Navigating the Shift from Real Estate to Bitcoin: How Humanity Will Save and Live in the Future

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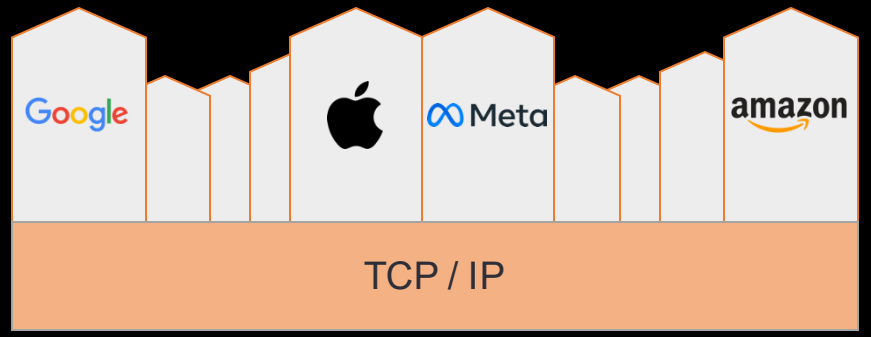
Agenda

1. Investment Thesis – Bitcoin vs. Real Estate
2. Bitcoin Strategies for Real Estate Developers

- 1.1 The Internet of Value
- 1.2 The Bedrock of The Global Financial System
- 1.3 What Gives Real Estate Value
- 1.4 The Fiat Economy Grows on Credit
- 1.5 Trends in Money (M2), Residential Real Estate and Commercial Estate
- 1.6 Trends in Money and Bitcoin

Bitcoin Enables Value Possession at the Protocol Layer

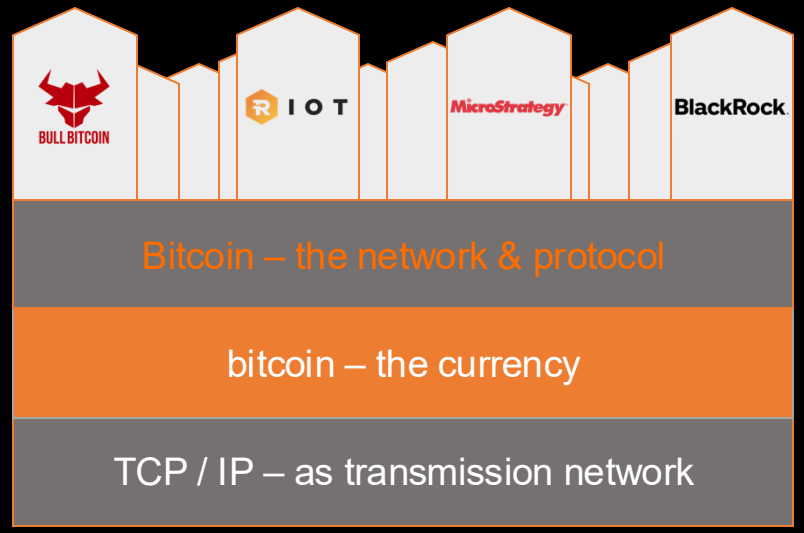
The internet of information today…



Application layer

Protocol layer:
No possession possible

The internet of value today…



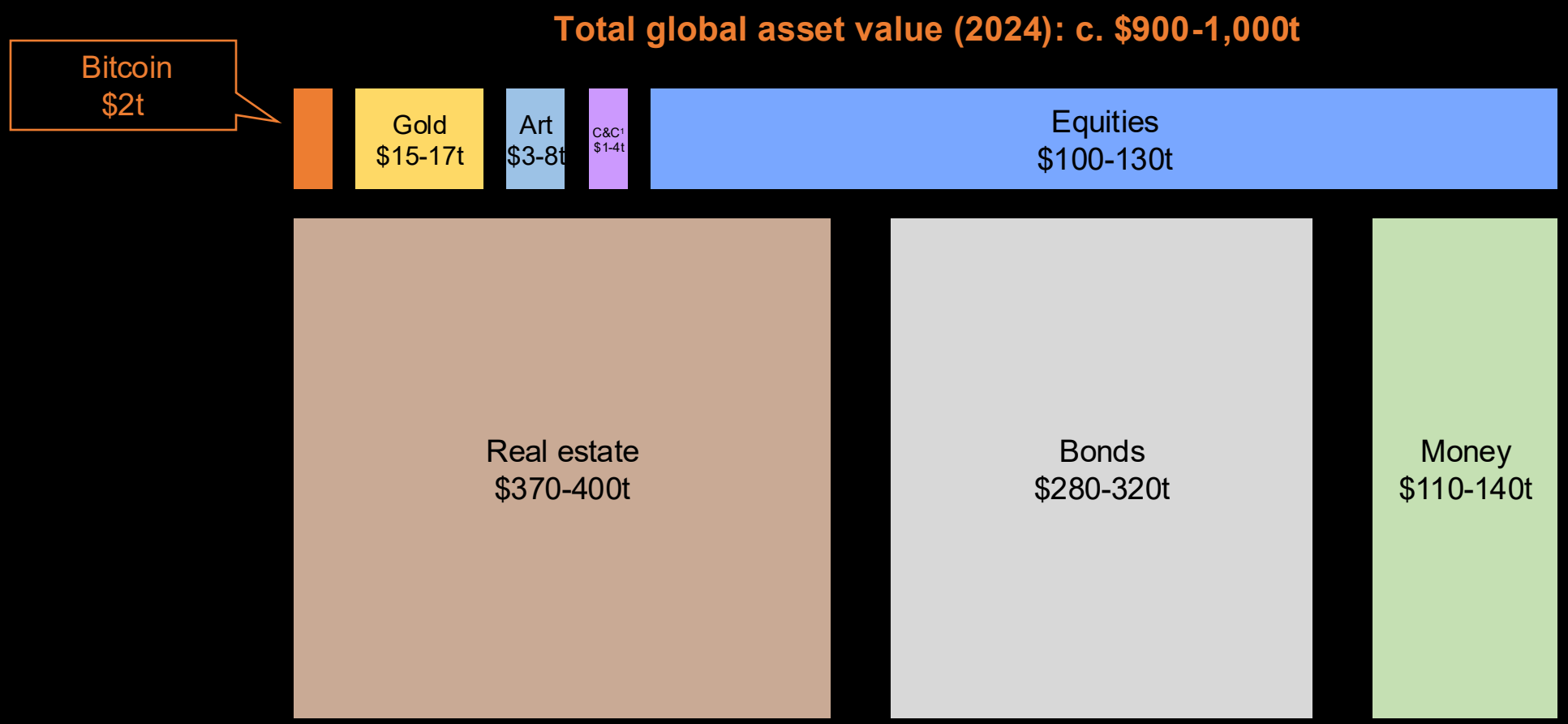
Application layer

Protocol layer:
Possession possible

Protocol layer:
No possession possible

Source: Inspired by @Croesus_BTC

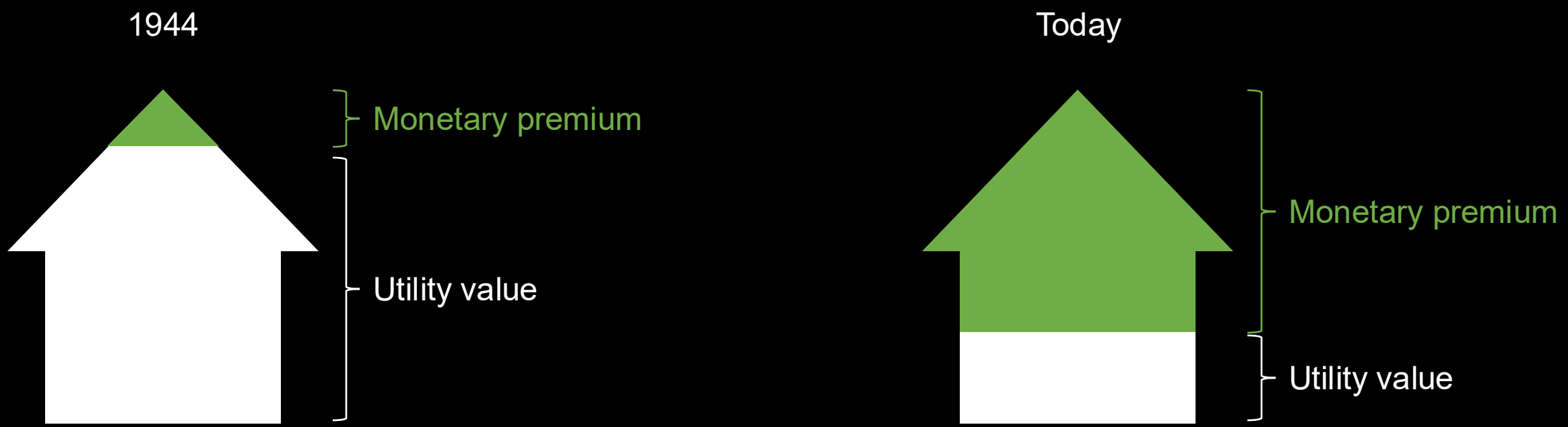
Real Estate as Part of the Bedrock of the Global Financial System



1. Cars & Collectibles

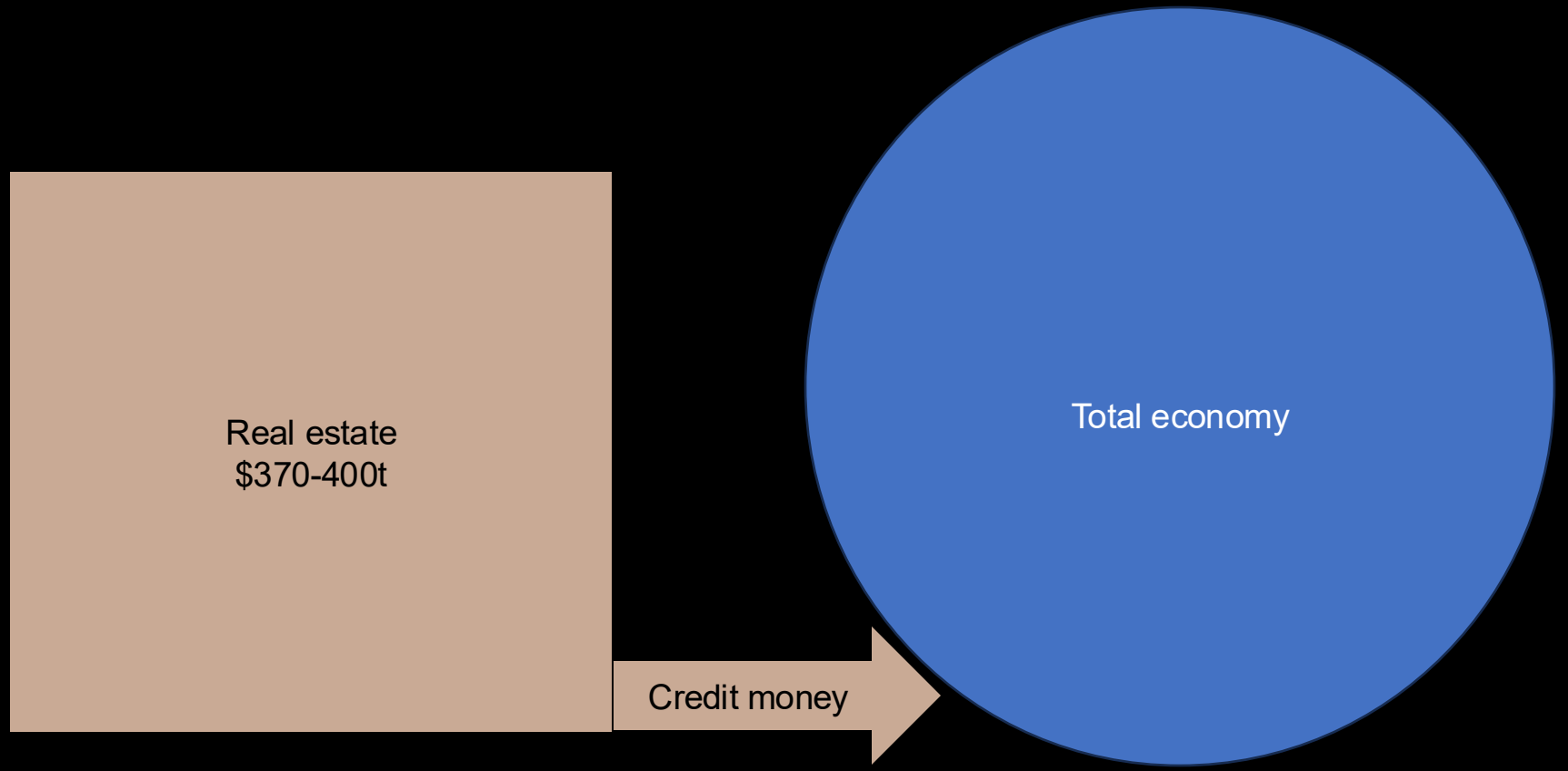
Source: Inspired by @Croesus_BTC; PCM Property Group; Savills; World Gold Council; Ocorian; SIFMA; Knight Frank; Art Basel & UBS; Bank of America Private Bank

Real Estate Prices Today are Driven More by Monetary Premium Than by Utility Value

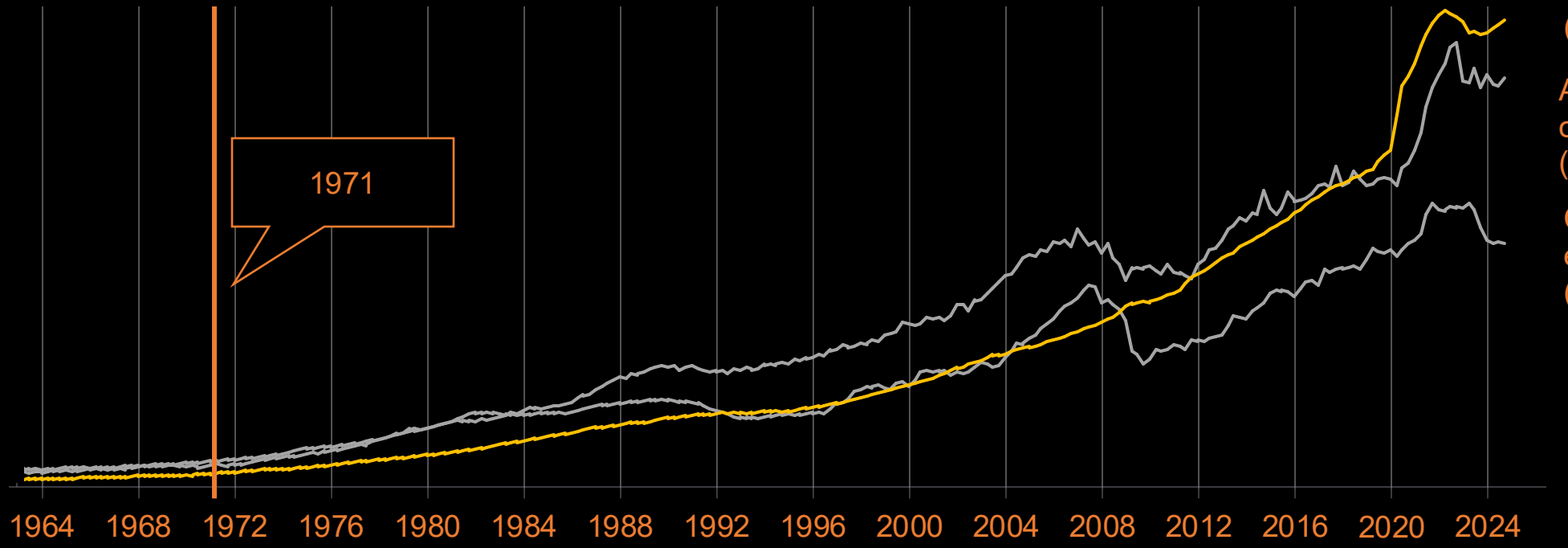


Source: Inspired by Anilsaidso

The Fiat Economy Grows on Credit, with Real Estate as One of the Primary Assets Backing New Money



Real Estate's Rising Valuation Reflects the Debasement of Fiat Currency



Monetary supply (6.7%)

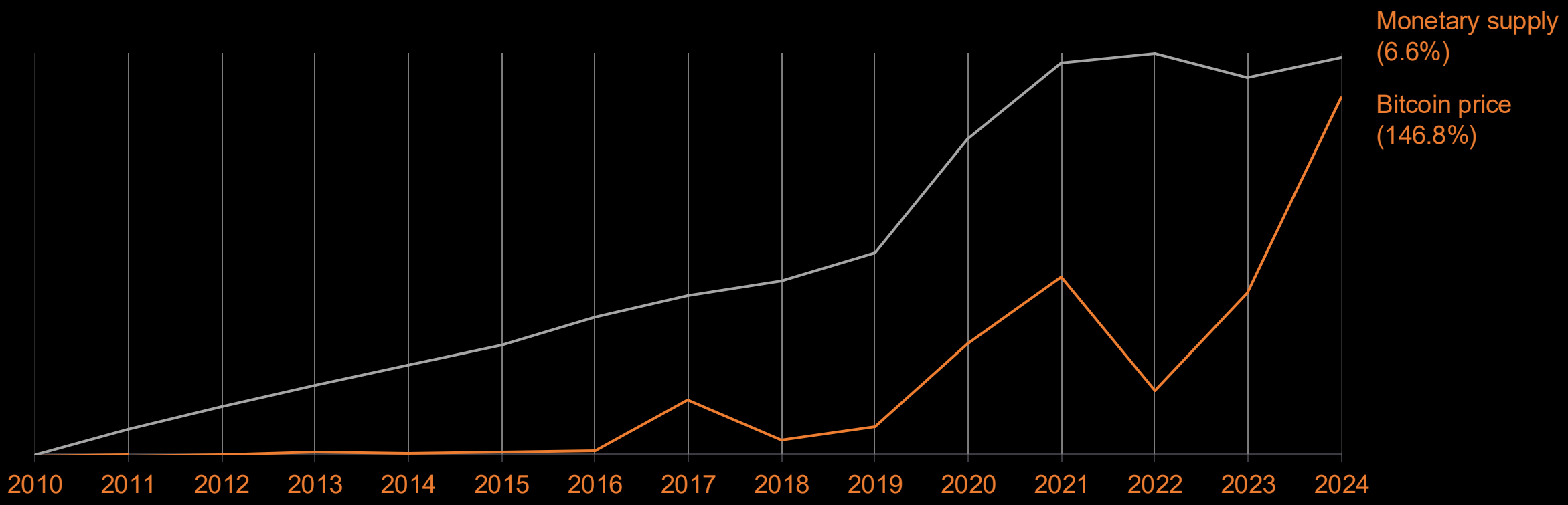
Average sales price of houses sold in USA (5.6%)

Commercial real estate price index (4.2%)

(x%) = CAGR Q4 1971 – Q4 2024

Source: U.S. Board of Governors of the Federal Reserve System; U.S. Census; HUD

Bitcoin Reacts to Monetary Expansion, but Amplified Due to Absolute Scarcity



(x%) = CAGR Q4 2010 – Q4 2024

Source: U.S. Board of Governors of the Federal Reserve System; Trading View

Summary Chapter 1

1. Funds may shift from real estate to bitcoin, reducing real estate's monetary premium
2. Investors might sell properties to buy bitcoin
3. Gen Z and Alpha are increasingly adopting bitcoin as a store of value
4. Bitcoin's scarcity could drive faster value growth than real estate, making it a preferred store of value of humanity over time
5. Bitcoin's rise may increase competition among real estate developers
6. Inflation may raise nominal property values, but we can expect real estate will shift toward utility and service
7. However, demand for housing remains essential, even if speculation moves to bitcoin
8. Integrating bitcoin into real estate is key to successful development and providing affordable housing

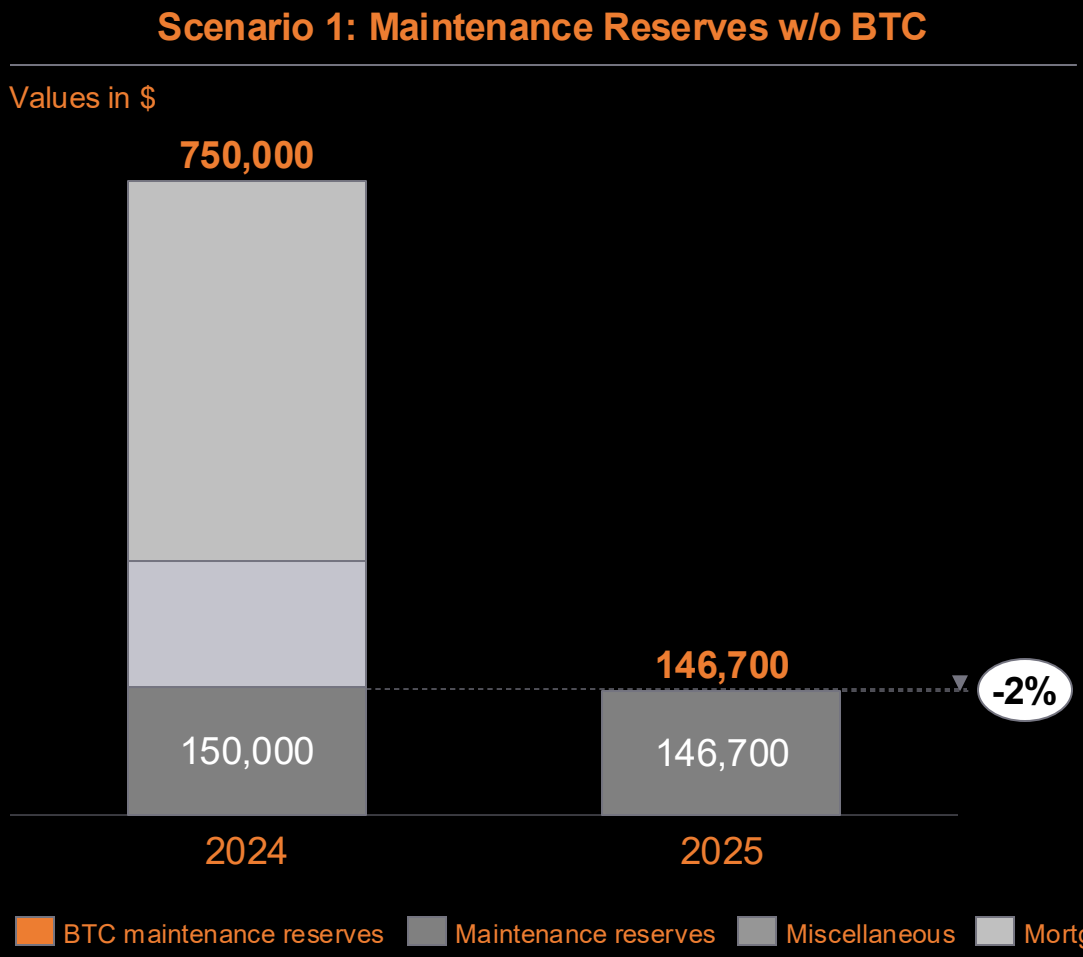
Agenda

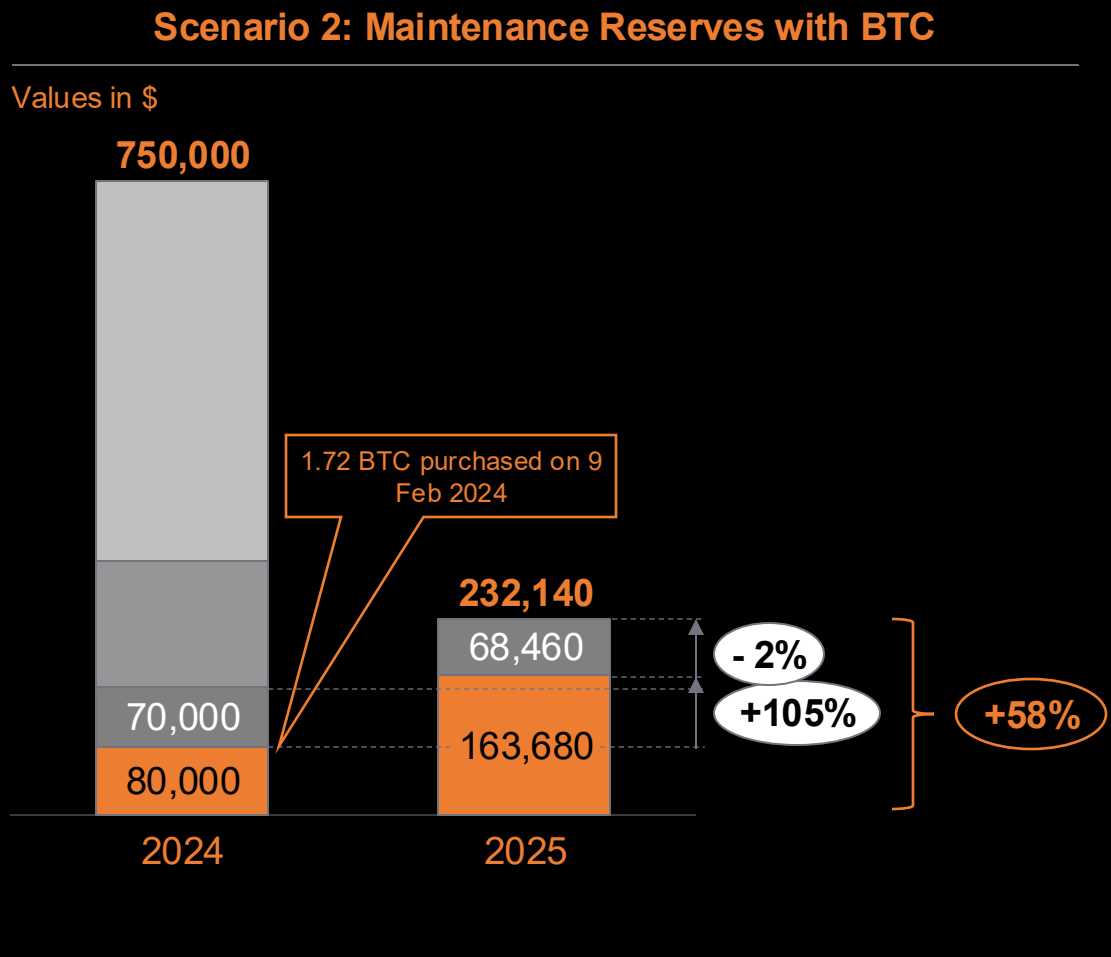
1. Investment Thesis – Bitcoin vs. Real Estate
2. Bitcoin Strategies for Real Estate Developers
   - 2.1 Effects of Including Bitcoin in Your Maintenance Reserves
   - 2.2 The Economics of Refinancing Real Estate to Buy Bitcoin
   - 2.3 Bitcoin's Role as Collateral in Real Estate Development
   - 2.4 How Bitcoin Mining Can Benefit Real Estate Entrepreneurs
   - 2.5 Conclusion

What is to Come

1. Bitcoin in your treasury is the best way to make sure you won't go out of business
2. Inflation helps real estate, but rising rates hurt due to tighter money supply
3. As debt cycles end, real estate faces higher cost (construction and maintenance) and failing demand
4. Bitcoin helps stabilize real estate, unlocks new digital opportunities and affordable housing
5. Real estate entrepreneurs can recapitalize with bitcoin and tap into cyberspace
6. Like the internet for e-commerce, Bitcoin opens entirely new growth paths for real estate

Allocating Reserves to Bitcoin Yielded a 58% Gain vs. a 2% Loss w/o BTC

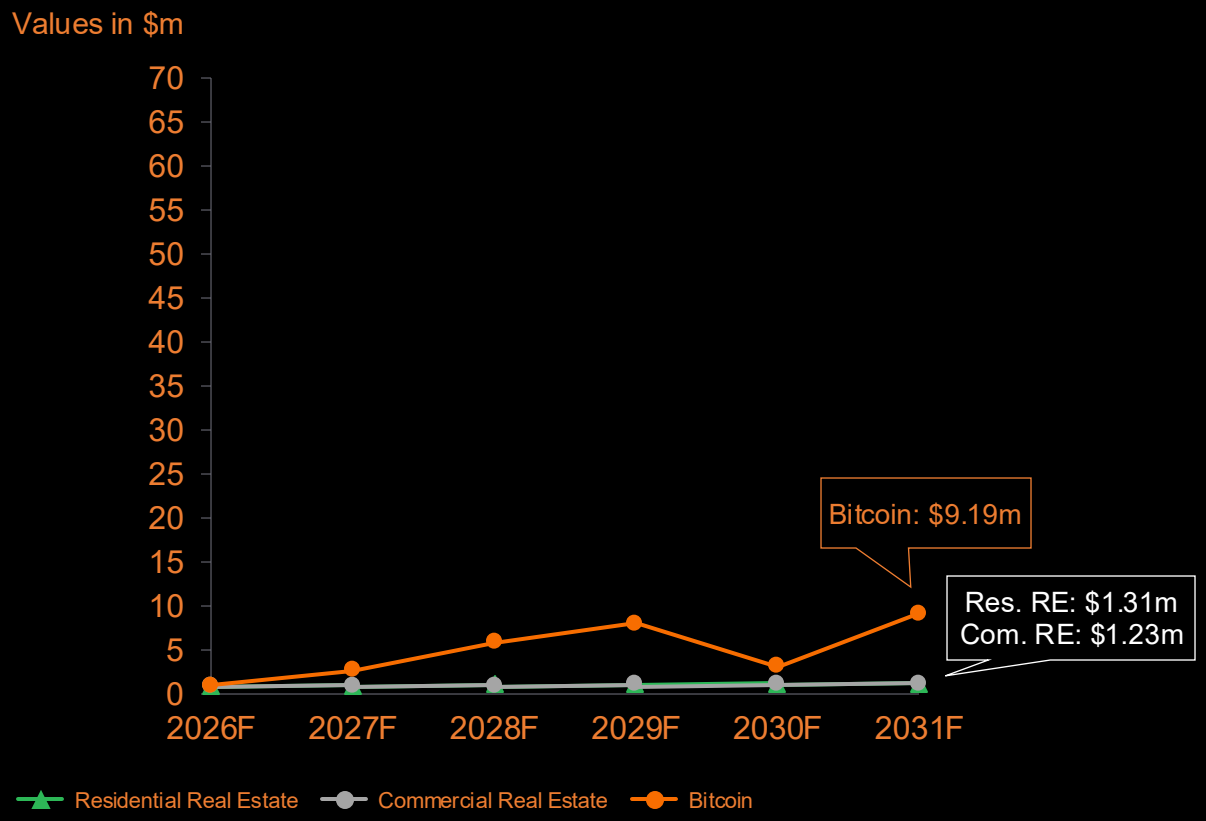




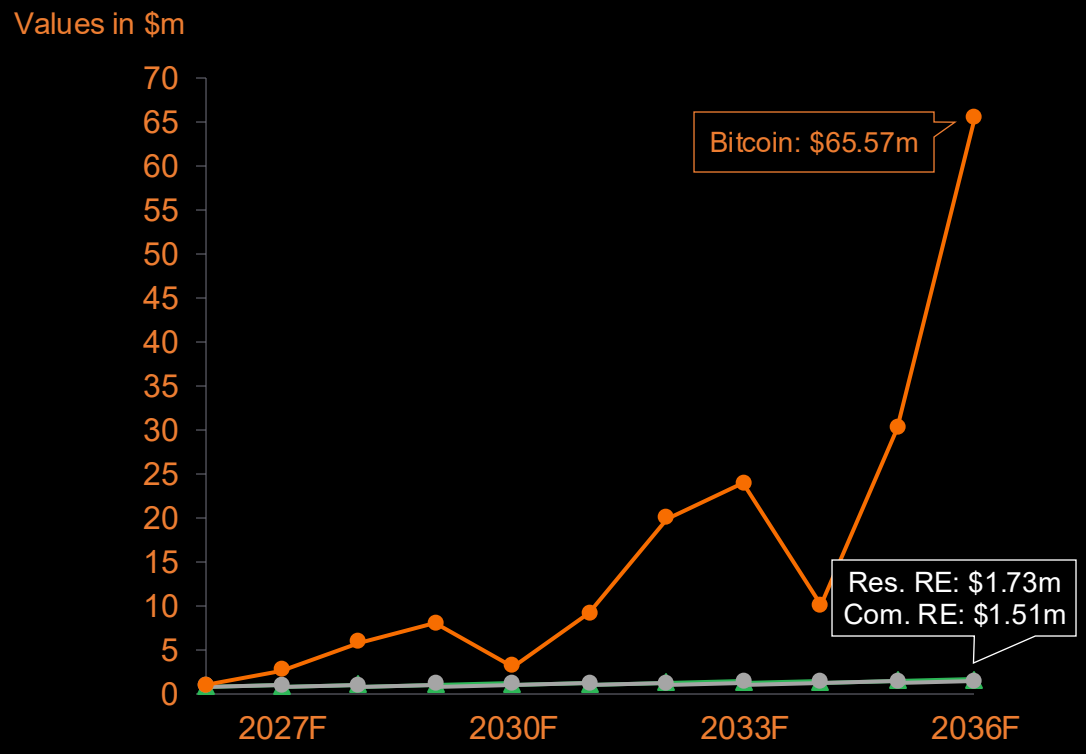
Source: OneVest Development

Over 5 and 10 years, Bitcoin Massively Outperforms Both Residential and Commercial Real Estate

5 Year Comparison of $1m in Bitcoin[1] vs. Residential Real Estate vs. Commercial Real Estate



10 Year Comparison of $1m in Bitcoin[1] vs. Residential Real Estate vs. Commercial Real Estate

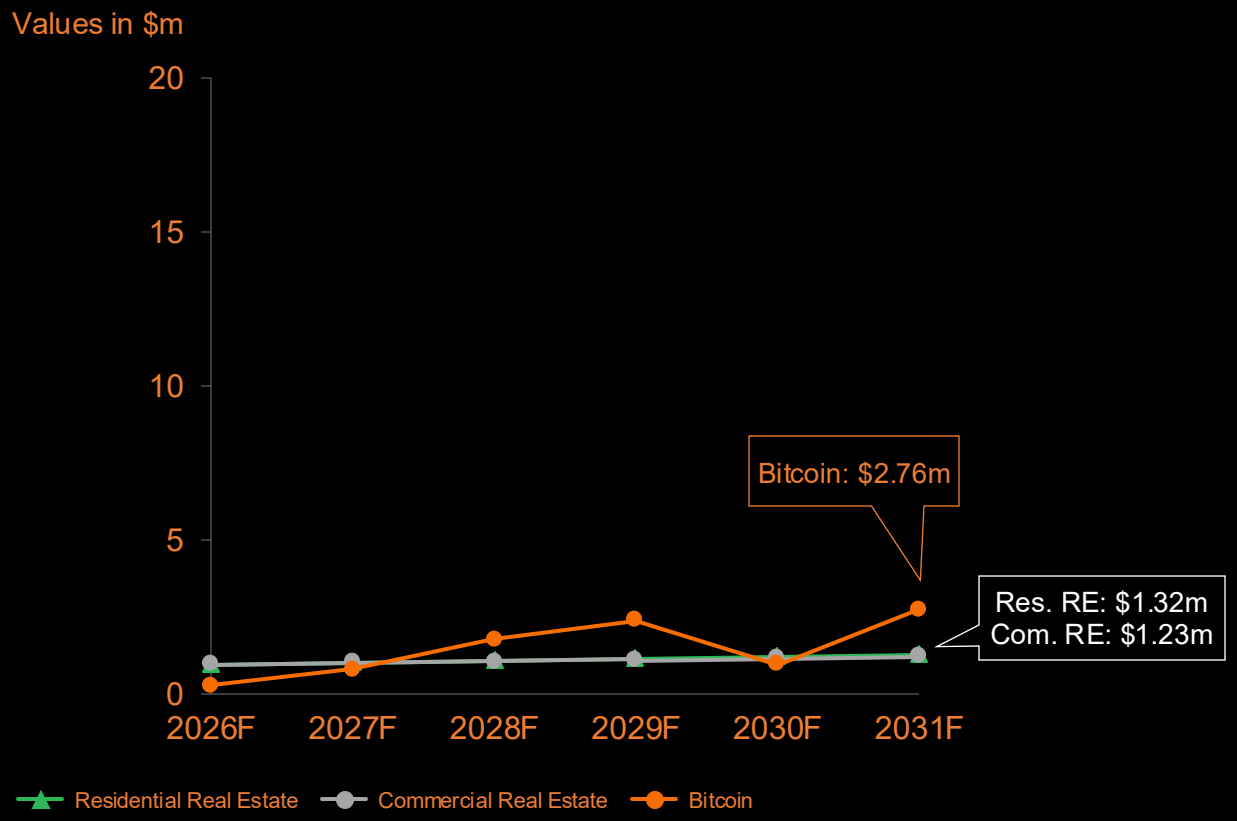


1. Favorable years for Bitcoin due to entry in 2026 (likely bear market) and exit 2031 and 2036 respectively (likely bull market)

Source: U.S. Board of Governors of the Federal Reserve System; U.S. Census; HUD; Proprietary Bitcoin Forecast Model

Even When Real Estate is Bought on Leverage, Bitcoin Outperforms Over Time

5 Year Comparison of $0.3m in Bitcoin[1] vs. $1m Residential Real Estate vs. $1m Commercial Real Estate



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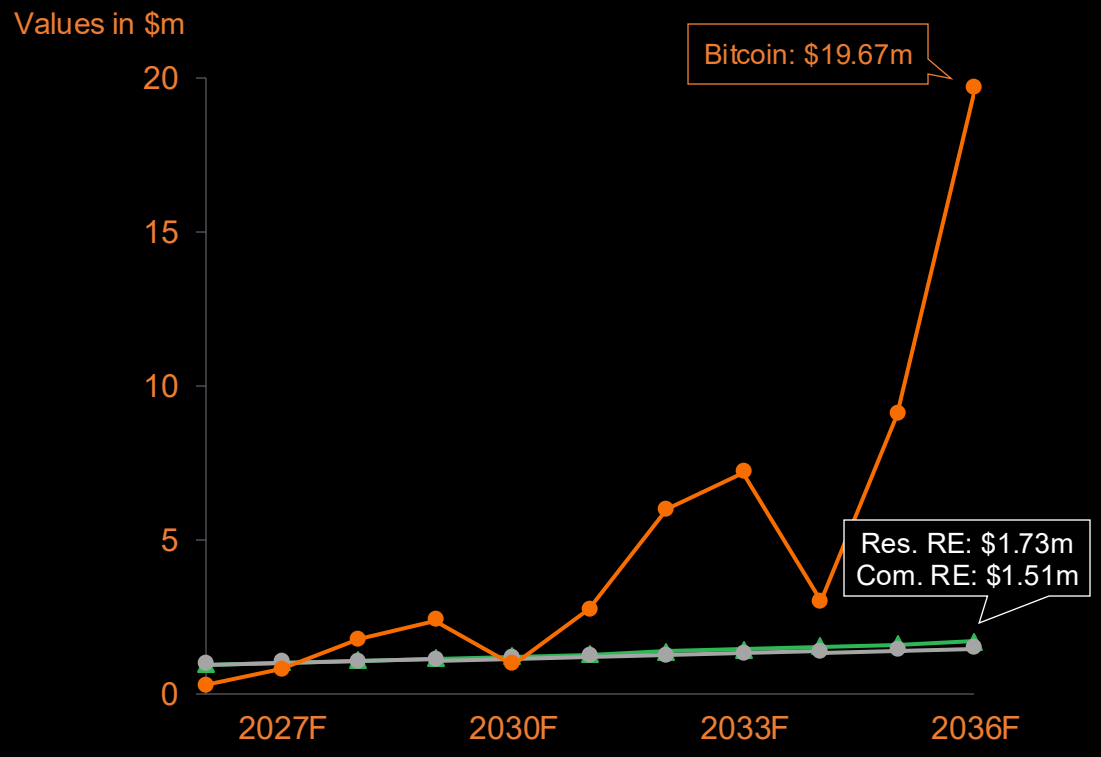

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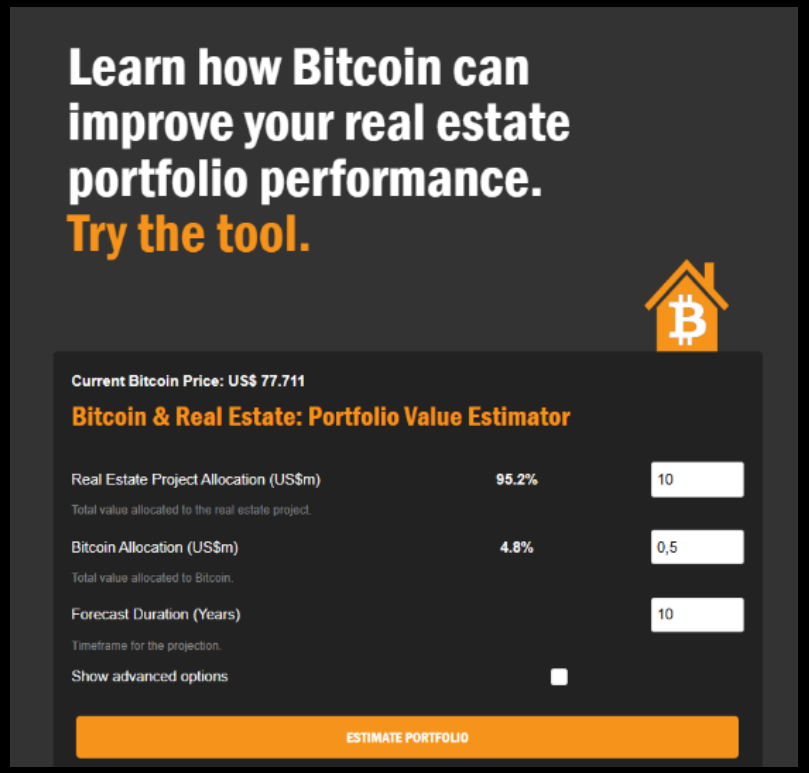
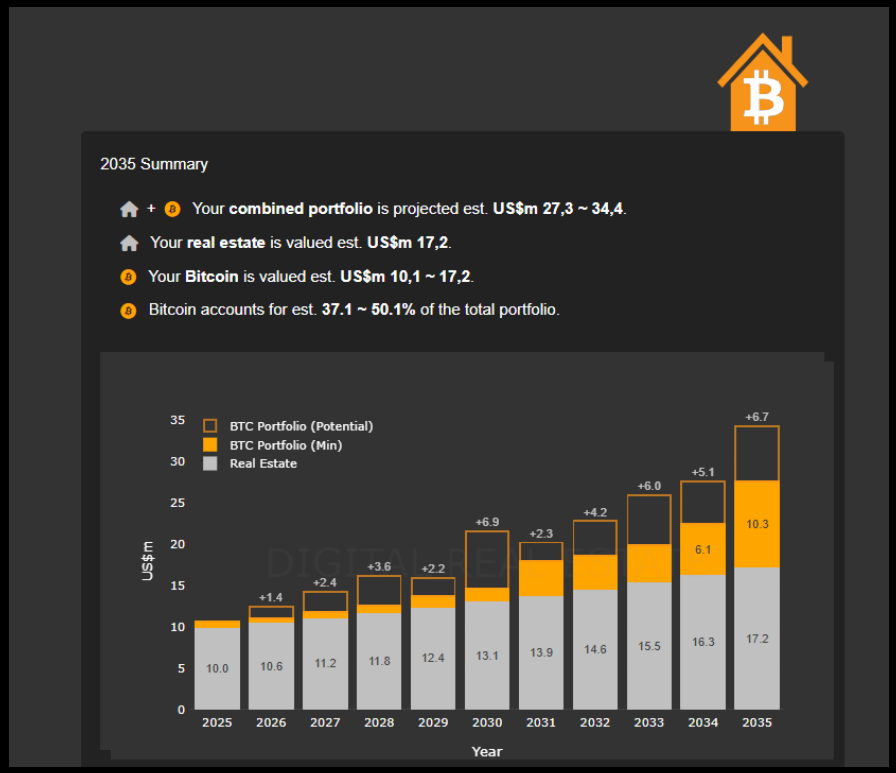
Source: U.S. Board of Governors of the Federal Reserve System; U.S. Census; HUD; Proprietary Bitcoin Forecast Model

Bitcoin can improve your real estate portfolio performance…

digitalrealestate.org





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…and hedge against increased fiat inflation

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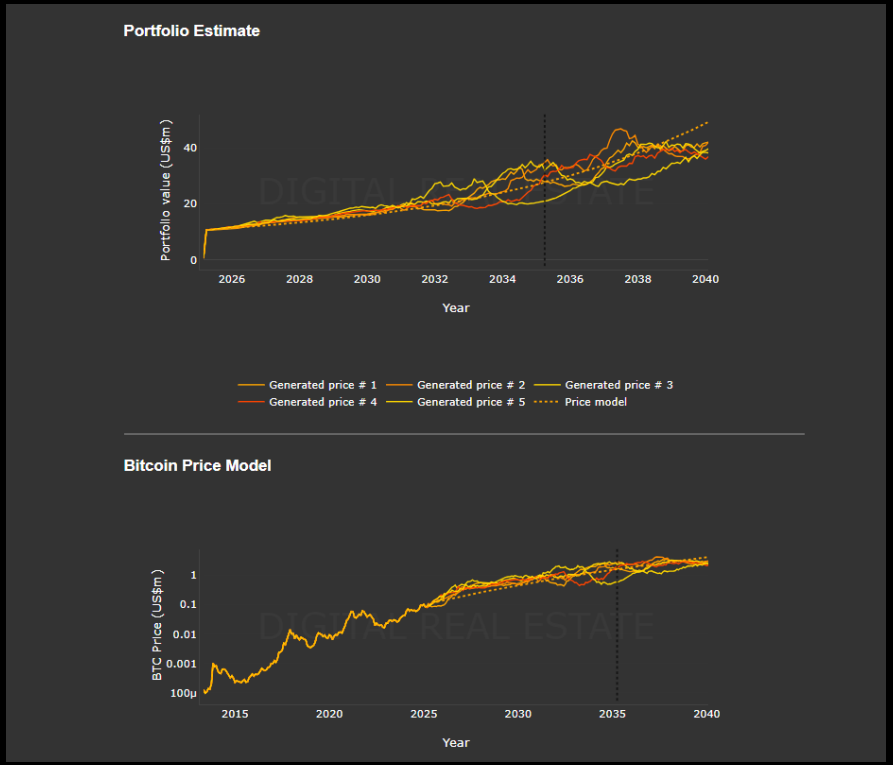
Year-over-Year Performance

Year	Real Estate (US$m)	Bitcoin (Min-Max) (US$m)	Total (US$m)	Bitcoin / Total (%)
2025	10.00	0.45 ~ 0.70	10.45	4.3
2026	10.56	0.48 ~ 1.89	11.04	4.4
2027	11.15	0.67 ~ 3.11	11.82	5.7
2028	11.78	0.77 ~ 4.40	12.55	6.1
2029	12.44	1.28 ~ 3.47	13.71	9.3
2030	13.13	1.53 ~ 8.40	14.66	10.5
2031	13.87	4.07 ~ 6.32	17.93	22.7
2032	14.64	3.90 ~ 8.12	18.54	21.0
2033	15.46	4.40 ~ 10.40	19.86	22.1
2034	16.33	6.09 ~ 11.20	22.42	27.2
2035	17.24	10.32 ~ 16.98	27.57	37.4

The Total (US$m) and Bitcoin / Total (%) columns reflect the Min. Bitcoin value.

Show/hide simulated price and portfolio data:



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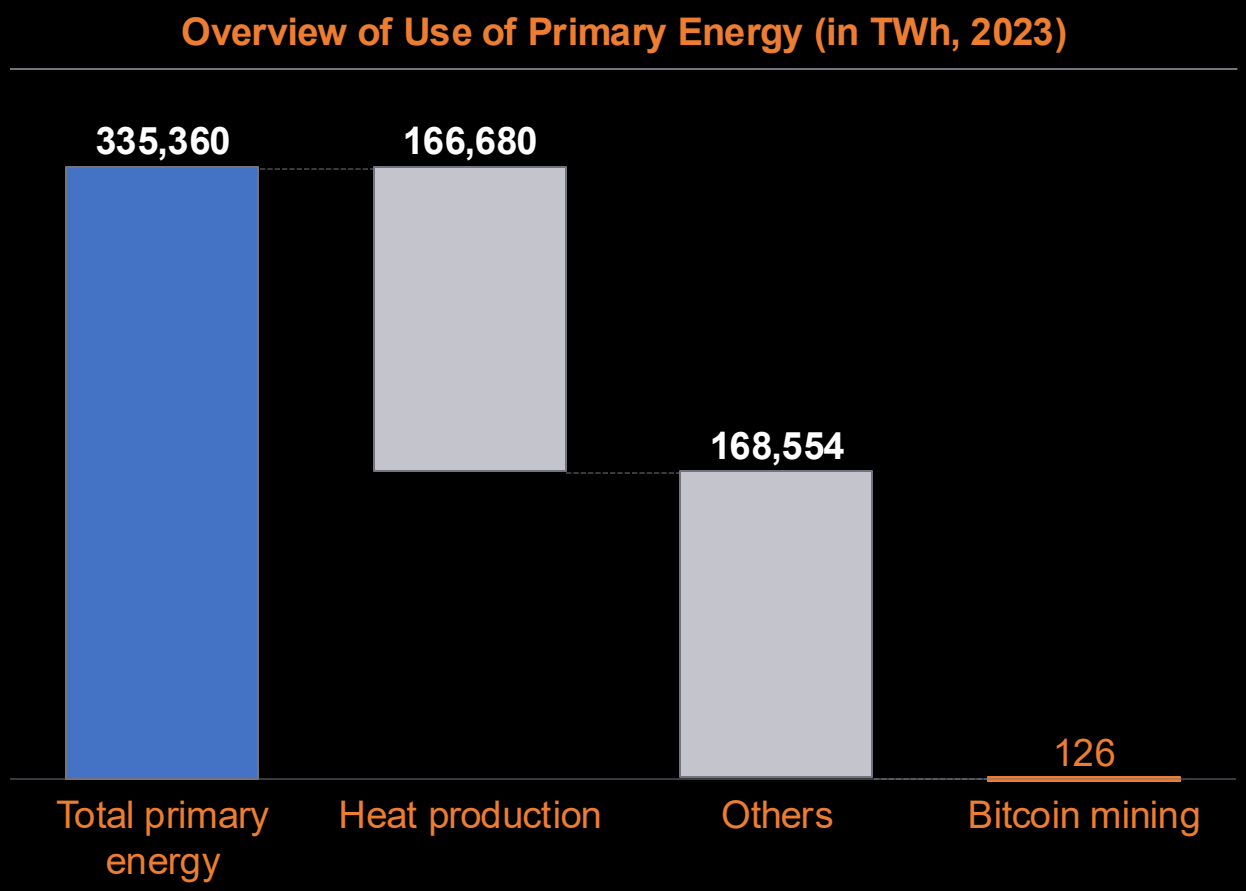
Small Energy Use in Bitcoin Mining Delivers Financial, Environmental, and Operational benefits



- Reduced Energy Costs
- Increased Property Value
- Sustainability
- Alternative Revenue Stream

Source: 21 Energy

“What Bitcoin has to offer to humanity is unprecedented: instead of society collapsing under inflation, bitcoin will be monetized through monetary debasement, serving as a cushion to elevate humanity to a new level of economic and social consciousness.”

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Special thanks to: Diarie Said & Imke Wedekind

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