



Breeze **COIN**

White Paper



Breeze de Mar

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Abstract

The first industrial revolution happened more than 200 years ago with the major innovations in steam engines and machine tools. As the technology developed, we have seen the second and the third revolutions, which were mainly based on the mass production and automatization, respectively. Currently, we are living in a world that is dominated by Industry 4.0, and therefore by cyber-physical systems.

To follow the requirements of this new industrial revolution, new business models are needed. Combining the traditional real estate assets with a digital currency, particularly a cryptocurrency, is a next generation business model that we offer. Although most other cryptocurrencies do not have actual physical correspondence, we offer a new cryptocurrency, BreezeCoin, which is linked to physical real estate assets. On top of that, coin holders will be provided by other benefits, such as shares in mortgage papers and monthly interest payments.

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1 Introduction

The invention of blockchain technology and cryptocurrencies allowed people to eliminate the need for a central authority or a trusted third party in order to make transactions and to transfer assets. Being completely decentralized, secured by cryptography, transparent and global, cryptocurrencies are now shaping the future of the business world.

Our goal is to combine the blockchain-based cryptocurrency technology with the real estate investments. For this reason, we created a new cryptocurrency, BreezeCoin (BRZC), which is based on the Ethereum platform, a platform that runs smart contracts and eliminates fraud, downtime and censorship. The most prominent feature of BreezeCoin, unlike most of the other cryptocurrencies, is that it is tied to physical assets, namely real estate assets. It will become a medium of exchange in projects done by Breeze de Mar which has more than 15 years of experience in the real estate and construction fields. Moreover, BreezeCoin holders will be able to get monthly interest income payments in Ethereum. Last but not the least, coin holders will have right to the ownership of the mortgage papers.

All in all, we are building a next-generation investment and business model to meet the criteria of the cyber-physical world, a world in which automation and data exchange are highly valuable.

2 BreezeCoin (BRZC)

2.1 Why Cryptocurrency?

The main differences between the standard assets and blockchain tokens are:

- The transfer of tokens are cheap and fast in contrast to the standard assets.
- Digital assets (i.e. tokens) can be sent peer-to-peer, which means there is no need to any third party and/or an intermediary to transfer digital assets.



- Digital assets are open to everyone, it is neutral and fully global. There are no borders, anyone in the world from anywhere can get digital assets without any permission by using peer-to-peer token transfer.
- Digital assets can be used as a medium of exchange.
- Digital assets are programmable with smart contracts which allow much more flexibility than traditional assets.

2.2 Ethereum Platform

Ethereum blockchain is a decentralized application platform which allows everyone to create their own decentralized cryptocurrency, decentralized autonomous organizations (DAOs) and decentralized apps (Dapps) by using smart contracts. Using blockchain technology brings revolutionary benefits to the projects compared to the traditional technologies. The strongest benefit of the blockchain is decentralization. The decentralized open blockchain runs smart contracts as programmed without any chance of fraud, censorship, downtime and external third-party disruption. In addition, decentralization changes the meaning of the trust, that means there is no need for a trusted third party or intermediary to validate transactions on open blockchain platforms. The transparency is another strong benefit of using blockchain, since the blocks are distributed to every node on the system, everyone is able to see what is on the blockchain. Therefore, every transaction is transparent on the blockchain. Lastly, because the whole ecosystem is distributed, it is extremely difficult to hack the system which provides strong security.

2.3 BreezeCoin and the Ethereum Platform

BreezeCoin is an Ethereum-blockchain based ERC20 token which uses almost all the benefits of the Ethereum-blockchain. Therefore, BreezeCoin is a blockchain asset that has a value and can be sent and received similar to Bitcoin, Ethereum or any other cryptocurrency. By tokenization, the company Breeze De Mar has created its own smart money (i.e. programmable money) on the blockchain which acts as a digital asset and at the same time as an utility token. Due to BreezeCoin being an Ethereum-blockchain



based token, it is stored in an Ethereum address. BreezeCoin can be used and stored by anyone who has Ethereum address. Any ERC20 token supported Ethereum wallet application or wallet website can be used to store and use BreezeCoin. The functions of the standard ERC20 token such as transfer and approve can be used on BreezeCoin. The source codes of the smart contracts, both for the token and ICO, can be found on the official [GitHub page](#). The smart contract for the token creation follows the standards of the ERC20 and it is designed to create 200 million BreezeCoin in total.

Token details

BreezeCoin contract address: 0xe12128d653b62f08fbed56bdeb65db729b6691c3

Symbol: BRZC

Decimals: 18

Find us on [Etherscan](#).

3 Breeze de Mar

[Breeze de Mar](#) has been making real estate investments and projects in the USA. The outline of the current and future projects is explained in the Roadmap. The first project on our schedule, Breeze de Mar Orlando, has already started in Orlando, USA and the details can be found in the following section. In addition, the next step of the project, Breeze de Mar Las Vegas, will be publicized in the Istanbul Real Estate Fair (Istanbul, Turkey) in November 2018, and will be put up for sales in Cannes Real Estate Fair (Cannes, France). Furthermore, two additional projects, Bahamas and Hawaii, are still under project development. **For our previous work in the real estate field, please see the [Company](#) and [Portfolio](#) sections.**

3.1 Project Orlando

The project is located in Orlando, Florida USA. With the excellent climate, unique environmental features, the whole world is attracted towards the area. Annually, the city welcomes 68 million tourists and it is becoming more and more eye-catching every



day, not just for tourists but also for investors and residents, which in turn results in the emergence of new living spaces. Breeze De Mar allows investors to invest in the real estate resort market with as little as 20% down payment with affordable interest rate. The Orlando project will operate as a resort hotel starting in the year 2019. The project construction has already started in 2017 and will be delivered in May 2019. The following table summarizes the outline of the project.

Location	Orlando, USA
Total Development Sales	\$ 335,067,000.00*
Current Sales	\$ 54,574,709.50*
Total Mortgage Amount	\$ 200,000,000.00*
Current Mortgage Amount	\$ 46,509,018.00*
Number of Unit Types	4 + 2
Total Units	1576 + 54 Marina Houses
Units under Contract	566

*as of 19/06/2018

3.2 Real Estate Prices

Our unit prices starts from \$114,900.00 and increases according to its location and size. In addition to cash purchases, our customers who want to invest can benefit from the financing options offered by Breeze de Mar, which are available for 30 years term. In total, there are 4 different types of real estate units, which are summarized in the following table.

Type	Price (starting from)
Studio	\$ 114,900.00*
1 + 1	\$ 124,000.00*
2 + 1 (duplex)	\$ 185,000.00*
3 + 1 (duplex)	\$ 239,000.00*

*all the price subject to change without notification



3.3 Benefits for Investors

The most important feature that distinguishes Breeze de Mar from other projects is that it offers a faster return of the investment back to the investors. In addition to down and balloon payment percentages being low, upon purchase of an apartment, the company rents the apartment in question, for an annual price of 7% of the original purchase price of the apartment. Moreover, the electric, water, HOA fees and even the annual taxes are paid by the company, outside of the 7% rental payment mentioned before.

For example, if you buy an apartment for \$114,900.00, with \$22,980 (20% of the price) down payment and \$11,490.00 (10% of the price) balloon payment at closing, the monthly payment of the investor will be \$508.37 with 30 years of mortgage option (6.5% annual interest rate). Since the purchase price is \$114,900.00, the annual rental income of the investor will be \$8,043.00 which is \$670.25/month. Thus, at the end of the month, the mortgage payment will be deducted from your rental income and difference is credited to the investor. In overall, the investor benefits from:

- 30 years mortgage options with affordable interest rate
- Lack of additional/hidden cost
- Guaranteed rental income
- Return of investment is approximately 5.5 years
- Attractive location

4 BreezeCoin and the Real Estate

As it has been stated earlier, we have created a new cryptocurrency, BreezeCoin, and aim to link it to the physical real estate assets.

4.1 Business Model

Our business model mainly consists of two parts. Firstly, the income from the interest payment of the mortgage papers will be distributed to the coin holders. Secondly, people will be able to use BreezeCoin in Breeze de Mar Resorts. The details can be found in the following sections. Click to see [the company's legal document/declaration on the interest rate payment and mortgage paper ownership](#).

4.1.1 Interests

In addition to the standard token functions, BreezeCoin is a store of value. The income that Breeze de Mar receives through the interest of mortgage papers will be distributed to the BreezeCoin holders. Just by holding BreezeCoin, the Ethereum address of the coin holder gets guaranteed monthly interest payment with an annual rate of 6.5% on the last day of every month, starting in 31st of January 2019, in the form of Ethereum. As the sales increase and the next projects are introduced, the total value of the mortgage papers will be increased, therefore the amount of payment will be higher. Here is an example calculation. Suppose the company has mortgage papers of 50M USD worth , and there is 200M total amount of BreezeCoins. If the annual interest rate is 6.5%, then this means that there will be 3.250M USD interest payment in total. If you have 5000 BreezeCoins, you will have: $5000 / 200,000,000 \times 3,250,000 = 81.25$ USD annual interest income. Payments will be done in Ethereum. Please note that the transaction fees will be deducted from the interest payment amount to the coin holders. Since it is impossible to know the transaction fee prior to actually sending it, we will announce a constant amount that will be deducted, on our website, before the interest payments. This amount will depend on the congestion levels in the Ethereum platform. If the



amount of interest payment is not higher than the transaction fee, no payment will be done, since the ((interest payment) - (transaction fee)) will be minus.

4.1.2 Implementing BreezeCoin to Resorts

BreezeCoin will be a medium of exchange in all the Breeze de Mar Resort Hotel concepts. You will be able to buy and pay goods within our real estate complexes. Thus, coin holders will be able to use it in the real life.

4.2 Initial Coin Offer (ICO) Period

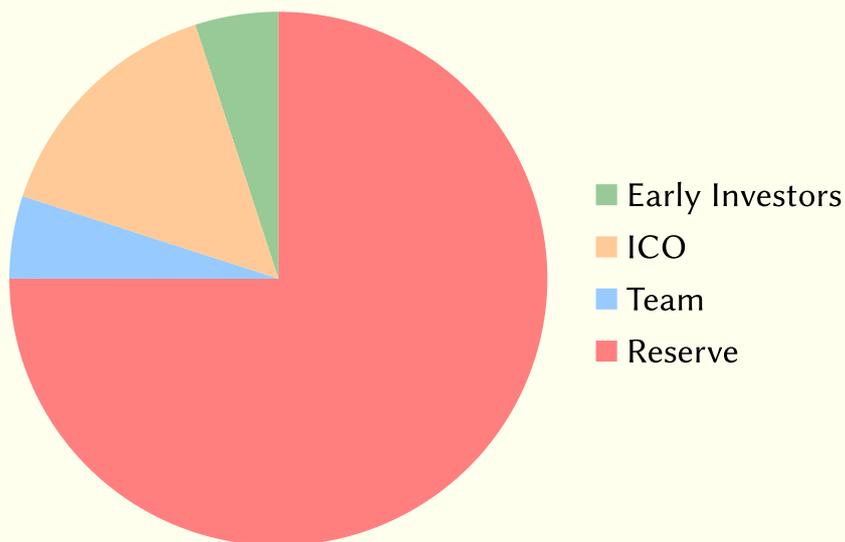
Ethereum (ETH) is accepted as forms of payment for BreezeCoin ICO. The price for the ICO period is 1 BreezeCoin = 0.85\$ of Ethereum. Ethereum price will be determined as follows: At the time of ICO contract deploy, 24h low and 24h high prices will be retrieved from Bitstamp cryptocurrency exchange website, and these values will be averaged and directly used. There is no minimum payment limit to join into the ICO. Applications to buy BreezeCoin can be made through the official website. You will be required to submit information based on the Know Your Customer (KYC) and the Anti-Money Laundering Regulations (AML) as well as your ERC20 acceptable Ethereum wallet address. Upon the verification of the account, your Ethereum wallet address will be whitelisted and you will be able to send ETH to the ICO smart contract address and in return, the corresponding amount of BreezeCoin will be sent to your wallet address.

The ICO period will start on 1st of June and continue until 20th of June. The hard cap of the ICO is 30 million BreezeCoin. In case 30 million BreezeCoin is sold before 20th of June, the ICO period will be closed automatically.



4.3 Coin Allocation

Created BreezeCoins will be distributed as follows:



Since we are aiming to create a cryptocurrency friendly resort, 150 million BreezeCoin will be kept in the reserve wallet and will be used on points of sales. The system that we are working on allows resort customers to buy BreezeCoin from point of sales. We predict that 1,000,000 BreezeCoin will be used daily, with the expected number of 10000 customers in Breeze de Mar Orlando Project. The amount of BreezeCoin in the reserve wallet will be updated regularly.



5 Roadmap

5.1 Breeze de Mar

2015	The idea came to exist
2016	The office in the USA opened
2017	Breeze de Mar Orlando was publicized for the first time
2017	The office in Istanbul/Turkey opened
2017	The construction of the Orlando project started
November 2017	Orlando project was publicized in Istanbul CNR Expo
November 2018	Las Vegas project will be publicized in Istanbul CNR Expo
March 2019	Sales of the Las Vegas project will start in Cannes Real Estate Expo
May 2019	Apartments of the Orlando project will be delivered
November 2019	Bahamas project will be publicized in Istanbul CNR Exposition
November 2020	Hawaii project will be publicized in Istanbul CNR Exposition

5.2 BreezeCoin

October 2017	The idea came to exist
January 2018	The team was formed
February 2018	The project outline was formed
March 2018	The development of the coin started
May 2018	The project was publicized
June 1, 2018	The Initial Coin Offering (ICO) period will start
June 20, 2018	ICO period will end
July 1, 2018	Meetings will start to enter into coin exchange websites
January 31, 2019	First interest income will be paid to the BreezeCoin holders
September 2019	BreezeCoin will be a medium of exchange in the Orlando project
December 2019	Start to work on implementing BreezeCoin payment system in all the hotels in the world



6 Who We Are

6.1 The Company

Breeze de Mar is the brand that belongs to **GAOK LLC.**, and GAOK LLC. is a company in the USA and a member of the **Akpinar Group**. Our focus is in the real estate. Akpinar Group, which has been serving in the construction sector since 1960, has worked on national and international commercial buildings, office complexes and shopping centers. Akpinar Group has relationships with international real estate funds. For the purpose of creating BreezeCoin, GAOK LLC. established a company named Breeze de Mar Limited UK. All the mortgage papers that GAOK LLC. owned transferred to Breeze de Mar Limited UK.

6.2 Mission & Vision

Our mission is to develop individual solutions and integrated concepts for our customers, and to give the maximum value to our customers' investments. We aim to expand, manage and improve the existing long-term real estate portfolio while mainly focusing on the US market as well as German and Turkish markets. As we believe in the technology, we are trying to develop integrated approaches between the real estate business and the technology, and to push the field towards the future.

6.3 Portfolio

Our previous work in the real estate field can be seen in the following links.

[Akpinar Group](#) | [GAOK LLC.](#) | [Breeze de Mar \(US\)](#)



6.4 BRZC on the Web

[BreezeCoin](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [Telegram](#) | [Reddit](#) | [Bitcointalk](#) | [GitHub](#) | [Etherscan](#)

6.5 The Team

Gürkan Akpınar – CEO

Breeze de Mar founder and owner, BreezeCoin founder

Evrin Ozer - Assistant

Responsible from Breeze de Mar and BreezeCoin project management.

Çiğdem Camiş – Assistant

Responsible for the office and work environment

Alp Mete Gökaydın – CFO and Project Management

Responsible for the BreezeCoin project management.

Yekcan Güler – Marketing Manager

Responsible for the sales and advertisement of BreezeCoin and Breeze de Mar

Engin Sarıkaya – Marketing Manager

Responsible for the sales and advertisement of BreezeCoin and Breeze de Mar

Çağatay Aydın – Technology Manager

Responsible for the IT

Cem Duru – Technology Manager

Responsible for the BreezeCoin and Ethereum integration

Harald Kenzia – Sales Manager

Responsible for BreezeCoin and Breeze de Mar sales

Michael Prosser – Finance Manager

Responsible for financially developing BreezeCoin



Daniel Frach – Legal Manager

Responsible for the legal aspects of the projects

Franz Prosser – Funds and Stock Advisor

Advisor for the funds and stocks in BreezeCoin ve Breeze de Mar projects

Ali Fansa – Real Estate Advisor

Middle east market authorized representative of Breeze de Mar Project

7 Legal Information

[Company's legal document/declaration on the interest rate payment and mortgage paper ownership \(click to see\).](#)

7.1 Disclaimer

Nothing on this site constitutes or constitutes an opinion of an offer or solicitation by BreezeCoin to buy a BreezeCoin token or any part of it or the fact of its presentation which forms the basis of a contract or investment decision or to which one is related can rely on it. No person is required to enter into any contract or binding legal obligation to buy or sell BreezeCoin tokens, and no cryptocurrency or other form of payment is to be accepted on the basis of anything on this site. Any agreement between the merchant and you as a buyer and with respect to any sale or purchase of BreezeCoin tokens will be governed solely by a token purchase agreement that sets out the terms of this agreement. Investing in BreezeCoin tokens carries a very high level of risk, including the risk of losing the investor's entire investment. Only investors familiar with the acquisition of tokens, digital assets or crypto currencies should consider this option. No investor should invest in BreezeCoin tokens unless he tolerates the total loss of all his invested capital. This Site is wholly qualified by reference to the White Paper, and the Private Placement Memorandum, which contain descriptions of the risks associated with the purchase of BreezeCoin tokens. People who want to invest in BreezeCoin tokens should take a close look at these documents.



7.2 KYC and AML Compliance

We need some information such as your name/surname and ID/passport details. By collecting this information, we can verify and then compare your identity with the government financial sanctions lists. This is required for companies which follow Know Your Customer (KYC) and Anti-Money Laundering (AML) regulations. Once your identity and eligibility is verified, you will receive an e-mail within 3 business days. Then, your Ethereum Wallet address will be added to our whitelist, after this point you will be able to send Ethereum to the smart contact address of the BreezeCoin ICO. Afterwards, BreezeCoin(s) will be sent to your Ethereum Wallet address based on the Ethereum amount you sent.

7.3 Restrictions from buying BRZC

Following is the list of countries, of which the residents/citizens are not allowed to join ICO or become early investors: Algeria, China, Ecuador, India, Iran, Kazakhstan, Morocco, Pakistan, Russia, Venezuela, United States and any jurisdiction into which the same would be unlawful. Also, any person/entity that is related to terrorism or present in the financial sanction lists is restricted from buying BRZC.

