# **FLIPT Coin White Paper**

## **Introduction**

FLIPT is revolutionizing the real estate flipping industry by empowering individuals to undertake house flipping projects with minimal upfront costs and no stringent credit requirements. We provide the necessary resources, capital, and expertise to ensure maximum profitability for our partners, referred to as “FLIPT Buddies.” With the introduction of FLIPT Coin, we are integrating blockchain technology to offer transparency, security, and a new investment opportunity through tokenized shares of our company.

## **FLIPT Coin Overview**

FLIPT Coin represents a novel approach to real estate investment and company ownership. Each coin is backed by a 100-year automatically renewing lease for one share of FLIPT. We are launching a total supply of 1,000,000,000 FLIPT Coins, with 3,000,000 coins available for initial sale. Our commitment is that 70 percent of funds from coins will always be invested in real estate or in our bank account. The remaining 30 percent is held for operating expenses or emergencies as needed.

### **Key Features of FLIPT Coin**

* **Ownership Representation**: Each FLIPT Coin corresponds to one share of FLIPT.
* **100-Year Lease**: Coins represent a 100-year automatically renewing lease and ownership will be given after FLIPT files with the SEC
* **Transparency**: Full glass door accounting, allowing investors to track financial performance online including profit margins, bank statements and project docs.

## **The FLIPT Model**

### **What FLIPT Does**

FLIPT is designed to simplify the house flipping process by providing access to capital, expert guidance, and comprehensive project management. This approach allows almost anyone to flip houses successfully.

### **How FLIPT Works**

FLIPT integrates every part of the flipping process to maximize profitability:

#### **FLIPT Buddy Responsibilities**

* **Pay 3 Points on Total Project Cost**: A fee based on the overall project cost.
* **Manage the Process**: Follow a structured 5-step process with coaching and daily checklists.
* **Hire and Manage Contractors**: Ensure the timely and quality completion of work.
* **Profit Sharing**: Receive 50% of the true profit at project completion.

#### **FLIPT Responsibilities**

* **Deal Analysis and Financing**: Conduct underwriting and finance the purchase and rehab.
* **Project Design and Scope**: Provide design services and determine the scope of work.
* **Track and Inspect Work**: Oversee rehab progress, inspect work, and release funds to contractors.
* **Cover Holding Costs**: Pay for utilities, insurance, and other holding expenses.
* **Staging and Listing**: Manage staging and the listing process.
* **Weekly Coaching**: Offer weekly coaching sessions and planning meetings with the Buddy.
* **Final Expense Report and Profit Sharing**: Deliver a detailed expense report and split the true profit at closing.

## **Example Projects**

### **Project 1: 8238 4th Avenue South**

* **Purchase Cost**: $14,000
* **Rehab Cost**: $86,000
* **Points on Total Loan (3%)**: $3,003
* **12% Interest on Loan**: $12,120
* **Design Fee**: $2,500
* **Staging Fee**: $1,200
* **Purchase Commission**: $1,500
* **Listing Commission**: $5,250
* **Total Revenue (Sales Price)**: $175,000
* **50% Remaining Profit to Buddy**: $20,363.50

#### **Breakdown**

* **Total Investment**: $125,573
	+ Purchase: $14,000
	+ Rehab: $86,000
	+ Points on Loan: $3,003
	+ Interest: $12,120
	+ Design Fee: $2,500
	+ Staging Fee: $1,200
	+ Purchase Commission: $1,500
	+ Listing Commission: $5,250
* **Total Revenue**: $175,000
* **Total Profit**: $49,427
* **Buddy's Profit**: $20,363.50

### **Project 2: 605 84th Street South**

* **Purchase Cost**: $32,000
* **Rehab Cost**: $83,000
* **Points on Total Loan (3%)**: $3,450
* **12% Interest on Loan**: $13,800
* **Design Fee**: $2,500
* **Staging Fee**: $1,200
* **Purchase Commission**: $1,500
* **Selling Commission**: $7,860
* **Total Revenue (Sales Price)**: $262,000
* **50% Remaining Profit to Buddy**: $54,915

#### **Breakdown**

* **Total Investment**: $146,310
	+ Purchase: $32,000
	+ Rehab: $83,000
	+ Points on Loan: $3,450
	+ Interest: $13,800
	+ Design Fee: $2,500
	+ Staging Fee: $1,200
	+ Purchase Commission: $1,500
	+ Selling Commission: $7,860
* **Total Revenue**: $262,000
* **Total Profit**: $109,830
* **Buddy's Profit**: $54,915

## **Future Vision and Reinvestment Strategy**

### **Reinvestment of Profits**

As FLIPT grows, the profits generated from successful projects will be strategically reinvested into additional real estate ventures. This continuous reinvestment aims to expand our portfolio and increase the value and profitability of the FLIPT ecosystem.

### **Fractional Ownership through NFTs**

To further innovate and integrate modern technology, the title work for real estate properties held by FLIPT will be converted into Non-Fungible Tokens (NFTs). Each FLIPT Coin will represent fractional ownership of these real estate assets, providing holders with a transparent and secure way to own and trade shares of real estate properties.

### **Benefits of NFT-Based Ownership**

* **Transparency**: Blockchain technology ensures transparent and immutable records of ownership.
* **Security**: Enhanced security through decentralized and tamper-proof records.
* **Fractional Ownership**: Enables investors to own a fraction of high-value real estate properties, increasing accessibility and liquidity.
* **Smart Contracts**: Automates and streamlines property management, transfers, and profit distribution.

### **Expansion into Restaurants and Apartment Complexes**

In the future, FLIPT plans to diversify its investments by acquiring restaurants and developing apartment complexes. This expansion will not only enhance our portfolio but also provide additional benefits to FLIPT Coin holders.

#### **Benefits for FLIPT Coin Holders**

* **Discounts and Perks**: Coin holders will enjoy exclusive discounts and benefits at FLIPT-owned restaurants and residential properties.
* **Strengthening the Ecosystem**: These new ventures will create additional value for coin holders and further integrate the FLIPT ecosystem into everyday life.

### **Growing the Ecosystem**

To further expand the FLIPT ecosystem, we aim to convince homeowners to accept FLIPT Coin as payment for their properties. By increasing the utility and acceptance of our token, we will foster a thriving ecosystem that benefits all participants.

### **Mortgage Offerings**

FLIPT will also offer mortgages using our coin, allowing borrowers to pay back their loans with FLIPT Coin. This initiative will demonstrate the coin’s value and usability in real estate transactions.

## **Conclusion**

FLIPT Coin represents a groundbreaking opportunity in the real estate flipping industry, combining traditional real estate investment with cutting-edge blockchain technology. By offering transparent, fractional ownership through NFTs and continuously reinvesting profits into new projects, FLIPT aims to create a sustainable and profitable ecosystem for all stakeholders. Our vision includes expanding into restaurants and apartment complexes, providing additional perks for coin holders, and encouraging the acceptance of FLIPT Coin for real estate transactions.

For more information, visit our website or contact our support team.