

Project B11G

A European Real Estate Project, powered by blockchain:
The B11G Facility for Industrial Start-ups



Project Summary

We're building a state-of-the-art industrial complex for small and medium-sized companies and we want to share the experience with you. We're raising 1.1m EUR, offering lenders an interest rate of 14% per year, with a maturity date of 24 months after issuance.

The name B11G is shorthand for Betooni 11G, the address of the 4,000+ m2 facility we are developing in the heart of Estonia, one of the Eurozone's fastest growing economies. The B11G facility provides a very unique proposition, offering a space for offices, production, warehousing, as well as showrooms, all in the same location. It will be tailored to meet the needs of companies in the industrial sector, enabling innovation in the industrial process of converting raw materials to finished goods and products.

Team

We are Future Invest OÜ, an Estonian investment holding company, which has been involved in the real estate and wood processing business for over 10 years. Together with our partner Ehitusagentuur OÜ, a leading Estonian real estate engineering and technical supervision company, we have established New Page OÜ, which will become our new flagship investment holding for real estate development projects with stable cash flows generated through the rent of premises.

We have compiled a designated team under New Page OÜ, which will work on the projects such as B11G. Our team has decades of experience dealing with various aspects of real estate and we've contributed to property developments totalling 19,500 m2+. All of our projects have resulted in satisfied customers, including multinational companies like Toyota and Bosch, and have achieved a minimum of 30% ROI at exit.

B11G OÜ is a fully-owned subsidiary of New Page OÜ and has been created in 2018 as the SPV for development of this project.

Project Schedule



Project B11G uses ILP Technology

Designed by our partners at Blockhive & secured by our partners at Agrello, the Initial Loan Procurement (ILP) model is a revolutionary blockchain-based fundraising mechanism. It allows us to raise funds via debt financing, with blockchain technology acting as immutable proof of all loan transactions.

Project Details :

Address	Betooni 11G, Tallinn, Harjumaa Province, Estonia
Land Plot Cadastral ID	78401:101:1213
Total Plot Size	10,092 m2
Total Building Size	4,126 m2
Number of Leasable Units	38
Rent Price	€7 /m2
Construction Budget	3,400,000 EUR
ILP Fundraiser Target	1,100,000 EUR
ILP Interest Rate Offered	14%
ILP Maturity	24 months

Fundraiser Details :

Token Name	B11G
Token Value	1 B11G = €1
Token Utility	Use B11G to enter into & transfer loan agreements
Token Protocol	ERC20 (Ethereum)
Total # of tokens issuable	1,500,000 B11G*
Total # of tokens issued	1,100,000 B11G
Fundraiser Format	Initial Loan Procurement (ILP)
Fundraiser Starts	April 1, 2019, 10:00:00 (GMT + 2)
Fundraiser Ends	April 30, 2019, 23:59:59 (GMT + 2)
Minimum Investment Amount	2 ETH

*While we are aiming to raise 1.1M EUR, our smart contract allows us to accommodate additional investment should there be a high demand. We can issue up to 1.5M tokens at a nominal value of €1 each.

Market Analysis

Over the past years, Estonia has become a hotspot for technological innovation, including a very active start-up culture. With a vibrant tech sector and a growing interest in the country's e-Residency program, investors and entrepreneurs are flocking to this European country to pursue business activities and expansion. By encouraging innovation, a country with a population of just 1.3 million has seen uber success, coming in the form of unicorn startups such as Skype, TransferWise, Taxify (Bolt), and PlayTech.

The same growth can also be seen in both the real estate market and blockchain industry. According to ICOBench, Estonia holds a top 5 position for number of blockchain startups launched in a given country, with 268 launches. At #5, Estonia heads the list alongside top economic powers, including the USA, UK, Singapore & Russia. The real-estate market has also shown growth, with flexible rules for lease agreements as well as very low costs for property tax (as low as 0.1% of market value).

The e-commerce market has changed the way we do business. Businesses regularly opt-in for effective and flexible office solutions which they can combine with a strong e-commerce sales strategy. According to Ober Haus Real Estate, the largest real estate broker in Estonia, the vacancy rate of similar stock offices was approximately only 5% by the end of 2017, despite rising prices. Rent for these spaces over the past 3 years doubled from €5.5 and €11.0 / m2.

Our Partners

blockhive
Blockchain development partner

Agrello
Digital ID service provider

CoinMetro
KYC/AML partner

Oblicity
Legal Partner

Future Invest
Managing Partner

Ehitusagentuur
Managing Partner

Messiehitus
General Contractor

LAAM
Sales Agent

For more information, including how to participate:

Visit:
<https://b11g.eu>

Email us:
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Join the discussion:
<https://t.me/projectb11g>