



IKOPPER
KOMMUNITÄTEN

COMMUNITIES CURATED &
CREATED TO BE SELF-SUSTAINABLE

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FIRM BACKGROUND

KOPPER
KOMMUNITIES

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

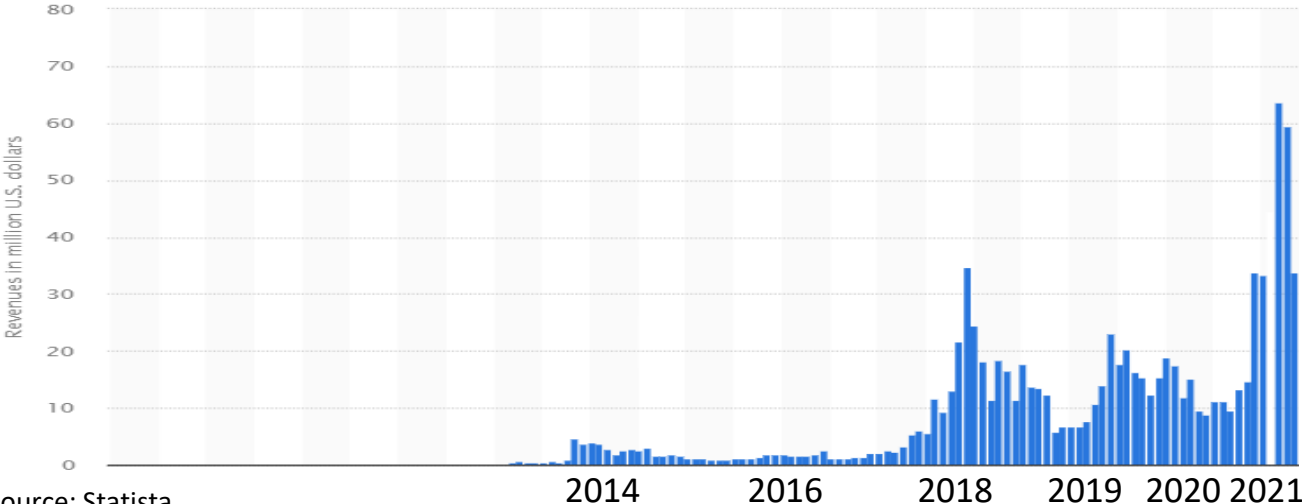
Questions Remain Unanswered

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



Minimizing OPEX by Adhering to Green Standards

Well-thought-out Planning and Innovative Construction Methods

OUR MISSION

Building resort style smart master-planned communities and micro cities that will be self producers of all utilities from energy to water and 5G internet. With the added benefit of generating its revenue from mining operations, our properties essentially become Blockchain NODES or Network Validators. We have a net-zero carbon emissions standard we live by and adhere to. Our goal is to show homeowners and developers alike a new way of living and building with a purpose



CORE STRATEGY

By providing top-tier and tailored-to-the-client services, we are capable of building energy-efficient, self-sustainable, and smartly-designed mixed-use properties that utilize space optimally and generate extra revenue by operating cryptocurrency mining

Working with leading industry partners and an experienced investment team, Kopper Communities is focused on producing consistent cash flows and superior returns

Featured Services We Provide

- Ground-up Development & Property Management
- Private Large Volume BTC & ETH Acquisitions (OTC)
- Corporate Events & Retreats
- Cryptocurrency & Data Mining Operations
- Private Scalable Energy Hub (Energy on Demand)
- Tech Development & Implementation
- Vacation & Media Production Rentals

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



VALUE PROPOSITION

KOPPER KOMMUNITIES' CORE PRINCIPLES

- The first in the nation blockchain-focused ecosystem tailored and designed from the get-go
- Dedicated and experienced team coming from different backgrounds with vast and diverse experience
- Self-sustainability and energy efficiency
- Generation of above the market returns by augmenting properties with blockchain mining operations
- Superior space utilization and significant job creation by implementing renewable green energy solutions
- Eco friendly and green construction standards reducing the carbon footprint and creating cost savings



TRANSPERANCY
In operating in such a way that actions are visible and people's trust is earned by honest and candid communication



INTEGRITY
In prioritizing the needs of tenants and always keeping them ahead



SELF-SUSTAINABILITY
In adding value to communities we build and depending on self-generated resources



OPENNESS
In adapting ideas outside of firm boundaries and embracing creative solutions



STEWARDSHIP
In being accountable for those whose money we invest and residents and partners we nurture



SOCIAL RESPONSIBILITY
In making positive impact on local communities and being a good neighbor



WHO WE ARE

Kopper Communities is a land developer that implements and embeds blockchain, tokenization, cryptocurrency, Energy on Demand, Waste 2 Energy, and data mining technology within its communities to create cost savings, energy efficiency, and extra revenue generation

As real estate developers and operators, we adhere to renewable green energy solutions and smart construction standards. As cryptocurrency miners, we capitalize on opportunities to utilize disruptive and innovative technology to improve the communities we live in

Committed to our capital partners, Kopper Communities provides access to smartly-designed and unique commercial real estate opportunities that possess unlocked potential usually hidden from the untrained eye, and superior risk-adjusted returns

We develop and implement efficient and cost-effective management programs focused on driving property performance while adhering to environment, social, and governance standards in our land development



Facility Management



Cryptocurrency Mining Operator



Commercial Real Estate Developer



Strategic Investor

OUR TEAM

Terran Williams

President/Chairman

A Houston native-born and raised, Terran attended TCU in Fort Worth, TX via football scholarship where he earned his Bachelors in Speech Communications. Terran is a motivated self-starter with a knack for seeing a person's many strengths, not to mention their weaknesses & connecting those people. Owning businesses in multiple industries, Terran recognized that creating innovatively unique opportunities for others should be paramount in how an organization builds and sustains a family-like culture. He realized early on that creating jobs and meaningful opportunities for others would be his ultimate purpose in life. His passion for knowledge & innovation has allowed him to push the proverbial envelope and achieve his goals through the marrying of Real Estate and Blockchain Technology. Real Estate has been in his blood since he was a kid. From his understanding that Real Estate has many different facets, Terran quickly acknowledged that the development side of Real Estate is truly his ultimate passion

OUR TEAM

Joseph Wesley

Executive Vice President

It is easy to see why our EVP Joseph Wesley is our second in charge. He brings extensive experience and knowledge from corporate America. Safety, inspections, and management were daily duties of his for over a decade and a half. Joseph is a former NFL Linebacker who loves to be creative and pursue innovation and help others. He played professional football for 5 seasons with the San Francisco 49ers, Jacksonville Jaguars, and Berlin Thunder in NFL Europe. Post-NFL, he has spent 15 years as a Safety Professional working in the heavy industry within the oil & gas, refinery, chemical manufacturing, and commercial construction sectors. Joseph also served as President for NFLPA Former Players, Houston Chapter and achieved the Chapter of the Year Award. Joseph recently completed his M.B.A

James Tao

COO – Legal / Compliance / Strategy

Our Chief Operating Officer is our 'Force Multiplier', he has tremendous talent in strategy, business affairs and Finance and he puts them all to work. James is a graduate of the University of California, Berkeley, where he majored in Biology and minored in Business Administration. He also earned his J.D. from South Texas College of Law where he graduated Magna Cum Laude with a focus on Energy and Corporate Law. Prior to joining us in 2019, he held Associate and Associate Director positions in both Trading and Asset Acquisition departments at Merrill Lynch Commodities, Calpine Energy Services, Barclays Capital, and Anadarko Petroleum. James has also invested in over 15 technology and digital health startups as an angel investor with 5 portfolio companies having raised Series B and C rounds. James is married to his wife Lisa and has a 3-year-old son with two dogs

OUR TEAM

Fred Harris

CPDO (Chief Property Development Officer)

Fred Harris is a graduate of the University of Houston an Electrical Engineering degree. Fred quickly set out on his mission to attain the knowledge to become a builder in his own right. Fred began working for development firms to hone his skills so that he could venture out on his own and develop the communities and structures he always wanted to build. Fred's passion for all things automated and making sure our things connect was always at the forefront for him. While in college he created his Low voltage wiring and automation business, Hotwire Connections. Fred quickly got involved with the prominent builders in Houston and became a go-to in the pre-wiring space. Fred has many years of experience as a contractor, electrical engineer, project manager/superintendent, low voltage wiring, plus automation, and as an overall owner

Rayven Moore

CFO – CPA, Risk Management

Our Chief Financial Officer, Rayven Moore is a Houston-based entrepreneur with a strong background in accounting. Moore is also the Chief Financial Officer of BWS Capital, Houston's premier black investment network. Moore co-founded the firm in 2018 and is responsible for overseeing the accounting and financial reporting functions. Prior to joining us, Rayven held a financial reporting position with Cardtronics, the world's largest non-bank ATM company. He began his career with the Big Four accounting firm, Deloitte, where he served clients for two years in the oil & gas industry. Moore's interests include economics, technology, personal finance, cryptocurrency, and politics

OUR TEAM

Kayla Houston

CMO – Marketing / Promotions / Realty

Using her two decades of entrepreneurial experience and her background as a small business owner, Kayla puts herself in the shoes of her clients to ensure satisfaction is guaranteed. To Kayla, Houston's ever-changing dynamic energizes the ever-growing need for companies to attain strong leadership in how we market and brand companies. She uses her expertise in marketing and negotiation to help clients find comfort in the plan. Her adaptability and industry knowledge make her the ideal marketing leader in this fast-paced environment. Prior to Kropper Compounds, Kayla enjoyed 10 successful years in Real Estate as a realtor. Kayla attended the University of Houston-Downtown studying chemistry and biology before opening and later selling her own business

Max Picone

AIRE Product Manager – Blockchain Tech / Business Automation

Massimiliano has been focused in the last seven years on product management for startups and larger companies in Silicon Valley and Europe. As director of software solutions (US & EU) at iHealth, one of the top startups worldwide for mobile health and medical wearables, Massimiliano was responsible for building B2B2C telemedicine SaaS and leading teams of engineers. He developed web apps, mobile apps with IoT wearable devices integrations, and partnerships with different stakeholders in three different continents. Massimiliano has founded two startups and won several international awards for an online portal and learning platform on science and technology he developed at age 14. He studied exponential technologies and entrepreneurship at Singularity University, based at NASA in Silicon Valley, and holds a B.Sc. and an M.Sc. Summa cum Laude in Computer Science as well as certifications from Stanford and MIT

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		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.*



KOPPER

KOMMUNITIES

Full Project Folder

For further information,
please reach out

Kopper Communities

