



PROPERTY PROFILE

Property Name: Dolphin

Token Name: BRIKdolphin



Address: Maralinga Palms – Villa, [4 Maralinga Avenue, Mermaid Beach, Gold Coast](#)
Queensland, Australia (2km from Beach & 6km from Surfers Paradise)



TOTAL COST: US\$2.6m





Property Highlights

Total Assets Annual Forecast Yield *: 46%

*Total Assets Annual Forecast Yield = Real Estate Property (Cash Flow Yield + Capital Growth Yield from initial cost) + Cryptocurrency Capital Growth Yield (averaged over 10 years)

Token Price: US\$80
Total Tokens: 40,000
Tokens for Sale: 33,000
Total Cost: US\$2.6m



Property Type:

Residential Luxury - Single Family

Location: Mermaid Beach, Gold Coast (6km from Surfers Paradise & 2km from Beach)

Area Class: High Wealth Suburb

Rent Start Date: To be Rented

Payment of Rent: Net Rent is invested into cryptocurrency every month

Property Size: 389 m2

Land Lot Size: 345 m2

Storey Levels: 3 Storeys

Bedrooms/Bathrooms: 4 Bed / 3 Bath

Construction Year: New Build (to be finished early 2023)



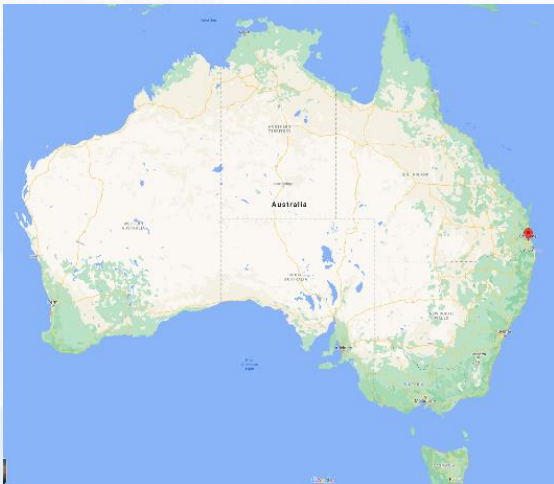
web: www.BRIKbcProjects.com

Level 5, 320 Adelaide Street, Brisbane, Queensland 4000 Australia | PO Box 2244, Ascot QLD 4007 | ABN: 58 652 039 944 | ACN: 652 039 944



Major events impacting property prices in Gold Coast and South East Queensland in the past and in the future

	- Year 50	- Year 40	- Year 30	- Year 20	- Year 10	TODAY			
	1971	1981	1991	2001	2011	Year 0 2021	Year 5 2026	Year 10 2031	Year 15 2036
Key Drivers of Property Values:									
1. Olympics								2032 Brisbane Olympics	
2. Commonwealth Games		1982 Brisbane			2018 Gold Coast				
3. World Expo		1988 Brisbane							
4. Migration from Southern States to South East Qld - Lifestyle									
5. Migration from Southern States to South East Qld - During & Post COVID									
6. Overseas Migration - Retuning Australians from working overseas									
7. Overseas Migration - Foreign Residents seeking Lifestyle & Opportunities									

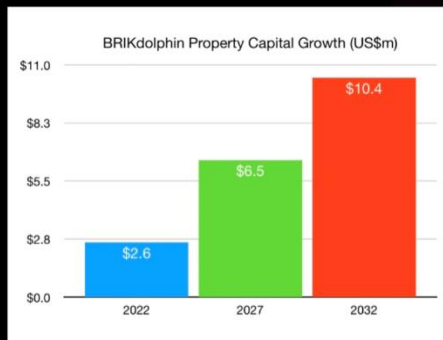




Financials (US\$)

Property Capital Growth & Performance Forecast Overview

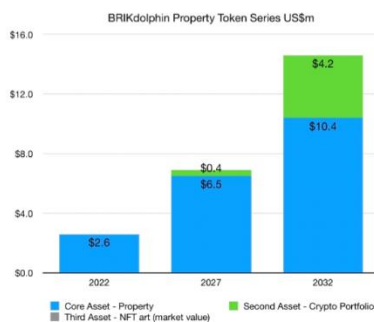
Property Capital Growth



BRIKdolphin Token Series Capital Growth Forecast

BRIKdolphin Property Token Series - Market Value (US\$m)

Asset	2022	2027	2032
Core Asset - Property	\$2.6	\$6.5	\$10.4
Second Asset - Crypto Portfolio		\$0.4	\$4.2
Third Asset - NFT art (market value)			
TOTAL VALUE	\$2.6	\$6.9	\$14.6



Property Name: Dolphin



Token Series Name: BRIKdolphin

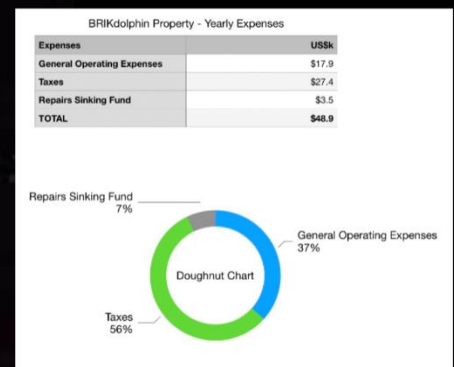


Cash Flow

Annual

Gross Rent: US\$80k

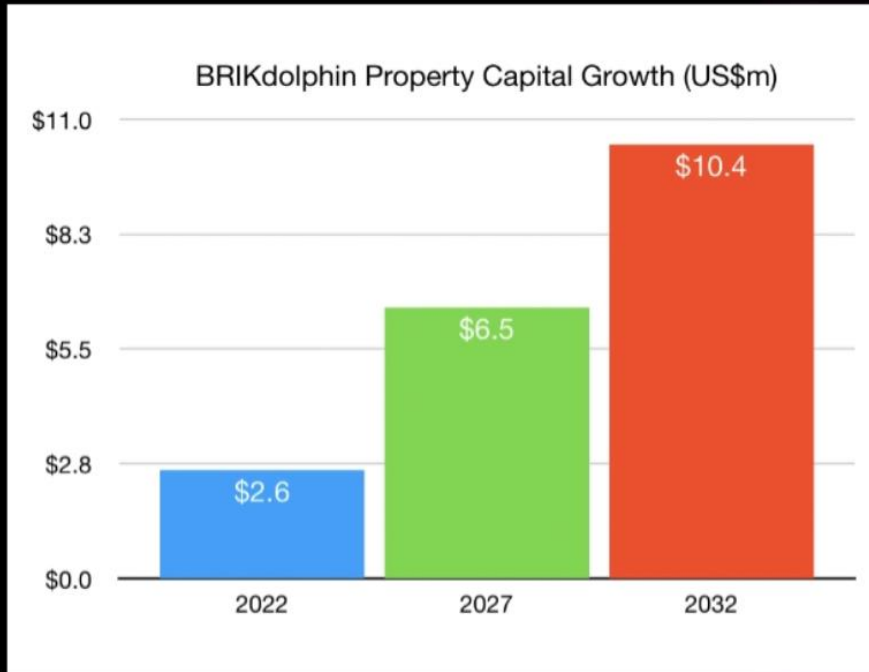
Net Rent: US\$31.1k



Disclaimer: Please note that the information contained herein is of a general nature only. It has not been prepared to take into account your particular objectives, situation and needs. You should assess whether any advice is appropriate to your individual objectives, situation and needs before making any decision. The Tokens on each respective real estate property being offered are highly speculative in nature, involve a high degree of risk and should be purchased by people who can afford to lose their entire tokens. There can be no assurance that the Tokens objectives will be achieved from the initial purchased Tokens or on the secondary market. Purchasing the Tokens in private placements requires high risk tolerance, low liquidity concerns and long-term commitment. The Tokens being sold have no insurance, may lose value and there is no bank or other guarantee.



Property Capital Growth



BRIKdolphin Property Token Series - Market Value (US\$m)

Asset	2022	2027	2032
Core Asset - Property	\$2.6	\$6.5	\$10.4
Second Asset - Crypto Portfolio		\$0.4	\$4.2
Third Asset - NFT art (market value)			
TOTAL VALUE	\$2.6	\$6.9	\$14.6

BRIKdolphin Property Token Series US\$m





Cash Flow

Annual

Gross Rent: US\$80k

Net Rent: US\$31.1k

BRIKdolphin Property - Yearly Expenses

Expenses	US\$K
General Operating Expenses	\$17.9
Taxes	\$27.4
Repairs Sinking Fund	\$3.5
TOTAL	\$48.9

