EIXER TRAVEL · CRYPTO VILLA ACCESS

GENESISFRACTION

WHITEPAPER

Fractional ownership of an adventure tourism complex

Panguipulli · Seven Lakes Circuit · Chile

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Contents

1. Executive Summary

GenesisFraction is a collection of **3,600 NFTs** funding the construction of a 10-cabin adventure tourism complex in **Panguipulli, Seven Lakes Circuit, southern Chile**.

Buyers are not speculators in just another collection: they are the **founders** of the complex. In exchange for funding construction, each NFT represents a **functional fractional ownership** of half the complex's inventory — with two perpetual, transferable and inheritable rights:

> ***If you travel, the night is yours. If you don't, you collect the rent of your fraction.***

Total NFTs	3,600
Single mint price	$111 USD (USDT/USDC, Solana or RobinChain network — to be defined)
Stay	2 NFTs = 1 night per year, forever
Rent	50% of the complex's sales is distributed among founders, every year
Guarantee	If the first construction milestone is not reached, everything is refunded

2. The Project

2.1 Location: the Seven Lakes

The complex is located in **Panguipulli, Los Ríos Region**, within the Seven Lakes tourist circuit — one of the most recognized tourism brands of southern Chile: crystal-clear lakes, native forests, volcanoes, hot springs and whitewater rivers.

2.2 Two-season adventure tourism

Unlike single-season destinations, the area offers activities all year round:

- **Summer:** kayaking, rafting, trekking, cycling, fishing, lake beaches.
- **Winter:** hot springs, snow on the Villarrica volcano, mountain tourism.

This two-season profile is the basis of the complex's occupancy projection.

2.3 Secured corporate demand

Eixer Travel will develop **agreements with large companies and mining corporations** for employee vacation and wellness programs. This corporate flow fills precisely the periods that individual tourism leaves open, sustaining a projected occupancy of **70–75% per year** — well above the industry average.

2.4 The complex

- **10 cabins** of full tourist standard.
- Total capacity: **3,650 cabin-days per year**.
- Public rate per night: **$60–120 USD depending on season**.

3. The Model: Fractional Ownership

3.1 Half the complex belongs to the founders

Of the complex's 3,650 annual cabin-days, **1,800 days (49.3% of the inventory) functionally belong to GenesisFraction holders**, for life. The remaining ~1,850 days are operated by the company.

This is not a giveaway percentage or a marketing promise: it is the structural reason behind the entire model. **The founders funded the construction; half the inventory is theirs.**

3.2 Rental pool structure

The complex operates under the proven logic of condo-hotels: all revenue generated by the facilities is pooled and distributed according to ownership share. This avoids any dispute over which specific day was rented at what price: every day works for everyone, in proportion to what each party owns.

3.3 Revenue split

Of every dollar that enters the complex:

Destination	Share
Founders (annual pool)	**50.4%**
Operating expenses (maintenance, staff, operations)	25%
Company profit	24.6%

The scope of "sales" includes **everything sold through the facilities**: lodging, adventure tourism activities, corporate agreements and services. A single gross figure, verifiable, impossible to disguise through cost accounting.

4. The Collection

Name	GenesisFraction
Total supply	3,600 NFTs
Mint price	$111 USD — single price, no price tiers
Currency	USDT / USDC
Blockchain	Solana or RobinChain, to be defined.
Share per NFT	0.014% of the complex's annual sales
Rights	Perpetual, transferable, inheritable. No burn, no expiration.

4.1 Rarities

Each NFT randomly receives one of six rarities at mint. Everyone pays the same; the rarity you get is **pure upside** — it defines your lifetime benefits multiplier. Nobody loses: the multiplier only adds.

Rarity	Quantity	% of collection	Multiplier
Explorer	1,018	28.3%	1.10X
Adventure	800	22.2%	1.15X
Escape	600	16.7%	1.20X
Premium	540	15.0%	1.25X
Luxury	462	12.8%	1.30X
Elite	180	5.0%	1.40X

The multiplier has two active functions:

1. **It weights the annual bonus** (see section 5.3).
2. **It defines your lifetime discount level** on purchases within the complex: additional paid stays, activities, services and benefits, plus discounts on future memberships of other complexes and partners.

Rarity does **not** affect the stay right or the base share — those are identical for all founders.

4.2 Reveal day

- Mint with **delayed reveal**: all NFTs display a placeholder image until reveal day, when each user will discover the rarity of their NFT through a random system.

5. The Three Yield Paths

Every NFT yields every year through one of two paths — it is never idle.

5.1 Path A — Stay: 2 NFTs = 1 night, forever

- Every holder with **2 or more NFTs** can redeem **1 night per year for every 2 NFTs** (4 = 2 nights, 6 = 3, and so on).
- The stay is **free of charge**: cleaning, laundry and operations are included in the founder status.
- The right is annual and can be accumulated for two years: a night not redeemed in its year can be carried over to the following year — if the holder chooses not to accumulate, that year the NFT collects rent.
- **Coverage guaranteed by design:** the system's maximum redeemable (3,600 ÷ 2 = 1,800 nights) matches **exactly** the 1,800 days of the pool. If every holder in the world decided to travel in the same year, every day has an owner. Overselling is mathematically impossible.

5.2 Path B — Rent: your fraction of sales

- NFTs **not used for stays** during the year collect their share: **0.014% of the complex's annual sales per NFT**, identical across all rarities.
- **Founder's rule — either you sleep or you collect:** an NFT used to sleep in a given year does not collect that year (neither rent nor bonus). Its yield was the night. This enlarges the distribution for those who did not travel: the more founders travel, the more each NFT left in rent mode collects.

5.3 Path C — Annual rarity bonus

- In addition to rent, the company contributes each year a **thank-you bonus to the founders**, charged to its own profit.
- The amount is **variable according to the year's results** — it is not a promised figure or a guaranteed income; it is a discretionary contribution defined annually by the company.
- It is distributed among NFTs in rent mode according to their multiplier: payout = bonus pool × (own multiplier ÷ sum of participating multipliers).

6. Yield Projection

> *The following scenarios are projections based on the business plan parameters. They do not constitute a promise of return. Actual results will depend on effective occupancy, rates and market conditions.*

Scenario	Occupancy	Avg. rate	Annual sales	Pool (50.4%)	Rent per NFT*	On $111
Conservative	70%	$80	~$204,400	~$103,000	~$28.60	~25.8%
Base	**72.5%**	**$90**	**~$238,100**	**~$120,000**	**~$33.30**	**~30.0%**

Scenario	Occupancy	Avg. rate	Annual sales	Pool (50.4%)	Rent per NFT*	On $111
Optimistic	75%	$95	~$260,100	~$131,100	~$36.40	~32.8%

> **Scenario with all NFTs in rent mode. With partial redemption, the payout per NFT in rent mode rises (base example: 400 nights redeemed → ~$42.90 per collecting NFT). The rarity bonus is additional to these figures.*

Transparency notes:

- The projected occupancy (70–75%) exceeds the cabin industry average; it is supported by corporate agreements and the area's two-season profile.
- The average rate depends on the actual season mix within the $60–120 range.
- The complex budgets its full operation at 25% of revenue, including the cost of founders' free stays.

7. Launch and Guarantees

7.1 Milestone funding — construction in stages

The sale funds construction in verifiable stages. Funds remain in **on-chain escrow** until each milestone is completed:

Milestone	Cumulative target	Founders (approx.)	Construction
1	$100,000	~900	First 2–3 cabins
2	$200,000	~1,800	+2–3 cabins
3	$300,000	~2,700	+2–3 cabins
4	$400,000	3,600 (sold out)	Full complex: 10 cabins

7.2 Refund guarantee

- **Milestone 1:** if not reached before **December**, the **full amount** is refunded to all buyers.
- **Following milestones:** each has a maximum term of **3 months** from completion of the previous one. If a milestone is not completed within its term, buyers of that tranche receive a full refund (refund + NFT burn).

7.3 Guaranteed scaling in any scenario

The model keeps its promises at any closing point: every $100,000 equals ~900 founders, ~2.5 cabins and ~450 pool days — the exact coverage between redeemable nights and built days is preserved at each milestone, not only at sold out. If the project is sized at an intermediate milestone, each NFT fully retains its 0.014%, its "2 = 1 night" and its multipliers; only the total size of the complex adjusts proportionally.

7.4 Sequence

- Launch campaign: 30 days.
- Open, continuous mint until the 3,600 pieces are sold out.
- Rarity reveal after mint (see 4.2).
- Milestone-based construction with public progress: land, permits, works.

8. Annual Operating Mechanics

- **Declaration window (October–November):** founders with 2+ NFTs book their dates for the following year. Allocation by order of declaration.
- **Window close:** unbooked days are released and rented to the public throughout the year — that revenue enters the common pool.
- **Year-end close:** annual sales are calculated → 50.4% to the founders' pool → NFTs that traveled are deducted → distribution among NFTs in rent mode + rarity bonus.

9. Asset Backing: Liquidation Clause

If the facilities must close permanently, the assets are liquidated for sale and the **remainder after payment of the company's legal obligations** is distributed keeping the model's proportion:

50% for the founders (equal per NFT) · 50% for the company

The symmetry is total: 50/50 in operation, 50/50 in liquidation. The NFT is backed by the real estate asset, not only by future cash flows.

> *The legal structure that makes this right enforceable (trust or other vehicle) will be defined in the project's legal constitution and communicated before the mint.*

10. OG Founders

Before GenesisFraction there were the original Genesis memberships. Their holders — the first to believe in the project — convert their memberships into **GenesisFraction NFTs with the OG SEAL**: the only ones in the entire collection that will carry it, forever.

Original membership	Conversion
8 × Genesis 3 (3 days each)	48 OG NFTs
3 × Genesis 4 (4 days each)	24 OG NFTs

Original membership	Conversion
3 × Genesis 5 (5 days each)	30 OG NFTs
2 × Genesis 6 (6 days each)	24 OG NFTs
5 × Genesis 7 (7 days each)	70 OG NFTs
3 × Genesis 10 (10 days each)	60 OG NFTs
TOTAL	**256**

OG NFTs retain all the standard rights of the collection, plus the permanent distinction of having been the first, with the OG seal — a seal that will receive an additional benefit in the future. OG NFTs will be sent directly to their buyers' wallets.

11. The Art

Each of the 3,600 NFTs is a unique piece of digital art portraying the project's real landscape: the lakes, forests, volcanoes and cabins of the Seven Lakes circuit, in the golden painterly style of the Genesis brand. Each rarity has an unmistakable visual identity — from the lakeside sunset of the Explorer to the golden opulence of the Elite.

- Mint with a single placeholder image; later reveal of art and rarity.
- 4:5 format, high resolution.

12. Expansion Roadmap

Phase	Milestone
1	Legal constitution and ownership vehicle structure
2	Launch campaign (30 days) — community, agreements, land progress
3	Mint — sale opening on Solana or RobinChain (USDT/USDC)
4	Milestone 1 ($100K) — construction of the first cabins begins
5	Reveal — art and rarities
6	Milestones 2–4 — full construction of the complex
7	Complex opening — first stay declaration window
8	First annual close — first distribution of rent and bonus to founders

Growth Plan

Our growth plan is aggressive but realistic:

Q4 2026 — Genesis BTC

- Southern Chile
- 10 cabins
- 3600 NFTs
- $400K revenue

Q2 2027 — Project #2

- Cuba, Dominican Republic, Mexico or Venezuela
- Higher prices (the model is proven)
- Partnership with an existing crypto protocol

2028 — Project #3

- Expansion across Latin America and the Caribbean
- Multiple partnerships with crypto projects
- Network of 30+ cabins

2029+ — Global Network

- 5 or more destinations
- Thousands of holders
- Recognized brand in crypto tourism

Simple Strategy

1. Prove the concept with Genesis BTC
2. Scale fast while we are first
3. Dominate the niche before competition appears

13. Partnership Strategy

Collaboration Strategy

We are not going to do this alone.

Our partnership strategy is unique: every new project will be co-branded with a leading crypto protocol.

Co-Branding Examples

- “Bored Ape Villa” in the Dominican Republic
- “Solana Resort” in Mexico
- “CryptoPunks Retreat” in Venezuela

Why It Works

For them (crypto protocols):

- They give real utility to their holders
- They generate engagement
- They strengthen their community
- No capital investment

For us:

- Free marketing to massive communities
- Instant validation
- Pre-guaranteed sales
- Zero acquisition cost

It is a perfect win-win. And we already have preliminary conversations with crypto projects.

14. Risks and Disclaimers

- **Business risk:** occupancy, rate and sales projections are estimates. Annual payouts to founders depend on the complex’s actual sales and may be lower (or higher) than the presented scenarios.
- **The rarity bonus is not guaranteed income:** it is a variable, discretionary contribution by the company according to each year’s results.
- **Crypto risk:** custody of the NFTs is each holder’s responsibility. Loss of access to the wallet implies loss of the associated rights.
- GenesisFraction NFTs are acquired for their utility (stay, fractional property rent, benefits) and not as a speculative instrument.

15. Contact

Genesis BTC Team

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16. Genesis BTC Manifesto

The Circle:

A circle that represents eternity — it has neither beginning nor end. It symbolizes the infinite cycle of time, the continuity of legacy and the protection of that which is born to transcend generations. It is the shield that guards our vision. It is unity. It is wholeness. It is the eternal commitment to Bitcoin.

The White Letters:

Followed by white letters, which represent peace, purity, transparency and trust. In a chaotic financial world, Genesis BTC Adventure is born as a refuge. The letters convey calm, elegance and clarity of purpose.

The Landscape:

Then a background landscape in honor of southern Chile. The background is not decoration. It is identity. The snow-capped mountains represent wisdom and experience. The white of their peaks symbolizes maturity, time and strength. The rivers reflect fluidity and constant movement. The green hills and trees symbolize growth, abundance and connection with nature. It is the promise that our first facilities will stand in a pure, authentic and majestic environment.

Bitcoin as the Sun King:

At the top, Bitcoin is not placed at random. It appears as the Sun — source of energy, gravitational center… King of the new financial system. Just as the sun gives life to the planet, Bitcoin gives energy to this ecosystem. It is a symbol of sovereignty, revolution and a new era.

Genesis BTC Adventure is not tourism. It is not just a villa.

It is:

Nature + Technology

Tradition + Future

Land + Bitcoin

Refuge + Revolution

> ***A sanctuary for those who understand that Bitcoin is not speculation… it is legacy.***

Welcome to Genesis BTC Adventure

In honor of Bitcoin. Inspired by nature. Designed for the future.