



GlobalREM

PROBLEM

1

No platform for international property transactions

Total market: **\$380Tn**

International transactions: **\$300Bn**

2

International mortgages are bureaucratic and do not allow crypto

These solutions charge **10%-20%** fee

SOLUTION

1

360° platform connecting buyers and sellers

Explore properties, access details, and complete transactions securely

2

Use crypto to mortgage international properties

Our mortgage pool and collateralisation system lets users mortgage with crypto

GLOBAL REM

Global REM is an ecosystem for real estate owners, real estate agencies and consultants, construction companies, property managers, the building and interior industry, tenants, and buyers.

Marketplace

Detailed Property Listings

Location, features, pictures, video tours, price, payment plans. Our Know Your Real Estate verification system is in place.

Map

Easily find properties around the globe on a map

Mortgage

Mortgage Set Up

Buyers can use their crypto assets as collateral for a mortgage

Mortgage Pool

Users deposit crypto into a pool which is used for mortgages, in order to earn dividends. Governed by a DAO

Wider Platform

NFT Owner Control Panel

KYC and e-signed documents, rights and deed transfer, tax and expense tracking

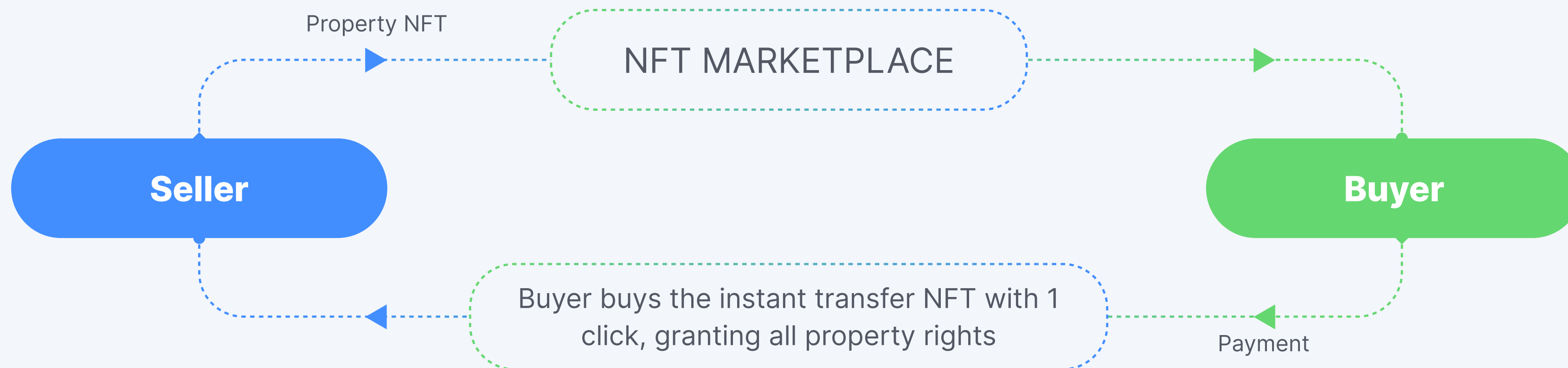
Corporate Sales Control Panel

Detailed listing analytics, documentation and reports, user identification, data integration

MARKETPLACE: HOW IT WORKS

Option 1

Already converted properties



Option 2

First time property conversion



MORTGAGE: HOW IT WORKS

Getting a mortgage

- 1 Buyer selects real estate
- 2 Buyer and Global REM agree on details
- 3 Buyer sends collateralised assets
 - a Request appraisal report (if property overvalued, reject mortgage)
- 4 Global REM buys property with Mortgage Pool money
- 5 Buyer's mortgage payments go to Mortgage Pool
- 6 Property NFT is locked under mortgage contract until end of mortgage
 - a If buyer defaults, Global REM sells collateralised assets and start auction for property NFT
 - b If Buyer finishes mortgage, buyer gets property NFT and retakes collateralised assets

Mortgage Pool

- 1 Users can deposit capital into a Mortgage Pool into one of three pools, with low risk getting dividends first but with lower APY:
 - a High risk, high reward
 - b Medium risk, medium reward
 - c Low risk, low reward
- 2 The mortgage rate will be determined by 4 things:
 - a Accumulated pool funds
 - b Amount of crypto collateralised
 - c Payment duration
 - d Default period

WIDER PLATFORM: NFT OWNERS CONTROL PANEL

Convert NFT to deed

NFT owners can convert the NFT to a property deed, finalising the property transfer

KYC and e-signed docs

Complete KYC and manage all documents that grant legal ownership of the real estate, as well as request deed transfers

Tax, expense, and rent tracking

Track annual taxes and expenses of the property, and payments directly through the platform. Also, manage all rental income/expenses

The diagram features three horizontal lines at the top, colored blue, purple, and green, representing the three main features. Dotted lines of corresponding colors connect these lines to three circular icons: a blue house icon, a purple '@' symbol, and a green document icon with a percentage sign. These icons are arranged in a semi-circle around a central text area. The text 'For NFT owners' is centered below the icons.

**For
NFT owners**

WIDER PLATFORM: CORPORATE SALES CONTROL PANEL

For real estate agents, consultants, and managers



Docs and reports

Access detailed reports about listings, finances, sales, and everything needed to manage properties



Data Integration (API)

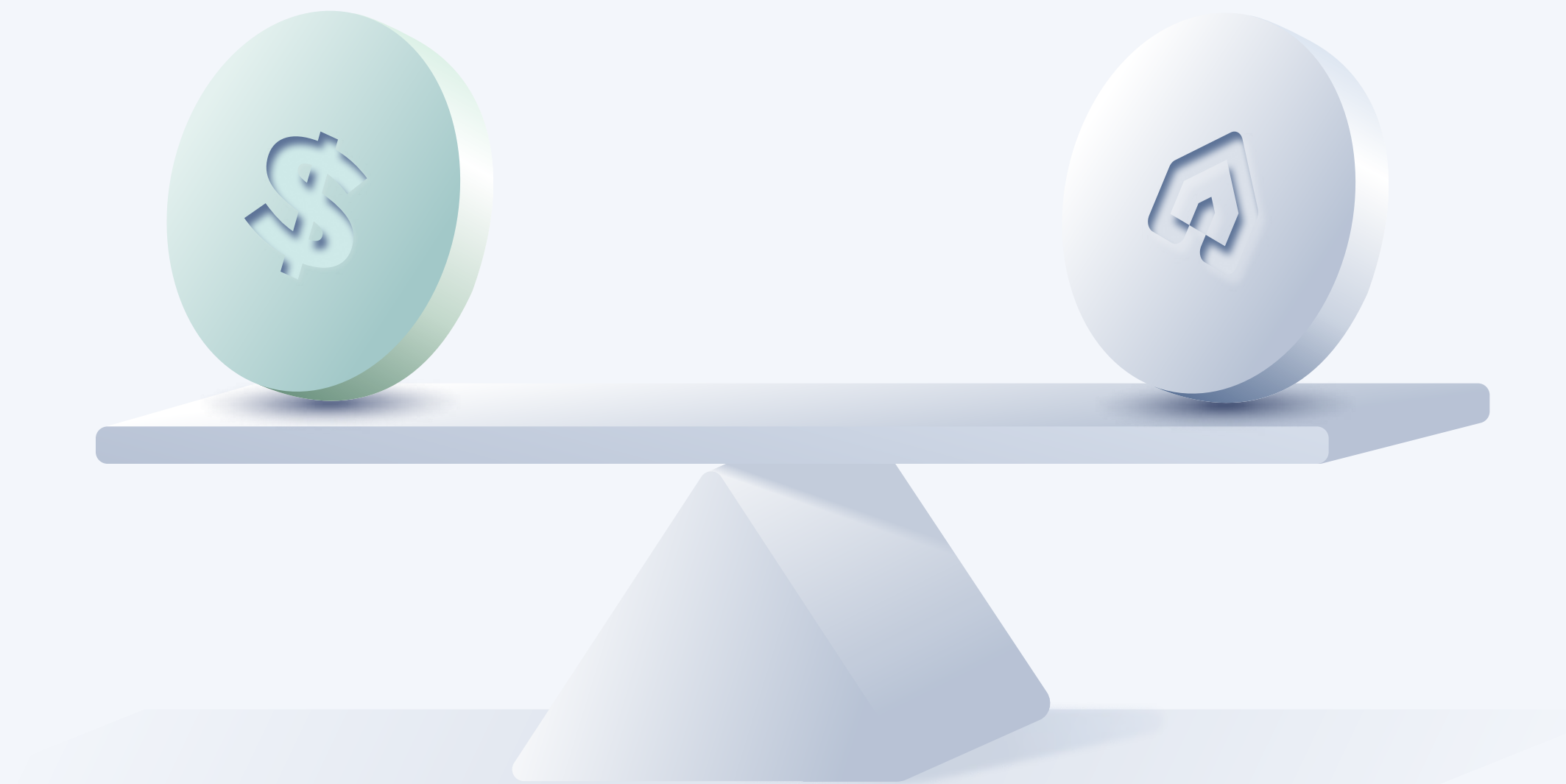
Share platform data with other software, easily integrating with accounting tools, CRMs, and more

TOKEN - \$REM

\$REM 1:1 peg with USD

Utilities:

- 1 Mortgage transactions
- 2 Mortgage-backed gains
- 3 NFT stake credits
- 4 Incentivise users to use platform



The main purpose of \$REM is to create a property backed stable currency to be used in the ecosystem. The minting and burning of REM tokens will be linked to the company's USD deposits and redemptions, respectively.

TOKEN - \$DAO

Utilities:

- 1 Governance over mortgage pool
- 2 Governance over mortgage system



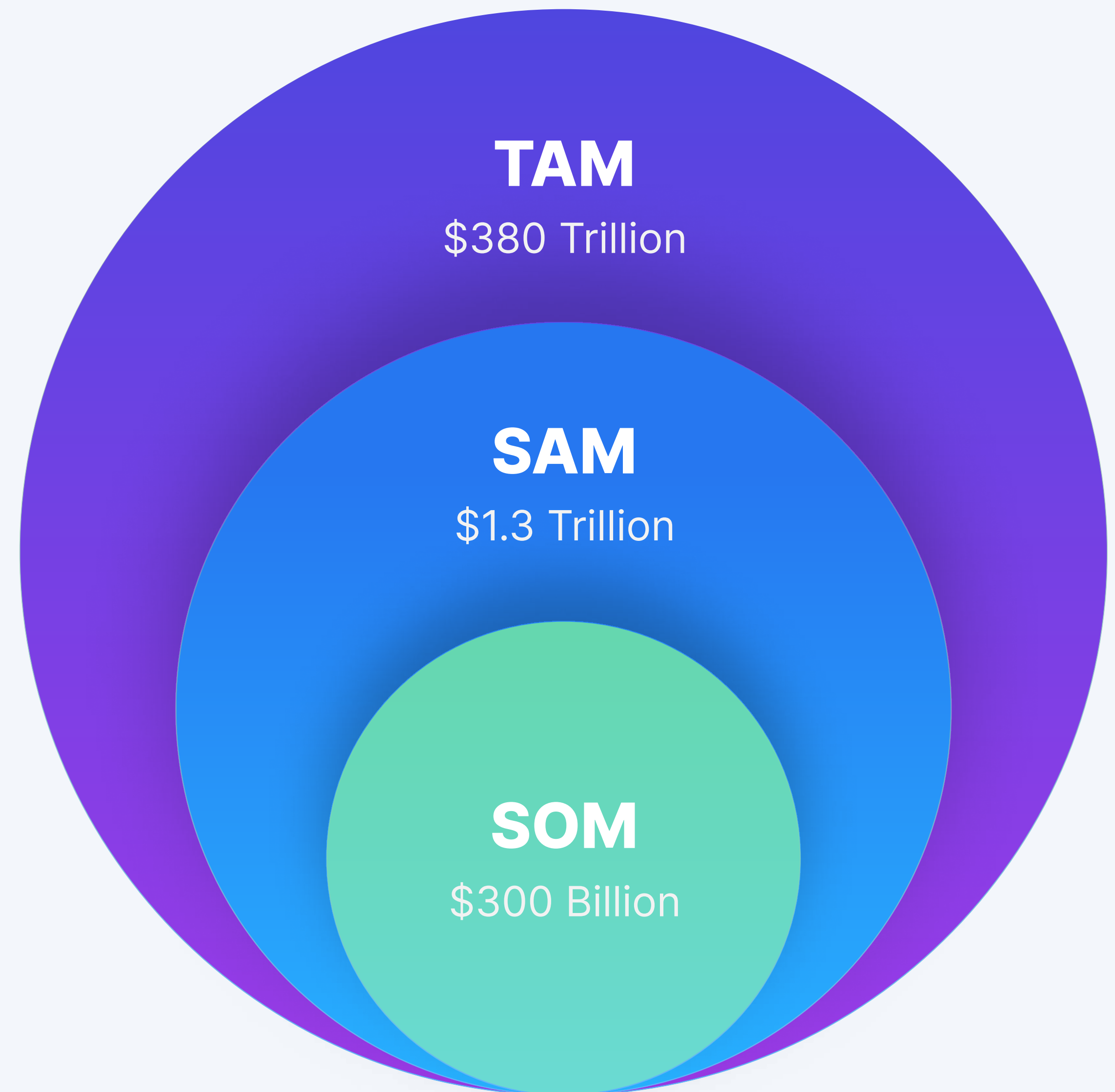
The main purpose of \$DAO is to allow users to govern a crucial part of the ecosystem - the mortgage pool. Since it's the users that deposit capital in hopes of dividends, they should be able to govern it!

MARKET

The real estate market is an important component of the global economy, with an estimated value of US\$380 Tn dollars in 2022.

Global mortgage market is expected at being US\$1 Tn dollars in 2023.

International real estate transactions account for a small share of the total sector value, estimated at around US\$300Bn.



COMPETITORS

Web2 competitors:

Sothebys Realty and Realtor



Their international home purchase procedure takes an average of a few weeks and charge an average of 15% fee.

Web3 competitors:

Soil, EstateX, Homeunity, Realio, and more.



No focus on actual property trading, and no crypto mortgages



With Global REM, it's 1 click & instantaneous* with only a 5% fee



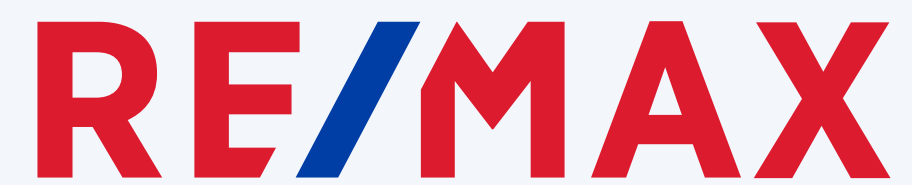
With Global REM, users tokenize and trade properties, and can get mortgages with crypto

*assuming the property is already tokenized as an NFT

TRACTION

Bootstrapped **\$200,000**

Established key partnerships with giants in the real estate sector

The logo for RE/MAX, featuring the letters 'RE' in red, a blue diagonal slash, and 'MAX' in red.

RE/MAX Turkey has been number one in the Turkish real estate industry for the past 15 years

The logo for UUSMAA KINNISVARABÜROO, featuring a yellow and blue square icon to the left of the text 'UUSMAA' in blue and 'KINNISVARABÜROO' in smaller blue letters below it.

Uus Maa has helped to find dream homes since the birth of Estonia's republic

The logo for COLDWELL BANKER, featuring a blue square icon with a white 'CB' and a star to the left of the text 'COLDWELL BANKER' in blue.

The Coldwell Banker brand is the oldest and most established residential real estate franchise system in North America

REVENUE GENERATION

6 streams of revenue from different sources

Transaction fee

5% on any sale of properties

Mortgages

Selling provided mortgages

Support services

Charge for additional services for property owners and managers

Consultancy

Our experts provide real estate consultancy

Partnerships

Partners can market their products on our platform

Advertising

On-site advertising

VISION

Building the super-app for anything related to property

- 1 Leasing and mortgages
- 2 Rental system
- 3 Partial Real Estate Sales Infrastructure
- 4 Real Estate Auction Service
- 5 Real Estate Brokerage Service
- 6 Professional Valuation and Appraisal Service
- 7 Virtual Reality (VR) Feature
- 8 Construction and Interior Design Industry Collaboration



ROADMAP

Q1 - In Progress

- Establishment of the company and formation of the board of directors
- Formation of the software team
- Planning of the software projec
- Commencement of PR activities by key team members
- Commencement of software development work

Q2

- Initiating efforts for legal processes in target countries
- Starting advertising campaigns to increase brand awareness
- Beginning alpha testing of the system
- Conducting activities for potential collaborations

Q3

- Launching the beta version of the system
- Starting online advertising campaigns for announcements
- Expanding the legal infrastructure
- Preparation of REM Stable Token infrastructure
- Designing Mortgage and Loan systems

Q4

- Making updates based on user feedback
- Completion of the system's management panel
- Starting and completing the development of appraisal services
- Launching the professional rental system

Q5

- Exiting the beta version of the system
- Preparation of software and publication of documentation for fractional real estate sales
- Conducting mortgage service tests
- Carrying out advertising campaigns and announcements for collateralize and mortgage systems

Q6

- Starting the development of brokerage and auction systems
- Launch of REM Stabil Token & Mortgage DAO Token
- Launch of the mortgage-based investment system
- Advertising campaigns for the collateralize and mortgage systems

Q7

- Publishing of brokerage and auction systems
- Initiating collaboration with the construction and interior industry
- Initiating software development for services related to the construction and interior industry

Q8

- Starting the development of Virtual Reality software
- Publication of services related to the construction and interior design industry
- Completion of Virtual Reality software

GTM

We target wealthy international property buyers, and retail investors

International Property Buyers

Strategic partnerships - collaborating with leading companies in the real estate sector, technology providers, and financial institutions, we will boost brand recognition and enrich the ecosystem.

Retail

Advertising campaigns - we'll reach a wider audience by organizing attention-grabbing campaigns, especially with special news and advertisements targeting the real estate sector.

Crypto and finance publications - crypto is an important part of our business. Therefore, we will emphasize it by preparing special research reports for crypto and finance publications and collaborating with these publications.

TEAM

Umurcan Gorur

CEO

Faruk Arigun

CTO

Onur Ozcan

COO

Cem Tas

CMO

Ugur Aydin

CCO

Aslan Aktas

CLO

The team has decades of experience in their roles, and over a hundred thousand hours in the real estate and software industry.

ASK + EXPENDITURE

Equity raise: **\$3,000,000**

Round valuation: **\$10,000,000**

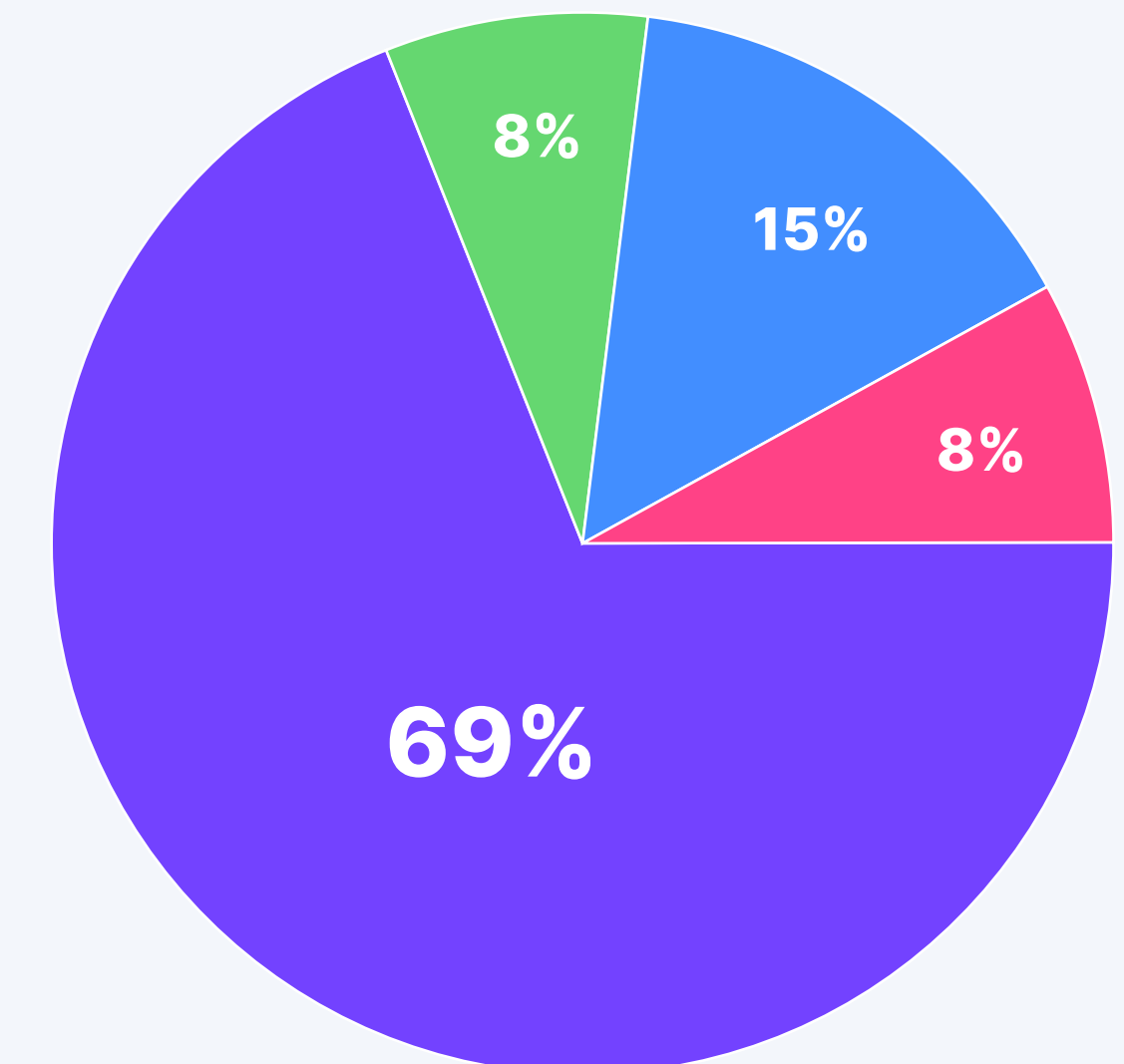
Investment: **Equity**

Current burn: **\$50,000/m**

The raise will give us 5 years runway at current burn, which covers website domains, servers, software developer salaries, and event costs.

Ideal burn: **\$250,000/m**

At our ideal burn, we get 1 year runway with a burn rate after expanding the team globally to bring buyers and sellers onto the platform, advertising and marketing, and operational expenses.





GET IN TOUCH

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