



REITIS

The First Real Estate Corporation of People (RECoP)

World's First Digital REIT with Exotic NFTs

*Own an Exotic Land & Get the Deserved Freedom thru
Real Estate **NFTs** & **XREI** DeFi Token!*

*Presented by **Teodor Miroslav Muntean***

<https://reitiscapital.com>



WHY REITIS?

How it all started?

Years of research, prayers, knowledge and work has taken my time to discover it! Not reinventing the wheel, but putting things together.

First time in 2015, I have downloaded a smartphone app that effectively execute everything a bank does.

So, I never needed to walk into a bank branch again! Then, the idea of a transparent bankless future hit my mind...

Reitis Project

And, Reitis Project was born, by answering this question:

“What would happen if a DeFi (decentralized finance) real estate (digital REIT) project was run by its Community?”

We’ve started the rEvolution (Real Estate Evolution!), away from rigid financial structures and traditional mind-set concerning real estate investments.

We’ve generically named it the “Real Estate Corporation of People” (RECoP) to provide global opportunity to everyone.



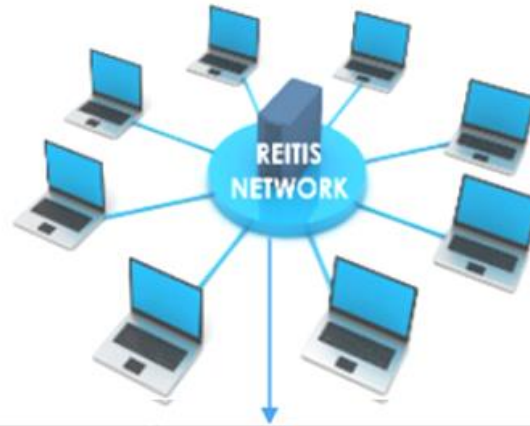
PROBLEMS

YOU PROBABLY ALREADY KNOW THIS:

- Most of existing real estate projects based on blockchain technology have been created as security tokens, not as decentralised finance or non-fungible tokens;
- The real estate industry is highly capital-intensive but not a liquid market;
- Entry barriers prevent small investors from harvesting returns as the qualified players do;
- The traditional crowdfunding involves high costs and fees;
- Most traditional businesses and corporations are created for one or few persons, but not for a large Community of people.

THE SOLUTION – REITIS PROJECT

REITIS
NETWORK
THE COMMUNITY



RECoP
THE (BLOCKCHAIN)
REAL ESTATE CORPORATION
OF PEOPLE

* REITIS TOKENS BACKED BY REAL ESTATE PROJECTS *



INVESTOR

A variable
annual stake
of 5-25%



TRADER

A very liquid
DeFi real
estate market



OWNER

Dividend holder
owns fractional
property



BUYER

XREI holders buy
homes (NFTs) at
promo prices



SOLUTION FOR THE COMMUNITY

Cryptocurrency Traders Community — Buy, trade and stake the **XREI** Token on DEXs and on DeFi.ReitisCapital.com Platform;

NFT Community — Use your **XREI** tokens to buy NFT parcels on exotic islands and become their country proud citizen;

Online Investors Community — Get dividends in RECoP by acquiring **XREI** Token (starting from January 2023);

Traditional Investors Community — Earn variable (5-25%) annual stake in the form of Interest, on My.ReitisCapital.com Platform;

Tenants & Home Buyers — Use **XREI** tokens to get high quality sustainable apartments (real estate NFTs).

The entire Community (Network) benefits from:

- Highly liquid, secure platform, opened to all online investors;
- Transparent decisions, with full disclosure of financial records;
- Project backed by a 10-years long-term steady business plan;
- Among the first real & virtual asset non-fungible tokens (NFTs).

REAL ESTATE ON BLOCKCHAIN



The **Real Estate Corporation of People**, created for empowering individuals to become **fractional** or **entire** property owners and get the deserved financial freedom.



In **10 years**, we plan to create **1 million** stable jobs across Europe and globally, and to help at least **1 million** of XREI token holders to become fractional or entire property owners in 2 main places: **major EU/US cities** and in **exotic islands** around the world.



Reitis stands on 3 notable pillars (goals):

- 1) *Freedom of Investment (FOI)* — a liquid market;
- 2) *Security of Investments (SOI)* — through blockchain;
- 3) *Equal Opportunity Investment (EOI)* — swap the wealth from rich to the majority (mass adoption).



(1)RECoP, (2)Reitis DeFi Platform, (3)My Reitis Capital Platform, (4)Reitis Exchange, (5)Reitis Robot, (6)RSCoE (Reitis Social Centre of Excellence), (7)Reitis Foundation.

REITIS DEFI TOKEN [XREI]



A BEP-20 DeFi Token

Total supply = 50,000,000 tokens.

Contract#: 0x4376ba3a5bd82a1026f4a02869c54f80daeca300

Next multiple transactions on DEXs:

- Buying: deposit XREI tokens to earn above-average yields;
- Trading: earn fees by trading (exchange or create liquidity);
- Farming: deposit LP tokens and lock them up to earn rewards;
- Staking: create nodes, make the network safe and yield rewards;
- Swapping: convert one token for another using swap exchange;
- Decentralised Crypto Trading Account: Reitis Trading Expert Adviser (RTEA);
- Real Estate NFTs: Bringing NFT buzz to the real world! The actual real estate NFTs;
- Reitis Metaverse: NFTs & Gameplay, with travel adventures to the exotic islands and the cities where we build sustainably!

REITIS DEFI PLATFORM

<https://defi.reitiscapital.com> (beta launch)

REITIS — The Digital REIT

Digital REIT (Real Estate Investment Trust), *where the tokenised world meets the real estate actual world!*

A combination of genuine real estate construction sites linked to blockchain technology and decentralised finance (DeFi) protocols.

Enterprise-grade DeFi Platform

A place where users can:

- Buy \$XREI tokens and gain rewards or trade on DEXs;
- Use \$XREI to buy actual properties through NFTs;
- Benefit from Reitis Trading Expert Advisor (RTEA), in September 2022.

Steps on DeFi Platform:

1. Register with the official link or referral link of DeFi platform;
2. Fill in your details, enter verification code sent to your email.
3. Fund your account, with *cryptocurrencies only: BTC, BUSD, USDT, BNB.*



RECoP PLATFORM

<https://my.reitiscapital.com>



Fractional Property Ownership on RECoP Platform

Reitis believes that people around the world should be empowered to own tokens in real estate and to participate in this unique moments in history, the new form of finances.

We've named it shared capitalism, where anyone can build her/his own real estate business through the **Real Estate Corporation of People** (RECoP).

In this way, Reitis becomes the first in the world digital REIT (Real Estate Investment Trust), by offering dividends (equity) sharing in the form of XREI tokens and **sharing 90% of its profits** with investors.

Global Online Investors — All XREI DeFi token holders will receive dividends in their RECoP (from January 2023).

Traditional Investors — Earning variable (5-25%) annual stake in the form of Interest, on [My.ReitisCapital.com](https://my.reitiscapital.com) Platform.



10-YEARS FINANCIAL FORECAST

GDV	€ 3.153.576.901	REVENUE			
Square meters built	1.000.000				
		Exit Values / SALES			
		Description		Area m² in 10 years	GDV
Years for development	10,00	Residential Projects		300.000 sqm	€ 762.342.051
Years to sell	10,00				€ -
		Total		300.000 sqm	€ 762.342.051
Acquisition Cost	€ 206.000.000				
Construction Cost	€ 597.500.000				
Sales Cost	€ 111.535.769	Exit Values / RENT			
Development Cost	€ 915.035.769	Description		M² build in 10 years	GDV in 10 years
Buildings Administration Cost	€ 478.246.970	Office Buildings		150.000 sqm	193.097.531
Total Cost	€ 1.393.282.739	Hotels		300.000 sqm	1.630.283.027
Profit	€ 1.760.294.163	Student Houses		100.000 sqm	141.198.605
% Profit on Cost	126,34%	Senior Houses		100.000 sqm	387.288.579
% Profit on GDV	55,82%	Industrial Buildings		50.000 sqm	39.367.107
		Total		700.000 sqm	2.391.234.850

Acquisition Land and Properties		Dev, & Admin, Costs		Sales Costs	
IN date	1 01 2021	Construction costs	€ 597.500.000	Marketing	€ 80.000.000
EXIT date	1 12 2031				1,0%
Purchase Consideration	€ 200.000.000	Buildings administration	€ 478.246.970	Legal Fees	€ 31.535.769
Area	500.000 sqm				
Price/m2	€ 400,00				
	3,00%				
Acquisition Legals	€ 6.000.000				
Total Acquisition cost	€ 206.000.000	Total	€ 1.075.746.970	Total sale cost	€ 111.535.769

REITIS TOKEN MARKETCAP & VALUE

Year	Listed Sq. Meters (1)	Distributed # of xREI (2)	Building Cost (in €) (3)	Expenses (in €) (4)	Sales (in €) (5)	xREI Demand (in €) (6)	xREI Value in € (7)	Marketcap
1	10,000	10,000,000	6,000,000	0	17,500,000	8,750,000	1,25	12,500,000
2	20,000	10,000,000	12,000,000	1,224,000	34,470,000	17,235,000	2,46	49,242,857
3	40,000	10,000,000	24,000,000	5,062,494	66,136,470	33,068,235	3,31	99,204,705
4	65,000	10,000,000	39,000,000	13,601,952	112,099,681	56,049,840	4,31	172,461,048
5	95,000	10,000,000	57,000,000	25,582,865	199,339,996	99,669,998	6,23	311,468,744
6	110,000		66,000,000	39,677,301	288,382,849	144,191,424	12,02	600,797,601
7	140,000		82,600,000	57,875,888	395,317,993	197,658,996	13,18	658,863,322
8	150,000		88,500,000	78,600,393	502,118,678	251,059,339	16,74	836,864,463
9	170,000		102,000,000	103,573,745	630,258,938	315,129,469	21,01	1,050,431,564
10	185,000		111,000,000	130,393,001	782,197,165	391,098,583	26,07	1,303,661,942
TOTAL	985,000	50,000,000	588,100,000	455,591,640	3,027,821,770	1,513,910,885		

(1) Square meters planned to be built or rented each year

(2) Made according to distribution plan in first 5 years

(3) The cost of developing real estate projects

(4) Operational costs with rented buildings

(5) Revenues from sales or rents of REITIS properties

(6) We estimate that only 50% of all REITIS sales will be made with xREI

(7) Calculation based only on the demand created from the sale of Reitis properties.

UNIQUE CONSTRUCTION PROCESS

UCP – CLASS A+ RESIDENTIAL DEVELOPMENTS

- Reducing thermal energy consumption by up to 70%;
- Apartments with efficient sound insulation;
- Noise and dust free suction system;
- Ventilation with heat recovery, permanent clean air in the apartment;
- Affordable heating alternative energy;
- Care for the choice of building materials;
- Free interior design consultancy;
- Safety you can count on! IoT and burglar alarm system in the apartment; with mobile application;
- Free lighting system on the staircases and in the garages.



REITIS Capital is a Real Estate Developer of PREMIUM Residential and Commercial Projects, holding an Investment Platform based on Real Estate fractional and frictionless, blockchain highly secured ownership.

1st RESIDENTIAL DEVELOPMENT

REITIS “DUCA VODA” RESIDENCES – Iasi, 26 Duca Voda Street RO



Constructed area (sq.m.)	726
Apartments, 1, 2, 3 rooms	10
Spaces in the parking lot	10
Years for development	2

PLANNING:

- Zonal Urban Plan for building 10 collective houses;
- Approvals for connection to all utilities;
- Building permit documentation.

CROWDFUNDING THE FIRST 3 REAL ESTATE DEVELOPMENT PROJECTS

<i>Dev. Project</i>	<i>Total dev. cost</i>	<i>1st Round</i>	<i>Invested till 7.01.22</i>
REITIS DUCA VODA RESIDENCES	€808,150	€223,720	€3,292
REITIS FRIEDERICK RESIDENCE	€603,620	€180,000	-
REITIS MIROSLAVA HOSTEL	€1,158,497	€110,000	€40,000
TOTAL	€2,570,267	€513,720	€43,292



CONTACT & RESOURCES

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RESOURCES

Reitis DeFi Group on Telegram: https://t.me/+1ynmlJ0_RGcyYjRk

Facebook: <https://www.facebook.com/Reitis-Capital-107826217832368/>

Instagram: <https://www.instagram.com/reitiscapital/>

LinkedIn: <https://www.linkedin.com/company/reitis/>

Twitter: <https://twitter.com/ReitisCapital>

Ytube: <https://www.youtube.com/channel/UCr4W7M8ZPDA9C7noNeYRsDA/>

Reddit: <https://www.reddit.com/user/reitis-team>

Medium: <https://medium.com/@reitisteam>

Flipboard: <https://flipboard.com/@Reitis>

Pinterest: <https://pinterest.com/reitisteam/>