

PORTFOLIO TOKEN

The Real Estate of Blockchain



REAL ESTATE ASSET-BACKED YIELD NFT OFFERINGS

- TECHNICAL WHITE PAPER -

TABLE OF CONTENTS (1/3)

CLICK ON THE NUMBER TO BE DIRECTED TO THE PAGE

OVERVIEW AND INTRODUCTION

A RENEWABLE MODEL	5
A NEW MODEL OF REAL ESTATE	6
REAL ESTATE ASSET BACKED YIELD NFT	7
SMART DEEDS FOR OUR SHARE HOLDERS	8
BUSINESS MODEL	9
A DIGITAL ECOSYSTEM OF ON-DEMAND SERVICES	10

SERVICES FOR MEMBER RESIDENTS

ACCESS TO EVERYTHING AT YOUR FINGERTIPS	10
FOOD AND DINING SERVICES	10
HEALTH AND FITNESS SERVICES	11
PRODUCTIVE SERVICES	11
RECREATIONAL SERVICES	12
ULTRA HIGH NETWORTH SERVICES	12

TABLE OF CONTENTS (2/3)

CLICK ON THE NUMBER TO BE DIRECTED TO THE PAGE

OUR PLANNED DEVELOPMENTS

LOCATION A: CARARA ONE _____	14
LOCATION B: HERRADURA _____	15
LOCATION C: PAPAGAYO _____	16
RESORT PARTNERSHIP NETWORK PROGRAM _____	17

PROSPECTUS FOR INVESTORS

INVESTOR ROAD MAP _____	18
SUMMARY OF NFT ROADMAP _____	19
NFT SALE SUMMARY _____	19
NFT PERIOD STRATEGY _____	19
POLICYON NEW ISSUANCES _____	19
VALUE, REINVESTMENT AND GROWTH MODEL _____	19
LIQUIDITY ROADMAP FOR INVESTORS _____	20
POSITIVE FEEDBACK CYCLE FRAMEWORK _____	20
CALCULATING FAIR VALUE OF NFT SOVERTIME _____	21
DERIVATION OF ANNUAL INCOME FROM OPERATING OF PROPERTIES AND SERVICES _____	21
ALLOCATING OPERATING PROFITS FOR DIVIDENDS _____	21
CONDUCTING FUNDAMENTAL VALUATION WITH DIVIDEND GROWTH MODEL _____	21

TABLE OF CONTENTS (3/3)

CLICK ON THE NUMBER TO BE DIRECTED TO THE PAGE

OVERVIEW OF UNDERLYING NFT TECHNOLOGY

OVERVIEW OF TECHNICAL SOLUTION	23
BLOCKCHAIN TECH STACK	24
KYC AND AMLA PROTOCOLS	25
• AUDIT DASHBOARD	
• INTEGRATED MONITORING TOOLS	

LEGAL INFORMATION AND APPENDIX

STAGNATION IN THE CURRENT REAL ESTATE INDUSTRY	26
IMPACTS OF THE SHARING ECONOMY	27
LEGAL DISCLOSURES	28
ACCURACY OF INFORMATION	28
TERMS USED IN WHITEPAPER	28
KYC AND ANTI MONEY LAUNDERING POLICIES	28
FORWARD LOOKING STATEMENTS	29
CONSENT OF INFORMATION	29

A RENEWABLE MODEL

RESPECTING AND REGENERATING THE ECOSYSTEM WITH A NEW MODEL OF REAL ESTATE DEVELOPMENT

We are a vertically integrated organization dedicated to the development, design, construction, management, and long-term ownership of inclusive living communities throughout Costa Rica.

Our mission is to build resort-style living communities that value all its members and help them to meet their basic needs so that they can live with dignity, engage actively, and contribute to their community.

We showcase a single NFT that connects an global ecosystem of real estate built around our own locations and our exclusive network of world class resort partners.

The construction of projects we undertake aims to outclass LEED (Leadership in Energy and Environmental Design) certification standards by integration of high yield organic food, renewable energy and circular waste to resource management at the neighborhood scale.

Dedicated to the protection and stewardship of our natural environment and it's precious wildlife all of our locations will be built with sustainable design principles.



LEED

Leadership in Energy
and Environmental
Design

A NEW MODEL OF REAL ESTATE

ABOUT

PERFECT FOR WORKING PROFESSIONALS AND FAMILIES

Young professionals want to travel the world and work remotely. However most young professionals today must allocate a significant portion of their income towards rent payments. It is hard for young professionals to afford to live and work remotely in a world-class resort-style environment while paying for rent at the same time at home. The coronavirus outbreak has also resulted in a significant disruption of the traditional working model and we are observing an exit from major highly populated cities. Professionals today want to work remotely away from cities, be in an inclusive community, and have the services and goods they require delivered straight to their doorstep.

AN IDEAL SOLUTION FOR SENIORS

The current "old age home" approach is isolating, non inclusive, and enforces a rigid rules-based structure for retired seniors. Some businesses offer all-inclusive timeshares for seniors. However these timeshares are expensive, not-flexible, and do not let seniors participate in the financial growth of the property. The fees seniors pay for timeshares are a sunk-cost instead of an investment into the future — our world has an aging population that can benefit from an inclusive community built with the principles of universal design.

OUR NEW MODEL OF INCLUSIVE COMMUNITIES

We offer a new model of inclusive living: A community where each member has everything they need to thrive at their fingertips. This includes the creation of resort-style residential villages that are interconnected by an ecosystem of services available exclusively to our member residents. This is made possible by featuring a common digital currency that can be used to pay for goods, utilities and benefits — A simple but powerful tool that our member residences use via an encrypted smart app (Android/iOS) to book/locate/get anything they need from their community.



REAL ESTATE ASSET BACKED YIELD NFT

WHITE PAPER | PAGE 7

Real Estate Asset Backed Yield Token (REABYTs) give sophisticated fund managers and individual investors the opportunity to invest in a fundamentally rooted business that generates stable operating income and is capable of producing investor returns irrespective of bull and bear cycles. These innovative financial products combine all the best aspects of traditional real-estate investing with fin-tech to bring investors predictable high yield dividends as well as exposure to explosive levels of capital gains and liquidity.

ABOUT

We fund our project developments by issuing Real Estate Asset-Backed Yield Token to investors. These Yield NFT represent rights to dividend payments resulting from profits of its ongoing operations of the underlying real estate and collateralized assets in our portfolio.

Yield NFT provide ongoing exit liquidity for investors as publicly traded asset on decentralized blockchain exchange. Our Yield NFT are expected to provide investors with an annual dividend of 12%-24% and exposure to over 200% capital gains after the first initial year of operations (This is based on the discounted sum of future cash flows from our operations).

REABYT

(Real Estate Asset Backed Yield Token)



Designated name to all NFTs by

PORTFOLIO TOKEN
The Real Estate of Blockchain



NFTs FOR OUR SHARE HOLDERS

OFFSETTING CONSTRUCTION COSTS WITH SMART DEED PRE-SALES

Our NFT (REABYTs) are a financial innovation that is disrupting the residential/commercial/ mixed use real estate development industry.

Our NFTs are tradable assets that bestows rights to dividends of real estate portfolio, as well as tangible benefits from the financial profits of the community's operations such as rights to rental and other potential incomes (food, beverages, tours, product sales, art) via dividend payments.

RIGHT TO DIVIDENDS:

REABYTs rewards our NFT owners with monthly dividends after the initial operation of the hotel to be pay on a stable coin (USDT).

CAPITAL APPRECIATION OF THE NFT:

Capital appreciations due to the increase of value of the asset we are building and after first year of operation based on projected cash flow analysis.

LIQUIDITY:

The NFT offer liquidity as a tradable asset on a public platform named OpenSea.

PAYMENT SOLUTION:

Once we have created a eco-system of PORTFOLIO TOKEN assets a Co-op coin will be create as a payment solution to pay for goods and services (Food & Dining, Transportation, Health & Fitness, Recreation, Vacations, etc).

OUR BUSINESS MODEL

We offer yield NFT to fund land acquisition, construction and development of our planned projects.

This lets us create three ongoing operating income streams: Unit rentals, Provision of guest services, and Commercial leases

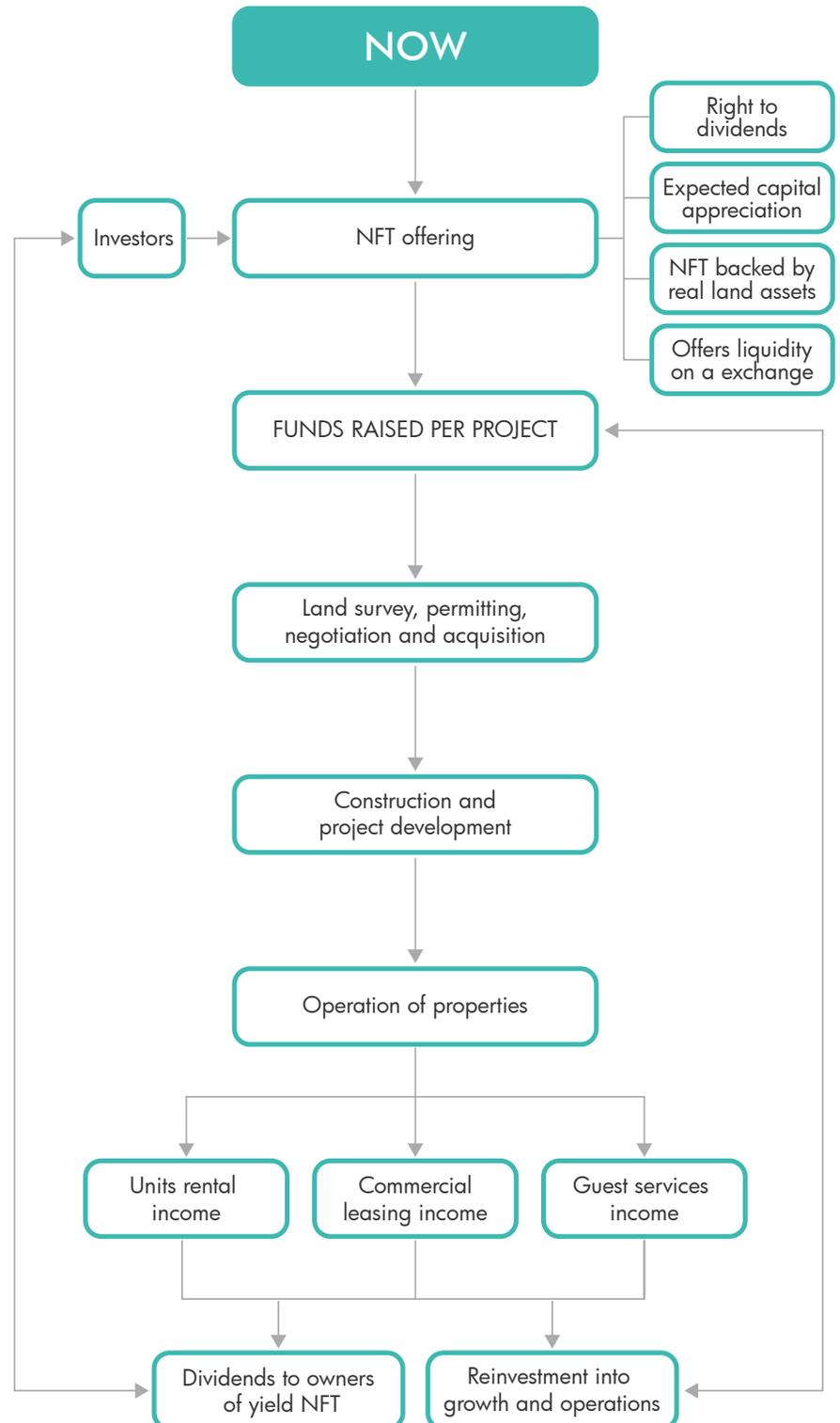
When completed our units are rented directly to the public and we charge the rent on a nightly basis comparable to nearby resorts.

We also provide a variety of guest services ranging from Food and Dining, Community Building Health and Wellness, Productive Spaces, and Ultra High Net Worth Services.

Lastly we lease out commercial spaces where businesses may establish their brand and service our members and guests with their products.

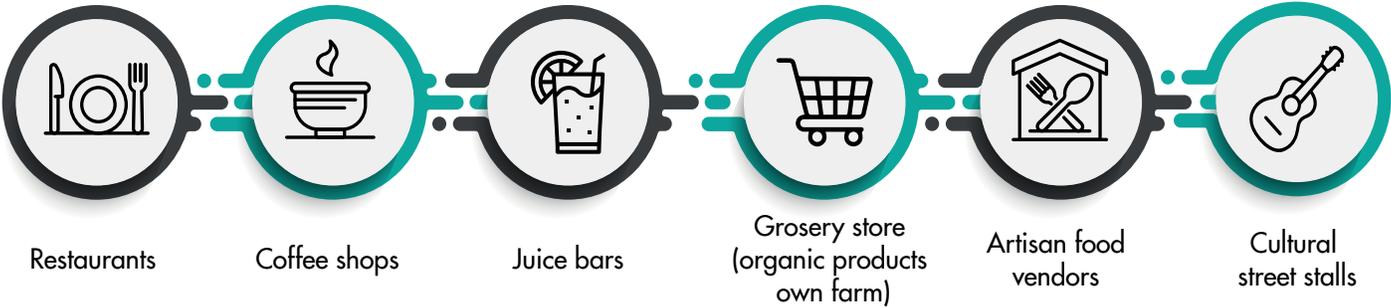
These streams of sustainable income let us provide a constant and growing stream of for our NFT investors.

Our growth strategy involves reinvesting the remaining profits after dividends to acquire more property, launch new projects and improve our existing developments.



In a future once we have created a eco-system of PORTFOLIO TOKEN assets (Hotels, Retirement Communities, Hospital, Commercials), a Co-op coin will be create as a payment solution to pay for goods and services (Food & Dining, Transportation, Health & Fitness, Recreation, Vacations, etc).

FOOD AND DINING SERVICES





PRODUCTIVE SPACES AND SERVICES²

- 

Public libraries
to meet the lifelong learning, reading and information needs of our community residents.
- 

Film and music recording studios
for creative professionals to produce digital content.
- 

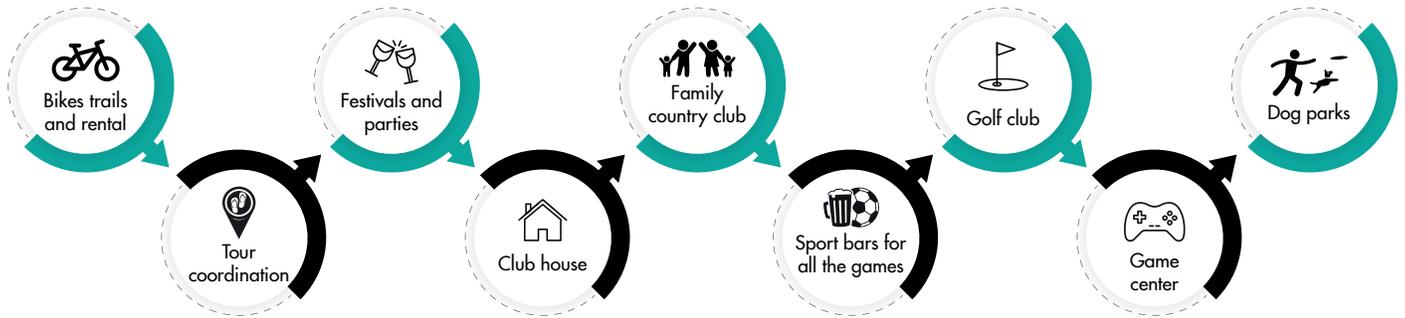
Coworking spaces
with physical shared spaces and office services for entrepreneurs and companies.
- 

Farming and agriculture
spaces to grown community fruit/vegetable gardens.
- 

Markerspace
that provides the tools, space, and skills to bring ideas to life (3D printers, laser cutters, cnc machines, soldering irons, sewing).

1,2 Depending on the type of project.

RECREATION AND COMMUNITY BUILDING SERVICES



Luxury villas



Exclusive club house

Car service with own driver



ULTRA HIGH NET WORTH SERVICES



Armed security

Helipad



Nurses, nannies, caretakers, maids, private chefs





OUR
PLANNED
DEVELOPMENTS

PLANNED PROJECT

CARARA ONE



LOCATION

Garabito, Puntarenas

DEVELOPMENT OVERVIEW

40 Villas

PROPERTY SIZE

6,5 hectares

ABOUT CARARA ONE

Located in Garabito, Puntarenas, our project is adjacent to the Carara National Park, which in the Huetar indigenous language means “River of lizards”, has the only transitional forest in the Central Pacific, which translates into diversity of flora and fauna, where species typical of dry and humid forests converge.

It is a world-renowned ornithological destination as it has a very diverse bird fauna, where the Scarlet Macaw (*Ara macao*) stands out, a species that is in danger of extinction.

Each villa immersed in this natural paradise will have a swimming pool and a spectacular view of the Pacific Ocean or the Biological Corridor. It will have amenities such as: club house with swimming pool, spa, restaurant, cafeteria, quiet pool, souvenir shop, yoga retreats, fishing tours, waterfall hikes, etc.

It is undoubtedly one of the main sites in the country for birdwatching or birdwatching. Without any doubt it can be said that you will have the possibility to immerse yourself in the exuberance of the Carara National Park.

In addition to adjacent to Carara National Park, which attracts thousands of bird watchers annually, our project has world attractions such as the Crocodile tour, the walk to the Bijagual waterfall, one of the highest in the country, ATV tours, fishing tours, kayak tours, all just minutes from your resort.

Carara One is just over an hour from Juan Santa Maria International Airport.

It is the first national park to have a universal access trail, where the visitor can live the experience of being inside the forest, meet endemic species such as the Cafecillo (*Erythrochiton gymnanthus*), large trees and see the relationship between some of the species.



PLANNED PROJECT HERRADURA

WHITE PAPER | PAGE 15



LOCATION

Garabito, Puntarenas

DEVELOPMENT OVERVIEW

200 Units

PROPERTY SIZE

78 hectares

ABOUT HERRADURA

Herradura is a small beach with greyish sand, calm blue waters, full of palm trees that has become one of the most popular tourist destinations in Costa Rica.

This project is located on Herradura beach, in the district of Jaco, in the canton of Garabito, province of Puntarenas, in the Central Pacific of Costa Rica, one hour from the Juan Santamaria International Airport.

It is ideal for those looking for activities such as swimming, water sports, boating, rafting, sport fishing, golf, and many

other options. In addition, Herradura is located near the Carara National Park, famous for its crocodiles in the Tarcoles River and mangroves where you can observe birds such as macaws, herons and toucans, as well as its trails that will also allow its visitors to see a great abundance of wildlife and impressive flora.

Our project seeks to provide an extraordinary experience from the first moment, stimulate the senses, sensitize the soul to the natural beauty that surrounds us, adding the elegance of our facilities. We want body, mind and soul to align with nature and everything it transmits.

You can have up to 4 rooms, your own pool, golf course and marina. Everything you want. It is important to note that being in Costa Rica our project could not develop if it is not respectful of the environment at all, for this reason 100% of units across all our developments have:

- Solar panels.
- Smart houses for greater efficiency in energy consumption.
- Low consumption sanitary ware and taps.
- Recycling bins.
- Composting units.
- Rainwater collection system



PLANNED PROJECT

PAPAGAYO



LOCATION

Golfo de Papagayo, Guanacaste

DEVELOPMENT OVERVIEW

300 Houses

PROPERTY SIZE

350 hectares

ABOUT PAPAGAYO

This entire project has a universal design approach whose goal is to make it easier for everyone to enjoy our products and services. In addition, we include 24/7 on-site nurses and the necessary medical services so that your stay is not only a balm for the soul, but also for the body.

Our project is located in the Gulf of Papagayo, the sector with the highest added value in the country, characterized by its natural beauty and the incredible views of the Costa Rican Pacific.

A 350-hectare place that has everything you can imagine:

- 5 minutes from the beach. An integral destination of well-being, nature and adventure.
- Golf course 10 minutes away.
- Cultural tours of the Blue Zone of the Nicoya Peninsula and cuisines of indigenous and organic products
- The ideal place to improve your mental and physical condition as well as integrate healthy habits and activities into your lifestyle, free your soul and return as a new person.

It will have the ideal conditions to detoxify from stress and daily hustle and bustle. You will be able to experience a way of life - which combines physical activity and healthy eating - and enjoy a wide range of activities to renew your mind, soul and body.

In addition, you will have the possibility of having an “active” rest, being able to contribute your experience to the communities near the project, this through the cooperation agreements that we have with local governments.



RESORT PARTNERSHIP NETWORK PROGRAM

ABOUT

Our strategy is to establish a network of partner resorts that let owners book nightly staysh at our partnered resort locations.

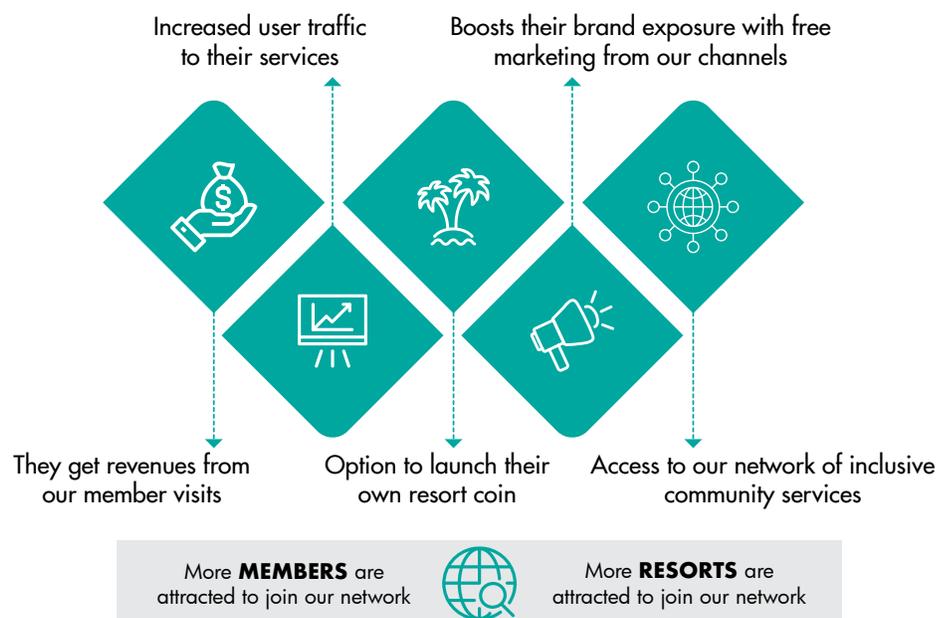
In order to make this happen on the business level we negotiated an exclusive discount with each of our resort partners and use a predetermined portion of our operating income to subsidize member visits.

Resorts partner with us because they get revenues from our member visits, increased user traffic to their services, the option to launch their own resort coin, boost their brand exposure with free marketing from our channels and access to our network of inclusive community services.

As more people buy our NFTs more resorts are attracted to join our partnership program. This creates a positive feedback cycle as featuring more partnered resort locations let us attract more members to buy smart deeds.



PARTNERSHIP PROGRAM FOR RESORT WHY RESORTS WANTS PARTNER WITH US

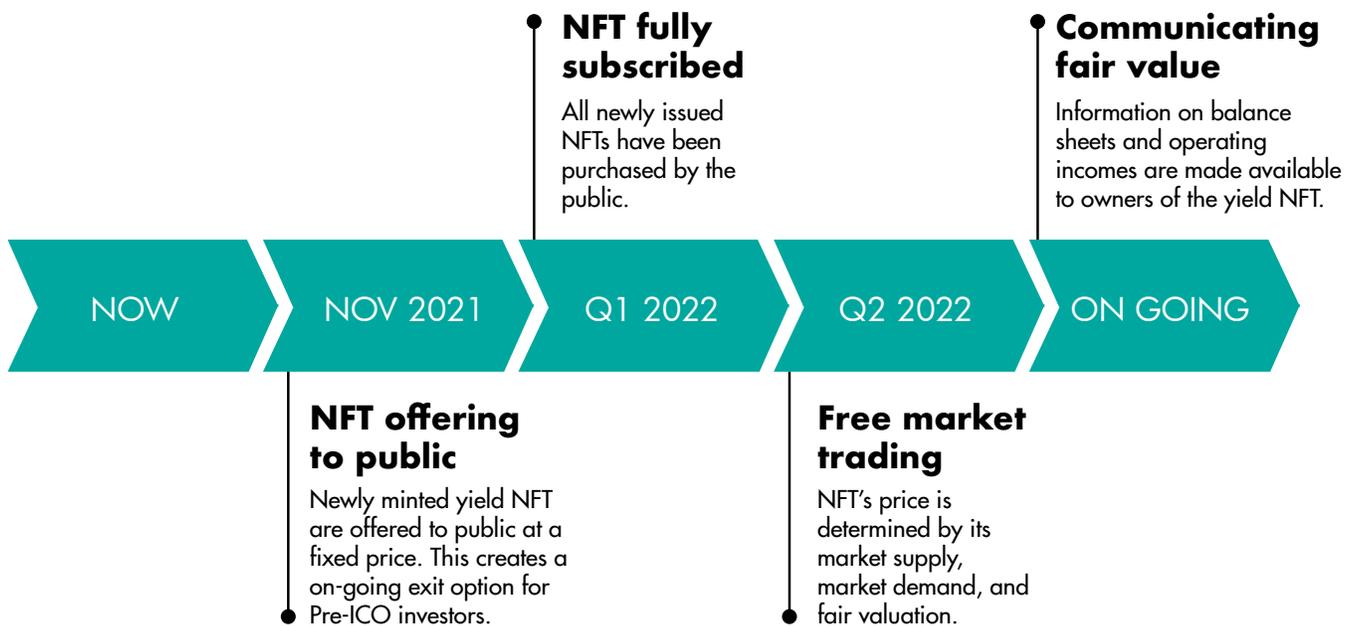


Our project uses yield NFT offering sales to fund project development. Funds raised will be used to cover land acquisition, construction, and development plus launching the operation of ongoing guest services and unit rentals. This also includes forming strategic partnerships with resorts, establishing a network of inclusive guest services for members as well as marketing and promotion of NFTs. We provide stable and competitive returns on investments with asset-backed real estate yield NFT through dividend payments. We also strategically increase NFT value by growing income, dividends, our cash balance and overarching asset value of our community real estate portfolio. The fair value of the future NFT is calculated by

doing a discounted cash flow analysis on the dividends we expect to pay investors after the first year of operation.

Investors also enjoy continuous exit optionality after we launch the initial offering to the public in November of 2021 when newly minted yield NFTs are listed on an exchange at a fixed price. In the long term the NFTs price will ultimately be determined by its market supply, market demand, and fair valuation. To stabilize market prices and reflect its fair value we seek to communicate the vital metrics of the business to current and prospective Investors through quarterly reports with balance sheets and operating income statements.

LIQUIDITY ROADMAP FOR INVESTOR



SUMMARY OF NFT ROADMAP

NFT SALE SUMMARY

The symbol of the real estate asset backed yield NFT will be called "REABYT". REABYTs give the holder the right to dividends issued by the company proportional to their ownership of the outstanding REABYTs in existence.

REABYT Tokens are publicly tradable and adopt a floating currency pegged to the USD. This lets the value of REABYT Tokens increase as the project grows and results in exponential capital appreciation for NFT holders.



NFT PERIOD

During the pre-NFT period, REABYT Tokens will be marketed at a private price (to be negotiated) and this will last for a period of 100 days, with certain min. investment amount.

REABYT Tokens will be accepting BTC and wire transfers as well as any other asset deemed valuable by the REABYT executive management team (e.g land, equipment, agreement to develop, equity, bonds, convertible notes, options to purchase/sell, etc).

These offerings will be promoted privately to our global consortium of investment banking partners.

NFT OFFERING TO PUBLIC

Upon initial NFT launch and during the sales period, 312,500 new REABYT Tokens will be minted and issued for purchase by the public. The pre-sale and main NFT sale event will run for a restricted period of time or until the hard cap (312,500 REABYT Tokens) is reached.

These offerings will be promoted publicly to institutional investors, high net worth individuals as well as non-accredited investors via marketing and promotion campaigns. REABYT Tokens offer continuous liquidity exit options as they are publicly traded a blockchain exchange.

NEW ISSUANCES

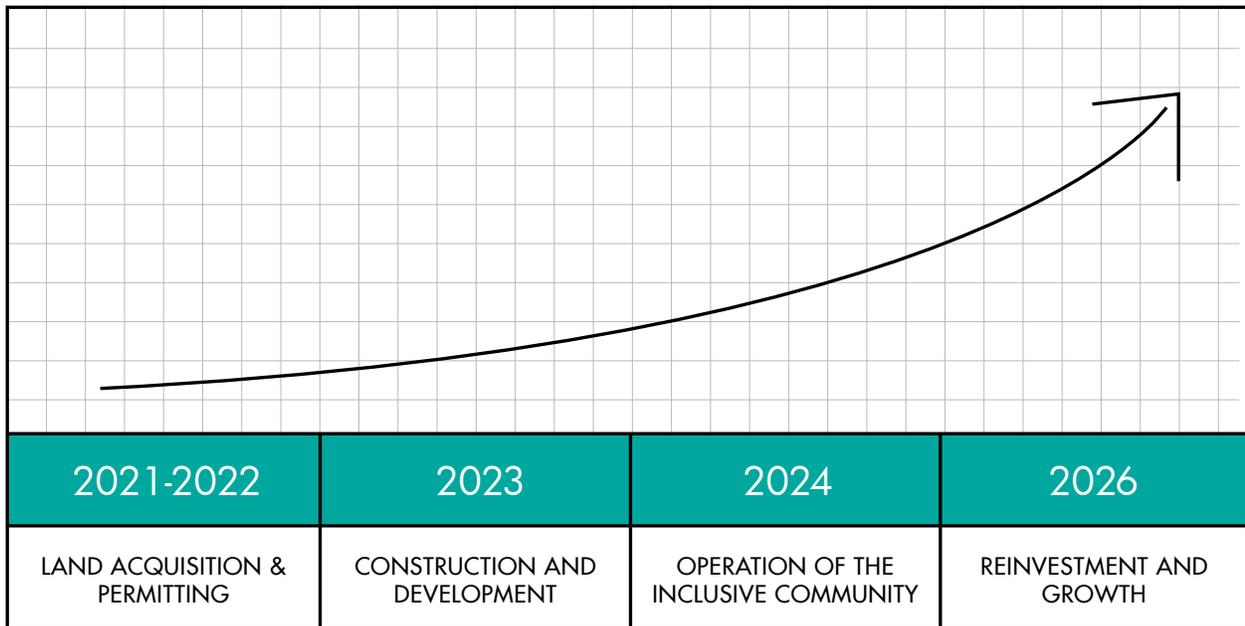
There will be a limited amount of NFT created (312,500 REABYT Tokens) to the public and 100,000 more REABYT Tokens to the executive management team. This supply of NFT will be carefully controlled to raise funds to accelerate acquisition and development of new properties as well as increase the variety of services and operating incomes generated on our existing properties. The underlying objective and constraint of new NFT issuance is to maximize growth of underlying key investor metrics such as price-to-earnings of our NFTs as well as dividend payments-per-token ultimately enjoyed by our stakeholders.

SHARE HOLDERS

Each REABYT will represent one preferred share. This is the right to dividends issued by the parent corporation to shareholders. There will be 312,500 preferred shares outstanding to represent the 312,500 REABYT Tokens issued.



TOKEN VALUE (BASED ON CASH FLOWS AND ASSET VALUE)



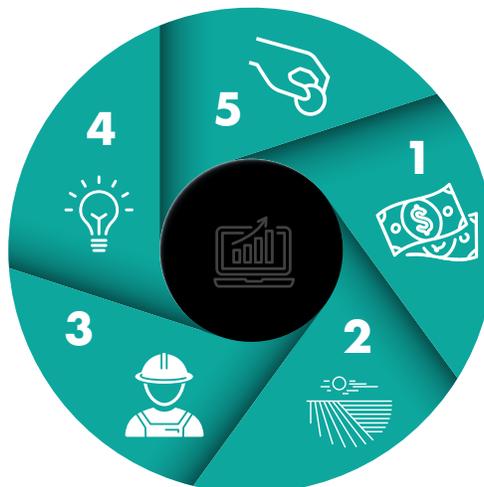
POSITIVE FEEDBACK CYCLE

OPERATION OF INCLUSIVE SERVICES

Our network of inclusive services generate an ongoing operating income.

CONSTRUCTION & DEVELOPMENT

Project developers bid for the contract by proposing their budget and time-to-completion.



SURVEY OPPORTUNITIES WITH CASH ON HAND

Find properties with significant upside potential (raw land, distressed properties, etc)

ACQUIRE LAND & PERMITS

Negotiate to purchase properties from owners with cash and/or NFTs.

CALCULATING THE FAIR VALUE OF YIELD NFTs

DERIVATION OF ANNUAL INCOME FROM OPERATING OF PROPERTIES AND SERVICES

$$iO = iR + iS + iC$$

When completed our units are rented directly to the public and we charge the rent on a nightly basis comparable to nearby resorts. We also provide a variety of guest services ranging from Food and Dining, Community Building, Health and Wellness, Productive Spaces, and Ultra High Net Worth Services.

Lastly we lease out commercial spaces where businesses may establish their brand and service our members and guests with their products.

ALLOCATING OPERATING PROFITS FOR DIVIDENDS

$$D1 = iO - FCFF$$

After the first year of initial operation a portion of operating income (iO) will be allocated for dividend payments ($D1$) with the remaining free cash flows ($FCFF$) going back to the firm for reinvestment to acquire more property and launch new projects and secure growth.

CONDUCTING FUNDAMENTAL VALUATION WITH DIVIDEND GROWTH MODEL

The fair value of the NFT (V) is calculated by doing a discounted cash flow analysis on dividends paid per NFT ($D1$) produced by the expected operating income (iO) after the first year of operation. We adopted the Gordon Growth Model due to the simplicity and robustness of this fundamental approach to valuation.

Growth (g) in our model is fueled by using free cash flows ($FCFF$) to launch new developments as well as build new units on and improve our existing locations with more units and services.

We help the fair price emerge in the market by making publicly available information on the project's balance sheets and operating incomes. This communicates and signals the fair value of the project (V) to the market and drives out speculative pressures and bring market price (P) towards its intrinsic value (V).

$$\text{Valuation} = \frac{D_1}{(1+r)} + \frac{D_1(1+g)}{(1+r)^2} + \frac{D_1(1+g)^2}{(1+r)^3} + \dots + \frac{D_1(1+g)^{n-1}}{(1+r)^n}$$

Explanations of used variables:

iO = Annual income from operations

iR = Annual income from unit rentals

iS = Annual income from provision of services

iC = Annual income from commercial leasing

$D1$ = Dividend payment after development

g = Growth rate on dividends

n = Number of years

r = Discount rate

$FCFF$ = Free Cash Flow to Firm

P = NFT Price

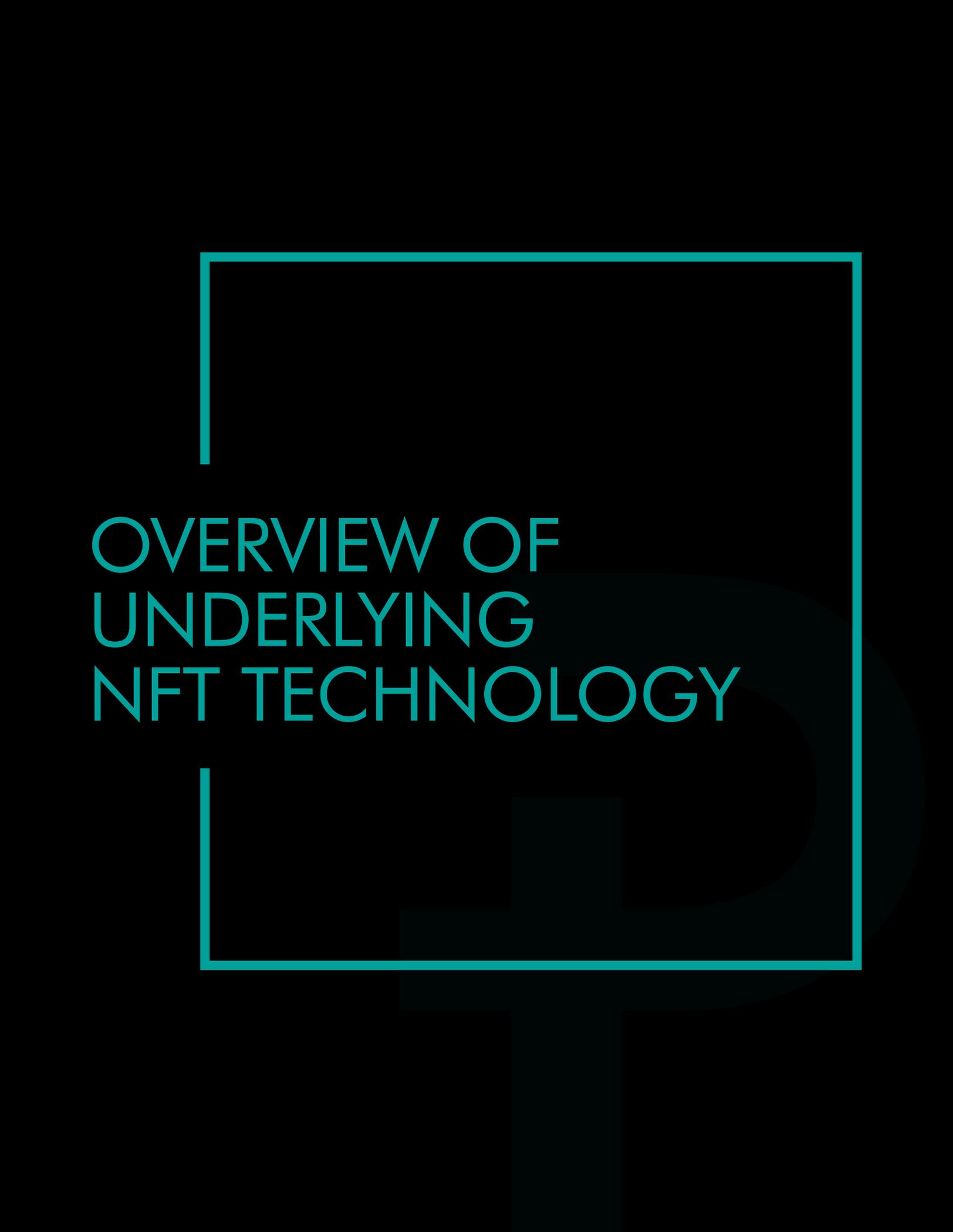
V = Fair NFT Valuation

KEY NFT METRICS

24% Annual dividend

200% Capital gain

4.0 Price-to-Earnings



OVERVIEW OF UNDERLYING NFT TECHNOLOGY

OVERVIEW OF UNDERLYING NFT TECHNOLOGY

TECHNICAL SOLUTION

- Centralization of some features simplifies development and reduces barrier of entry
- Transactions and ledgers are completely transparent and available for audit 24/7
- Centralization to secure and trusted sources reduces NFT stability issues
- Hash-verifiable blockchain ledger enable external parties to verify current state or any other state of ledger’s history
- NFT is developed using ERC721 Standards allowing for the internal transfer or external sales to anyone purchasing the NFT.

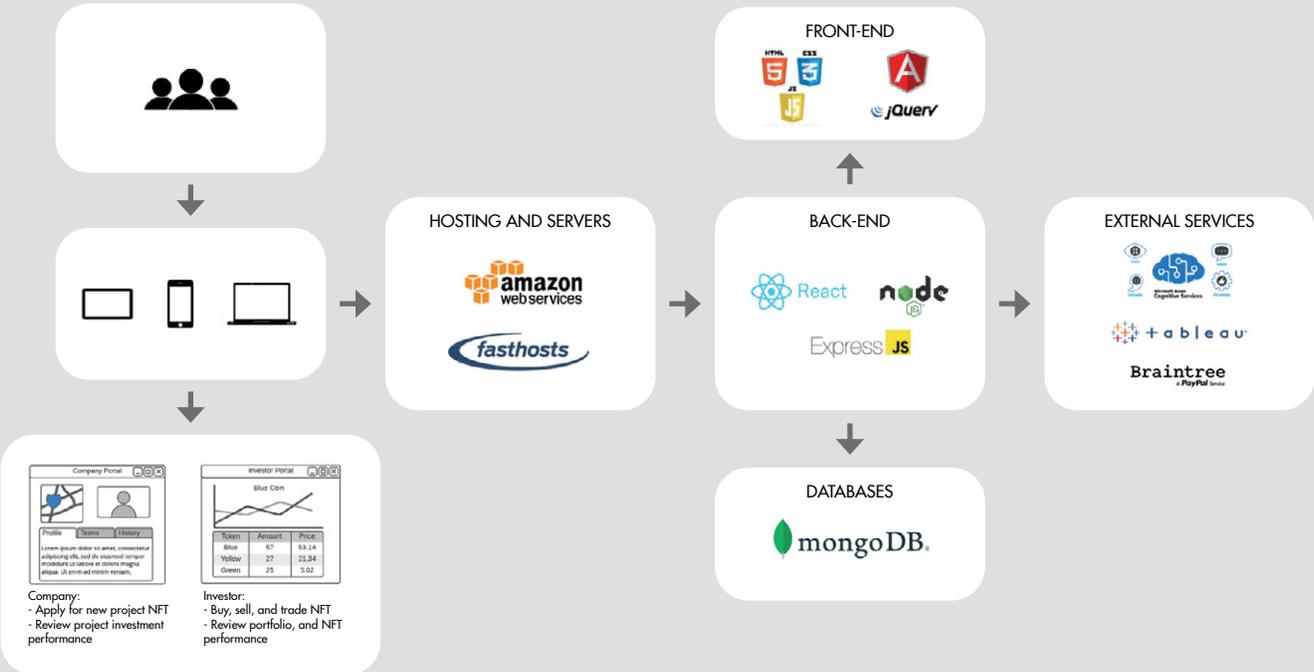
OVERVIEW OF TECHNICAL SOLUTION

BLOCKCHAIN TECH STACK

KNOW YOUR CLIENT (KYC) PROTOCOLS

ABOUT

Our solution is an automated real estate investment platform that utilizes a traditional application stack alongside a decentralized blockchain ledger for all transactions. The ledger is public and transparent. The platform consists of two portals serving investors who wish to invest into a project/company that is hosted on the platform. The platform ensures security, enables automated monitoring, internal and external auditing, as well as fraud prevention.



OVERVIEW OF UNDERLYING NFT TECHNOLOGY

BLOCKCHAIN TECH STACK

We implement a MERN (MongoDB, Express, React, NodeJS) stack for standard application processes. These processes include sign-up, login, and monitoring of project and investment performance via dashboard. The application is hosted via Fasthosts Web Services. All project media uploaded through the sign-up process is stored in IPFS. This enables the application to be highly customizable and scales automatically to meet user activity. Additional services such as electronic payment, facial verification, etc. can be connected via REST APIs provided by external companies. Only data relevant to front-end performance. Smart Contracts (ERC721) are deployed on any EVM enabled blockchain.

Front End:

- HTML5
- CSS
- React
- JQuery

Back End:

- NodeJS
- React
- ExpressJS

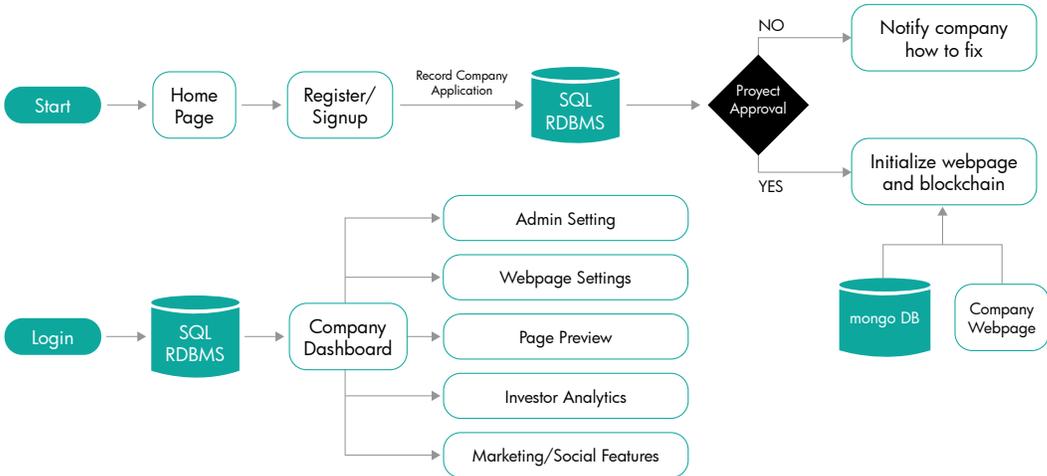
Hosting:

- Fasthosts Web Services
- Amazon Web Services
- GitHub

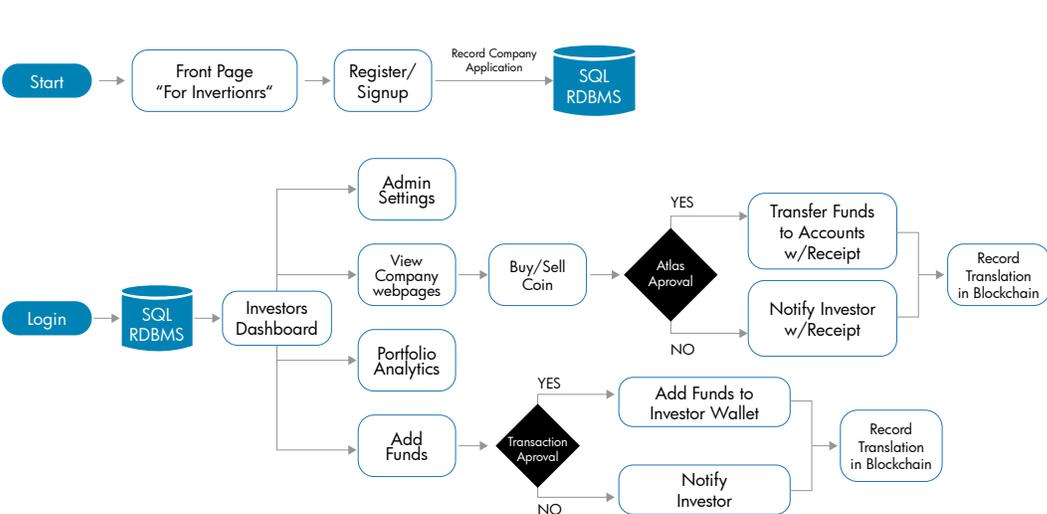
Databases:

- MongoDB Atlas Clusters

COMPANY SOFTWARE ARQUITECTURE



INVESTOR SOFTWARE ARQUITECTURE



KYC AND AMLA PROTOCOLS WITH INTEGRATED AUDITING TOOLS

Our platform provides state of the art analytics tools to analyze our applications performance and monitor ecosystem health. These tools are provided through an iteratively improved dashboard. The dashboard aims to monitor any behaviors required to report by regulating authorities externally and to maintain the overall security and performance of our platform internally. Our auditing tools are designed in accordance with North American, Latin American, and European FinTech regulatory structures. Our intent is to work with external auditors to constantly improve these tools.

INVESTOR sing up & log-in



User verifications & Authentication




Gov's ID as passport
or driver's license
(legal name, address,
tel, number, etc.)


Username/
Password


Secret Questions


BIP 39 Mnemonic
Seed Phase
Codes


2FA Verification via
Mobile and Email



Data Encryption
SHA - 512



Data Servers

AUDIT DASHBOARD

The dashboard contains information regarding daily active users, types of transactions conducted across a period of time, number of failed transactions processed, location of transaction traffic, NFT volatility and liquidity, etc. We also provide predictive analytics for key performance indicators such that any highly unlikely change in performance can be flagged and investigated.

INTEGRATED MONITORING TOOLS

Each project will have different stages of development which you will be able publicly monitor. Deploying NFTs for each project we start will also enable the most transparent overview of our portfolio and its value. All of the company decisions will be reflected through reports on the platform, putting you in the first-row seat. on any EVM enabled blockchain.

STAGNATION IN THE CURRENT REAL STATE INDUSTRY

Real estate transactions in the global investment market are facing a problem of how to make asset transactions light, efficient and transparent. In the past, only large asset packages were able to achieve the purpose of securitization of real estate assets through the means of REITs. However traditional real estate investment tools, such as REITs, need a large number of listed preparations in advance and the annual maintenance cost is also very high.

The investment potential of residential and commercial properties are also yet to be fully unlocked due to poor liquidity. The global real estate market and global economy as a whole will be greatly improved if the properties' liquidity were accelerated. Real estate asset digitization uses blockchain to streamline the transaction and trading process. After ICO listing Using our quantum ledger blockchain technology real estate assets can be transformed into digital assets and provide unprecedented levels of liquidity and cash-ability of the underlying properties and their revenue streams.

Yield NFTs and Smart Deeds encompass the novel ideas of cryptocurrencies and asset management through decentralized ledgers, based on blockchain technology.

Until recently these types of deals are mainly accessible only to large scale institutional and ultra high networth private investors because of their size and complexity to purchase. By using blockchain technology we are creating a platform that will enable everyone to benefit from real estate opportunities.

We already have focused on specific targets and projects, all of them properties with high potential, for received funds in a short time. Immediately after the acquisition of projects the development of properties will start. Our NFTs will be written with the mindset of building a real estate ecosystem for the future and in doing so we will be prepared to integrate possible future real estate companies into our platform.

Tokenized real estate markets will lower the entry barrier and open access to direct investments for anyone with an internet connection. Blockchain technology and NFTs are already transforming the way we use the world wide web. As we transit from an internet of information to an internet of value, new and established networks will evolve into decentralized peer-to-peer value exchange markets.



SHARING ECONOMY IMPACTS ON REAL STATE

Our Smart Deeds and Yield NFTs provide a way for individuals enjoy dividend income and capital gains.

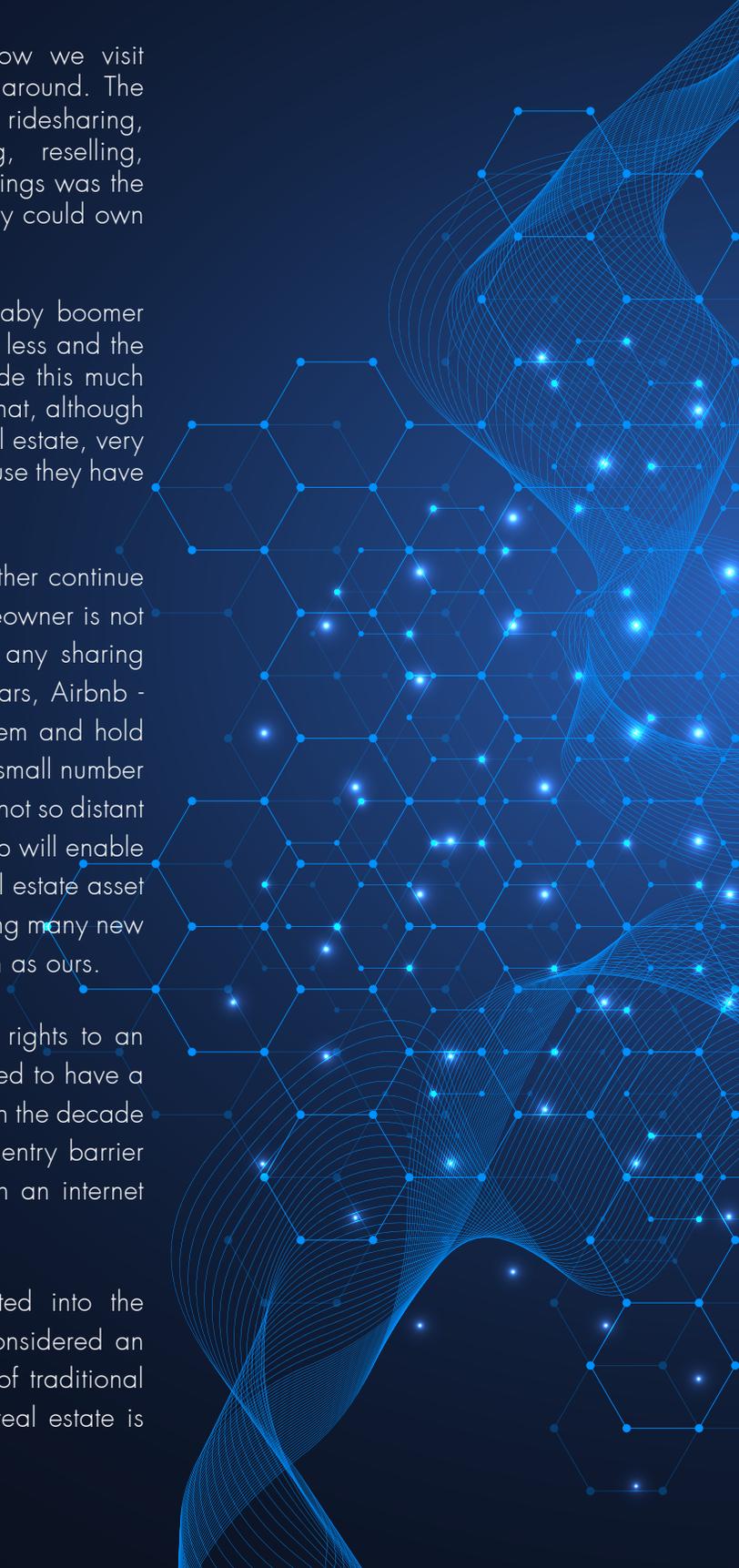
Sharing economy companies have truly changed how we visit destinations, how we stay there, and how we move around. The sharing economy has taken off in all sorts of niches from ridesharing, apartment or home lending, peer-to-peer lending, reselling, coworking, talent-sharing. In the last century, owning things was the marker of the middle class. Those who had more money could own more things.

Today however, as millennials enter adulthood and baby boomer enter retirement, the trend seems to be for them to own less and the advent of the digital and sharing economies have made this much easier. Even so, recent data from Apartment List shows that, although 80 percent of US millennials would like to purchase real estate, very few are in a good position to actually buy, largely because they have not enough saved.

This could imply that the need for rental homes will further continue to increase, as the traditional model to becoming homeowner is not within reach for the majority. Either way, the fact is, any sharing economy requires assets in order to run (e.g. Uber - cars, Airbnb - homes), and these assets need someone to acquire them and hold ownership. Today most of these assets are owned by a small number of participants of a particular sharing economy, but in a not so distant future, blockchain, tokenization and fractional ownership will enable a much wider range of users to own a small part of real estate asset portfolios. At scale, this will represent a big boost, adding many new real estate assets to any sharing economy platform such as ours.

Tokenization as a whole is the process of converting rights to an asset into a digital NFT on a blockchain and is expected to have a serious impact on liquidity across multiple asset classes in the decade to come. Tokenized real estate markets will lower the entry barrier and open access to direct investments for anyone with an internet connection.

In recent years, real estate has increasingly migrated into the mainstream as a sought after asset. Previously long considered an "alternative asset" class that floated on the periphery of traditional investments such as stocks, bonds and mutual funds, real estate is today the one of the largest asset classes globally.



LEGAL DISCLOSURES

This Whitepaper provides information in connection to an opportunity for the acquisition of a security NFT that will grant purchasers economic exposure to real estate properties. (Target Assets) by means of periodic profit distributions. The NFTs will not (i) provide legal ownership over the Issuer's shares or the Target Assets; (ii) represent debt owed by the issuer to the NFT holders; nor (iii) provide voting/governance/typical shareholding rights related to the Issuer. This Whitepaper does not constitute a prospectus, an offering memorandum and/or other offering document relating to the Issuer and has not been reviewed or approved by any financial regulator or securities commission in any jurisdiction. Investing in NFTs involves several risks. There can be no assurance that NFT holders will be able to receive a payback of their capital or any positive return on their purchase of NFTs. Prior to investing in NFTs, prospective purchasers should carefully consider the section "Risk Factors" of this White paper, which despite not providing an exhaustive list or explanation of all the risks purchasers may face when investing in NFTs, shall be used as guidance. Prospective purchasers should consider carefully whether a purchase of NFTs is suitable for them considering the information herein and their personal legal and financial circumstances. Unless otherwise indicated or the context otherwise requires, all references in this Whitepaper to "Issuer", "we", "our", "ours", "us" or similar terms refer to the Issuer.

ACCURACY OF INFORMATION

No person has been or is authorized to give any information or representation not contained in the Whitepaper in connection with the Issuer and its business and operations or the Tokens and, if given, such information or representation must not be relied upon as having been authorized by or on behalf of the Issuer. The continuing sale of NFTs shall not, under any circumstances, constitute a continuing representation or create any suggestion or implication that there has been no change, or development reasonably likely to involve a material change in the affairs, conditions and prospects of Issuer or in any statement of fact or information contained in the Whitepaper since the date here of.

Statements made in the Whitepaper are based on the law and practice in Costa Rica current at the date it was issued. Those statements are therefore subject to change should that law or practice change. Under no circumstance does the delivery of the Whitepaper or the sale of NFTs imply or represent that the affairs of the Issuer have not changed since the date of the Whitepaper.



TERMS USED

To facilitate a better understanding of the NFTs being offered for purchase by the Issuer, and the businesses and operations of the Issuer, certain technical terms and abbreviations, as well as, in certain instances, their descriptions, have been used in the Whitepaper.

These descriptions and assigned meanings should not be treated as being definitive of their meanings and may not correspond to standard industry meanings or usage. Words importing the singular shall, where applicable, include the plural and vice versa and words importing the masculine gender shall, where applicable, include the feminine and neuter genders and vice versa. References to persons shall include corporations.

KYC AND ANTI MONEY LAUNDERING POLICIES

Any applicants to the STO, either in a primary issuance or in the secondary market, will be subject to all applicable KYC/AML policies that may be in place at the time of the purchase, being subject to periodic assessment and routines in this regard.

Failure to comply with the KYC/AML procedures and routines applicable to the purchase of NFTs shall prevent the purchase of the NFTs or the imposition of sanctions on purchasers, including the freeze of funds, mandatory cancellation or redemption of NFTs through our NFT or any other measure that the Issuer may deem appropriate to meet the applicable regulatory requirements.

FORWARD LOOKING STATEMENTS

This Whitepaper may contain estimates and forward-looking statements which are mainly based on the current expectations and estimates of future events and trends that affect or may affect the business, financial condition, results of operations, cash flows, liquidity, prospects and the envisaged valuation of the NFTs. Although we believe that these estimates and forward-looking statements are based upon reasonable assumptions, they are subject to many significant risks, uncertainties and are made in light of the current available information.

Forward-looking statements speak only as of the date they were made, and we do not undertake the obligation to update publicly or to revise any forward-looking statements after we distribute this document because of new information, future events or other factors. Considering the risks and uncertainties described above, the forward-looking events and circumstances discussed in this document might not occur and future results may be materially different from those expressed in or suggested by these forward-looking statements. Forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause actual events or results, performance or achievements to differ materially from the estimates or the results implied or expressed in such forward-looking statements. The Issuer disclaims any responsibility to update any of those forward-looking statements or publicly announce any revisions to those forward-looking statements to reflect future developments, events or circumstances, even if new information becomes

available or other events occur in the future. These factors include, amongst others:

- A - changes in political, social, economic and stock or cryptocurrency market conditions, and the regulatory environment in the countries in which the Issuer conducts its businesses and operations;
- B - the risk that the Issuer may be unable to execute or implement its respective business strategy and future plans;
- C - changes in interest rates and exchange rates of fiat currencies and cryptocurrencies;
- D - changes in the anticipated growth strategies and expected internal growth of the Issuer;
- E- changes in the availability and salaries of employees who are required by the Issuer to operate their respective businesses and operations;
- F- changes in competitive conditions under which the Issuer operates, and the ability of the Issuer to compete under such conditions;
- G- changes in the future capital needs of the Issuer and the availability of financing and capital to fund such needs;
- H - war or acts of international or domestic terrorism;
- I - occurrences of catastrophic events, natural disasters and acts of God that affect the businesses and/or operations of the Issuer; and
- J - other factors beyond the control of the Issuer.

INFORMATION AND CONSENT

This Whitepaper includes technical, market and industry information and forecasts that have been obtained from internal surveys, reports and studies, where appropriate, as well as market and academic research, publicly available information and industry publications. Such surveys, reports, studies, market research, publicly available information and publications generally state that the information that they contain has been obtained from sources believed to be reliable, but there can be no assurance as to the accuracy or completeness of such included information. Save for the Issuer and its respective directors, executive officers and employees, no person has provided his or her consent to the inclusion of his or her name and/or other information attributed or perceived to be attributed to such person in connection there with in the Whitepaper and no representation, warranty or undertaking is or purported to be provided as to the accuracy or completeness of such information by such person, and such persons shall not be obliged to provide any updates on said information. The Issuer has not conducted any independent review of the information extracted from third-party sources, verified the accuracy or completeness of such information or ascertained the underlying assumptions relied upon there in. Consequently, the Issuer makes no representation or warranty as to the accuracy or completeness of such information and shall not be obliged to provide any updates on said information.

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The Real Estate of Blockchain

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