



IKOPPER
KOMMUNITÄTEN

COMMUNITÄTEN CURATED &
CREATED TO BE SELF-SUSTAINABLE

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FIRM BACKGROUND

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Kopper Kommunities was formed to design and develop 100% self-sustainable, energy-efficient, transformative, and innovative communities. Kopper Kommunities develops blockchain networked-backed communities which deliver unmatched service and rewards to the company's corporate tenants and residents. The firm's self-generating energy capabilities enable communities essentially to become energy hubs by connecting the microgrids to the city's grid

Kopper Kommunities plants the seeds of tomorrow by incorporating innovative and disruptive technologies in the traditional commercial real estate industry. The company's vision is to develop multiple electricity grid-free and eco-friendly micro cities established to serve the community and employ the local workforce

Kopper Kommunities' credo is to serve the community, employ the local workforce and introduce this new way of living which is ultimately helping our communities adapt and prepare for the up-and-coming cashless society



EXECUTIVE SUMMARY

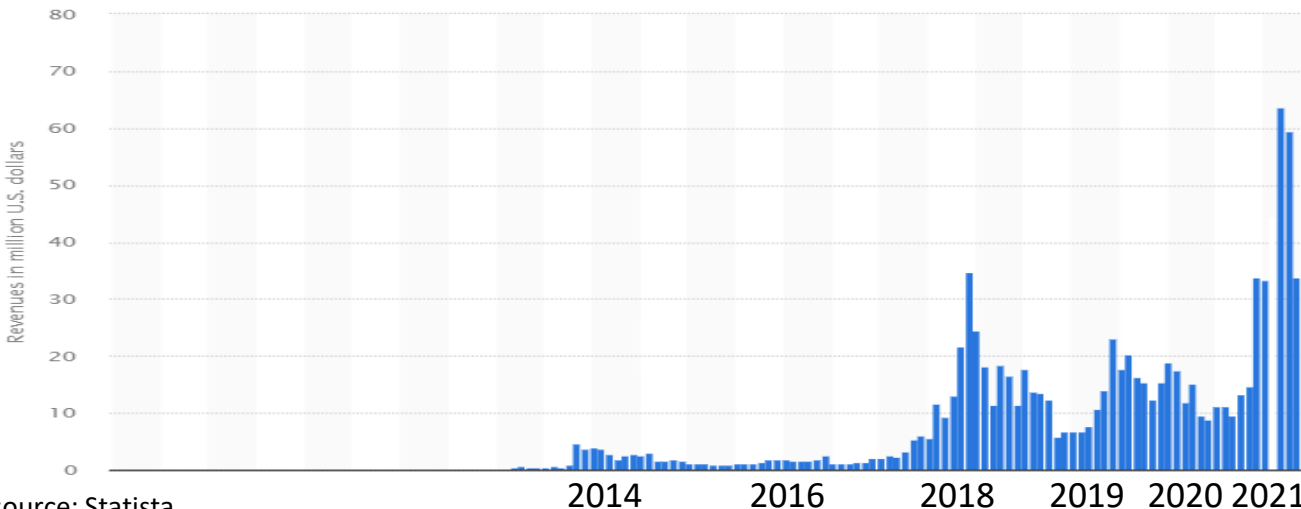
Questions Remain Unanswered

Why has blockchain technology not been fully adopted in the real estate industry despite its vast benefits?

Why has the U.S. with an abundance of underutilized retail space not become a leading force and a major proponent of crypto mining and blockchain-based technologies?

Why are tenants still obliged to pay a significant amount of money on utilities although there are more affordable solutions?

Revenue raised per day from cryptocurrency mining worldwide from 2009 to 2021



*source: Statista

The Problem Statement

- Commercial real estate properties have been built, operated and maintained in a similar way for the last 20 years. New technologies, innovation, and creative solutions have barely been adopted
- Challenges of adopting new and nascent technology such as blockchain still prevail due to scalability, energy consumption, security, public perception, inefficient technological design, and regulation
- High construction costs due to an increasing labor cost and supply shortages
- Supply chains have been disrupted by the Covid-19 pandemic and port backlogs
- Operating expenses have increased and are expected to continue to increase even more because of anticipated inflation
- Municipalities don't take advantage of new and renovated buildings designed for energy efficiency to save costs as much as 50 percent compared to conventional buildings
- The dense and crowded nature of modern cities drive residents out of them in pursue of a better lifestyle
- Rent and sale prices of residential properties have skyrocketed breaking record high

EXECUTIVE SUMMARY

Benefits of Kopper Kummunities' Mixed-use Properties

- The potential of the technology to transform the real estate industry cannot be denied. Blockchain-based solutions to one of the oldest industries take the bold leap into a decentralized digital world
- Potential for tax credits and ESG compliance
- Residents live in proximity to office and healthcare facilities located on the premise
- Maintenance and utilities expenses are lower. As a result, tenants pay less in rent
- Updating any existing home to meet our tech, safety, and security Intelli-Safe Home standards
- Incorporation of rainwater harvesting for flood mitigation, smart irrigation, potable & drinking water
- Steady passive income revenue stream generated daily from on-site mining operations

The Potential Answer

Utilities Self-production

Subsidizing Rents by Crypto Mining



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Minimizing OPEX by Adhering to Green Standards

Well-thought-out Planning and Innovative Construction Methods

BUSINESS MODEL OVERVIEW

I

Creating Bitcoin and Ethereum network NODES to secure, validate and grow the BTC and ETH ecosystems by building our homes and data centers on the backs of our customers and clients, allowing them to generate passive income every hour of the day

II

Focusing on markets with positive forward supply-demand characteristics that foster recapturing value and enhancing net operating income

III

Introducing a unique tenant mixture that includes residential units, medical facilities, venues, and office spaces

IV

Seeking well-located and highly desirable jurisdictions which are in proximity to CBD and have been growing constantly in population

V

Applying Kinetic Power Cell Technology to address the shortcomings of current green technologies while providing stable non-interrupted power generation (Energy on Demand) with a smaller scalable footprint



OUR BUSINESS PARTNERS



Tech Development
Team Lead



Preferred Developer, Green
Tech Design/ Implementation,
Urban Planning and A&E



Mining Rigs and
Peripherals



Mining Installation,
Support & Maintenance

INVESTMENT OPPORTUNITY OVERVIEW



Cypress, Texas

Main Features

- Property is well-positioned to offer a corporate retreat and resort-style accommodations
- Approved plans for 20 Units
- 4 BR units
- 200 Parking spaces
- 90,000 Sqf. of office space
- 5 acres
- 24 miles northwest of Downtown Houston

Demographics

- Total population – **179,264**
- Average household income – **\$131,444**
- Major industries – retail, manufacturing, healthcare, and education
- Median age – **34**
- Total households – **55,907**




INVESTMENT OPPORTUNITY OVERVIEW

Kindred Kompond Design Visuals



TARGET RETURNS

8% Interest Rate for Convertible Debt	 KINDRED KOMPOUND	184% IRR Return on Equity
18.02x Equity Multiple		\$100m Equity Raised

Investment
Objective

Kopper Communities was formed to acquire, develop and operate mixed-use properties and communities in well-located areas across the U.S.

Manager

The Manager of the Company is Autonomous Intelligent Real Estate, Corp., and the individual principals are Mr. Terran Williams Mr. Joseph Wesley

Capital Raised
Goal

\$100,000,000

Available Notes
for Sale

200 Notes

Equity per Note

0.25%

Interest

8% APY

Anticipated
Deal's Life

5 years

Subscription
Amount

Each investor must subscribe for a minimum dollar amount equal to at least \$500,000

**The financial projections herein are merely projections, are "forward looking statements", and are not guaranteed in any way and end results may differ materially. Prospective investors should not rely on the numbers presented as definitive in any way and should conduct their own due diligence regarding the same.*



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Project Business Plan & Financials

For further information,
please reach out

Kopper Communities

