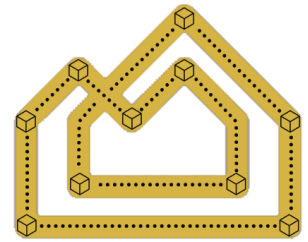


# BARON TOKEN

*The First Deflationary Token Backed by  
Physical and Virtual Real Estate*



## THE PROBLEM

There have been many attempts to tokenize Real Estate, however, it is currently legally impossible to directly acquire real estate ownership through tokenization. Other projects have instead tokenized the ownership of an llc which limits the participants to a few accredited holders per property. This presents a few problems. First, the limitation means that each participant is required to invest a substantial amount of funds, putting ownership out of reach for most people. Second, Direct ownership comes with liability. If someone gets hurt on your property you could be sued.. And don't forget the taxes... Third, an individual property can also be hit or miss and we all know what can happen if all your eggs are in one basket. Lastly, when you want to sell your position it's up to you to find someone who wants to own 8% of 747 West Main Street... You get the idea...

## THE SOLUTION

- BARON Tokens (\$BRE) represent a pool of Real Estate assets (Both Physical and Virtual) owned by the Baron Company. The token value is then backed by the total value of these assets.
- Baron's investment in physical Real Estate is made in high cash flow properties through short term airbnb rentals. The profits are then reinvested into purchasing additional properties.
- Baron is uniquely positioned to take full advantage of the HYPER Growth opportunity currently being presented through the advent of Metaverse Real Estate.
- \$BRE token holders can purchase as little or as much as they desire.
- Token holders maintain anonymity at all times and at no time do Token holders assume any liability for actions or inactions made by the BARON Companies.
- Since \$BRE is backed by the entire portfolio of assets, if one of the properties underperforms, the impact that it has is limited to its proportional value of the overall fund.
- If a token holder wants to sell their position they may do so 24/7 instantly on a decentralized exchange (DEX) or sell them directly to another individual without the scrutiny of a fractional ownership position in a specific property.
- \$BRE is a deflationary currency that sees its long term hodlers benefit by having their pro rata percentage of the total token pool steadily increase through our unique burn and HODL reward mechanics.

This portfolio of assets will predominantly consist of Real Estate holdings, both Physical and Virtual; however it may also contain CASH or cash equivalents such as crypto assets, bonds, instruments of debt, etc. that will cause the total value of the portfolio to fluctuate. BARON's mission is to invest in highly profitable income generating physical and virtual real estate properties. This includes long & short term residential rental properties in US areas with heavy demand but may also include Commercial and/or Industrial properties as well as properties that are better suited for flipping resulting in opportunities to quickly reinvest profits for even greater long term growth.

The portfolio value of all assets will be regularly updated and made available on our website at [BaronToken.com](https://BaronToken.com), as will the results of an annual independent audit.

## **BARON CHARITABLE DAO**

Each year, members of the Baron Charitable DAO (\$BRE token holders) will have the opportunity to nominate and vote on the charitable cause(s) to support. Baron will allocate a minimum of 1% and up to 5% of annual profits to the organization that receives the most votes. DAO members will receive voting rights equal to the amount of \$BRE tokens they hold with each \$BRE Token representing 1 Vote.

## **INCOME REINVESTMENT FUND**

When Profits are generated they are added back into the asset pool. This income will be used to purchase additional property or other assets to further create additional Cash Flow and Assets .

## **TYPES OF INVESTMENT PROPERTIES**

RESIDENTIAL - Short Term AirBnB Rental, Long Term Rental, & Flips of SFR, etc.

VIRTUAL - Metaverse properties in Decentraland, The Sandbox, Facebook (Meta), Apple Metaverse, and others identified as rental properties, Prime Advertising spots, and or development.

COMMERCIAL - Office Suites, Retail, Medical / Professional, Mixed-Use, MFRs, Hotels, etc.

INDUSTRIAL - Manufacturing, Assembly, Storage, Distribution, Mining Farm, Data Center, R&D, Etc

VACANT LAND or FARM LAND

## **DISTRIBUTION OF INCOME & PROFITS**

All normal and regular expenses will be paid (i.e. Taxes, Insurance, Utilities, Management Services, Maintenance, Repairs, etc.) after which any remaining proceeds will be distributed as follows:

65% - Allocated to the Reinvestment Fund

15% - Baron Property Group, LTD - Mgmt Fee

15% - Token Buyback and Burn from Liquidity Pool

5% - Baron Charitable DAO

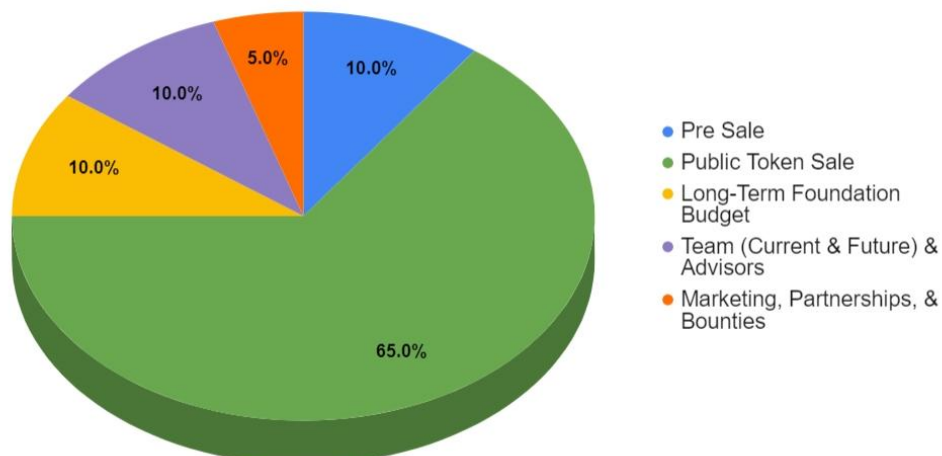
## **OVERSIGHT**

The Baron Council will oversee the selection of and payment to all property management companies as well as the upkeep, repairs, maintenance, taxes, insurances, utilities, necessary furnishing, and any other expenses that may arise.

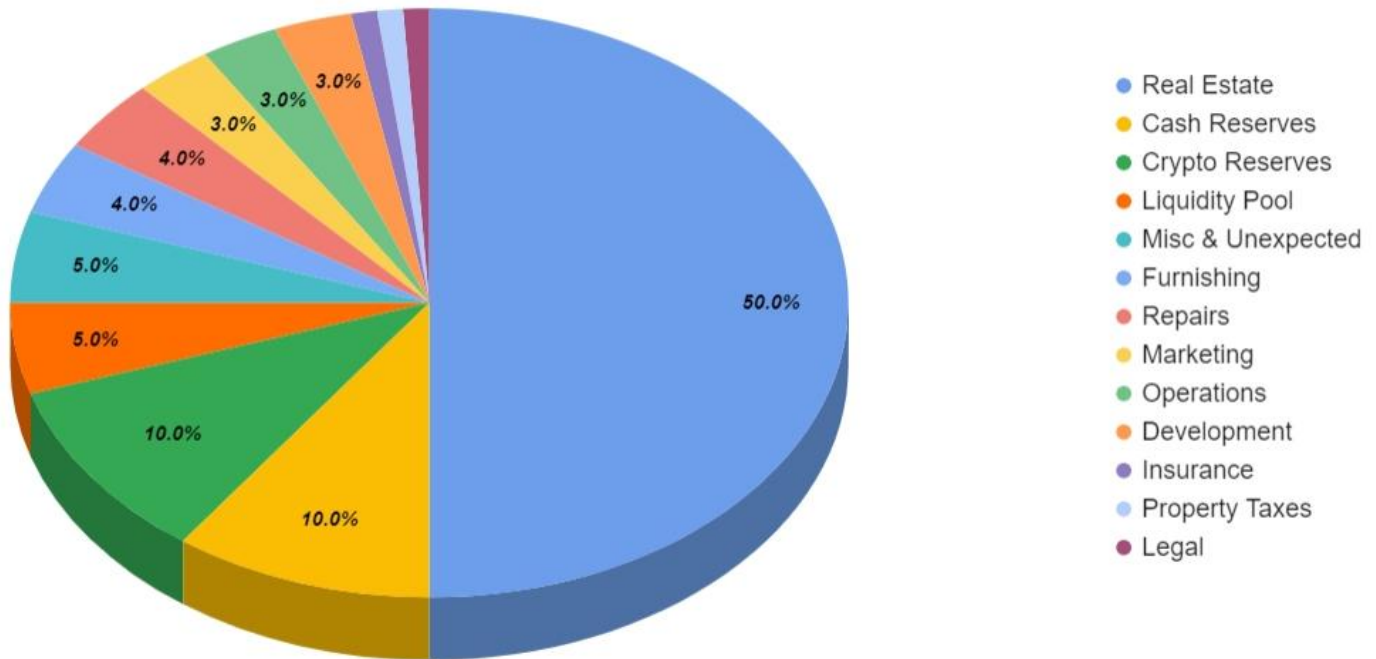
## **TOKEN SUPPLY**

100,000,000,000

**Token Allocation**



## Use of Funds Estimate



### FEES YOU'LL LOVE

Baron tokens are designed to be a long term store of increasing value and reward those who HODL... Each Transaction (Transfer from one wallet to another) has a 6% fee... and while we normally think of fees as a bad thing, we think you'll love this fee.

The 6% Fee is broken down as follows...

- 1% of each transaction goes back to the development fund to provide and build future value to better our community.
- 2% of each transaction is destroyed... You may have heard this referred to as burning. Burning tokens reduces the total supply so that those who HODL will see their overall percentage of the total supply get larger over time... and last but certainly not least,
- 3% of every transaction gets distributed back to you.. The token holders... Over time you will see your wallet balance increase as you get your pro rata share of that 3% fee...

### HODLING HAS ITS PRIVILEGES

### 6% Transaction Fee



## TOKEN DISTRIBUTION

CUSTOMERS can purchase BARON Tokens by sending ETH to the designated wallet address... Upon verification of receipt (usually within 24 hours), \$BRE tokens will be sent to the customers wallet address. **DO NOT USE AN EXCHANGE WALLET TO SEND ETH. ONLY SEND FUNDS FROM A WALLET IN WHICH YOU HOLD THE PRIVATE KEY.**

## PLANNED SALES

### *Private-Sale Rounds*

<u>Round</u>	<u>\$/Token</u>	<u>#Tokens Available</u>	
<del>Tier 1</del>	<del>\$0.0001</del>	<del>2,000,000,000</del>	<del>( 10,000,000 tokens per \$1,000)</del> <b>SOLD OUT</b>
<del>Tier 2</del>	<del>\$0.0002</del>	<del>1,000,000,000</del>	<del>( 5,000,000 tokens per \$1,000)</del> <b>SOLD OUT</b>
Tier 3	\$0.0004	2,500,000,000	( 2,500,000 tokens per \$1,000)
Tier 4	\$0.0008	4,500,000,000	( 1,250,000 tokens per \$1,000)

### *Public-Sale Rounds*

<u>Round</u>	<u>\$/Token</u>	<u>#Tokens Available</u>	
Tier 1	\$0.0010	10,000,000,000	( 1,000,000 tokens per \$1,000)
Tier 2	\$0.0015	20,000,000,000	( 666,667 tokens per \$1,000)
Tier 3	\$0.0020	32,500,000,000	( 500,000 tokens per \$1,000)

## LIQUIDITY POOL

Decentralized Exchanges (DEXs) are used to create Liquidity Pools where tokens may be swapped for one another. Once the Public Sale has concluded, we will establish the liquidity pool with 5% of the funds raised and 2,500,000,000 tokens being locked into the uniswap smart contract. In addition, token owners will be able to use their \$BRE tokens to provide liquidity to the pool and receive a portion of all the exchange fees the pool generates.

## DIGITAL ASSET MANAGEMENT FEE

Digital Assets under management will be assessed a 2% fee annually to be paid to 3rd party mgmt service for overseeing any trading activity that serves to grow or protect the value of the digital assets in the portfolio.



**Jeff Atkins - Founder**  
Real Estate & Cryptocurrency Investor

# Meet the Team

## Real Estate Advisory Board Members



**Scott Veerkamp**



**Heather Hamm**



**Chris Wynkoop**

## Metaverse & NFT Acquisition



**Jonathan "Shio" Lancaster**

## Property Acquisition & Mgmt



**Adam & Courtney Baker**

## Technology Partner



**Jon Wright**

## Accounting & Finance



**Ryan Roe**

## **Marketing Team**



**Scotty B Mercker**



**Hilary Caine**



**Marcus Dunlop**



**James Perciful**



**Brian Drury**



**Lydia Abbott**



**David Rose**



**Keith Lacy**



## **Responsible Risk Disclosure Policy**

*This document provides you with information about the risks inherent with purchasing crypto currencies.*

### **General**

This document describes the Baron Token community and the current vision for the architecture of the community post sale. The sole financial transaction between the purchaser and Community is limited to the initial purchase of the Baron Token (\$BRE) on the Ethereum blockchain. There is no other financial contract or implied relationship whether financial or other between the purchaser and the community or the community founders.

The purchase of physical, virtual, or digital assets is at the sole election of the founders and their choice in use of proceeds from the sale of the Baron Tokens. Any potential benefit or yield from the resulting profits derived from the management of said assets and how they may be distributed is also at the sole discretion of the founders. There is no representation of any yield amount as it relates to the founders choice in use of proceeds from the sale.

The content of this whitepaper may be altered at any time at the sole discretion of the Baron Foundation Trust.

### **Disclaimer of Liability**

The Baron Family of Companies do 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, BaronToken.com, or any other media. To the maximum extent permitted by applicable law, regulations, and rules, Baron 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 Baron for the purchase of Baron Tokens from the treasury will be governed by the terms of use and privacy policy of that agreement, which will prevail over this document.

### **Not A Securities Offering**

The Baron Token and the purchase of such is an independent transaction and has no relationship to the choice in use of proceeds by the community founders as it relates to their choice in supporting the vision and roadmap of the Baron Community. Baron Tokens convey voting rights only as described. 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. Baron Tokens currently have no cash value within the baron community and cannot be redeemed from Baron for any physical or digital goods or real estate. Purchasing Baron Tokens should not be considered an investment. Baron tokens are a digital representation of assets owned by the Baron Foundation Trust and Managed by Baron Property Group, LTD for the benefit of ALL token \$BRE token holders only and the purchase of tokens does not convey any ownership in or control over any of those assets.

### **Risks and Uncertainties**

*Cryptocurrency is a digital representation of value that functions as a medium of exchange, a unit of*

*account, or a store of value, but it does not have legal tender status. Cryptocurrencies are sometimes exchanged for FIAT currencies around the world, but they are not generally backed or supported by any government or central bank. Their value is completely derived by market forces of supply and demand, and they are more volatile than traditional currencies. The value of cryptocurrency may be derived from the continued willingness of market participants to exchange fiat currency for cryptocurrency, which may result in the potential for permanent and total loss of value of a particular cryptocurrency should the market for that cryptocurrency disappear.*

Prospective purchasers of Baron Tokens should carefully consider and evaluate all risks and uncertainties associated with Cryptocurrencies, Real Estate market, Metaverse Real Estate, NFTs, Crypto Mining, the Baron ecosystem and community, as the digital asset market is a volatile and risky market. These risks and uncertainties may include, without limitation, the following: risks relating to the value of the Baron Token, risks relating to 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 arise, such events may materially and adversely affect Baron Companies, and you may lose all or part of the value of the Baron Tokens purchased. Do not purchase any tokens if you are uncomfortable with accepting these risks.

### **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 Baron, Baron Token, the Baron ecosystem, or the Baron Community. Before acquiring Baron Tokens, a prospective purchaser should consult legal, investment, tax, accounting, and other advisors to determine the potential benefits, burdens, and other consequences of such a transaction.

