



HOMEQWEST

DEVELOPMENT GROUP, LLC

The very 1st Asset NFT where you really
make a profit

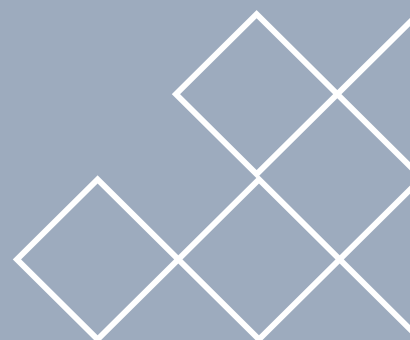
NFT

PROJECT 001

Whether you're looking for your first home, 2nd home, a rental property, or you're just addicted to house flipping shows on TV or you've flipped a home for profit in the past, you know it can be tricky. In this market (Florida) new homes are going to the highest bidder because that's how builders make a living.

HomeQwest is offering the very first NFT ready new home at cost. Yes, we are reversing this strategy and giving you the back-end profit if you intend to flip it. Not only will you be getting a brand new home in sunny Southwest Florida but you're getting a ready-made built-in NFT home that's Blockchain compliant. The NFT Includes; Deed, Title, LLC, 5 Year Home Warranty, and Resale Royalties.

This is a 2,150 square foot Water Front home. 4 Bed, 2 Bath, 3 Car Garage, Built-In Pool Home worth \$1,200,000+



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Here's your opportunity to work with a Southwest Florida Builder and keep the profit on this Spec home. Investors have been scouring Southwest Florida to grab whatever they can get their hands on in the nation's hottest market. A brand new National Association of Realtors report puts Southwest Florida at the top of America's most sizzling commercial metros. Nine of its best 15 are in the Sunshine State, and three of those are in this region: Naples, Cape Coral-Fort Myers, and Sarasota-Bradenton.

HomeQwest typically builds these spec homes in Cape Coral, Florida, and sells them for a profit but this ready-made NFT property hands the final product to you to sell and keep the profits.

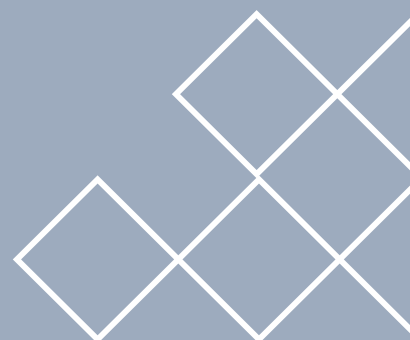


NFT

PROJECT 001

You can resell this home using HomeQwest Realty on the traditional sales market or we are set up with Propy.com where you can Auction the NFT ready property to the highest bidder. Other options are selling your purchased NFT to another buyer for a smaller flipped NFT profit which places the property and resale gains to that purchaser. So you have a few options during the timeframe when the house is being built.

Cape Coral FL is a city in Southwest Florida, known for its many canals. Home to manatees, Sirenia Vista Park has kayak routes to Matlacha Pass Aquatic Preserve, where birds wade amid mangroves.



NFT

PROJECT 001

Cape Coral is a city located in Lee County, Florida, United States, on the Gulf of Mexico. Founded in 1957 and developed as a planned community, the city's population has grown to 194,016 as of the 2020 Census, a rise of 26% from the 2010 Census, making it the 117th most populous city in the United States. With an area of 120 square miles (310 km²), Cape Coral is the largest city between Tampa and Miami in both population and area. It is the largest and principal city in the Cape Coral-Fort Myers, Florida Metropolitan Statistical Area. The city has over 400 mi (640 km) of navigable waterways, more than any other city on earth.





REAL ESTATE, BUILDING & DEVELOPMENT COMPANIES

Working together offering our Clientele a complete range of services.

Incorporated under the laws of the State of Florida.

Company Headquarters

4020 Del Prado Blvd. S. B3
Cape Coral, Florida 33904
(239) 770-5429

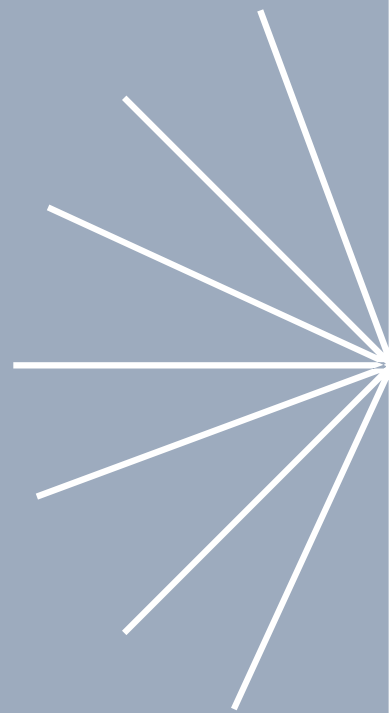
www.homeqwest.com

Managing Partners:

Joseph A. DeLuca
Angelo Cario
John P. Ritchie



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CAPE CORAL FLORIDA



THE COMPANY

HomeQwest Realty Group, LLC was founded on the cornerstone of 40 successful years in Real Estate Acquisitions, Sales, Leasing and Portfolio Asset Management.

A few years later HomeQwest Development Group, LLC was formed to better address the growing demand by Investors in acquiring properties or placing funds secured by real estate. Through HQ Development we pride ourselves on offering professional representation in Commercial or Residential Land Development and Licensed Construction Project Management. We are the builder.

We are known for our ability to maintain investment appreciation and cash flow. We also offer passive investors secured investing – without the liability of ownership.

HQ is a respected real estate, building, and development group with broad-based experience offering a range of services focused on capitalizing on current real estate economic conditions.

HQ specializes in acquisitions, sales and new home construction and design, all from one contact source.

We believe that conservative investment in real estate is a more secure method of placing funds into a financial system where cash flow and appreciation in assets will be realized.



EXECUTIVE SUMMARY



THE BUSINESS CONCEPT

In the current economy three things are obvious rents have moved out of sight, mortgage rates are low and house inventory is low.

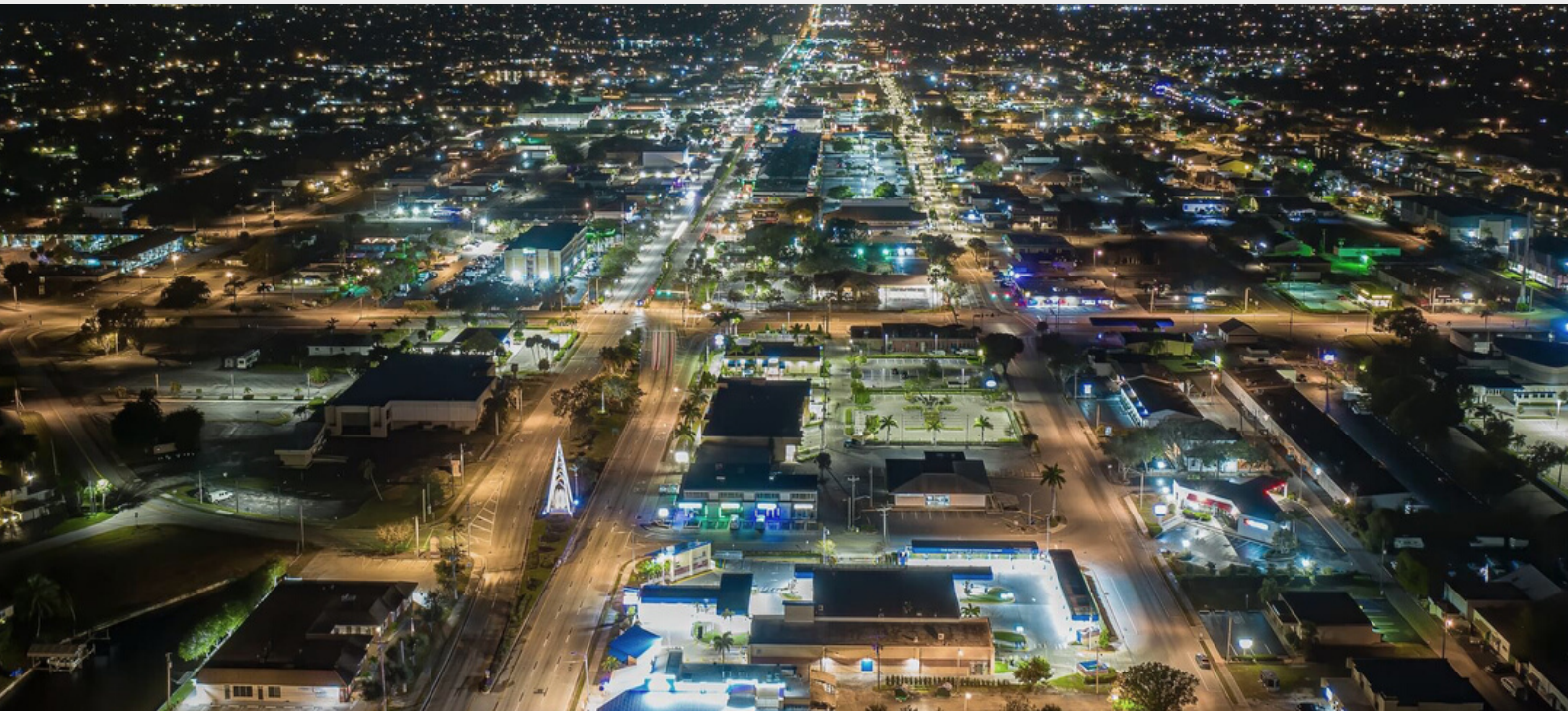
HQ has the successful experience of collaborating with Investors in many locations, cities, and states. We are uniquely qualified in the ability to establish a rapport with other professionals in any marketplace, locate target properties, orchestrate acquisitions then design and build homes for sale.

INVESTMENT PROGRAM

Our intention is to team with Private Investors looking to finance the acquisition of vacant lots and building single-family homes primarily in Cape Coral, Florida.

Every Investor has an interest in safe financial gain but not all Investors share the same long-range goals. We offer a Private Lender Participation Program, which gives Investors a guaranteed 16% interest rate on construction financing and a guaranteed 12% interest rate on vacant lots (properties held in inventory will automatically increase annually). Your investment funds are secured by real estate.

EXECUTIVE SUMMARY



OUR MARKET STRATEGY

We are looking to acquire single-family vacant lots in three (3) areas of Cape Coral. There is a distinct difference in property values among these areas. HQ will design, build and sell all houses. Our market is the midrange size and priced house appealing to the greatest percentage of buyers. HQ will not compete with national low-end builders or high-end builders looking to score big. We will design and build better affordably priced homes for families making up the largest percentage of the market.

OUR OPERATING STRUCTURE

HomeQwest Realty Group will research, negotiate, and acquire properties, then safeguard the investment from the asset management role. Each property will be held until determined for construction.

HomeQwest Development Group will decide which properties will be chosen at any given time for a build order, whether spec home or custom order. Once a property is chosen the building permits will be applied for and all insurances put in place.

Both companies will be involved in their respective roles through closing.

MEET THE TEAM



JOSEPH A. DELUCA

Managing Partner/ Broker
Financial Project Administration

The primary source of expertise in the HomeQwest companies, Joseph has primarily focused over a span of 45 years as the land developer of commercial & residential subdivisions, general contractor, and real estate broker for large and medium-sized investor groups.



ANGELO CARIO

Managing Partner
Marketing & Technology

His technology and marketing skills spotlight the need for marketing to adapt in the Internet era, where the empowerment of the common consumer has created a fundamental shift in how businesses are expected to behave.



JOHN P. RITCHIE

Managing Partner
Construction Operations

John holds both General Contractor and Certified Building Contractor licenses, his experience in commercial and residential construction span more than 25 years. John has distinguished himself by building custom homes since 1995. A Certified Green Building Professional, John strives to diligently provide the highest quality, most energy-efficient and aesthetically appealing home.

THE PROCESS

WHAT HAPPENS NEXT

01

JOB DUTIES

HomeQwest will purchase 1 of 4 lots listed the same day as your NFT purchase. Our goal is to complete this project within four (8) months due to supply chain delays. HomeQwest will oversee the beginning to the end of construction, purchase all materials needed. Once the construction is done and the CO issued, full possession is yours.

03

RESELLING OPTIONS

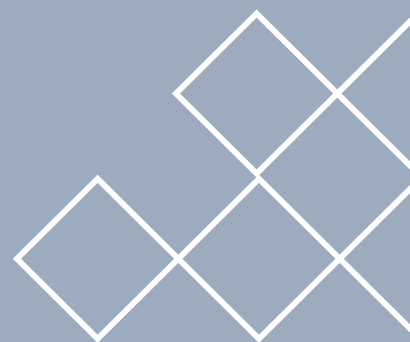
You can resell this home using HomeQwest Realty Group, LLC on the traditional sales market, or we are set you up with Propy.com (no affiliation) where you can Auction the NFT ready property to the highest bidder. Other options are selling your purchased NFT to another buyer for a smaller flipped NFT profit which places the property and resale ownership to that purchaser. So you have a few options during the timeframe when the house is being built.

02

PURCHASING THIS NFT

Here's your opportunity to work with a Southwest Florida Builder and keep the profit on this Spec home. Investors have been scouring Southwest Florida to grab whatever they can get their hands on in the nation's hottest market. A brand new National Association of Realtors report puts Southwest Florida at the top of America's most sizzling commercial metros. Nine of its best 15 are in the Sunshine State, and three of those are in this region: Naples, Cape Coral-Fort Myers, and Sarasota-Bradenton.

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04

INCLUDED IN THIS NFT

- LLC Ownership of the Property
- Built-in resale royalty fee when the property sells
- Lot purchase
- Construction
- Property Deed
- Title Search
- CO (Certificate of Occupancy)
- 5 Year Home Warranty
- Shared Dropbox Folder to see photo progress
- Building Funds will be held by
- Title Junction, LLC:
- 6214 Presidential Court Suite F, Fort Myers, FL
- Phone: (239)415-6574
- HomeQwest will perform monthly Draw requests when each phase is completed.

06

RESELLING OPTIONS

You can resell this home using HomeQwest Realty Group, LLC on the traditional sales market, or we are set you up with Propy.com (no affiliation with construction) where you can Auction the NFT ready property to the highest bidder. Other options are selling your purchased NFT to another buyer for a smaller flipped NFT profit which places the property and resale ownership to that purchaser. So you have a few options during the timeframe where the house is being built.

05

FLORIDA LIMITED LIABILITY COMPANY (LLC)

The property is owned by a Florida Limited Liability Company (LLC). The LLC is "tokenized" to a specific NFT and made available for purchase.

07

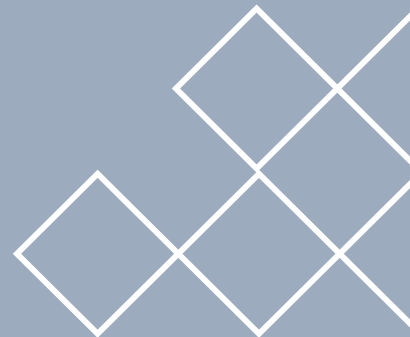
VALUE

Total Asset Value: \$1,350,000+ (as of today's market)

Target Hold Period: 8/mo (build timeline)

NFT Cost: 397.04 ETH

Resale value/worth: 523.22 ETH



HOMEQWEST LICENSING

GET IN TOUCH

Company Headquarters

4020 Del Prado Blvd. S. B-3
Cape Coral, Florida 33904
(239) 834-8654

www.homeqwest.com



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

RITCHIE, JOHN PAUL

HOMEQWEST DEVELOPMENT GROUP, LLC
111 QUAIL RUN
CAPE CARTERET NC 28584

LICENSE NUMBER: CBC1251727

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



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Ron DeSantis, Governor

Halsey Beshears, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

DIVISION OF REAL ESTATE

THE CORPORATION HEREIN HAS REGISTERED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

HOMEQWEST REALTY GROUP LLC

4020 DEL PRADO BLVD SOUTH
B-3
CAPE CORAL FL 33904

LICENSE NUMBER: CQ1047605

EXPIRATION DATE: SEPTEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



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CITY OF CAPE CORAL CERTIFICATE OF COMPETENCY

City of Cape Coral • [1015 Cultural Park Blvd](#) • [Cape Coral Florida 33990](#) • (239)574-0430

This Certificate expires **Sep 30, 2020** Visit our website at www.capecoral.net

Certificate #: 63982

Location: [4020 DEL PRADO BLVD SOUTH #B-3](#)
Business Phone: 239-770-5429
State License: CBC1251727



Type: CERTIFIED
Classification: BUILDING "B"

RITCHIE JOHN P
HOMEQWEST DEVELOPMENT GROUP LLC
[4020 DEL PRADO BLVD SOUTH #B-3](#)
CAPE CORAL, FL 33904

Date Issued: Aug 22, 2019



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF REAL ESTATE

THE BROKER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

DELUCA, JOSEPH ANTHONY

4020 DEL PRADO BLVD. SOUTH
B-3
CAPE CORAL FL 33904

LICENSE NUMBER: BK3044368

EXPIRATION DATE: SEPTEMBER 30, 2022

Always verify licenses online at MyFloridaLicense.com



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2021 - 2022
LEE COUNTY LOCAL BUSINESS TAX RECEIPT

Account Number: 1704327

State License Number: CBC1251727

If state license has changed, contact our office at 239.533.6000

Account Expires: September 30, 2022

Location:

4020 DEL PRADO BLVD S B3
CAPE CORAL FL 33904

HOME QWEST DEVELOPMENT GROUP LLC
DELUCA JOSEPH
4020 DEL PRADO BLVD S B3
CAPE CORAL FL 33904

May engage in the business of:

BUILDING CONTRACTOR-CERTIFIED

THIS LOCAL BUSINESS TAX RECEIPT IS NON REGULATORY

Payment Information:

PAID 594277-7-1

07/08/2021 10:40 AM

\$50.00

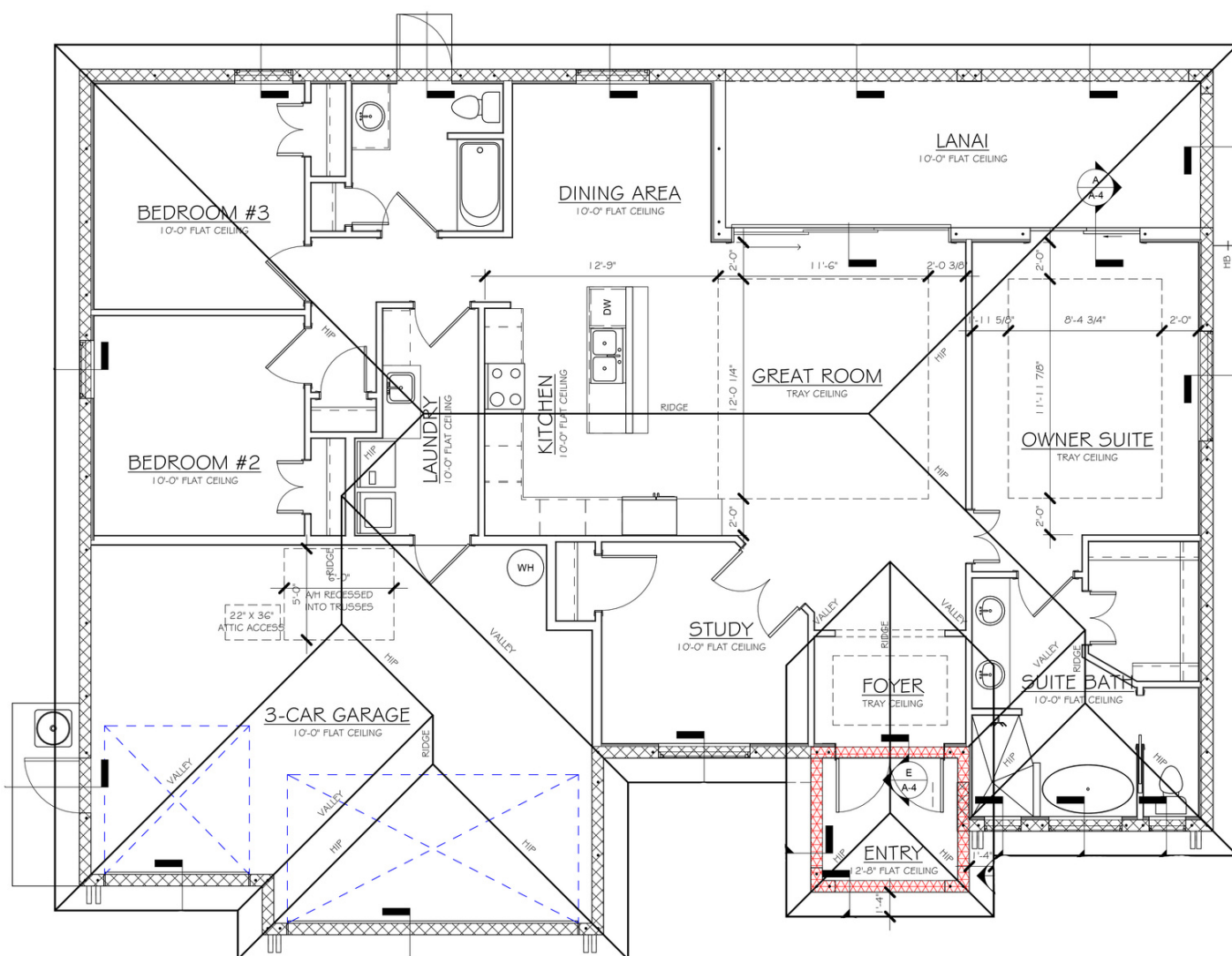
MODEL 5252

#57 HERS RATING
Energy Efficiency Index



2525A MODEL

4/2 split open floor plan, 3 car garage. Building custom quality homes at affordable prices since 1971. Some of our standard features include mildew resistant paint (inside /out), 10' ceilings, 8' doors, 18" tiles floors throughout, hurricane impact windows and exterior doors, wood cabinets with granite counters, smart home wiring, and a 4 year extended warranty. Connected Smart Home Automation Suite included: Ring Video Doorbell, Smart Lighting, ecobee4 Smart Thermostat, Smart Smoke/Carbon Monoxide, Smart Door Locks, Advanced Garage Door Openers Weather-Sensing Irrigation Systems, Amazon's Cloud-Based Voice Service Echo Dot & 4 High-Speed USB Charging Ports. We strive for more sustainable, healthier, and energy-efficient methods to create the place you would be proud to call home. Our customers are looking to create a home, that is warm and inviting, a place to live and entertain.



SMARTHOME SPECS

STANDARD CONNECTED SMART HOME AUTOMATION SUITE



RING VIDEO DOORBELL
PRO, WITH MOTION
ACTIVATED ALERTS



(5) IDEVICES
IDEV0009 WI-FI
SMART SWITCHES



ECOBEE4 SMART
THERMOSTAT WITH
BUILT-IN ALEXA



(4) ONELINK SMOKE &
CARBON MONOXIDE
DETECTORS



KWIKSET Z-WAVE
SMARTCODE
TOUCHSCREEN
ELECTRONIC
DEADBOLT



LIFTMASTER MYQ
GARAGE SMARTPHONE
GARAGE DOOR



RAIN BIRD WIFI-
ENABLED IRRIGATION
CONTROLLER



ECHO DOT (3RD GEN)
SMART SPEAKER
WITH ALEXA

HOMEQWEST
REALTY GROUP
DEVELOPMENT GROUP

PROJECT PHOTOS

2022













SPECIFICATION AND FEATURES

General Requirements:

- Builders Risk and General Liability Insurance
- 1st Yr. Home Buyers Warranty
- Manufacturer 1 yr. Warranty
- Extended Warranty 4 year American Home Shield
- Project supervision
- Temporary Utilities
- Compaction Testing
- Surveying
- Impact and all permit-related fees
- Home is delivered in a Clean, Move-in Condition



Site work:

- Site Prep, Fill and Grading for standard 80'x125' lot based stem wall foundation (excludes clearing, vegetation removal, and pre-fill pads)
- Water and Sewer Connection Fees and deposits for standard 5/8" meter for 50' run
- Utility Connection

Landscaping/ Irrigation/ Sod:

- 4 zone irrigation system
- 80' x 125' standard lot
- Plant Package to be selected by the owner based on City requirements and landscape allowances

Concrete/ Masonry:

- Concrete block system
- Concrete footings
- Stem wall foundation & slab
- Concrete A/C pad/Well pad
- 4" Concrete slab throughout the ground level with a vapor barrier
- Standard width driveway and walkway to be pavers

Painting:

- Stucco will be sealed prior to paint
- Mildew resistant exterior & interior wall paint, Satin finish
- Doors, trim, and crown molding to receive one coat primer and 2 coats of semi-gloss latex enamel

Windows:

- Provide and install impact glass & Low E for all windows.
- Provide and install impact glass & Low E for all sliders and entry doors.
- Color choice of white or bronze

SPECIFICATION AND FEATURES

Doors and Trim:

- Fiberglass Insulated impact entry doors
- Quickset hardware

Garage Doors:

- 16' x 8' 24 gauge steel Overhead Garage Door, no glass/ non-insulated
- Opener with safety sensors and remotes MyQ-Wifi

Rough Carpentry:

- Pre-manufactured roof trusses treated with a mildew inhibitor
- Wood frame interior walls at 16" o.c.
- Furring at exterior walls and windows
- ½ plywood sheathing on the roof
- 16" Overhang



Finish Carpentry:

- Installation of 8ft multi-panel doors, 3 ¼" casing, and hardware
- Installation of 5 ¼" wood base
- Wood-framed window sills
- Tray ceilings

Landscaping: Standard:

- Floratam Sod
- Plant Pkg to be selected by owner
- 2 zone irrigation system (optional)

Connected Smart Home Automation Suite

- Ring Video Doorbell
- iDevices Smart Lighting
- ecobee4 Smart Thermostat
- Onelink Smart Smoke/Carbon Monoxide
- Kwikset Kevo Touch-to-Open Smart Door Locks
- MyQ Smartphone Garage Door Opener
- Rachio Weather-Sensing Irrigation Systems
- Echo Dot (3rd Gen) Amazon's Cloud-Based Voice Service
- BESTTEN 4.2A USB Outlet
- BESTTEN 4 High-Speed USB Charging Ports

SPECIFICATION AND FEATURES

Cabinetry:

- Provide and install wood cabinetry (with hardware) in Kitchen,
- Master bathroom, Guest bathroom/s & Laundry
- 36" base cabinets, 42" tall upper cabinets
- Full wood/Plywood System
- Soft-close drawers and doors
- Wood dovetailed drawer boxes
- Choice of Color and style (Level 1)

Countertops and Vanities:

- Granite kitchen, master bath, guest bath, and laundry room
- Kitchen Sink – Stainless steel, deep basin, undermount
- Laundry Room Sink - Single deep basin

Roofing:

- Dimensional Shingles, 50 year warranty - Choice of color
- Fasten all eave and metal, valley, and wall flashing in place,
- Ridge vents per plan
- Exhaust Fan Vents and plumbing vents per plan



Insulation:

- ¾" Foamboard around masonry perimeter
- R40 blown-in insulation in the attic & above the garage
- Soundproof designated interior walls (optional)

Closets and Shelving:

- Ventilated vinyl (wood optional) shelving in all closets and pantry

Mirrors:

- Surface hung plain mirrors with no medicine cabinets

Appliances:

- Stainless steel appliance package including refrigerator.
- Energy Star rated appliance package

Drywall and Stucco:

- Provide and install 1/2" sag resistant drywall at ceilings
- Drywall finish: knockdown
- Mold resistant wallboard in all areas
- Exterior Stucco Finish including entryway ceiling.
- All outside ceilings covered in metal lath, and stucco

SPECIFICATION AND FEATURES

Floor Covering and Bathroom Floors and Showers:

- 9x36 Plank tile flooring throughout
- Tile shower surrounds
- Tile Tub surrounds
- Tile for kitchen backsplash optional

Plumbing:

- Provide all plumbing in accordance with the plans, specifications, and code requirements
- 40 gallon Energy Star certified appliance
- Pex Plumbing System
- Dishwasher & Icemaker hook-up
- Washer and Dryer hook-ups
- Ball cock valves on all under sink water connections
- Exterior hose bibs per plans, Two locations



HVAC:

- Heating and cooling system. (using R410A refrigerant)
- Brand and model specifications TBD
- Compatible Digital Thermostat

Electrical:

- 200-amp Electric Service
- Recessed cans in all main areas w/ white trim, per plan
- White switches and receptacles per plan
- Fans in the living room and master bedroom
- TV outlets in all bedrooms, living room
- Phone outlet in the kitchen
- Surface lighting on the rear area of the lanai.
- White receptacles and switches
- Leviton Decora outlets and switches
- USB charging/outlet in all bedrooms and kitchen (1 per room)
- Audio / Video prewire

Resnet HERS Energy Efficiency Rated

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GET IN TOUCH

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