

# P&Z and Blockchain

## Who is P&Z CO-OP?

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### What is P&Z CO-OP?

- Our vision is to make tokenized business opportunity accessible to all people, on a platform designed to minimize overhead, facilitate communication, and enable everyone to participate in the decision-making process.
- P&Z CO-OP is a digitized real estate CO-OP experience managed by our team of experts. Ownership of tokens represent membership in a CO-OP organized as an LLC.
- A real estate CO-OPs property LLC is represented by tokens on the Polygon (MATIC) network.
- Purchasing tokens in an LLC that owns a single property is simply purchasing your share of the deed to that property.

### What does P&Z sell?

- We are simply a platform designed to facilitate the efficient formation and management of real estate CO-OPs and we offer real estate management services. CO-OPs organized as an LLC on our platform are free to leave, but because it is so easy, we don't think you will want to.
- Each CO-OP is designed to operate democratically and owns a single real estate property
  - The CO-OP votes on business decisions such as making repairs, increasing rent, property management, even the sale of the property.

### How does P&Z make money?

- P&Z CO-OP has a 5% service fee on each property transaction (or \$5,000, whichever is greater)
- If a CO-OP votes to sell a property - P&Z charges a 2.5% sellers fee upon closing (or \$2,500, whichever is greater)
- P&Z Management charges a monthly property management fee of 12% of the monthly rent.
  - Outdoor and yard maintenance is included in the rent of the properties ensuring a high standard of care for publicly visible spaces

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