



homerun
token

HOMERUN TOKEN



**WORLD'S FIRST DEFI REIT OR
REAL ESTATE INVESTMENT TOKEN
BUILT ON THE BLOCKCHAIN**

The Homerun Platform & HMRN Token are an INNOVATIVE, DECENTRALIZED, SECURE, community driven DeFi Token.

THE WHITEPAPER

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ABSTRACT

As the digital economy matures, blockchain is revolutionizing the way we transact internationally. Adoption of smart contracts and blockchain technology provides a solution for the most crucial problems in the real estate rental sector, such as limitedness due to the lack of information, lack of transparency and, consequently, lack of trust to build a bridge between renters, landlords, and investors. A token built on blockchain technology will not only solve the majority of issues within the real estate investment market, but allow people to freely move their crypto and fiat wealth around the globe, accessing new real estate investment & development opportunities in foreign countries.

The Homerun platform is the first-of-its-kind to create the premier decentralized platform for staking tokens for the purpose of participating in earning profits from diverse real estate portfolio, which allows HMRN token holders to participate in the world of real estate investments, without the highly substantial upfront costs. With more renters in the world now than at any time in over 50 years, the residential property market is very attractive and offers high ROI for investors, but remains difficult to enter for most people.

Valued at over \$200 trillion, real estate worldwide accounts for approximately 60% of the world's assets. Of all of this real estate, investment in the residential rental market in the United States, Costa Rica, and Puerto Rico among other major metropolitan areas is particularly attractive. With the highest amount of renters in the world over the past 100 years, its a very lucrative market, but does still hold risks, although much less than your average crypto holdings.

Despite the attractive market, investment in the real estate market has remained difficult. Acquiring properties is associated with substantial upfront costs and significant risk is concentrated in just a few properties. As a result of these and other factors, investors cannot quickly and easily invest or change rental properties or investment strategies.

The recent advent of blockchain technology, however, has opened up new opportunities. Blockchain technology has revolutionized the ability of individuals to collaborate on projects at low cost and with minimized risk compared to other traditional markets.

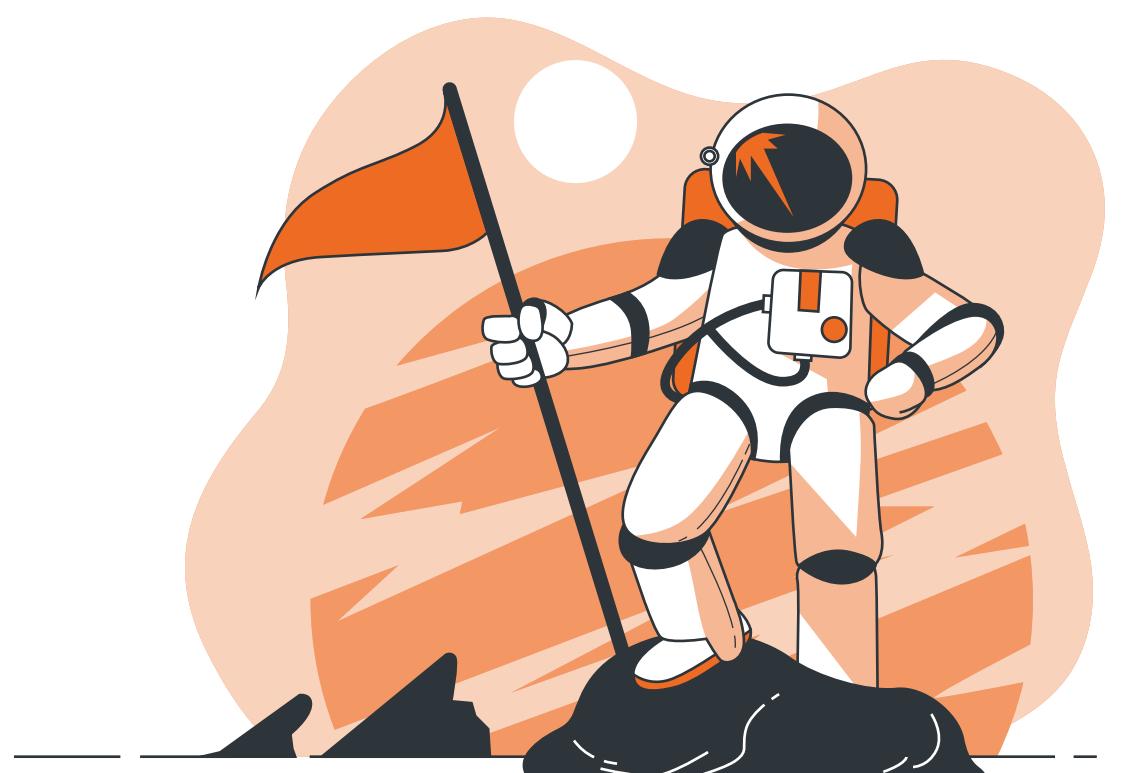
The technology's transparent and secure decentralized ledger allows individuals to quickly, securely and transparently transact online. Our main objective is to introduce blockchain into an overly regulated and slow market to facilitate real estate investments and transactions for investors looking to enter the market.

By using blockchain technology, Homerun platform offers investors the opportunity to profit from the real estate markets via staking of their HMRN tokens, without substantial upfront costs and other challenges associated with entering the traditional real estate market.

With this low-cost, secure, and transparent technology, investors can reliably stake HMRN tokens on a quarterly basis with the assurance of smart contract payment of profits from a wide range of real estate investments.

Holders of HMRN tokens will obtain access to the Homerun platform, exercise their managerial acumen by giving their input on the direction we should take for future acquisitions. Based on their decisions, HMRN token holders will receive profits from Homerun & its subsidiary companies' rents/leases/development profits after completion of staking their tokens for that quarter. HMRN token holders will also work together to add their input for developing and expanding the platform, metaverse growth and the available real estate options, again through community input.

Overall, the combination of blockchain's secure ledger, the crypto sector's rapid boom, and the potential of an already existing real estate market will allow people to access a larger pool of investment opportunities as well as diversify their portfolios and minimize risk.



BACKGROUND OF RESIDENTIAL RENTAL MARKET

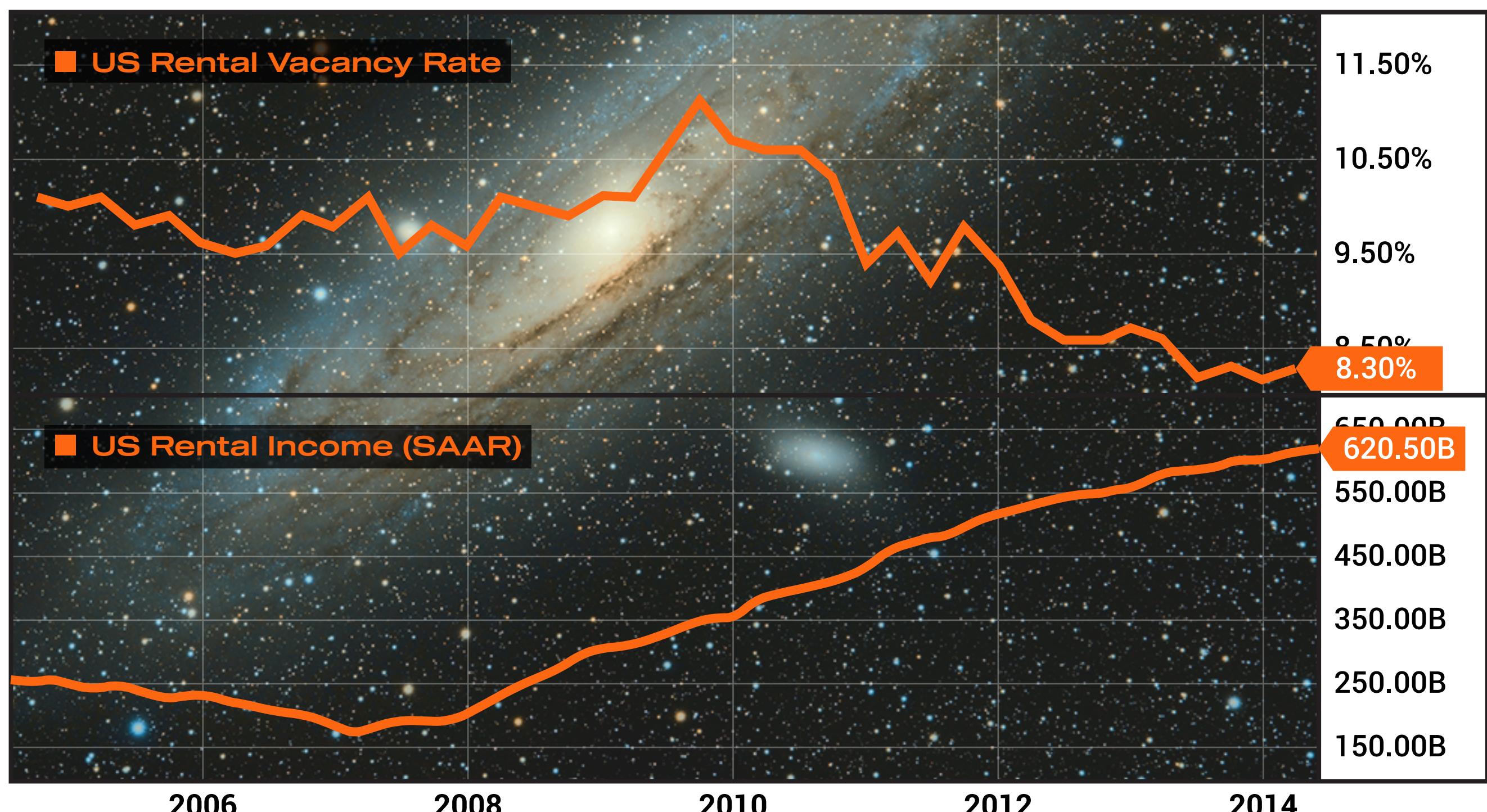
THE RENTAL MARKET TODAY

After many years of strong real estate price growth, the U.S. housing market remains strong. Demand continues to strengthen, and residential construction activity is rising with the positive outlook continuing into 2024. After a decade of growth, the market for residential real estate rentals in the United States is better than ever. The Rental vacancy rates are at their lowest levels in decades, especially given the limited availability of financing options. As a result, potential buyers struggle to find preferred suitable housing options as prices climb on both rentals and homes for sale.

Absent the market entry barriers discussed below, this

presents a very lucrative opportunity for investors everywhere to enter the residential rental market at the moment. As rents continue to rise, and vacancies continue to go down, the U.S. housing market is expected to remain strong. Rental rates for residential properties have consistently increased for the past 50 years. For over 30 years, rental rates have grown faster than income in most major cities in the United States making rentals a great stable and secure investment.

The global real estate market is currently estimated at a value of over US\$ 217 trillion, but development and growth in the United States has outpaced the rest of the world.



Real estate has long been considered one of the most stable stores of value. Its rise in popularity amidst economic and political turmoil derives from the fact that not only is land typically an asset which nearly always appreciates in value over time, but also is often income-producing, generating further capital wealth for its owners. For this reason the domestic real estate market is sizable and growing, and real estate remains one of the best ways to build wealth. In addition, in the event of a bear market in the crypto market, real estate properties provide downside protection.

However, fear of the unknown coupled with poor understanding of financing options as well as limited funds continues to restrict investor entry into the market. There are not many alternatives for people looking to invest their crypto or fiat wealth into an appreciating asset in a secure environment, all the while having direct control and use of it as they wish. As a result, they are missing out on opportunities to enter some of the world's metro markets that provide the strongest returns for residential & commercial real-estate investors.

Challenges To Participating In The Rental Market

Although real estate historically is one of the safest investments, the ability to invest in this market has also been historically expensive, slow, and associated with a lot of barriers to entry.

With financial institutions tightening the loan requirements and lessening investors' ability to acquire a loan for investment properties, it has become exceptionally difficult to obtain a loan for rental properties for the average and even seasoned investors. The majority of banks now require high credit scores and high down payments from buyers to even be considered for an investment loan.

Even if an investor qualifies for a loan, the investor also must be able to afford a sizable down payment, especially to obtain favorable interest rates.

Example: A \$350,000 rental property would require a minimum of 20% down payment (US\$ 70,000). So the average investor starting out and wanting to build their investment portfolio of 3 homes, for example, would need \$225,000 in available cash just to get started as a landlord.

Other challenges to participating in the residential rental market include a host of expenses for acquiring and managing the residential properties:

- Property Management: upkeep, pest control, utilities.
- Administration
- Maintenance
- Insurance
- Taxes
- HOA Fees

Even for those investors who can participate in the rental market, the illiquidity of real estate requires them to concentrate risk in relatively few assets. Money is tied up, as investors cannot readily and rapidly diversify or change investments.



BLOCKCHAIN TECHNOLOGY

OVERVIEW

Blockchain technology has revolutionized the ability of individuals to collaborate on projects at low cost and with reduced risk. Blockchain or distributed ledgers offers a unique opportunity to enter the real estate market as a landlord and/or developer.

At its core, blockchain technology is a decentralized database that can store and execute data in novel ways. In particular, decentralized ledgers have a number of properties that distinguish them from the centralized private or government databases historically used to record information, including the following advantages:

- Low-cost: parties can transfer information and value with only small transaction fees without middlemen.
- Immutability: the decentralized ledger and its integrity is policed by every member of the network, and attempts to alter previously recorded data are rejected by the network participants.
- Transparency: anyone can see what takes place on the blockchain as it records all transactions that have ever occurred. Both transactions and investments are visible on the blockchain.
- Irreversibility: transactions are immediate and non-refundable, protecting all parties involved.
- Pseudonymity: blockchain addresses are strings of random characters that do not automatically reveal individual owners and thus ensure a high degree of privacy unless the owner chooses to reveal their information or engages in systematic behavior from which their identity may be inferred.
- Security: open blockchains are maintained by a large network of participants that prevents any one person from submitting inaccurate data, recording a fraudulent transaction, or improperly altering recorded information.

At Homerun, we are convinced that blockchain technology and smart contracts are the driving force for people who are willing to invest in real estate with high potential ROI. Based on the smart contract technology, we are going to allow investors to stake their HMRN tokens and receive profits from real estate rentals and/or developments.

Smart contracts will be written in Binance Smart Chain to drive accounting / Bep-20 token movement. Token holders staking their HMRN tokens will receive 50% of the profits from the rental properties and/or developments each quarter (4 times per year) while the other 50% goes into an emergency fund to be redistributed to token holders at the end of the year.

Long term holders who continuously staked their tokens until end of year, will receive 70% of the emergency fund at the end of year which will split between staked tokens on a prorated basis based on how many months out of the year you held tokens. This will increase adoption and engagement, further driving the growth and popularization of the HMRN brand.

The remaining 30% of the emergency fund at the end of the year will be distributed as follows: 10% will be rolled over to the following year's emergency fund. The remaining 20% will go into our real estate purchase account for additional property acquisition.

By leveraging our industry expertise, the power of blockchain, and the potential of the seamless integration of the international real estate markets and the world wide adopted cryptocurrency markets, HMRN aims to solve the challenges currently faced by potential investors in the real estate investment market.

OUR VISION

HMRN's vision is simple. The platform was created to facilitate participation in the real estate rental market and open the doors for investors everywhere to benefit from the possibility of renting out properties or developing properties without the substantial costs of purchasing real estate. HMRN plans to disrupt the traditional market for renting real estate via blockchain technology, the tokens reflection feature, and allowing more participants to benefit from the historically stable & profitable real estate market through HMRN tokens ability to be staked.

- Using blockchain technology, Homerun platform will bring a revolutionary way for real estate investors to enter the market without facing many of the barriers normally associated with the procurement of large sums for down payment required to enter. We will achieve this through creating our own HMRN tokens, which will serve as the platform's cryptocurrency, and establishing smart contracts. The Homerun Platform will issue these tokens, which will provide HMRN token holders the ability to give their input on the type of properties Homerun and/or its subsidiary companies acquire.
- Stake HMRN tokens using smart contracts and receive payments via smart contract
- Provide feedback
- Help choose future development for the Homerun platform, website interface, wallet and mobile app

The HMRN token holders' security and comfort throughout the process is of tantamount importance to us. To further enhance security, Homerun platform will develop a self-executing code built on Bep-20 smart contracts and deploy the codeit across a distributed, decentralized blockchain network.

Homerun Token is the official entity that creates the HMRN tokens, platform, and smart contract technology, that enables token holders to identify, give opinion, and obtain staking profits from HMRN's exclusive rental properties and/or developments using smart contracts. HMRN tokens do not provide token holders with any ownership and/or other interest in the Homerun Platform or its subsidiary companies.

HMRN tokens are issued on a smart contract, using the

Bep-20 protocol on the fully decentralized and auditable Binance Smart Chain. Quarterly staking profits will automatically be filled by a fully auditable smart contract with a low entry barrier.

Every quarter, a distribution in the form of stablecoins such as BUSD will be made via a smart contract to all HMRN tokens that were staked the entire quarter or possibly a prorated amount based on time of entry, representing 50% of the quarterly profits from each residential real estate rental contract after management fees and operating expenses, according to the staking. While the remaining 50% goes into an emergency fund and redistributed to staked tokens at the end of year.

At the end of the year, 70% of the emergency fund will be awarded to the long term holders that staked their tokens during the year per certain criteria. 20% will added to the interest bearing escrow fund for additional properties. The remaining 10% will be rolled over into the following year's emergency fund.

At times, properties will be liquidated for various reasons. If a property is sold, the proceeds will be 1031 into another property.



HMRN TOKENOMICS

HOMERUN PROTOCOL

HMRN employs 2 basic functions: Reflection + Each transaction is taxed a 6% fee (Diagram 1), which is split 2 ways.

4%

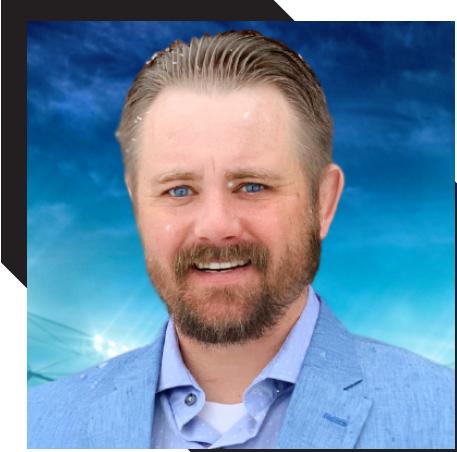
fee goes into a property acquisition pool (wallet), in which the token holders get to give their input on which type of properties Homerun purchases next. Community input will take place on Homerun's custom platform.

2%

fee = redistributed to all existing holders in the form of BUSD every 6 hours.

1. Team tokens to be unlocked as such: 50% 1 year 50% 2 years from token launch.
2. Fair launch on IDO Presale.
3. Liquidity Pool will be locked prior to going live on PancakeSwap

TEAM/ADVISORS



JUSTIN ROBINS

CEO

Justin's career in real estate started over 14 years ago when he became a licensed real estate agent. His career highlights are garnered with top producer awards, hundreds of thousands of leads generated and most recently the launch of a real estate web app called ShowmeRebates.com, that is already disrupting the real estate market and growing popularity among home buyers.

Those in the industry refer to Justin as the "Internet Cowboy" since he has a small farm and love for horses, but is also one of the best internet marketers for local real estate leads.



CHASE SAXTON

CMO

More than 11 years of Digital Marketing experience and growing daily. Chase is certified in Google Ads, Google Analytics, Adobe Analytics, Adobe Target & Facebook Marketing. Partnered with his marketing abilities, he has 9 years of SaaS Consultative Sales experience focused on Cloud-based software, consistently placing in the top 5% of his organization.

While gaining full-time work experience, Chase was also a full-time college student and started a web design and ppc marketing agency called Develop Bright, where he employed a team of international developers. He has since consulted companies on how to scale using offshore resources.



JEREMY MCRENYOLDS

COO

Over 20 years of construction experience in industrial, commercial, residential and aerospace applications. Over the past decade Jeremy has specialized in business development, business management, business relationships, including custom R&D technology, applications and automation processing. He is currently working with multiple cutting edge companies to create new IP technology using the DAO crypto platform for specialized processing, real estate, retail manufacturing, and NFT designs.

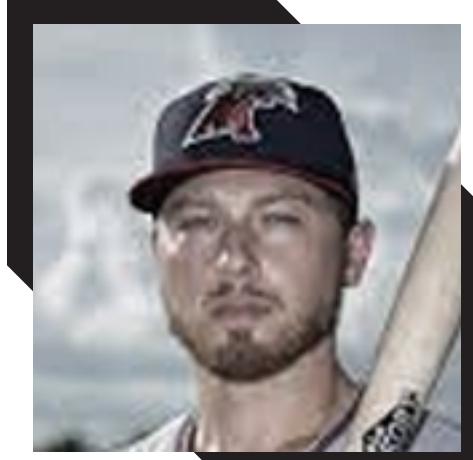


DAN SIMPSON

VP OF PROPERTY ACQUISITION

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SCOTT EAMES

VP OF INVESTOR RELATIONS

Placeholder text for VP of Investor Relations



DAKOTA COLE

VP & COMMUNITY MANAGER

Dakota has been part of several very successful project launches in the crypto space and is a crucial part to developing, growing, and maintaining the best communities across multiple social platforms.



CASEY SUMMARELL

ACQUISITION TEAM MEMBER

Casey is small-town raised, who can find success in managing his own investment portfolio, to running an oil-well location. At the young age of eighteen, he dedicated himself to finding a mentor to teach him anything and everything about investment properties and real estate. During this time with his mentor, Casey managed an outfitting guide business and 30+ investment properties for his mentor, which helped Casey become successful in investing into his own portfolio. While thriving and expanding his knowledge with his mentor daily, Casey works endless hours in the oilfield along with maintaining his 200 acre hay farm with his wife and three kids.



**DUSTIN
BROHM**
REAL ESTATE ADVISOR

Host of the Massive Agent Podcast with 500k+ downloads, Co-Founder of the Industry Syndicate real estate podcast network. Top 3 Finalist for the Inman Innovator of the Year Award. Keynote speaker, marketing coach, influencer and sits in the top 1% of eXp Realty agents



**AUSTIN
BINKS**
PROPERTY ACQUISITION ADVISOR

Personal portfolio includes 65 doors and growing.

TOKEN SALE

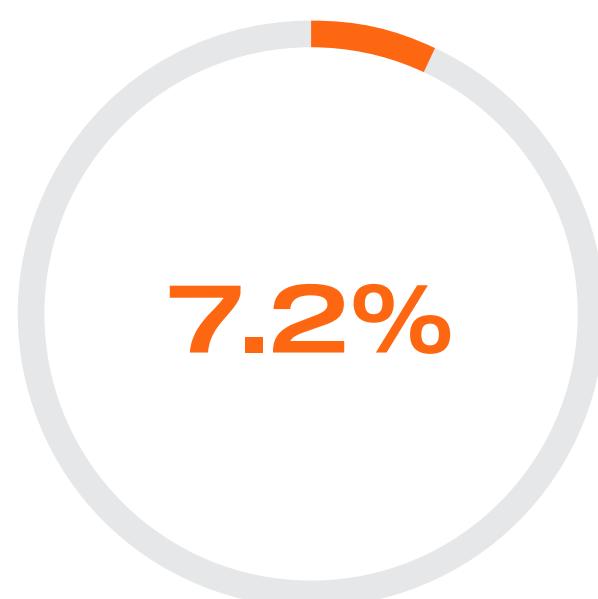
HMRN WILL HAVE A TOTAL TOKEN SUPPLY OF 500,000,000



MAIN LAUNCH:
243,000,000



TEAM/ADVISOR TOKENS:
100,000,000



PRE-SALE TOKENS:
36,000,000



TO BE USED TOWARD
LIQUIDITY POOLS:
100,000,000



MARKETING TOKENS:
20,000,000



TO CHARITY WALLET
1,000,000

SALE FUNDING & ALLOCATION



will be operational expenses;
i.e. development of
platform/wallet, securing
partnerships, staffing, etc.



will be for corporate
structuring and to include,
but not limited to property
management companies.



will be used for security and
legal. Legal will be
important as we grow into
additional markets all over
the world.



will be used to start acquiring
properties.

ROAD MAP



DISCLAIMER

General. This document describes Homerun Platform's current vision for providing opportunities to participate in the residential real estate rental market, which HMRN plans to diligently pursue and seeks to realize. As Homerun Platforms vision depends upon many factors and is subject to many risks, including, without limitation, advances in technology and changes in applicable law, this Whitepaper is subject to the disclaimers contained herein, and HMRN reserves the right to change, modify, add, or remove portions of this document at any time before, during, and after the sale of HMRN tokens.

Disclaimer of Liability. HMRN does not make or purport to make, and hereby disclaims, any representation, warranty, or guarantee of any type or nature whatsoever (including those that are implied) to any person or entity, including, without limitation, any representation, warranty, or guarantee arising out of or relating to the truth, accuracy, and precision of any information in this document and the HMRN ecosystem, or HMRN Platform, or HMRN token. To the maximum extent permitted by applicable law, regulations, and rules, HMRN will not be liable for any indirect, special, incidental, consequential, or other losses of any kind, in tort, contract, or otherwise (including, without limitation, loss of revenue, income, or profits, and loss of use or data) arising out of or relating to any acceptance of or reliance on this document or any part thereof by you. This document does not obligate any party to enter into any contract or binding legal commitment or to accept any form of payment for any purpose. Any agreement with HMRN for the sale and purchase of tokens will be governed by the terms of conditions of that agreement, which will prevail over this document.

Not A Securities Offering. The HMRN tokens are designed as functional utility tokens and are not intended to constitute securities in any jurisdiction. This document or any part of it does not constitute a prospectus or offer document of any type or nature and is not intended to constitute an offer of securities or a solicitation for investment in securities in any jurisdiction. Homerun Platform intends for HMRN token holders to use those tokens to participate in the developing of the HMRN ecosystem and platform and receive the benefits of landlords in the residential real estate rental market without incurring the substantial investment costs of acquiring residential property. If the HMRN ecosystem, HMRN platform, and HMRN token are successfully developed, whether a HMRN token holder successfully receives any returns as a landlord and the amount of those returns depends upon the decisions of the HMRN token holder, including, without limitation, in proposing, obtaining information on, and voting on properties that HMRN acquires, in proposing, obtaining information on, and voting on potential renters, in proposing, obtaining information on, and

voting on rental contract terms and conditions, individually deciding whether and how to select, bid on, and stake tokens to obtain rents received from rental contracts for HMRN residential real properties, providing feedback on the HMRN ecosystem, HMRN platform, rental properties, and deciding whether to participate in any of these activities at all. HMRN token holders do not have any ownership or equity interest in HMRN, are not entitled to the profits or losses or assets or liabilities of HMRN, are not creditors or lenders of HMRN, cannot claim in bankruptcy as equity interest holders or creditors of HMRN, and are not entitled to any repayment from HMRN. HMRN token holders are provided with the opportunity to use their knowledge, time, and financial resources and improve the HMRN ecosystem and HMRN platform and pursue returns with HMRN Tokens as desired pursuant to their investment strategies.

Risks and Uncertainties. Prospective purchasers of HMRN tokens should carefully consider and evaluate all risks and uncertainties associated with HMRN, the HMRN ecosystem, Homerun Platform, the HMRN token, the HMRN token generation event, and the terms and conditions of any agreement with HMRN for the sale and purchase of HMRN tokens before purchasing and HMRN tokens. These risks and uncertainties may include, without limitation, the following: risks relating to the value of the HMRN tokens because a market for HMRN tokens does not currently exist and because HMRN tokens do not provide any rights HMRN for profits, assets, bankruptcy claims, or repayment; risk relating to residential real estate rental markets and competitive conditions; risks relating to blockchain technology and software, including delays, interruptions, errors, losses, advances, and changes; security risks to your access and use of a digital wallet and blockchain applications; risk relating to platform development and implementation of business strategies, including, reliance on its personnel and third-party service providers; political or government risk, including changes to applicable laws, regulations, and rules, and enforcement actions. If any such risks and uncertainties arises, such events may materially and adversely affect HMRN, and you may lose all or part of the value of the HMRN Tokens.

Non-advisory. This document does not constitute any legal, tax, regulatory, financial, accounting, or other advice, and is not intended to provide the sole basis for any evaluation of HMRN, HMRN tokens, the HMRN ecosystem, or the HMRN platform. Before acquiring HMRN tokens, a prospective purchaser should consult legal, investment, tax, accounting, and other advisors to determine the potential benefits, burdens, and other consequences of such transaction, HMRN, HMRN tokens, the HMRN ecosystem, and the Homerun platform.



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