estimated value of more than **\$217 trillion**, investing in Real Estate is more advantageous than investing in bonds, mutual funds, or stocks. Some of the advantages of investing in real estate and real estate-based platforms include a predictable cash flow and ability to raise passive income, an asset that can appreciate in value, and various benefits around leveraging capabilities and tax advantages.

Nevertheless, Real Estate investment transactions remain frozen in time, conducted in the same manner as they have been since the late **1900s**. The real estate sphere has internalized vital structural inefficiencies using outdated infrastructure, paper-based processes, and multiple third-party intermediaries. These traditional practices lead to unnecessary friction in transactions, impacting value and liquidity. In addition, market participants have previously had no option but to tolerate the complex regulations and processes associated with real estate investments.

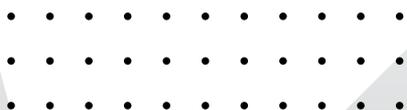
The **R223** platform is positioned to modernize real estate transactions and deals by transitioning them into the digital age, significantly improving real estate transaction efficiency, cost, security, and liquidity. **R223** is using blockchain-based technology to eliminate the most considerable inefficiencies associated with real estate capital raising, management, and investing.



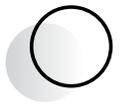
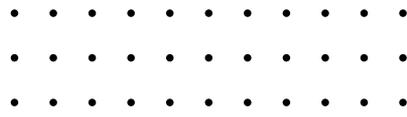


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# INTRODUCTION



Global commercial real estate investment is worth over **\$217 trillion**. Real estate has been regarded traditionally as one of the most illiquid asset classes, requiring significant capital commitments and entailing long, expensive transaction processes. Real Estate Investment Trusts (**REITs**) have outperformed several other major asset classes over the long run as a more liquid way to acquire access to the real estate sector. Increasing demand from new investors for more access and existing investors for greater liquidity provides an opportunity to transform the real estate investment landscape.

There is a new wave of technology, bringing greater efficiency, higher security, and lower costs to the real estate industry, among which tokenization as real estate products for a digital era. Tokenization, a rapidly developing area in the financial industry, enables investment in digital tokens backed by real-world securities or assets.

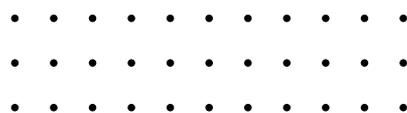
Tokenization has gained traction in the real estate sector. In fact, traditional real estate institutions are partnering with technology providers to explore the tokenization of debt or equity. As more and more technology-backed real estate projects come to fruition, we expect that real estate investment will be invigorated by increased investor access to quality property assets. Technology providers will benefit from quality asset origination and the financial expertise of an expanding network of traditional real estate stakeholders.

Almost every sector is adopting modern technology to enable easy access and more effective functionalities. The real estate sector also needs to follow this path. Investments in real estate often demand going through inefficient processes, which involve numerous intermediaries. This has made it unnecessarily costly and complicated for most private investors who want to own real estate assets.



However, adopting a modern technology like the blockchain can be of great help as it would be possible for counterparties to exchange value within a decentralized and cost-efficient system. With blockchain technology, one can disrupt the entire real estate industry and augment investments into this sector.

This whitepaper shows how the blockchain can be applied to the real estate industry and the benefits. It also provides information on our coin and roadmap. We are introducing coins, which will allow users to benefit significantly as coin holders. Our platform was initiated by a highly qualified team of professionals with deep expertise in real estate investments and blockchain technology. We are committed to revolutionizing the real estate industry with blockchain technology.



# MARKET OVERVIEW

A report by Savills Global Research shows that the total market cap of global real estate is worth over **\$217 trillion**, which is roughly **2.7** times of GDP globally, **36** times of gold mining globally worth (six trillion), and is **60%** of the main global assets. This renders real estate the top saving and investment choice for countries, corporations, and individuals.

All Gold Mined  
**US \$6tn**

Real Estate  
**US \$217tn**

Non-Investible Real Estate  
**US \$136tn**

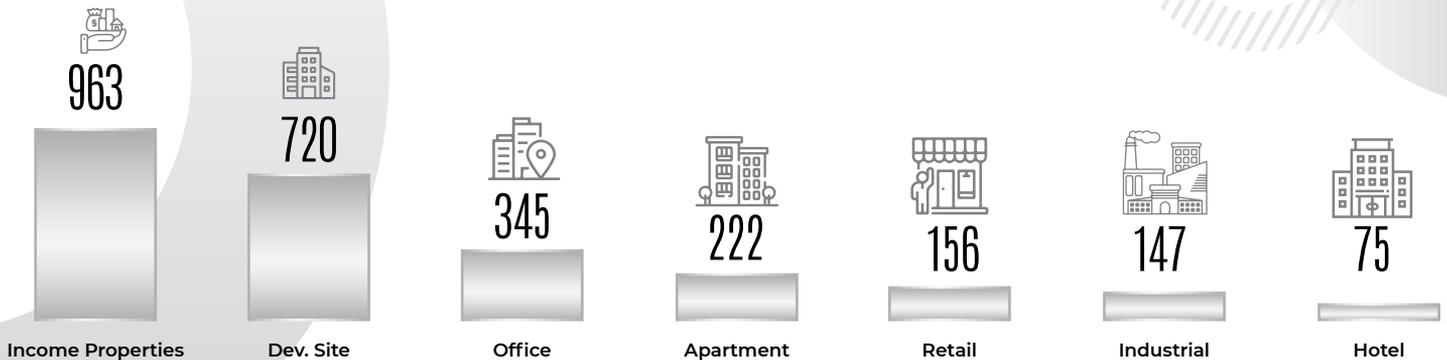
Equities  
**US \$55tn**

Investible Real Estate  
**US \$81tn**

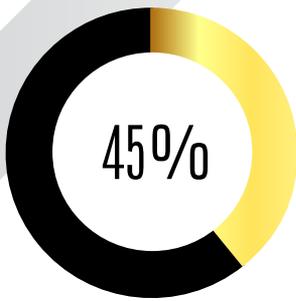
Securitized Debt  
**US \$94tn**

Essentially, real estate investment can be called the most influential investment tool in the global economy. Also, it is closely linked and under the most significant impact of the worldwide currency market and investment climate. Residential property accounts for over 75% of global total real assets and is the most crucial part of the real estate market. Since the residential property is primarily self-occupied property, its ownership is most spread and linked closely with the wealth of ordinary people. The investment potential of residential property has not been unlocked fully due to its poor liquidity. The global real estate market and the global economy as a whole will be significantly improved if the residential properties' liquidity were heightened.

## Rising Global Capital Investments by Property type in Billion Dollars

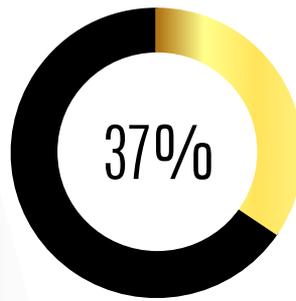


## Generations Who are buying more homes in the US



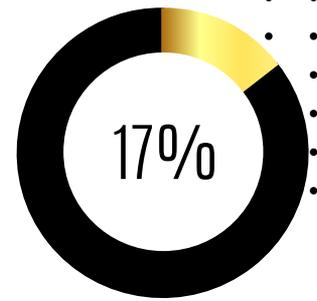
45%

Millennials



37%

Gen Xers



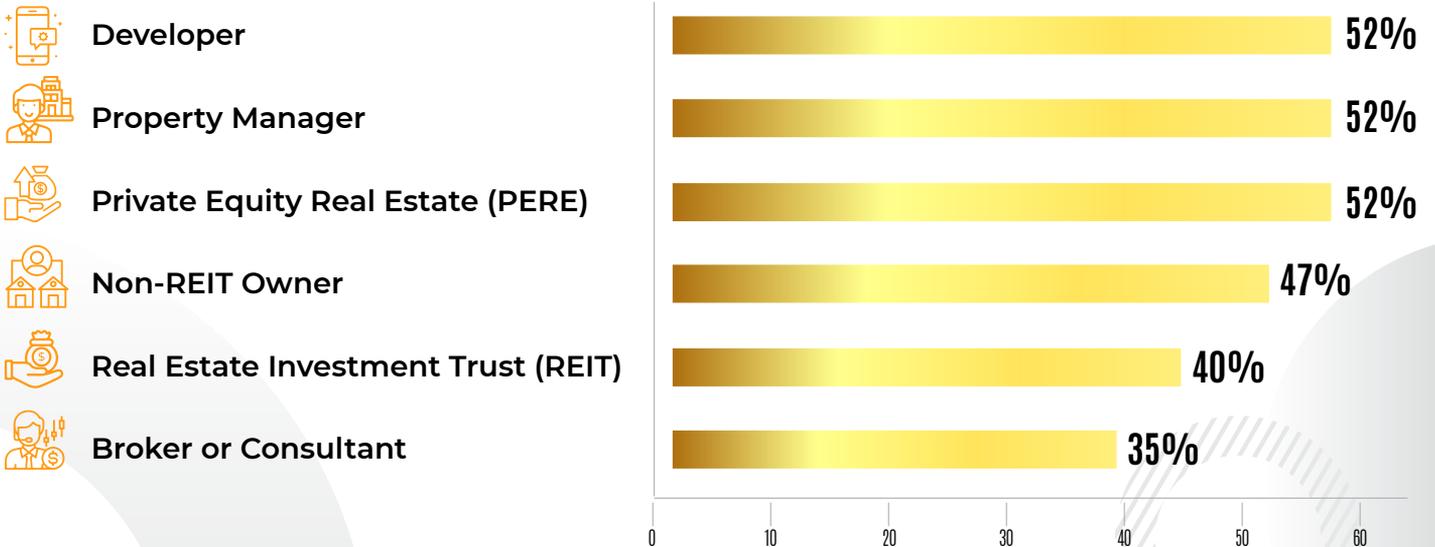
17%

Baby Boomers



## Projected Increase in tech Investment in the event of Economic slowdown in 2020

### Change in Investment by Company type



Regarding the distribution of space and value, global real estate is unevenly distributed. Western countries have a higher per capita proportion of global real estate. In North America, for instance, it is only **5%** of the world's population, but residential value accounts for **21%** of the total. In addition, commercial property value accounted for more than half of the total value of commercial property worldwide. Therefore, promoting the real estate investment liquidity of **Asia, Africa, Latin America, the Middle East**, and other regions is essential, thereby producing a substantial real estate investment market.



# MARKET CHALLENGES

In the global investment market, real estate transactions face a major problem: making asset transactions efficient, light, and transparent. Previously, only large asset packages could achieve the purpose of securitization of real estate assets through the means of REITs.

Real Estate transactions have been conducted in minimally variable structures for decades, as there seemed to be no fully integrated digital solution. From the onset of the real estate investment industry, issuers and investors have faced the issues of manual asset and investor management, longer ownership transfer processes, low margin business operations, maintaining cash and dividend flow, regulatory investor compliance, securing against fraudulent transactions by bad actors, and a massive obstacle of liquidity complications. Aside from the cost and complexity, third-party intermediaries, such as brokers, lawyers, and banks, tend to benefit from the complexity of these transactions, executing rent-seeking cost structures for captive investors and fund managers. This leads to complex and expensive transactions, leaving real estate investment a lengthy and inefficient process for buyers, sellers, investors, and issuers.



# OUR SOLUTION

Leveraging the advantages of blockchain and the global development trend, our blockchain-driven real estate investment model should cover the future global real estate investment at a sweeping rate and overpower the traditional real estate investment model. **R223** is transforming real estate investment. We are making housing digital assets easier and simpler.



Using the blockchain technology of R223 platform, the properties can be changed into digital assets quickly. The R223 platform is

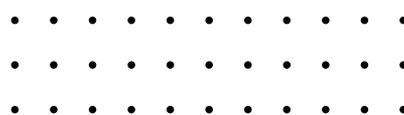


Leveraging next-generation ledger technology behind a new digital interface to boost efficiency in investors and property management



Leveraging next-generation ledger technology behind a new digital interface to boost efficiency in investors and property management

Through all of these procedural improvements, the overarching goal is to increase liquidity in the real estate industry drastically.



# OUR PLATFORM

**R223** is a cryptocurrency backed by real estate and managed by a formal and established investment group. Our platform offers crypto investments backed by real estate assets. The uniqueness of **R223** is that it was born with the ownership and rights of use of a large number of real estate properties. The **R223** was designed to create an advanced economic infrastructure leveraging the **Ethereum Blockchain** to offer solutions for the real estate for usability, restoration, and profit generation in **Mexico, Latin America, and the world over.**



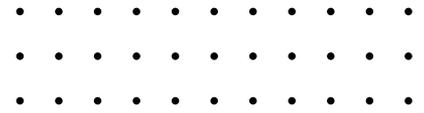
The R223 project is led by an international multidisciplinary team of professionals with the ability to create long-term businesses and generate revenue.

R223 has a long-term scope since the project will continue acquiring assets related to the real estate market and will invest in other high-end projects. Through this platform, we offer investors a reliable way to boost revenue.

We hope to improve the efficiency and liquidity of the real estate market by offering an investor data management portal. This would enable simple, fast, cost-efficient, and globally syndicated transactions. We strive to accommodate the most fluid and practical digital functionality required for asset governance, automated compliance, capital raising, investor management, and custodial solutions. We offer a platform that modernizes the traditional investment process via converting legacy certificates into tradeable digital securities inside our investment platform, this digital securities are only available using our utility token R223. We have designed a clear path to a wholly new frontier of capital in real estate; 24/7 asset liquidity via digitized ownership and direct market liquidity. The platform will be reputable as an easy-to-use, user-friendly, simple, and smart network system open to everyone interested in transacting business in the real estate market.



# COMPETITIVE ADVANTAGE



Usually, tokens need an investment round to acquire assets or start a project. This is not the case with **R223**. The uniqueness of **R223 cryptocurrency** is that it was born with the ownership and rights of use of a large number of lands, assets, and properties. Furthermore, the project is led by a multidisciplinary team of professionals with the ability to create long-term businesses and generate revenue.



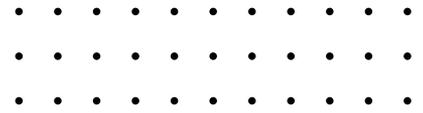
**R223** has a long-term scope since the project will continue acquiring assets related to the real estate market and will invest in other high-end projects, focusing on obtaining the highest productivity from its position or purchase-sale, thus ensuring that the investment flows and generates growing revenue. It is estimated that the operations of recovery and collection of **“LOTE 223”**, by itself, can sustain the project for **15 years**. Despite incorporating new properties into the project, it will remain indefinitely as the most profitable real estate investment of physical and digital assets globally.

Separately, as an additional benefit, the holders of **R223** will be able to participate in all kinds of benefits of real estate network projects in **Mexico** and **Latin America** with the support and expertise of a seasoned investment group.

**R223's** competitive edge in the market lies firstly in its long-term vision for change: the provision of technology is part of its broader mission to develop comprehensive solutions to address pain points in the real estate industry with blockchain.



# PLATFORM INFRASTRUCTURE



The **R223** platform infrastructure enables asset owners to digitally issue, transfer, and record the ownership of securities backed by real estate assets. A digital **ROM** on blockchain securely records asset ownership. Smart contracts allow the automation and streamlining of business processes, including **KYC/AML** procedures, investor whitelisting, and corporate action management.



**R223's** proprietary technology incorporates compliance protocols for various jurisdictions. Through the tokenization solution, asset owners can issue tokens to investors encoded with the investment terms. These terms could include and automatically enforce conditions, including mandatory lock-up periods and dividend distribution. Each token is trackable, and every transaction is recorded in the digital **ROM** on the blockchain. **R223's** technology includes a settlement layer that will enable **OTC** trading of tokenized securities and can also be white-labeled to external exchanges to provide a settlement engine for security token transactions.

Our platform is built on smart contract technology and distributed accounting technology developed to boost real estate investments and ensure trusted mechanism, anti-tamper, co-supervision, and traceability. Through **R223** smart contract, people get the opportunity to invest small amounts of money and benefit from real estate as we ensure security and low risk of investment.

**R223** will evolve into a financial exchange based on physical assets to improve the liquidity of physical assets. **R223** uses its smart contract and distributed accounting technology to connect the asset and financial institutions. Through the **R223** blockchain ledger, it can be ensured that users' investments will be firmly bonded to the pointed assets so that investment is more secured and returns are more stable.

- • • We plan to have a **R223** mobile app, which will be a digital environment and market-
- • • place specially created for **R223** holders to enhance the use and generation of benefits
- • • of our cryptocurrency. As stated earlier, the platform will be built on the **Ethereum**
- • • **Blockchain** with the **R223** coin is an **ERC-20 token**. These tokens are primarily smart
- • • contracts using a high-security standard interface. but in the future, we plan to have a
- • • blockchain specially developed to meet the objectives of the real state projects, in addi-
- • • tion to improving the consensus protocol and proposing efficient alternatives, participa-
- • • tion and inclusion of the different actors of the **R223** ecosystem.



# CORE FEATURES



There are certain key features of our platform, and they include the following:

## CRYPTO WALLET AND TRANSACTIONS

Users will have their funds in the crypto manner, having complete control over their digital assets. Users can also track trading history and cryptocurrency trading portfolio from the wallet. Through the wallet and the platform's other features, users will be able to engage in seamless transactions. Our platform is designed to ensure the secure and seamless purchase of assets and property. Selling and buying property assets have been made easier than ever before. We have made it easier, faster, and smarter to engage in real estate connections and transactions as we link up title companies, escrow, sellers, and buyers on a customer-friendly, blockchain-driven platform. We leverage blockchain to eliminate the common issues of fraud, illiquidity, ineffectiveness, and lack of transparency and hacking.

## THE REAL ESTATE MARKETPLACE

The R223 coin is unique as the primary value is asset-backed. The coin was born with the ownership and rights of use of a massive number of lands, properties, and other assets. In addition, users can access a wide range of curated properties on the user-friendly R223 platform. With a great property search feature, anyone can acquire fractional, tokenized property assets via the R223 real estate marketplace. The Token holders can participate trading digital securities as shareholders in Real Estate projects with the possibility to purchase stocks with R223.

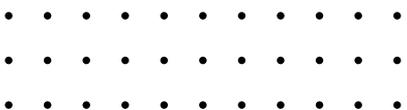
## THE REAL ESTATE MARKETPLACE

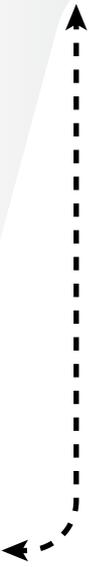
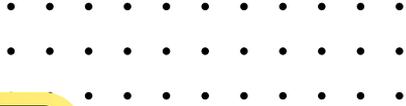
R223 coins will be listed in the most important exchanges in Latin America and worldwide, centralized and decentralized, to ensure successful operations among the coin holders. The R223 coin is active in the Ethereum network, once released, can be exchanged by its holders with all the benefits that this network offers for all types of transactions; this means that it will have total liquidity and the possibility that millions of investors globally can buy or sell it.

## DECENTRALIZED ASSET MANAGEMENT

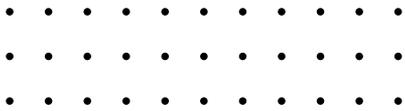
Through the decentralized asset management feature, we facilitate a transparent and open way of settling assets. Users can view the whole history and performance of the asset before investing their funds into pools, as our platform is built on a transparent peer-to-peer infrastructure.

In addition to the different forms of investment, the R223 Project intends to become the reference currency in the market for the commercialization of real estate and personal property, therefore, sufficient mechanisms will be generated so that these can be traded with this currency, hoping that the R223 token will become the most useful, successful, and supported real estate token at a global level. Aside is a diagram that summarizes the flows and actors of the project:





\*PRIVATE PROJECT APPLICATION TO EXCHANGE CRYPTO



# TOKEN ECONOMY

NAME	R223 COIN
TOKEN TYPE	ERC - 20
TOTAL SUPPLY	7.000.000.000



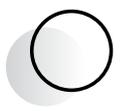
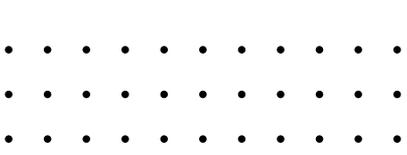
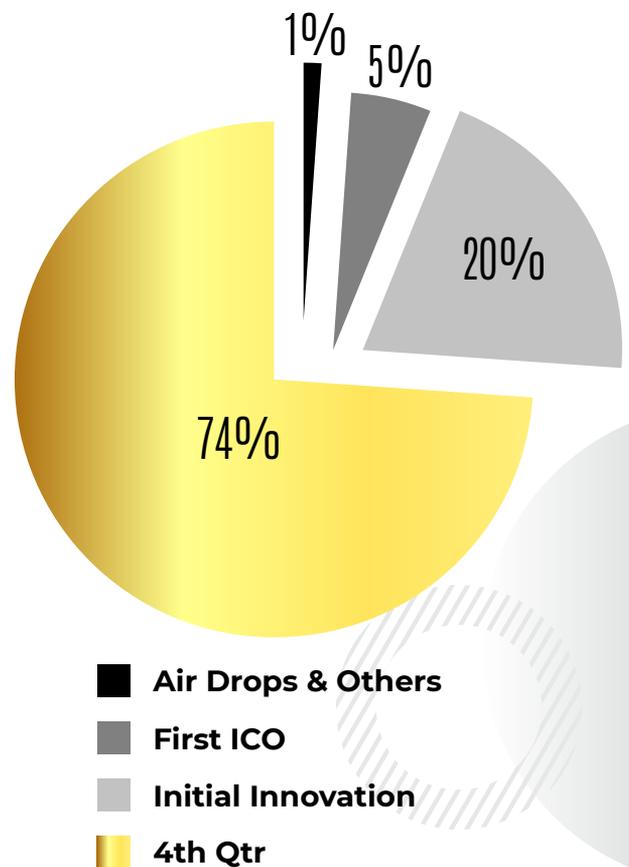
## OVERVIEW

**R223** is an **ERC-20** token on the Ethereum platform. These tokens are smart contracts that use a high-security standard interface that runs on the **Ethereum Blockchain**. The **R223** is backed by real estate and other high-end projects with the right to recover and collect land and buildings. As an example, the first project, **“LOTE 223”** of the Ex-Hacienda Jesús del Monte, is one of the areas with the highest added value in **Mexico**.

The total supply of **R223** is **7.000.000.000**, and they will be released under a project insertion methodology; each project that the cryptocurrency participates, recovers, or restores will announce how many **R223** tokens will be released, and it will depend on the magnitude of each project and its particularities.

## CURRENCY DISTRIBUTION

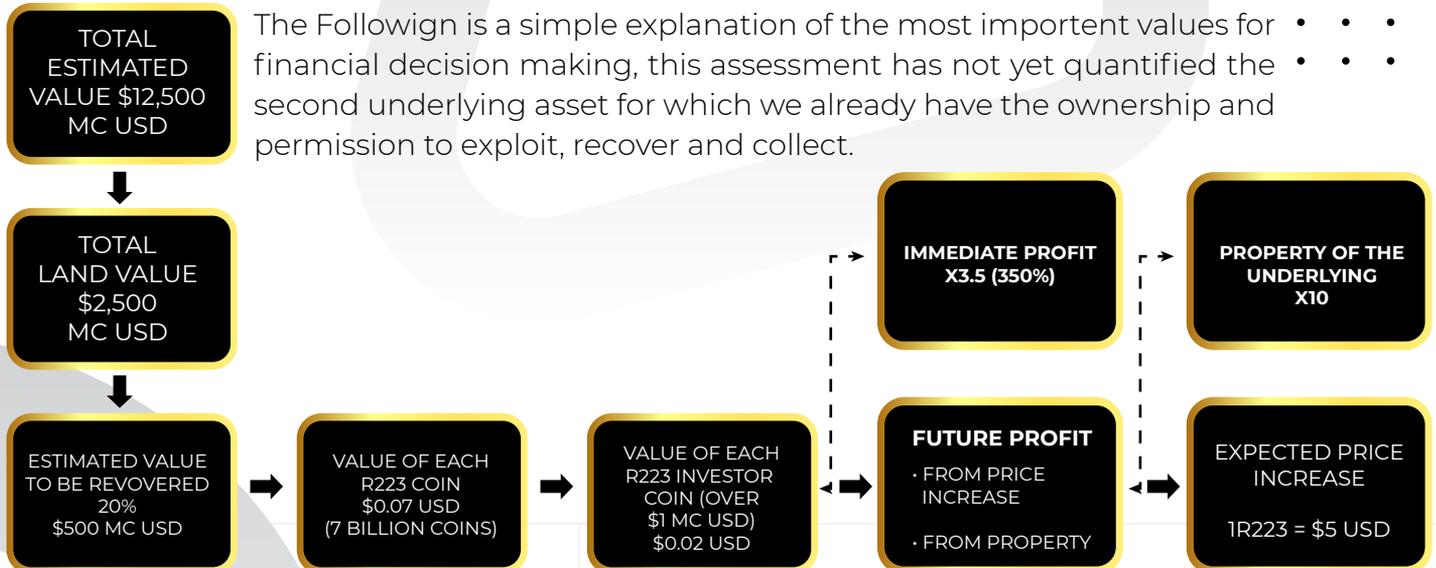
We intend to private sell 10% of the R223 coins. While 1% will be used to boost the coin, the rest will be kept in the company's treasury for an ICO/IEO requiring 5% of the total coin. After the first launch, we will select the next real estate project(s) to acquire for the next public offer with a different percentage of the coins, which will be depend on the detailed analysis of the specific underlying asset. The process will continue repeatedly while we also give usability and ensure the security of the backing with properties belonging to the project.



# COIN VALUE



The Followign is a simple explanation of the most important values for financial decision making, this assessment has not yet quantified the second underlying asset for which we already have the ownership and permission to exploit, recover and collect.



# THE ROADMAP

## Crypto Project Organization

Defination of the project and milestones, selection of the working team, choosing the first underlying project.

Jan to June 2021

## ICO

Capitalizing Through Crowdfunding for the Development of the project

Nov to December 2021

## Consolidation and Growth

New projects will be chosen and their launch and execution will be carried out.

Jul to Future

JUL to October 2021

## Private Sale

Private Sale of R223 Coin App and Private Wallet.

Jan to June 2022

## Start of the Journey

R223 will be in the main exchanges in the world and enhancing its usability



# BENEFITS



## As a Crypto investor, you will benefit from the following

- Access to real estate investment directly without having to leave the crypto world
- New diversification opportunities, particularly between crypto and fiat exposure, which are usually in demand during downturns in purely crypto markets
- The opportunity to buy real estate for use directly with cryptocurrency without any conversion costs and access to foreign markets

## As a traditional investor, you will benefit from the following:

Access to a new set of asset, which was previously unavailable to most people; the minimum investment threshold for investors is greatly lessened, democratizing the whole real estate investing market

Having a public, reliable market for every real estate property makes market pricing transparent and lessens central participants. The registration of all transactions in a single public blockchain will eliminate fraud and unintentional accidents related to conflicting ownership registries

Higher liquidity and price transparency. This is as tokenized assets are exchangeable easily, and our highly user-friendly platform allows the trading of property tokens.

The ability to easily and effectively buy and sell properties in fractions will make the market more liquid and efficient and unlock completely new possibilities for real estate owners; for instance, borrowing money on the open market through an aspect of their real estate as collateral

The opportunity for portfolio diversification, not only between various classes of assets but also within the real estate asset class; better diversification presents higher returns at the same level of risk

Utilizing property tokens, enabling cross-border transactions and enabling people to purchase real estate in different parts of the world.



# BENEFITS

## As a private holder, you will benefit from the following:

- Special benefits linked to each underlying asset and project execution
- Ability to purchase at a discount to execute returns as trading progresses
- Ability to sell the coins in secondary market
- Ability to purchase goods and services through R223 coin
- Ability to exchange the coins for shares of the underlying asset

## All other holders will benefit from the following:

- Ability to purchase at a discount to execute returns as trading progresses
- Ability to sell the coins in secondary market
- Ability to purchase goods and services through R223 coin
- Ability to exchange the coins for shares of the underlying asset

# CONCLUSION

Traditional real estate investment demands some level of excessive paperwork, financial commitments, lengthy processes, and siloed information. Tokenization addresses the existing problems by bringing operational efficiencies and information transparency to real estate transactions alongside the additional benefits of fractionalized ownership and liquidity to real estate investment.

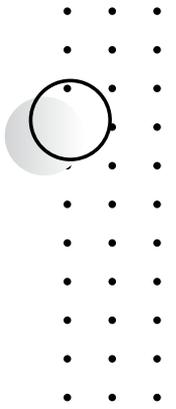
For investors who have been unable to afford the high upfront capital requirements of property investment, tokenized real estate enables accessible investment opportunities in this asset class for the first time. For bigger investors seeking portfolio diversification, tokenization facilitates customized portfolio rebalancing with a near-instant settlement, so investors can sell or buy tokens to adjust their exposure to a particular asset and flexibly manage a more comprehensive range of assets in their portfolio, including traditional assets such as real estate and exotic assets such as sports teams.

Our revolutionary platform allows users to easily create and trade property titles digitally in a system built with full transparency and trust in mind. We believe in providing a more efficient real estate ecosystem where incentives for all actors; asset owners, investors, and service providers are delimited and easily accessible.





# TEAM



Among the group that created the cryptocurrency and its link with the real estate are:



R223 was born from the alliance of important **Mexican businessmen** led by real estate magnate **Oscar Barbadillo Mier** and a team of businessmen and entrepreneurs from the Real Estate and Technology area.



**Luis Castañeda**

cryptocurrency investor and passionate about technology. He is one of the crypto millionaires in Mexico due to his early investments and extensive knowledge in the cryptocurrencies market



**Ismael Garduño**

Head of corporate legal affairs



**Gonzalo Araújo**

entrepreneur and founder of multiple technology companies for more than 20 years



**Gabriel Dominguez**

Legal Counsel Manager



**Mauricio Villasmil**

professional in the Marketing and Technology areas with many years of experience in management positions of multinational companies



**Enrique Molina Barbadillo**

CEO



**Alexandra Castillo Mathew**

Head of investor relations

