Property Pals: Digital Real Estate

Revolutionizing Property Ownership through Tokenization & Fractional Flipping.
The Architect's Blueprint for the 2026 Digital Empire.

The Affordability Crisis

Why traditional real estate investment is broken for the modern operator and the micro-investor.

Barriers to Entry

Institutional Bottlenecks

High-interest bank loans, rigid credit requirements, and 2-point hard money fees cripple the operator's speed and profit margins.

Exclusionary Markets

The 99% are locked out. Standard property acquisition requires massive upfront capital, preventing micro-investors from building wealth.

Digital Transformation

Bridging the gap between physical deeds and the immutable digital ledger.

What is Tokenization?

The Digital Deed

Tokenization converts ownership rights of a physical asset into **digital tokens** on a blockchain. Each token represents a legal, fractional share of a Special Purpose Vehicle (LLC) that holds the title to the property.

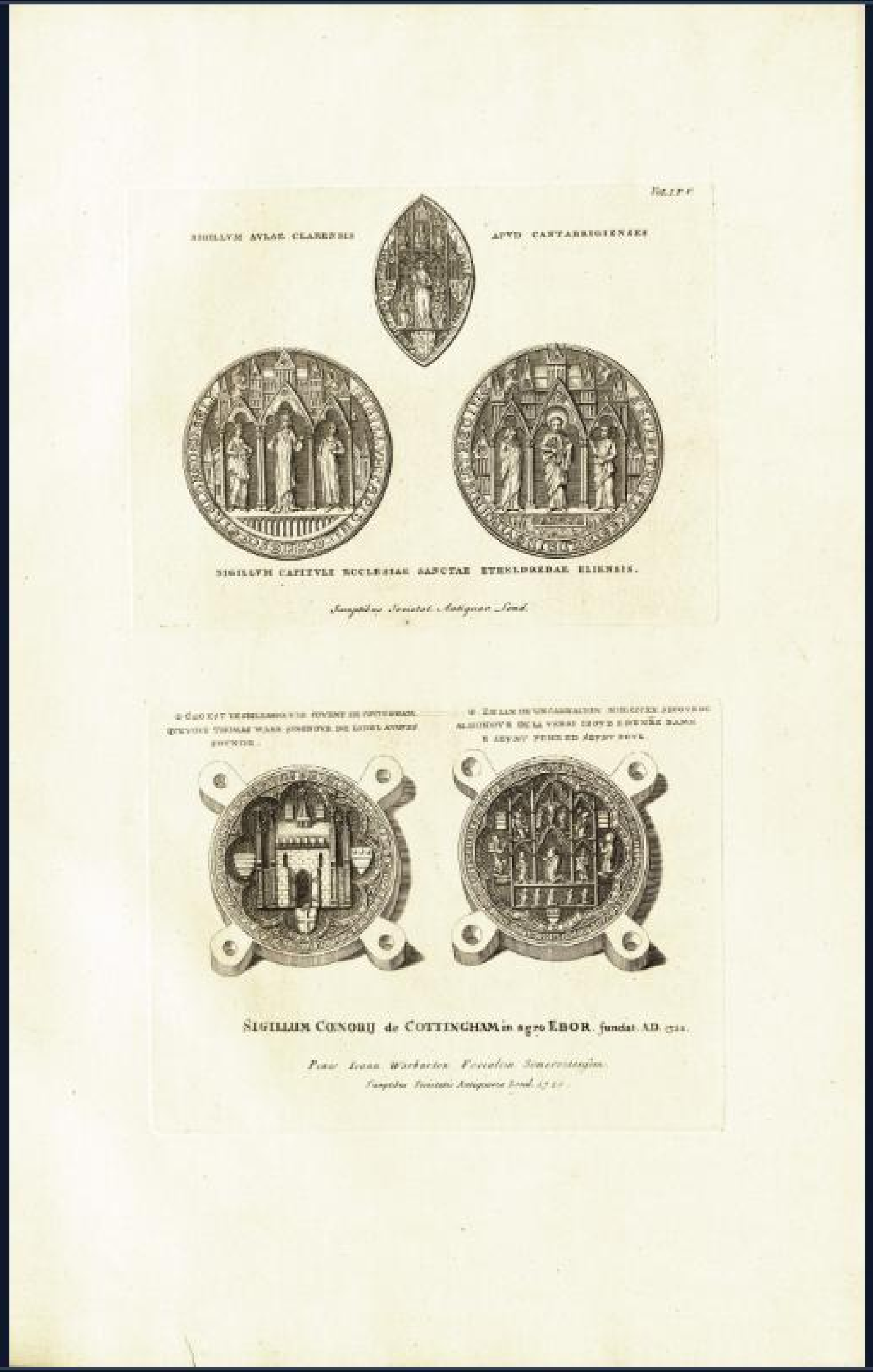
This allows a $150,000 flip to be divided into 1,500 liquid units of $100 each, accessible to anyone, anywhere.

The Property Pals Engine

Missouri Series LLC

We leverage **RSMo § 347.186** to create a "Master" entity that spawns independent "Series" for each flip.

- **Asset Isolation:** Each flip sits in its own legal moat.
- **Operational Speed:** Immediate creation of project-specific SPVs.
- **Cost Efficiency:** One consolidated structure for 100+ flips.



The 4-Step Fractional Blueprint

The operational sequence to fund, flip, and distribute profit globally.

Step-by-Step Execution

1. The Wrapper

Place the asset inside a project-specific Series LLC with a token-ready Operating Agreement.

2. Minting

Leveraging **Hedera (HBAR)** Token Service to natively mint 1,500 digital tokens at $100.

3. Funding

Raise capital directly via SEC-registered portals using Reg CF exemptions.

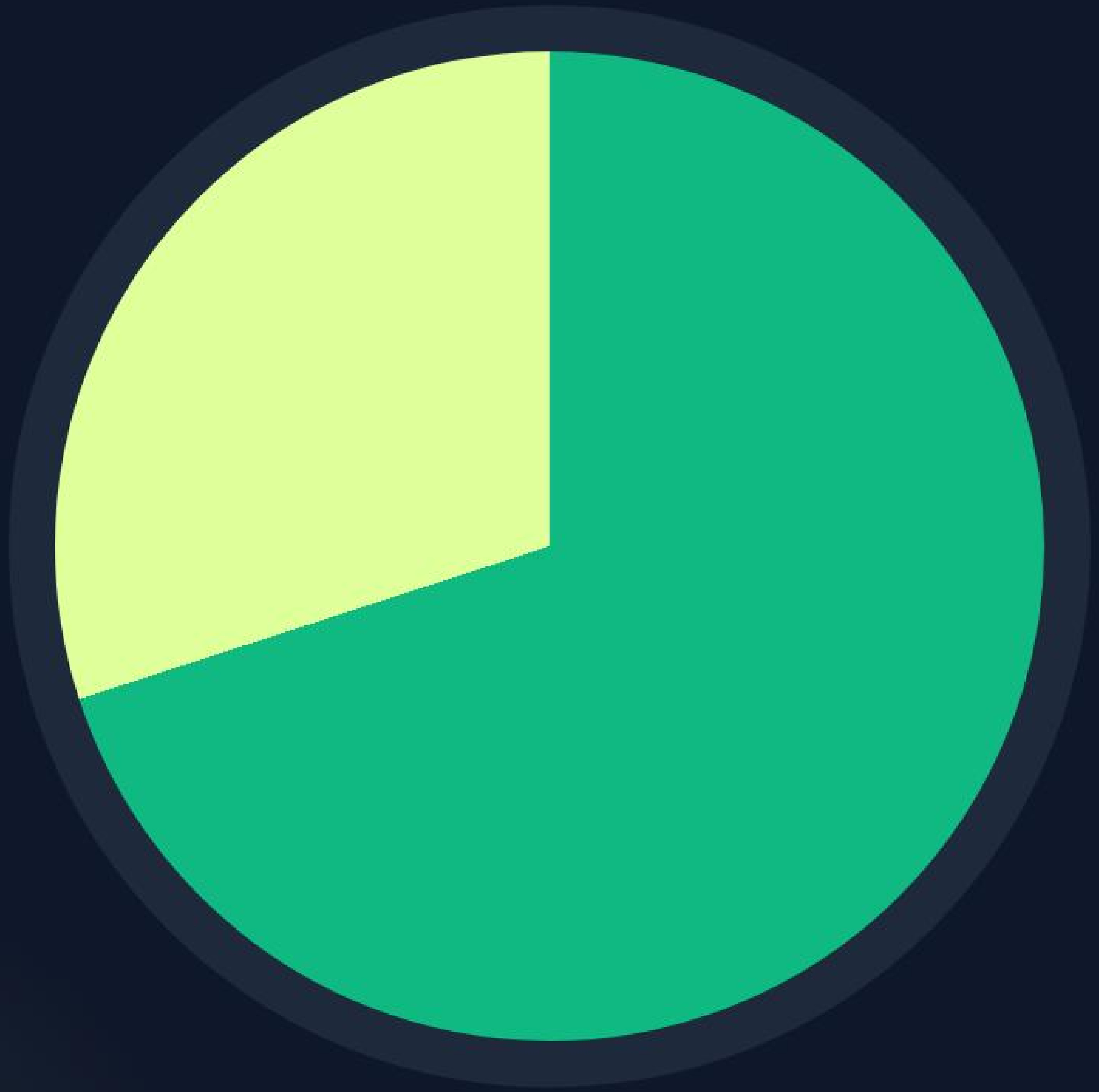
SEC Compliance Simplified

- **Regulation Crowdfunding (Reg CF):** Allows the general public to invest up to $5M annually in private real estate deals.
- **Form C Filing:** A standardized transparency document filed with the SEC to legally advertise your flip to 300+ million people.
- **KYC/AML Engine:** Automated background checks through white-label portals ensure every token holder is compliant.
- **Secondary Markets:** Digital tokens enable 24/7 liquidity on regulated ATS (Alternative Trading Systems) in 2026.

The Math: $150k Case Study

Item	Allocation	Details
Purchase Price	$100,000	Distressed asset locked via SPV.
Rehab Budget	$50,000	Managed by 1099 fleet.
Token Issuance	1,500 Tokens	Priced at exactly $100 per unit.
Projected Exit	$225,000	Resale within 6 months.

Investor Benefits: 70/30 Split



Investor Profit (70%):$52,500 Payout

Sponsor Profit (30%): Your Backend Payout

Investors enjoy a massive **35% ROI** while you retain ownership of the operational strategy.

Sponsor Payout Potential

$29,500

Net Sponsor Cash

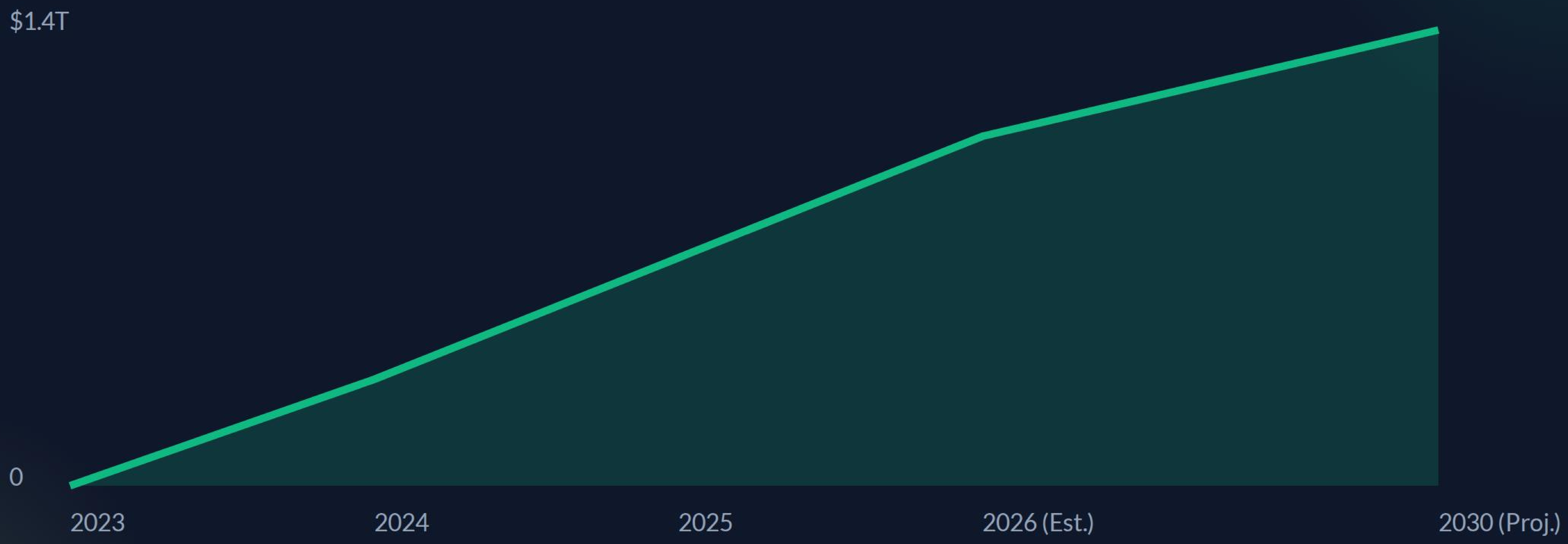
Total Earnings Breakdown

Your total compensation per flip is derived from three primary streams, all funded by the capital raise:

$$P_{total} = Fee_{acq} + Fee_{mgmt} + (\text{Profit} \times 0.30)$$

Acquisition Fee: $2,000 | Project Management: $5,000 | Backend: $22,500.

Global Market Growth



Real estate tokenization is projected to reach **$1.4 Trillion** by 2026 as institutional liquidity enters the space.

Join the Insiders

Unlock the full Tokenization Blueprint and technical stack behind the paywall.

www.PropertyPals.com

Image Sources

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