
EST. 2024
CRYPTOCURRENCY
REAL ESTATE
MASTERCLASS

RESIDENTIAL SOUTH FLORIDA

Avanti Way launches crypto division led by Erik Mendelson

South Florida brokerage wants to tap into new buyer pool

IRS TREATS CRYPTO AS PROPERTY

What is not a taxable event?

- Purchasing crypto using fiat
- Donating crypto to a tax-exempt charity (carryover basis)
- Gifting crypto up to $15k (carryover basis)
- Transferring crypto between wallets you own

What constitutes a taxable event?

- Selling crypto for fiat
- Trading crypto (BTC for ETH, like kind exchanges aren't allowed - Currently No1031 Exchanges)
- Using crypto to buy a good or service like a house
- Receiving crypto as an airdrop, mining or getting paid for a good or service using crypto

BUT HERE'S WHY SELLING A HOME IN CRYPTO IS CHALLENGING:

More than likely it's a capital gains taxable event (15-30%)

Most crypto savvy holders believe BTC will appreciate faster and higher in value than real estate

It's hard to find both crypto buyers and sellers

Taxes vary between states and cities

Additional contract language needs to be drafted by a crypto savvy attorney

Escrow companies/Regulation need to catch up with technological demands

7 Ways To Execute Cryptocurrency
REAL ESTATE TRANSACTIONS

Sell It- Pay 15-30% Capital Gains Tax

Hybrid (Crypto Loan plus Non-QM)

Crypto Mortgage

Crypto Loan

Defi Lending- P2P Lending (potential smart contract hacks)

Non-QM/No-Doc Loan/Asset Backed Lending

Banks can custody and Lend against

GOLD VS BITCOIN

		
TANGIBILITY	Gold is physical	Bitcoin is a digital, thus intangible asset.
HISTORY	Gold has thousands of years of history backing it.	Bitcoin has a decade old history.
VOLATILITY	Gold is less volatile	Bitcoin is highly volatile
RISKS & RETURNS	Gold has low risk & low return.	Bitcoin has high risk & high return.
GOVERNMENT CONTROL	Gold is under control of futures market.	Bitcoin is not in government control.
FUNGIBILITY	Gold is difficult to send/receive.	Bitcoin is easy to send/receive.
LIABILITY TO CONFISCATION	Gold is easy to confiscate.	Bitcoin is difficult to confiscate
SCARCITY	Gold is rare but supply is fixed.	Bitcoin supply is fixed.

Bitcoin vs Gold similarities

1. Globally accepted
2. Investments are speculative in nature
3. Costly to mine
4. Limited in supply
5. Have safe heaven properties in economic collapses
6. Impossible to counterfeit

Bitcoin's market cap is **$675 billion** up from **$175 billion** one year ago

Gold's market cap is currently **$11 trillion**

Bitcoins current price: **$36k**

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2025 Crypto Policy Advancements

Presidential Crypto Advisory Council

Clear SEC Regulation or Deregulation

USA Bitcoin National Reserve- Buy 1m BTC over 5 years

Remove Capital Gains Tax or Non Tax when Purchasing Goods

1031 Exchanges Allowed- Stopped in 2018

Encouraging US based crypto companies

Encouraging USA Mining Operations/ Pro-Business

Fire Gary Gensler/SEC Chairman

Bitcoin HELOCS coming??

Banks Allowed to Custody Crypto Assets

Free Ross Ulbricht

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JPMorgan to Accept Bitcoin and Ether as Loan Collateral by 2025

Written By: Alex Miguel Published: October 24, 2025

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JPMorgan Chase & Co., the world's largest bank by market cap, is set to let institutional clients use Bitcoin (BTC) and Ether (ETH) as [collateral for loans] by the end of 2025.

The global program will use third-party custodians to safely hold the pledged crypto, according to people familiar with the plan.

It marks JPMorgan's biggest move into digital assets since it announced in June 2025 that it would accept certain crypto ETFs as loan collateral.

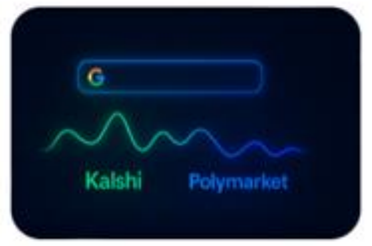
From 'Pet Rock' to Legit Loan Collateral

JPMorgan CEO Jamie Dimon has long been a skeptic of Bitcoin, famously calling it a ["hyped-up fraud"] and even a "pet rock."

Featured Articles


Despite Regulator DraftKings To Lau Contracts on Prec Platform

Schwab CEO Wa Markets Are Maki Look Like Investi



Kalshi, Polymarke Simultaneously W Finance

Crypto.com Push Prediction Market

BLOCKCHAIN IN REAL ESTATE

Digitalizing contracts & agreements

nobul
FIGURE
urbytus
BUILDIN
DOMINIUM
SIMMST
SIMMS
AGENT NOT NEEDED
The property platform for individuals, not agents.
BRICKSCHAIN
BrikBit

Tokenizing properties fractional ownership

MERIDIO
HARBOR
RealtyBits
FundPlaces
Real Blocks
bit of property
SwissRealCoin
THE SWISS REAL ESTATE TOKEN
RNTB BITRENT
RELEX
blocksquare
GLOBAL REIT

Transaction security & fraud prevention

MANAGEGO
CPROP.io
The CRYPTO REALTY GROUP
Dashing
SafeChain
Shelter ZOOM

Decentralized P2P rental & investment

WEALTHMIGRATE
Rentberry
bee
The LendingCoin

Title transparency

imbrex
PROPY
elea
UBITQUITY

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THE BENEFITS OF BLOCKCHAIN FOR THE REAL ESTATE INDUSTRY

- Easier property search
- Reduces the need for intermediaries
- Improves pre-purchase due diligence

- Provides smart property contracts
- Safer property transactions
- Lowers the entrance to the real estate investing
- Turns real estate into a liquid asset

THE BENEFITS OF TOKENIZATION FOR THE REAL ESTATE INDUSTRY

LIQUIDITY ENABLED

Token holders can list, negotiate, and sell their tokens to other investors on Security Token (STO) platforms

MORE TRANSPARENCY

Token holder's rights and legal responsibilities are embedded directly into the token, along with a secure record of ownership

FASTER & CHEAPER TRANSACTIONS

Token transactions are completed using smart contracts, an automated process that reduces typical administrative burdens and involves fewer intermediaries

MORE ACCESSIBLE

Real Estate investments are opened up to a wider audience thanks to reduced minimum investment amounts and periods -Invest for $1000

Miners keep the blockchain alive & decentralized

They validate transactions

They charge a gas fee/transaction fee for verifying transactions

Most of the equipment is manufactured in China

Ethan Silverstein • 3rd+
Executive Vice Chairman at Cushman & Wakefield
1mo •

+ Follow

200 MW Available for Lease. Fully Energized. Substation Built. Constructed in 2022-2024. Details, specifications and photos available in flyer below. DM to learn more.

#AI #HPC #ML #GPU #MegaWatt #Hyperscalers #Datacenters #Stargate #CloudComputing #ITInfrastructure #CushmanWakefield

Paul Ferraro Greg Herman

200+ MW & 135.95 ACRES AVAILABLE

WARD COUNTY, TEXAS

NO PERMIT REQUIRED FOR ADDITIONAL CONSTRUCTION

- Currently an active Bitcoin mining site available for immediate conversion into high-density data centers for AI/HPC/ML
- Constructed between 2022-2024
- 4 existing and energized data center buildings on site totaling **200MW**
  - Each 53,000 SF building is energized with **50MW** each
  - The existing building designs are Cathedral Style Enclosure with fan walls to allow cold air to flow into the buildings and hot air expulsion
    - Existing design allows for:
      - Adiabatic immersion
      - Evaporative cooling
      - Trench/closed loop cooling
- 2 additional buildings on site for storage (53,200 SF) and an office (11,200 SF)

www.cryptocurrencyrealtors.com

CODE: MIAMI99

WANNA MOVE TO MIAMI?

CONTACT MIAMI'S TOP CRYPTO

Real Estate Agent

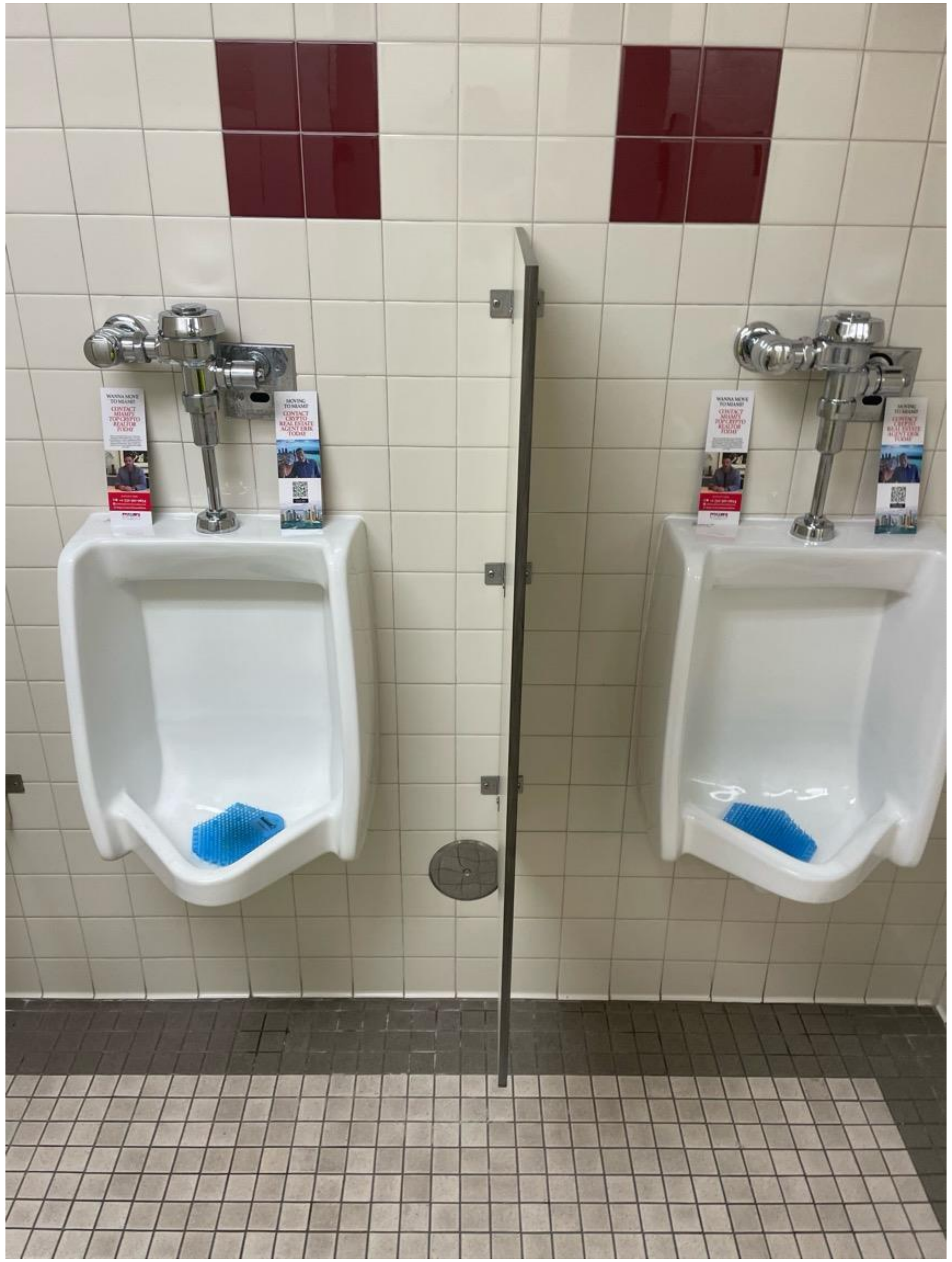
TODAY

Erik is a Licensed Real Estate Agent & Blockchain Entrepreneur that has helped many in the crypto community relocate to Miami. Additionally, Erik has a proven strategy & a direct lender relationship that allows you to leverage your crypto to finance your property so you can avoid capital gains tax and hodl your crypto.

MOVING TO MIAMI?

CONTACT CRYPTO REAL ESTATE AGENT ERIK TODAY

Scan Me



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