



NFP

Non Fungible Property

WHITE PAPER



NFP.ETH

MISSION STATEMENT

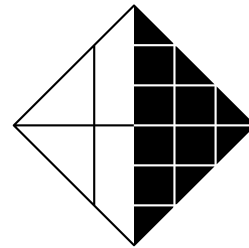
We love Real Estate!

Owning real estate can be a great investment, but there are also a lot of challenges that come with it.

- Finding the right property and location
- Determining the right value of the property
- Financing
- Closing the deal and avoiding scams

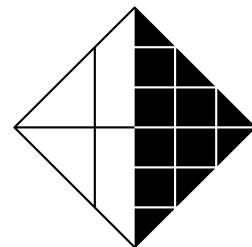
But that was only half the story. After being able to overcome all of the obstacles above, the hurdles of generating income follow.

- Finding a tenant
- Handling Maintenance
- Legal issues
- Tax filing



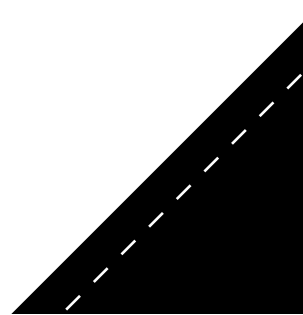
That is why we started “Non Fungible Property.”

Let us be honest, for most people it is not possible to handle all these issues alone. The greatest obstacle usually is the financing part. Our vision has always been to enable everybody to own real estate without having to take all these hurdles. Having overcome all of them ourselves we want to make “owning real estate” possible for everyone. We want to build something big together. And when we say together, we mean together. Big real estate companies that tokenize their portfolio exist already, and this is cool stuff, but wouldn't it be much cooler to participate in the process of building it all up as a community?



Given that real estate is defined as non-fungible by nature, we are convinced that the blockchain was the missing piece to revolutionize this industry. The metaverse is the next step and does not stop at "The Sandbox Game", "Decentraland" and other great builders. As digital natives we were waiting for a possibility to bring together like minded people and build something big. The time has finally come. Real Estate for people by people.

"Real Estate for people by people"



TOKENOMICS

There will be different NFTs for different purposes. We differentiate between the DAO Pass-NFT and the Property-NFT (or NFP) for each of the projects.

NFP consists of a singular mint of the DAO Pass-NFT (DAO-NFT), which will come to you in different classes, and an ongoing minting process of Property-NFT (NFP) every time a project/property is launched. The timing of when a project is launched, will be discussed, and voted in the DAO

1. DAO-NFT (ERC-721, 3 Rarity Tiers, ETH + gas)

- The DAO-NFT represents your membership to the NFP DAO.
- The DAO-NFT is necessary to participate in the decision making and voting activities of the DAO.
- The DAO-NFT will need to be held in your wallet upon property launch to provide the opportunity to mint your NFP (ETH + gas).
- The DAO-NFT may hold further utility down the road, beyond minting of an official NFP.

Founders DAO-NFT (10.0 ETH + gas – 200 votes)

Reserved for the founders and those who want a substantial impact in our DAO
Privileged early mint of a NFP

OG DAO-NFT (0.7 ETH + gas – 10 votes)

Intended for our OGs

Privileged early mint of NFP subordinate to Founders

Member DAO-NFT (0.1 ETH + gas – 1 vote)

Necessary for the participation in our DAO

Distribution in % of Governance-NFT

- Founders: 5 pieces accounting for 10% of voting power (1,000 votes)
- OG: 200 pieces accounting for 20% of voting power (2,000 votes)
- Basic: 7,000 pieces accounting for 70% of voting power (7,000 votes)

2. Property-NFT (ERC-1155, ETH + gas)

- Holding any of the DAO-NFT in the wallet allows the holder to mint the Property-NFP. Although, there will be a privileged early minting for Found ers and OGs.
- Minting a specific NFP goes hand in hand with special voting rights within the “Sub-DAO” which is only intended for managing the specific property (1 NFP = 1 vote)
- Current properties: GRS2700, BAB8020, TRS1100, LEG1100 (4 prop erties)

3. NFP-Token (ERC-20, ETH + gas)

- Represents the voting power of the DAO-NFT
- Claimable by all DAO-NFT holders
- Details like max. supply etc. will be defined by the DAO
- A governance token used within the ecosystem
- Vouchers are redeemable for Property/DAO-NFTs and serve as an incentive for user participation in the ecosystem.



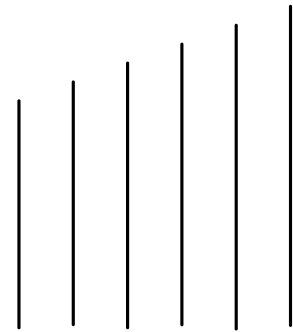
The NFP ERC-20 token serves as a versatile utility token within the ecosystem, facilitating seamless transactions and fostering community engagement. Key feature include:

- Exclusive Access: Token holders gain preferential access to new property launches, ensuring they stay ahead in the ecosystem.
- Payments: Use the ERC-20 token as a convenient payment method for property rentals or other services within the community.
- Incentivize Engagement: Reward active participation in the community, such as content creation or member referrals, with the ERC-20 tokens, encouraging a vibrant and thriving ecosystem.
- By integrating these functionalities, the NFP ERC-20 token enhances user experience and fosters a strong, collaborative community.

GOVERNANCE

- **Snapshot voting**

- 1 Founders DAO-NFT = 200 Votes
- 1 OG DAO-NFT = 10 Votes
- 1 Member DAO-NFT = 1 Vote



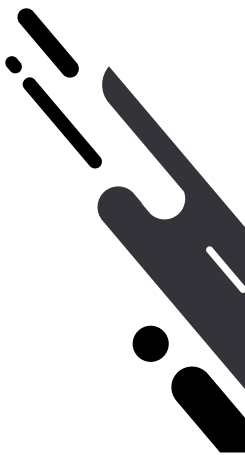
- **DAO Rules**

- Discord Members will be given special discord roles based on classes of the DAO-NFT held.
 - Founder - 1 Founder DAO-NFT
 - OG - 1 OG DAO-NFT
 - DAO Member - 1 Basic DAO-NFT
- Vote Differentials

Vote Differentials (VD) are the difference between the top two options and help determine whether a proposal reached sufficient consensus or not. The following vote differentials need to be met for a proposal to pass: 2 options require a 10 % VD, 3 options require a 15% VD, 4 options require a 20% VD. If the VD are not met, a new proposal voting will be held eliminating the option with the least votes.*

- Individual wallets are hard capped to a voting power of 15%
Example: If a wallet owns 1,800 Member DAO-NFT, their vote is limited to 1,500 Member DAO-NFT equaling 15% of 10,000 votes.

- The DAO-NFT acts as a key into the DAO and the community. There is no statement or promise that there will be any financial benefits beyond participating. The DAO-NFT does not represent or act as a financial instrument.
- Whoever owns equal or more than 1% of the voting rights is allowed to make a proposal (voting rights can be delegated)
- Voting result will be executed by one of the Founders or an OG
- Quorum requirement will be 20%
- Voting period is 7 days



- **Types of proposals**

1. Property Decisions

This is a proposal for an action within the Sub-DAO (i.e. Renovation, Rental, Selling).

- Voting Structure: Who makes the proposals?
- Property NFT Holders
- Voting mechanism: Snapshot
- Execution mechanism: Founders
- Voting Period: 7 days
- Success requirement: 51% to pass (see VD)

2. DAO Project Decisions

This is a proposal for a transfer of tokens (i.e buying assets, changing the DAO structure/constitution, allocating funding to operations, selling assets or updating NFP contract).

Project Decision Types:

- Low-Tier:

Allocating small budget for marketing or promotional activities such as social media ads or giveaways.

Deciding on a minor feature addition or modification to the DAO's website or user interface.

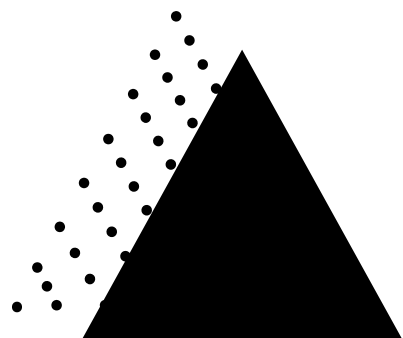
- Mid-Tier:

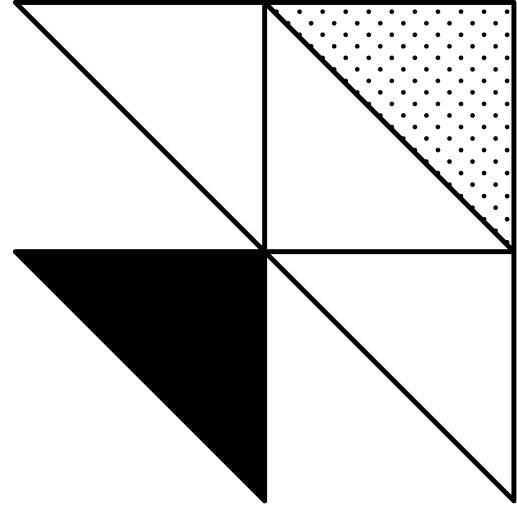
Allocate funds to operations Cooperations/Partnerships/Projects

- High-Tier:

Change DAO Structure or Constitution

DAO Liquidation Event (Dissolve the DAO)





■ LOW-TIER STRUCTURE

- Voting Structure: Who can make proposals?
Any Member w/ Member role
- Voting mechanism: Discord/Snapshot
- Execution mechanism: Founders
- Quorum requirement: 10%
- Success requirement: 51% to pass

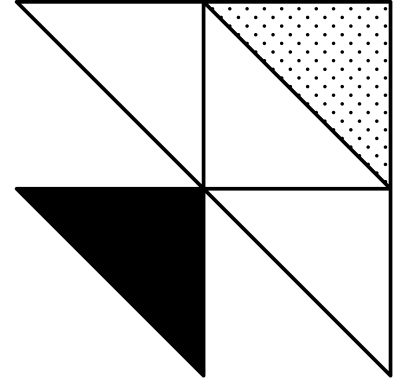
■ MID-TIER STRUCTURE

- Voting Structure: Who can make proposals?
Any Member w/ OG role
- Voting mechanism: Discord/Snapshot
- Execution mechanism: Founders
- Quorum requirement: 20%
- Success requirement: 51% to pass

■ HIGH-TIER STRUCTURE

- Voting Structure: Who can make proposals?
Any Member w/ Founder role
- Voting mechanism: Discord/Snapshot
- Execution mechanism: Founders
- Quorum requirement: 50%
- Success requirement: 75% to pass

FINANCE



Proceedings of the NFT-Sales will go into the DAO. Hence 100% will stay in the DAO to acquire new properties, develop the project and cover operational expenses if there are any.

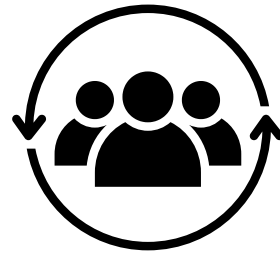
Purchase of properties

Based on our DAO plans to build a real estate portfolio together.

ETH Spend DAO Vote Threshold

- Operational fund decisions beyond 3 ETH will be decided via DAO voting, see above governance. Anything under 3 ETH will be decided by the Founders to allow the DAO to operate effectively.
- The 3 ETH is a cap for a cumulative undertaking
E.g. A discord moderator is needed, and the total to bring him/her on is greater than 3 ETH over a 1 year period, this decision would need to go through the DAO. It's not possible to break up payments into smaller chunks to get under the 3 ETH vote requirement.
- All royalties from the DAO-NFTs will go to the operations account
- Some roles within NFP will need to be paid for. These jobs and the remuneration will be decided by the Founders if they fall under the threshold above
- Royalties
Governance-NFT 3% fees collected from transactions
Property-NFT 3% fees collected from transactions

TEAM



1. ksfreak#2353



Founder of Non Fungible Property. Crypto enthusiast, Real Estate entrepreneur that is passionate about mindset, happiness and business. Background in tax advising, consulting and finance. Focusing on strategic leadership and company culture.

2. Anablethander#8013



Co-founder of Non Fungible Property. Your go-to guy for all things finance, sales, accounting, and operations. With a diverse background, he's the driving force that keeps the project on track, ensuring it grows steadily and stays financially solid. Loves real estate!

3. denisovich#6458



Moderator of the NFP Discord and our marketing guy. Former mechanical engineer gone crypto. He's responsible for crafting captivating content and managing our social channels. Rest assured, he brings enthusiasm and fun to everything he's involved.

GLOSSARY OF TERMS AND DEFINITIONS

DAO: Decentralized Autonomous Organization

A type of organization that is run through rules encoded as computer programs on a blockchain.

NFT: Non-Fungible Token

A type of digital asset that represents ownership and uniqueness of an item or object on a blockchain.

NFP: Non-Fungible Property

A type of digital asset representing ownership of a specific property within the DAO ecosystem.

ERC-721: Ethereum Request for Comments 721

A type of token standard for implementing non-fungible tokens on the Ethereum blockchain.

ERC-1155: Ethereum Request for Comments 1155

A type of token standard for creating both fungible and non-fungible tokens on the Ethereum blockchain.

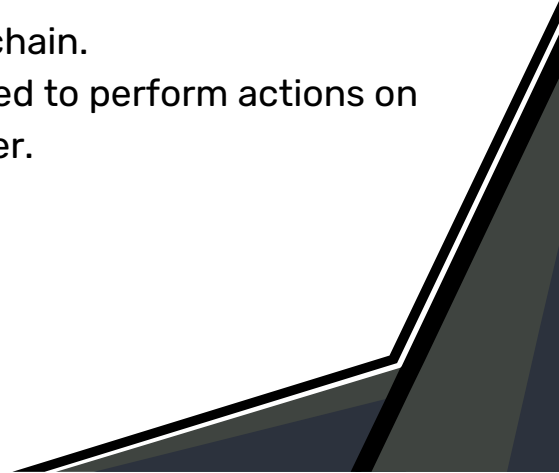
ERC-20: Ethereum Request for Comments 20

A type of token standard for creating and managing fungible tokens on the Ethereum blockchain.

ETH: Ether

The native cryptocurrency of the Ethereum blockchain.

Gas: A measure of the computational effort required to perform actions on the Ethereum blockchain. Gas fees are paid in Ether.



Snapshot Voting: A type of voting system that takes a snapshot of the token holders' balances at a specific block height to determine their voting power.

VD: Vote Differentials

The difference between the top two options in a vote, which helps determine whether a proposal has reached sufficient consensus or not.

Quorum: The minimum number of votes required for a proposal to be considered valid.

Pass Rate: The minimum percentage of participating voting rights required for a proposal to pass.

Sub-DAO: A smaller, specialized DAO created for managing specific properties within the larger DAO ecosystem.

Founders: The governing body within the DAO, composed of 8 members responsible for executing the decisions made through the voting process.

Discord: A popular communication platform used by the DAO community to facilitate discussions and voting.

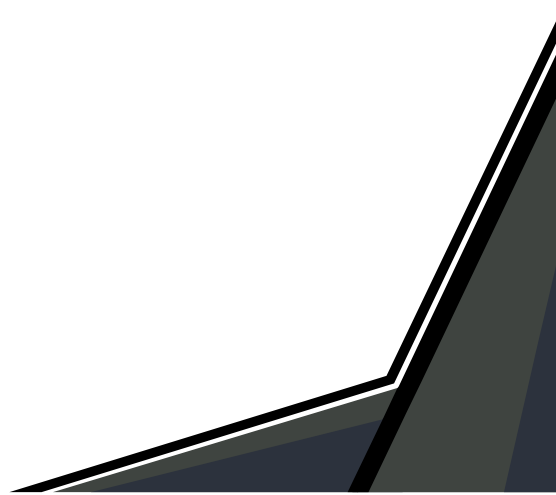


Illustration of the Voting Differentials Process

Let's say a group of neighbors is voting on how to improve their local park. They have four options to choose from: adding a playground, building a basketball court, planting more trees, or installing benches. To ensure a majority of the neighbors are satisfied with the decision, they use Vote Differentials (VD) to measure the gap between the top two options. In this case, with four options, the winning choice needs at least 20% more votes than the second most popular option. If the top choice doesn't reach a 20% VD, the option with the least votes is removed, and the neighbors vote again with the remaining options. This process continues until one option has the required VD, ensuring a broad agreement among the neighbors on the final decision.

