

MREIT

Introducing
MetaSpace Real Estate
Investment Trust (MREIT)

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The first real estate
investment trust built
for the metaverse

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Part 1:

Overview

Mission statement

We are digital landlords. With MetaSpace Real Estate Investment Trust (MREIT), we're providing a simplified solution in the world of **decentralized finance (DeFi)**. After a successful launch on Unicrypt, MREIT now trades on UniSwap V3.

Similar to traditional REITs, MREIT will focus on acquiring, leasing, minting, and managing **high-traffic virtual real estate** in the metaverse with profits going back to token holders. But unlike a traditional REIT, MREIT will expand beyond traditional property and assets norms.

Virtual real estate will quickly become a multi-trillion dollar industry. With forward-thinking strategies, MREIT is setting out to be the global standard for the **new age of real estate**.



Eric Klein

FOUNDER & CEO

With over 10 years of combined experience in real estate and crypto, Eric has lead expansion for numerous funds and companies in Canada. He's responsible for overseeing MREIT's portfolio and profitability.

Evan Klein

CHIEF BRAND OFFICER

Evan fuelled growth for nationally recognized real estate brands including Compass, Royal LePage, Keller Williams, and Sotheby's. He's responsible for heading up marketing and brand vision.

Muhammad Sumair

LEAD BLOCKCHAIN DEVELOPER

Muhammad has consulted for Paradontax Exchange, PeopleSoft Associates and has led several successful token launches. Muhammad is MREIT's blockchain expert and is responsible for the company's platform integrations.

William D'Alessandro

COMMUNITY MANAGER

William is responsible for building and establishing contacts for MREIT's growth plan including influencer partnerships and investor sales.

The metaverse, explained

The metaverse is the successor of the internet, otherwise known as web 3.0. It's where we'll work, play, entertain, learn, and more.

From the World Wide Web evolution to participative social web (the internet as we know it today), technology has gone from front-end interactive to **back-end programming**.

With blockchain technology, business will be peer-to-peer. Everyone will have the opportunity to hold, own, and operate a portion of the companies they invest in and transactions will be recorded in full transparency. This information is known as "blocks" connected by a variety of chains.

The **metaverse** combines virtual reality with the real world, transforming and decentralizing industries such as real estate, finance, banking, retail, and more.

Part 2:

Brand Vision



Outlook

Our vision at MREIT is to provide desirable real estate spaces for users, brands and companies entering the metaverse. We will create synergy between tenants, investors, and token holders.

With our eyes on growing the MREIT portfolio, we will not only purchase and lease valuable virtual assets, but we will also explore VR solutions to build customized workrooms and co-working spaces across the metaverse.



Projects and Portfolio

Property sales, leasing, and management

At the foundation of MREIT's strategy is the purchase, sale, lease, and management of virtual assets, allowing portfolio growth while sending profits back to token holders.

Developments and NFT projects

MREIT will partner and work with architects and real estate developers to build projects in the metaverse with access to real world units. With retail tenants, MREIT will focus developing space to advertise their products.

Workspace creation

For MREIT's office tenants, MREIT will partner with VR technology brands to develop customized metaverse workrooms and co-working spaces.

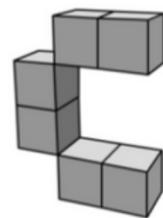
Supported worlds



Decentraland



SOMNIUM
SPACE



CRYPTOVOXELS

UPLAND

Example properties

*the metaverse is constantly evolving, so the following properties are only examples from current parcels and series



MREIT

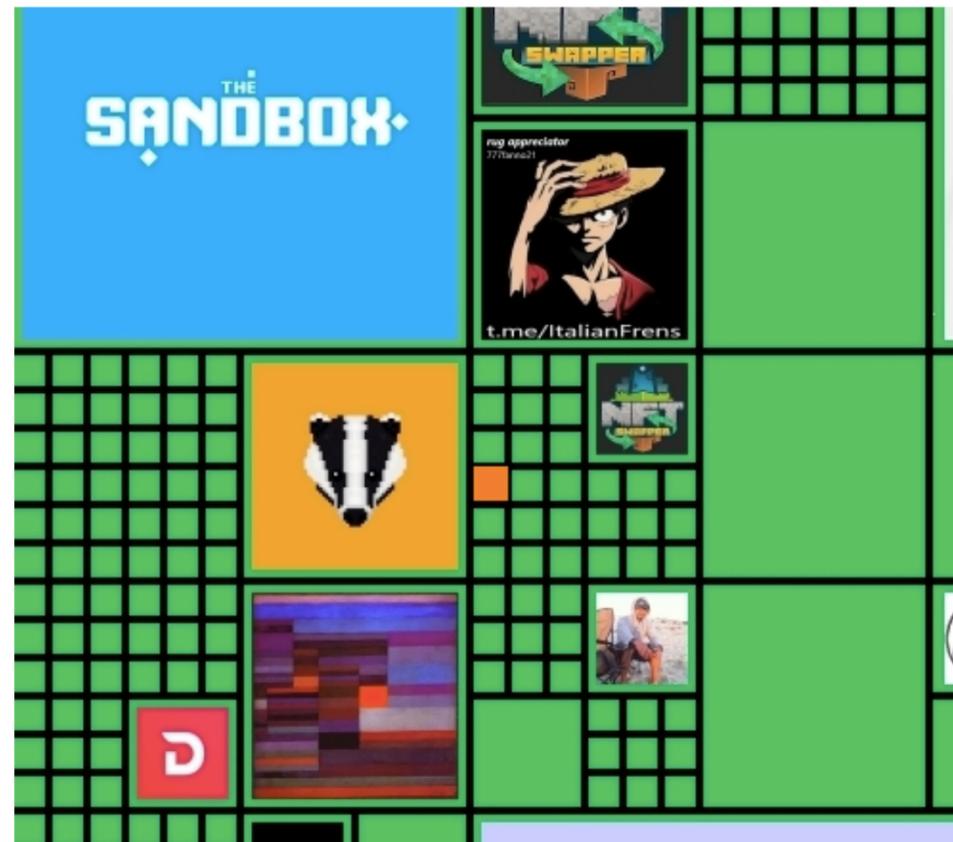
1 T Junction, Decentraland
Price: 500,000 MANA

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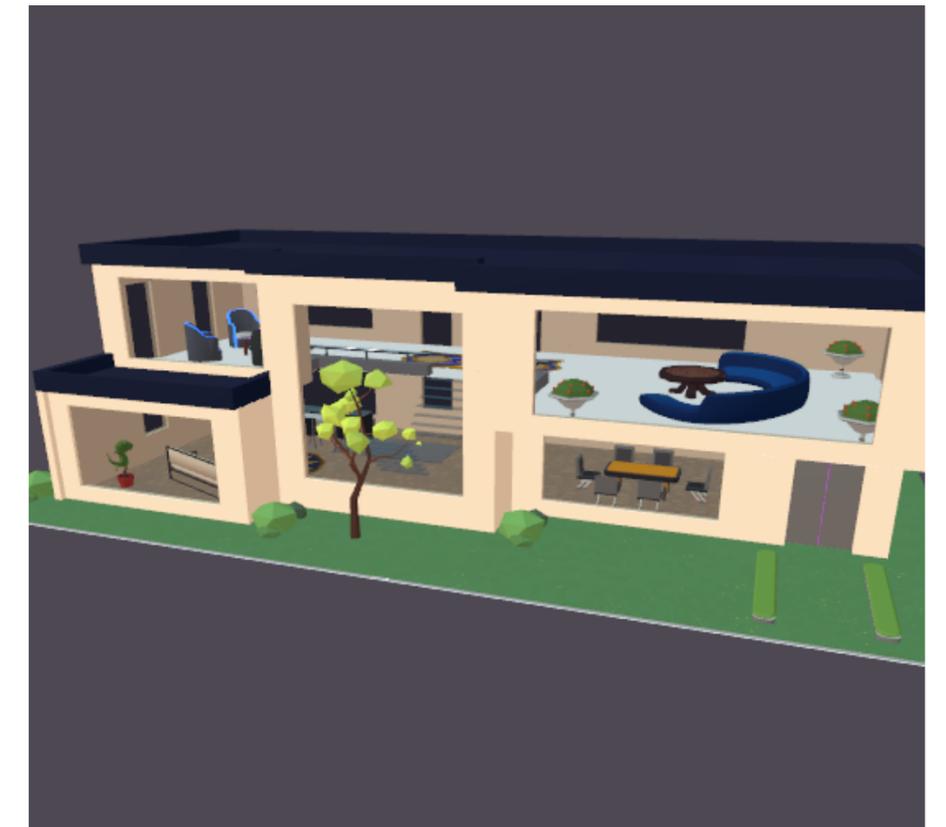
2 Land (131,-83), Sandbox
Price: 6.8 ETH

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3 Home S1, Decentraland
Price: Discord

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Rental and management

For its rental portfolio, MREIT will use platforms such as **Rentible** to handle the listing and transaction process of its properties. Companies like Rentible are changing the way consumers rent properties in the metaverse. With their help, tenants and landlords can conduct rental transactions and agreements under one roof.

Plot advertising opportunities

MREIT will look at entry-level advertising avenues such as billboard and road placements, as well as more creative B2B opportunities within our portfolio. This includes events, social groups, and more.



MREIT's example avatar



Corner advertisement exposure

Workspace creation

In Q4 of 2022, MREIT will explore the creation and development of customizable workrooms for office tenants. Like a virtual Zoom room with avatars, MREIT will work with VR brands to bring mid-sized companies into the metaverse, starting with one room at a time.

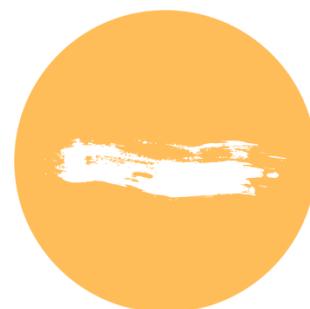
In a new initiative, MREIT will also announce its co-working spaces where individual users and companies alike can lease desirable space and socialize with nearby avatars. Think of this like Horizon's new workrooms meets VR WeWork.

Key partnerships



Architects & developers

To begin, MREIT will work with architects and developers to create desirable properties across the residential, office, and retail sectors.



Real estate brokerages

Building our realtor network is important for our growth. We plan to have +1,000 agents to help market MREIT across the world.



Retail brands

Our retail tenants will have the opportunity to co-develop NFT projects with the MREIT team, allowing us to enter the art sector internally.



Technology companies

For our workspace and co-working products, MREIT will work with VR technology companies to bring customized office solutions.

Part 3:

Characteristics

Numbers at a glance

MREIT launch: December 17 2021
Average liquidity: \$500K+
Average daily volume: \$100k+
Token holders: 800+
Liquidity pairs: Ethereum



Tokenomics

Token address for UniSwap
0x2132f6f5a45ab821e99dc1275da764776ceb2530

60%

Profits
reinvested

10%

Marketing &
Development

500M

Token supply

378M

Locked / treasury
until Jan 2023

25%

Rewards

2%

Legal

8M

Burned
tokens

80M

Team & partner tokens
2022 release tokens

3%

Team

\$21M

Circulating
market cap

23M

Circulating
token supply

\$504M

Diluted
market cap

Token Release Schedule



March 2022
3 million tokens



June 2022
3 million tokens



September 2022
3 million tokens



December 2022
3 million tokens

Q1

Real estate partnerships
Property acquisitions
Marketing and press
Quarterly rewards

Q2

Building NFT project
Retail & architect partnerships
Influencer media
Quarterly rewards

Q3

Staking testnet
Property acquisitions
Brand partnerships
Quarterly rewards

Q4

Workroom & co-working creation
Property acquisitions
VR exploration
Quarterly rewards

Roadmap

Part 4:

Profit Cycle

MREIT Opportunity

MetaSpace REIT has a fixed token supply of 500,000,000. Token price will increase as more investors buy MREIT.

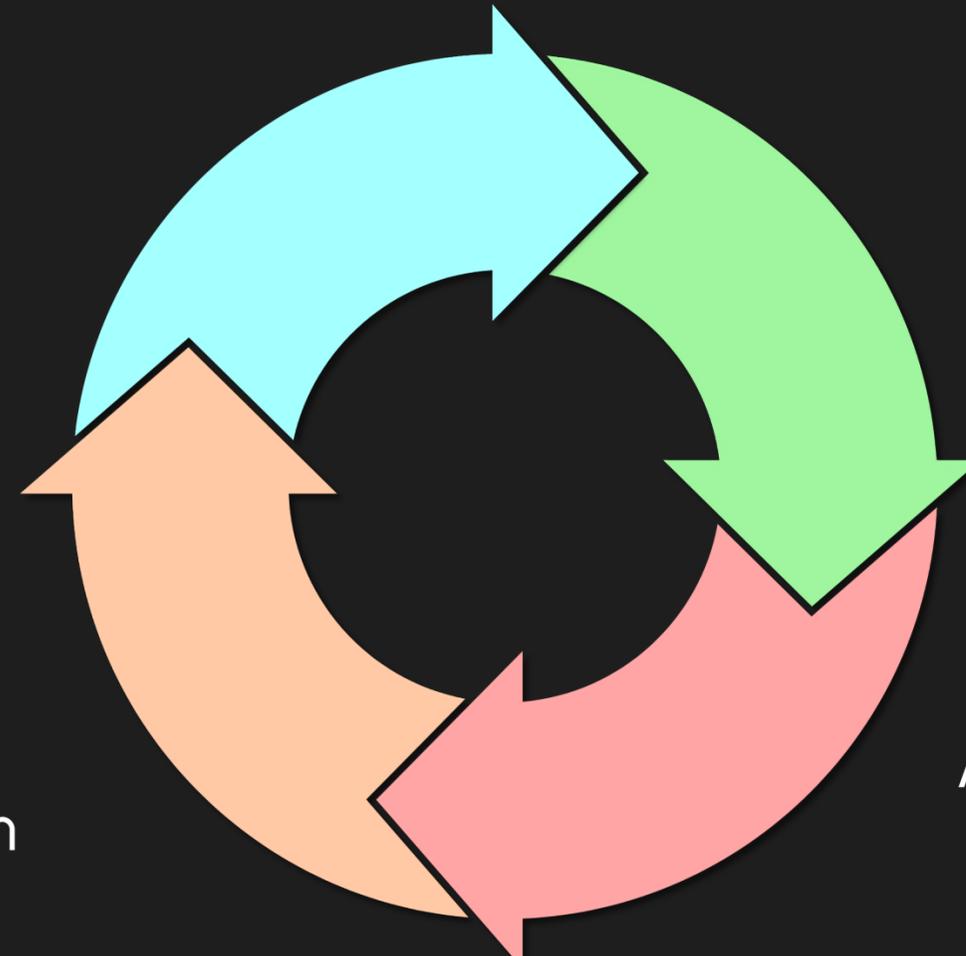
Increased trading volume provides greater liquidity, which will allow MREIT to acquire more assets resulting in greater profit for the token holder.

As MREIT sells or leases assets, profits are converted back to MREIT and 25% of all profits flow back to token holders.

Purchase MREIT

MREIT token distributed to token holders

Liquidity pool funded



Profits converted back to MREIT token

Acquisition of virtual real estate

Sale or lease of virtual real estate

Quarterly Distribution Example

Each token holder will receive a weighted percentage of the profits based on the amount of circulated MREIT that they hold.

If \$100,000 worth of MREIT tokens is available for rewards distribution, and one token holder holds 1.4% of the 22M circulated token supply, they would receive 1.4% of the reward pool, or approximately \$1,400 worth of MREIT.

Profits are received from various metaverse platforms and converted back to MREIT before reward distribution every quarter. Token holders must hold MREIT for 1 full quarter before receive yield.

Annualised reward example:

1.81 cents per token / \$5,600 / 5-7.0% annually

Numbers are approximate. Excludes increase in token price. Calculated at current price of \$0.26 per token

MREIT

www.mreit.io

Discord: <https://discord.com/invite/Hryqc5deaA>
Telegram: <https://t.me/+TgYoiuGl4l5mNDcx>

Have questions?

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