

**BK**

BRICKS

ASSET MANAGEMENT

BRICKS .

LINKING CRYPTO ASSETS WITH REAL ASSETS.

POOL

2018

# BRICKS · POOL

Brick Pool is a token emitted thru the Ethereum platform, which allows to invest in commercial real estate in Florida in a safe and thrusworthy way since it is backed up by a secure emitted in the Vienna Market.

## Características:

- Name: Brickspool
- Symbol: BRICK
- Counter value: 1 ETH = 1000BRICK
- Emission size: 50,000,000 Tokens
- Subscription page: [www.brickspool.io](http://www.brickspool.io)
- Use of funds: 10% Colocation expenses and marketing, 90% investment in Bricks Real Estate Fund.



## ADVANTANGE OF INVESTING ON BRICKS

- Tokens backed by commercial properties that generate revenue.
- 90% Of money raised will be invested on real estate.
- Long term financing on the property which improves the investment.
- Buyback on the secondary market of all emitted tokens with the property income.
- Investments in the Florida market, which is one of the most important in the United States
- Secondary Market on Exchanges



## BRICKS

### Asset Management

Bricks Asset Management LLC is a REIT advisor, dedicated to **the promotion of foreign investment in Florida under a core strategy.**

The Core strategy is one of **less risk on a real estate investment.** It focus in acquiring leased property and that its cost gets paid with the property income flux, being less volatile and with a similar performance to a variable rent strategy.

- We give opportunities to investors: **Commercial real estate leased with medium and long term investors.**
- Investment opportunities: **On a diversified portfolio in Florida.**
- Exhaustive and proper due diligence : **With physical verification of the properties, optimal relationship with the tenants and additional services (property taxes, insurance and maintenance).**
- Excellent relation with banks and life insurance companies: **to acquire properties with a long term loan of 65% ratio of loan to value.**

- Proposes to manage all transactions and property value with a clear, **organized and safe administration with reports every trimester and annual appraisal of the portfolio.**
- It has the capacity to act and manage on the best interest of our investors by offering agile decisions on the acquisition process, as well as the daily management of the actives.
- **THE COMPANY HAS BEEN ESTABLISHED SINCE SEPTEMBER 2015**

## WHY TO INVEST IN THE UNITED STATES, ESPECIALLY IN FLORIDA?

- Superior economic growth than the average in the United States **(2.7 % vs 2.2%).**
- Solid public finances in the state of Florida.
- Constant job growth.
- Less commercial square feet available than the national average; **“lower inoccupation risk.”**

| COUNTRY       | SQM OF COMMERCIAL SALE PER CAPITA |
|---------------|-----------------------------------|
| UNITED STATES | 25.0                              |

| STATE   | SQM OF COMMERCIAL SALE PER CAPITA |
|---------|-----------------------------------|
| FLORIDA | 14.7                              |

## INVESTMENT STRATEGY



Our investment thesis focuses on finding stable commercial properties, (retail, offices or industrial); with 3 year minimum contract average when there are multitenant and at least five with single tenants.



We estimate to do all acquisitions in the portfolio on the first two years of the fund.  
Non recourse loans, LTV of 65% of the acquisition cost.



Refinancing every 5 years in order to do cash out of the amortization and capital gains in the property. We estimate on refinance twice and capitalize the rest selling the portfolio to a REIT or institutional investor.

Is very important the sectors which we are interested to have tenants:

Healthcare, Education, Retail, Logistics and Financial Industry.



The only sectors we would not consider on investing are hotels, housing, restaurants, churches and factories.

## FEES

The team of Bricks Asset Management, LLC has a proven history of identifying, evaluating and managing commercial real estate acquisitions.

- The fund looks to raise **\$50,000,000 USD** of equity to buy assets with a value of up to **\$150,000,000 USD**

Here is a resume with all the projected fees for the portfolio value as well as its distribution:

| FEE              | WAY TO PAY                                       |
|------------------|--|
| 1.0%             | 0.25% quarterly                                  |
| 0.5%             | close fiscal year                                |
| 0.5% Annual Base | after meeting the preferential return objectives |

## TERM PAGE OF THE FOUNDED

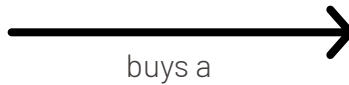
- Investment Vehicle: Flex Fund under Irish laws.
- Emittid amount: \$50,000,000 usd which could grow until the first anniversary of the emission.
- Net active value calculation period: Annually
- Vehicle listed: On Vienna's stock exchange
- Tax Agreements: For Mexican investors, there are advantages on a double taxation and promotion of investments between Ireland and Mexico which allow a maximum rate of 20% on the dividends. If the capital comes from another legislation is tax free.

## ESTRUCTURE OF THE TOKEN



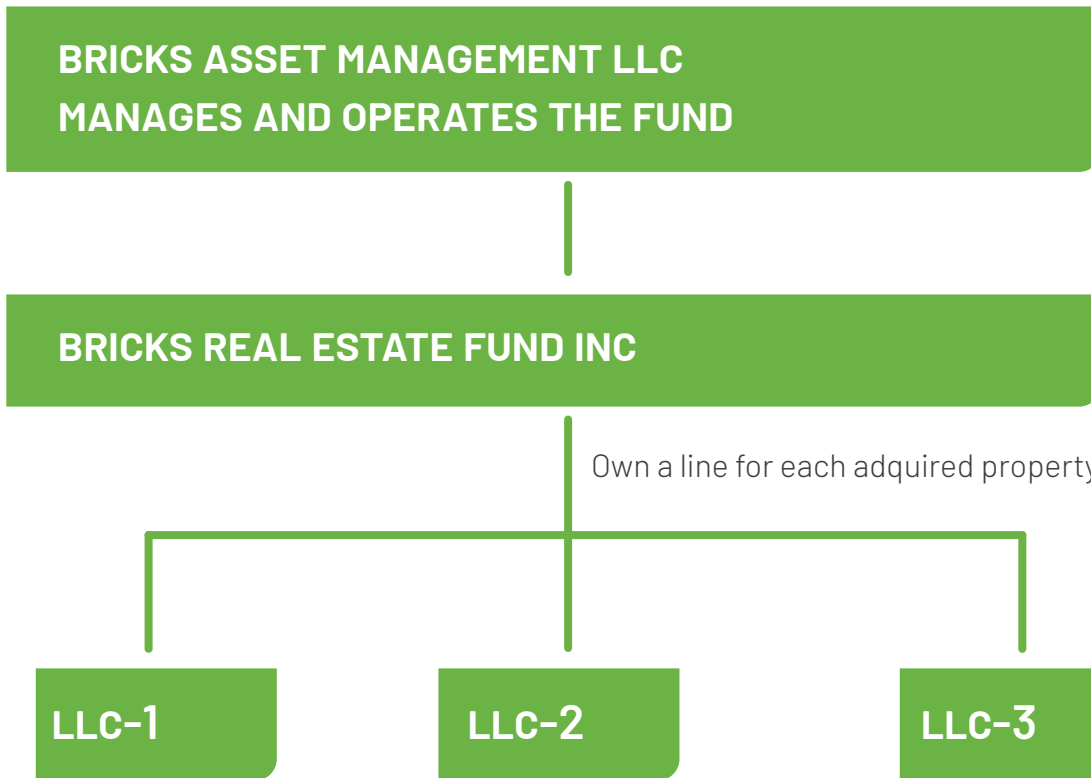
### Investor

Thru their wallet in  
Ether buys tokens



### Title on the found

Bricks Real Estate Fund  
ISIN XS 1570254570



| the capital is received by

**IA CAPITAL**

| is who deposits the capital  
in a

**TRUST -SANNE-**

| The capital is guaranteed  
and safe in a

**ESCROW ACCOUNT**

| Who has access to that  
capital?

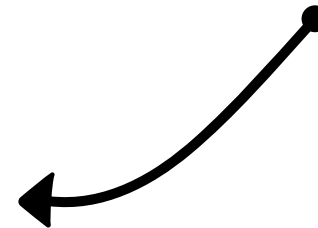
**RESPONSIBLE LAWYER**

Who only allows it to be used for

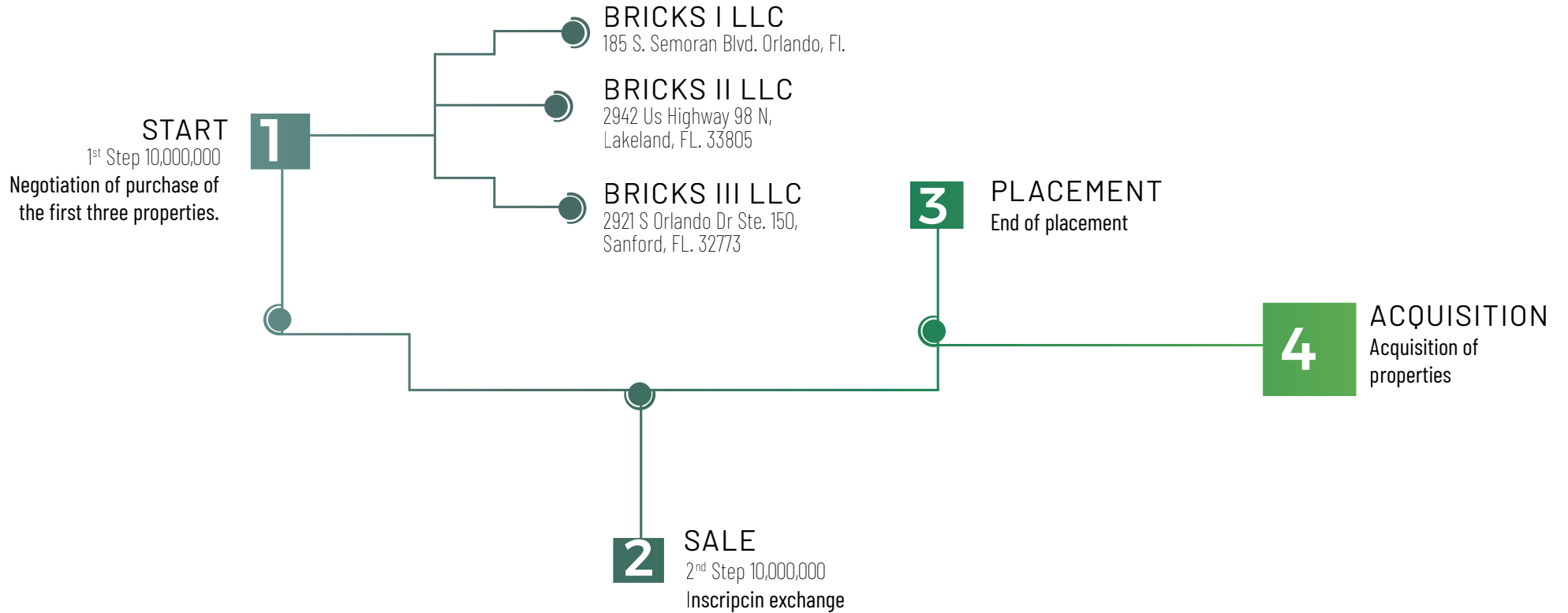
**BUY  
PROPERTIES**

**OPERATIONAL  
EXPENSES**

# HOW TO GENERATE VALUE



## EXCHANGE LISTINGS

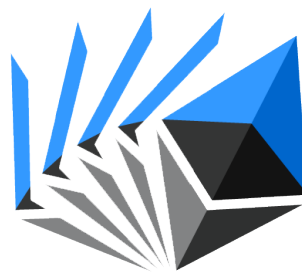




## LIQUIDITY

To create a secondary market for our investors, we considered signing up our tokens starting on February 2018 in Altcoins specialized exchanges.

- The first one will be **Ether Delta**



Ether**Delta**

**DIRECTIVE**  
**TEAM**

Bricks Asset Management LLC has a team of professionals with knowledge and experience on investment management in real estate in Mexico and the United States. We have offices in Miami and Mexico City which allow un key interactions with the main members of the ecosystem in the sector as well as investor analysts and administrators dedicated 100% on the fund operation.



**CEO ALBERTO AZPÚRUA LARA**

Alberto has work on the financial and real estate industry since 1991, being part of multiple transactions on debt, capital and quasicapital. Was the CEO of Cactus Verde, which specialized on commercial real estate and was the distributor of Argus Software in Mexico. At the same time, he has been instructor of real estate financial analysis and asset management in different companies of private capital and independent analyst in multiple business with companies in Mexico and the United States.

He studied Advertising in IUNP in Venezuela, AD-2 IPADE, Real Estate Executive Seminar Harvard Business School

His responsibility on Bricks is to find financing for capital transactions and debt, as well as the transaction analysis.

[alberto@bricks.com.mx](mailto:alberto@bricks.com.mx)



**CFO DIEGO GONZÁLEZ ROMANO**

Diego has been developing professionally in the 7 Urbana Group since 1997, where he has been in different positions. Currently he is the General Director , developing multiple real estate projects in the residential sector, all with an impeccable commercial and financial execution, creating the concept of Bricks in 2013 and executing it as a spin off of the company in 2015.

He is an Architect from the Ibero Americana University, has a Masters on Real Estate Development from ITAM and a certificate of finances and commercial real estate development from MIT.

He is responsible on bricks of the financial side of all the deals once they are acquired, managing the administration, accounting and taxes on the properties.

**PROJECT**  
**ADVISORS**



**MARCO ADAMO**

Marco has a long career as a research scientist, technologist, inventor, entrepreneur and investor. He is an electronic engineer with doctorate studies in electronics design and miniaturization, micro-electromechanical systems mems, sequential programmatic machines, micro and nano cellular UWB-SS network design, software development in several formal languages such as C ++, assembler, programming Forth machines with microcode, automata and persistent objects over Peer to Peer (P2P) networks such as the Blockchain, has knowledge of artificial intelligence and multilayer neural network design.

He is an engineer from the UAMI Autonomous Metropolitan University Iztapalapa 2nd generation and doctorate level from the INAOE at Puebla.

Through a Joint-Venture agreement, Marco has contributed Bricks with the Blockchain, the ICO and the BRICK cryptocurrency related tasks.



**BALOYS TIBURCIO**

Baloys is currently developing as Senior Managing Director at the Monterrey Orange Investment market intelligence unit. Previously he was commercial director at TINSA LATAM, pan-regional market intelligence firm.

Major in Real Estate Projects at Anahuac University.

Major in Administration and Company Management at ITAM.



**RODRIGO CRUZ BUSTILLO**

Rodrigo has developed in very important Real Estate Asset Management companies as Paladin Partners, Vesta Industrial Real Estate, Abilia and One Development Group. He always has been involved in the origin and analysis process of first class real estate projects.

Civil engineer from Tecnológico de Monterrey.

**PROJECT**  
**ADVISORS****MAURICIO ZAPIAIN**

Mauricio is an architect with more than 15 years of experience planning, designing, detailing, and coordinating along with a multidisciplinary team the execution of very important projects.

Currently is the Director of MAZ Arquitectos, founded in 2000, being part of Architectonic design, interiors, and furniture as well.

Major in Interior Architecture at Anahuac University.

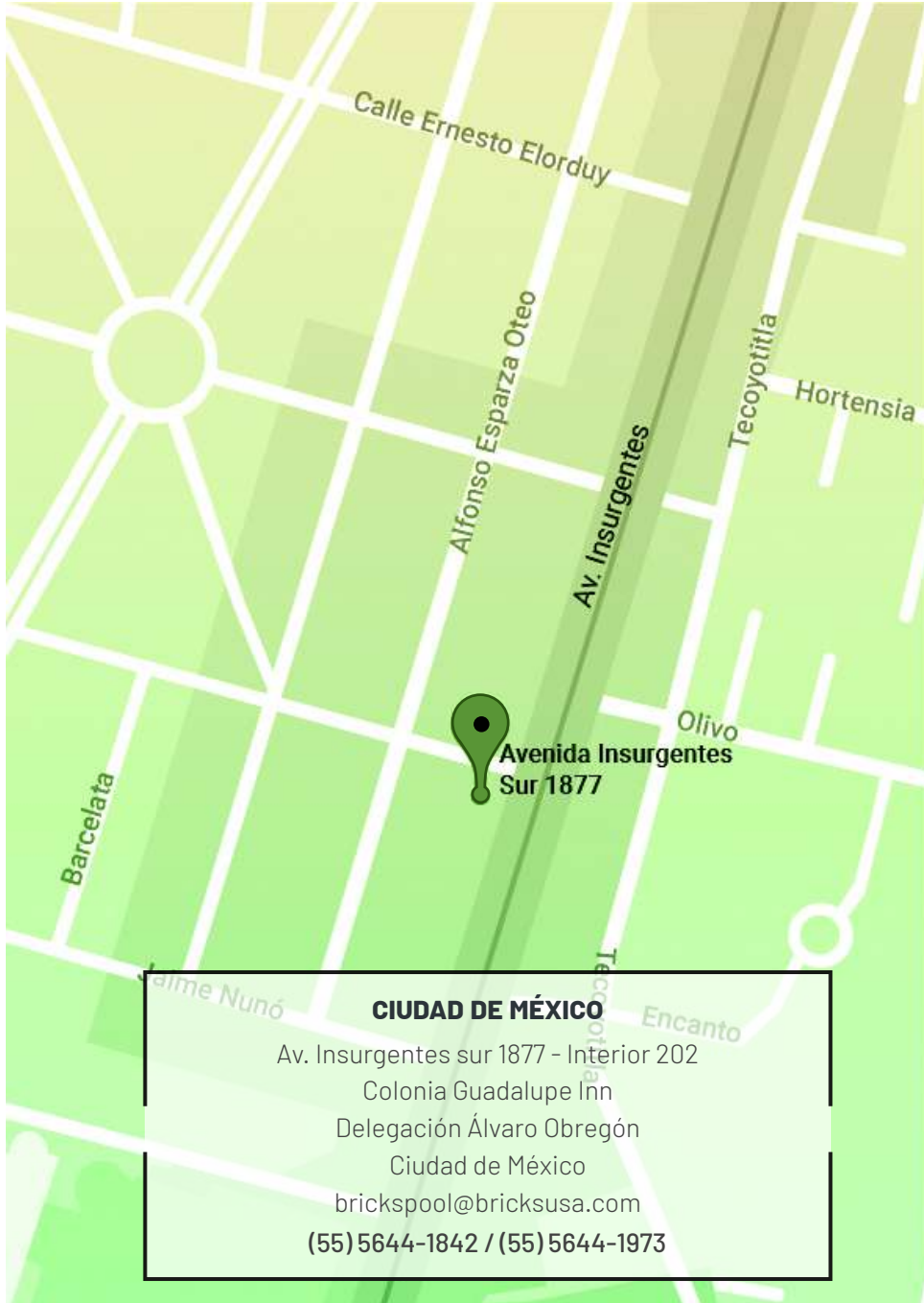
**ADOLFO ZAVALA**

Adolfo is a high motivated executive with experience in negotiations, asset management, strategic planning, and business development.

Analytic Manager focused in results with proved experience at achieving specific goals inside the organization objectives.

Currently is partner at Expansive Capital, Real Estate crowdfunding.

Entrepreneurship/Entrepreneurial Studies



**CIUDAD DE MÉXICO**  
Av. Insurgentes sur 1877 - Interior 202  
Colonia Guadalupe Inn  
Delegación Álvaro Obregón  
Ciudad de México  
brickspool@bricksusa.com  
(55) 5644-1842 / (55) 5644-1973



**MIAMI**  
1221 Brickell Avenue  
Suite 710, Brickell, Miami  
Florida USA  
brickspool@bricksusa.com  
+1(786) 536 6832



A collage of business-related items including a calculator, a pen, a glass, and various text elements like "thank YOU", "CREDIT", and "THIS IS IT".

**THANKS**