



Getting to Close: Buying with Crypto

It's happening
and has been
for 8 years...

March of 2014 – Villa in Bali.

September of 2017 – House in Austin
Texas.

December 2017 – Condo in Miami.
First all crypto transaction.

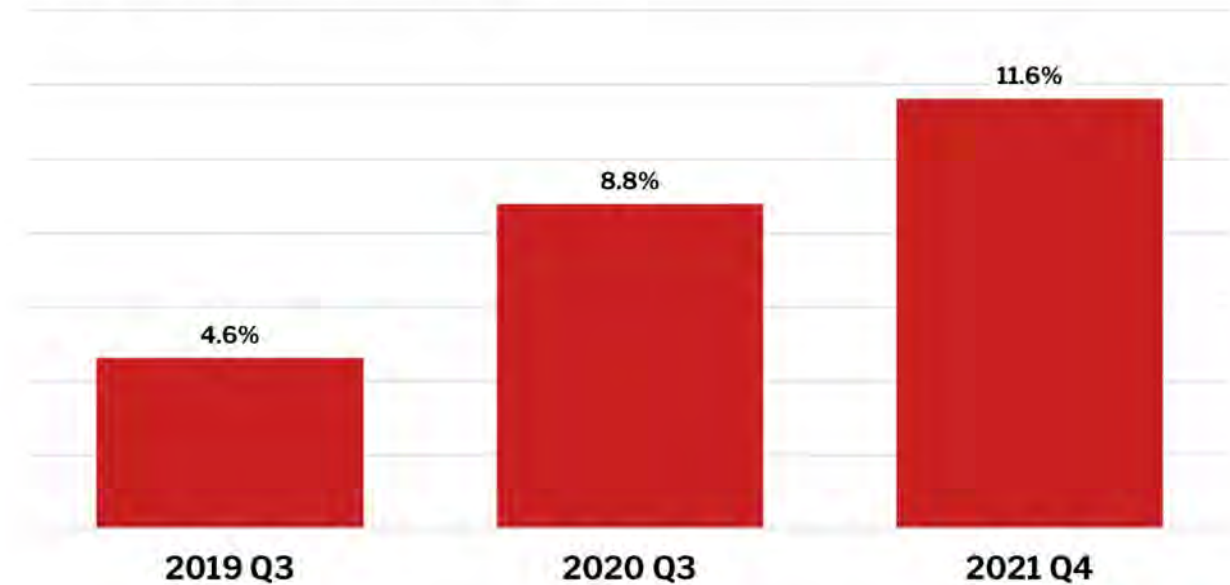
February 2018 – Mansion in Miami.
Another all crypto transaction.

The New York Times

***Crypto Crash Widens a Divide: 'Those
With Money Will End Up Being Fine'***

*"No cryptocurrency investor has been spared the pain
of plunging prices. But the fallout from more than \$700
billion in losses is far from even."*

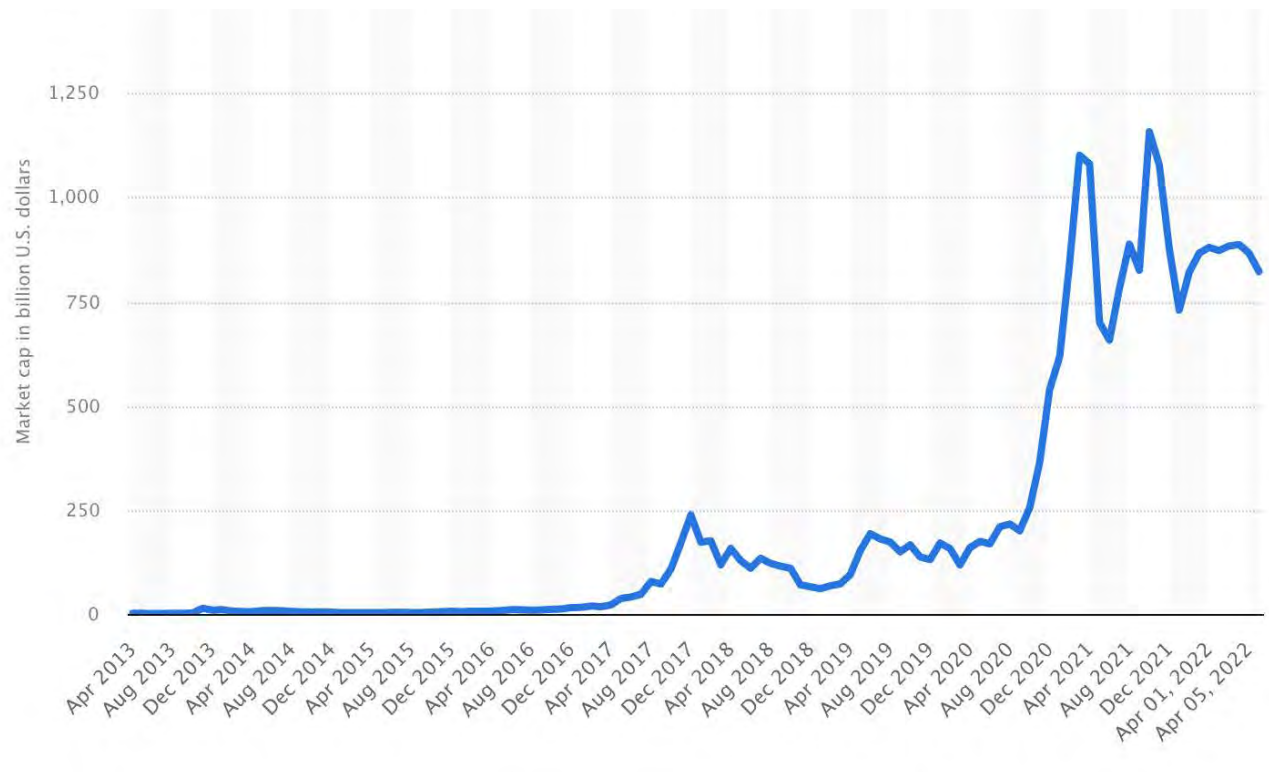
First time
homebuyers
using crypto
for their down
payment



Source: Redfin survey of 1,500 homebuyers and sellers, fielded by research company Lucid; 2021 data is from 215 first-time homebuyer respondents

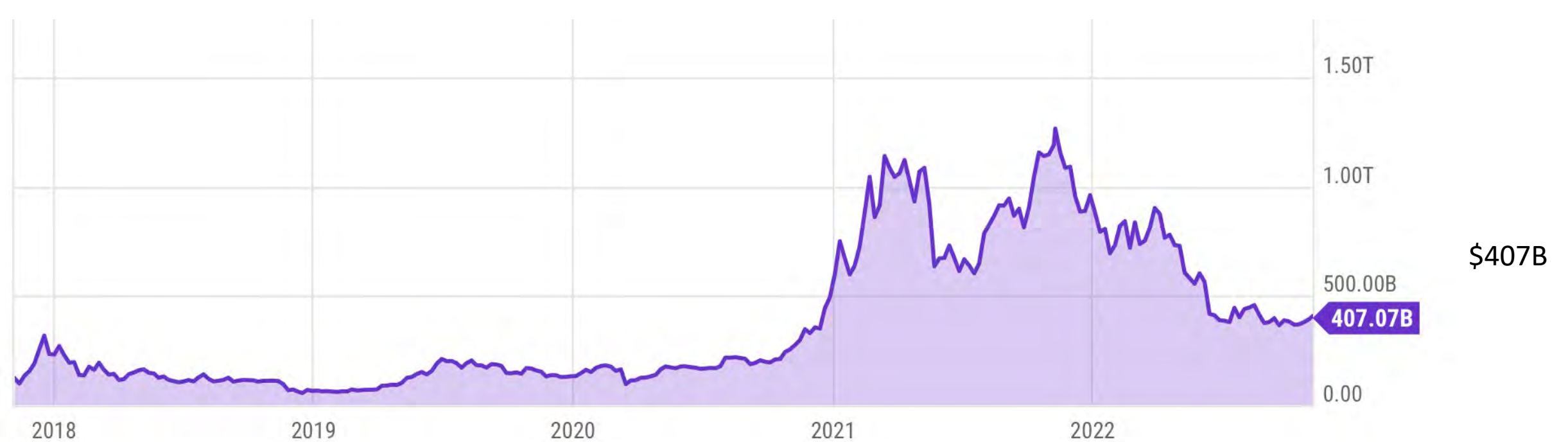
REDFIN

Market capitalization of Bitcoin from April 2013 to April 2022

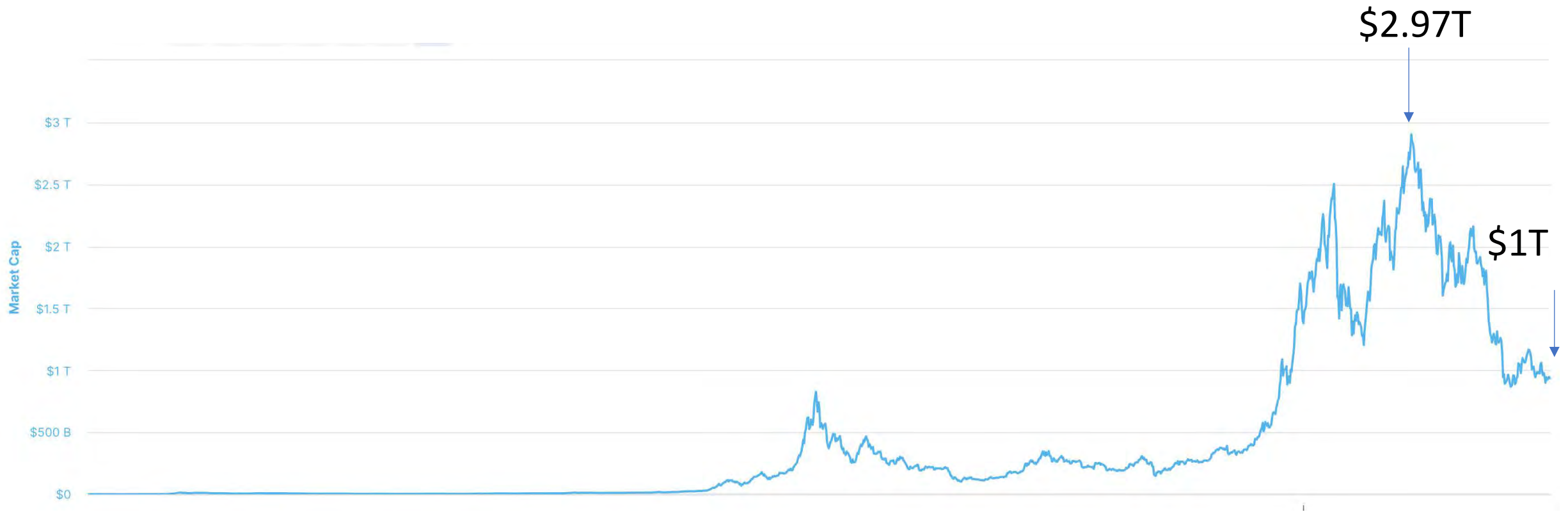


- Bitcoin - \$759 bn
- Total Crypto Market cap - \$2 trillion

Market capitalization of Bitcoin from 2018 to today



Market capitalization of all crypto from 2018 to today



Crazy Volatility = Crazy Risk



Change in buying power: June 2017 to Aug 2017

- 1 Bitcoin: \$63,187 to \$40,332 (-36%)

Change in buying power: July 2022 – November 2022

- 1 Bitcoin: \$19,069 to \$19,330 (+1.4%)

- Who takes that risk? Buyer, seller, lender, agents.

2017:
Infrastructure
was not in
place

Banks won't lend against
crypto.

Title companies aren't set
up for crypto.

Search engines aren't set
up for crypto.

2022:
Infrastructure is
ready
Let's talk about it

Make sure all parties are on board

Use a known exchange

All contracts have to have US dollars
assigned for tax purposes

Use cybersecurity best practices