ColivingDAO

Own where you rent

Our Story

Coliving is a new way of living where residents get their own room or apartment and access to shared facilities.

We, as the ColivingDAO Cofounders, lived in the UK's largest coliving for several years.

Benefits

✅ Convenient.
✅ Rent often covers all bills.
✅ Coliving is a lot of fun and a great way to meet like minded people and create long lasting bonds.

Downsides

❌ We owned nothing after paying rent every month.
❌ The landlord pursued their own agenda, causing dissatisfaction in the community.

There must be a better way…

The Drivers

Individualistic living is destroying the social fabric of communities and natural ecosystems.

System changers are looking for new ways of community living but find it difficult to scale.

Therefore there is a need for new forms of property ownership and regenerative community living.

1996-2022

UK Property prices
+253%

Real Income
+19%

The Problem

The property market is based on outdated systems and dysfunctional power dynamics between operators, investors and residents.

Coliving Communities

❌ Difficult access to startup capital

❌ Complex setup and management systems

❌ High marketing costs to attract residents

Property Investors

❌ Large capital required

❌ Low liquidity

❌ Poor access to opportunities, esp. ESG

Coliving Residents

❌ Rental models do not include ownership

❌ Minimal governance rights, if any

❌ Limited to one location

Our Solution

A Coliving Communities launchpad connecting operators, investors and residents with a Web3 hub that enables shared ownership and governance.

Coliving Communities

✅ Fundraising launchpad

✅ Turn-key blueprint for setup and management

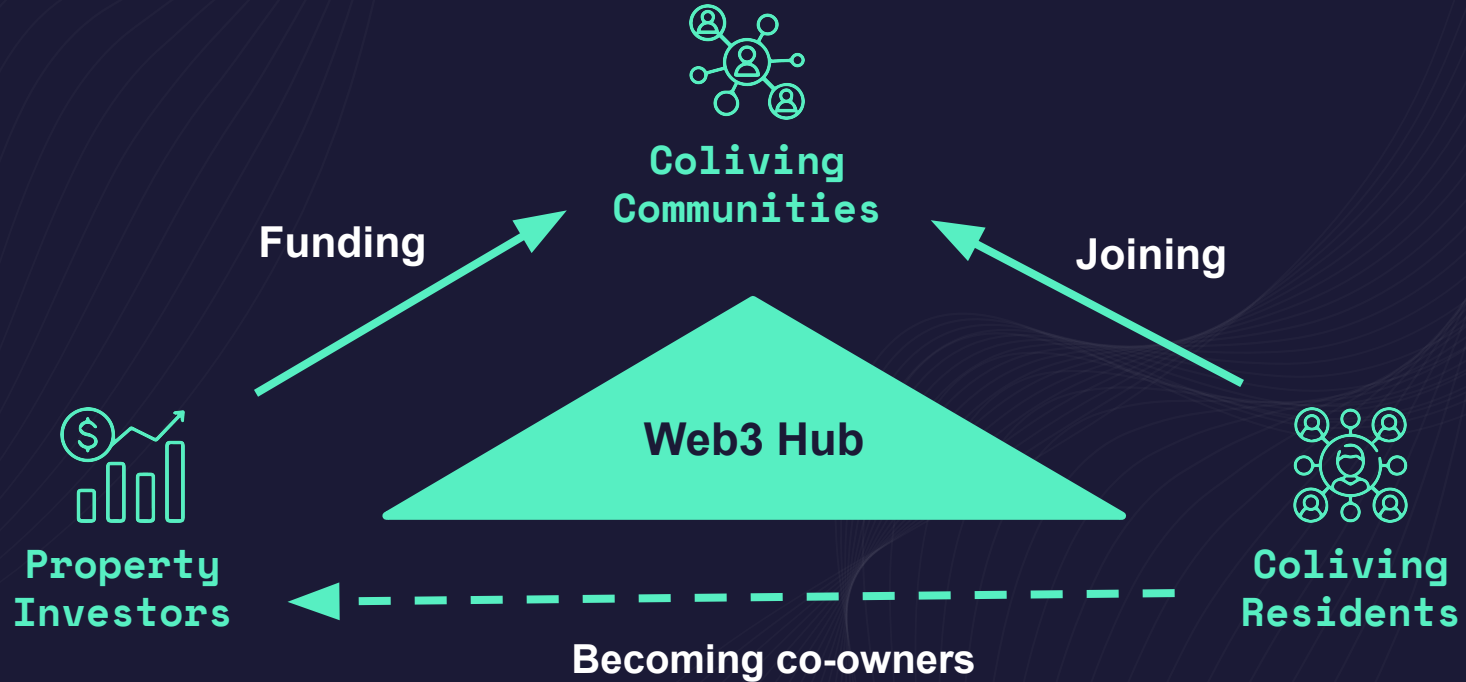✅ Pool of potential residents

Property Investors

✅ Low entry capital required

✅ Higher liquidity

✅ Easy access to opportunities

Coliving Residents

✅ Rental gives co-ownership

✅ Governance rights

✅ Option to relocate within federation

Our Product - Launchpad

Coliving
Communities

Funding

Joining

Web3 Hub

Property
Investors

Coliving
Residents

Becoming co-owners

Our Product - Web3 Hub

Decentralised management system powered by tokenised shares

1.
Desktop and mobile app version

2.
Supported users: residents, staff/management, investors, partners

3.
Tenancy smart contracts

4.
Property management smart contracts

5.
Cryptographically secure payments (fiat, crypto)

6.
One-click buy/sell shares function

7.
Rental yield and dividend automation

8.
Token locking for granular rent reduction
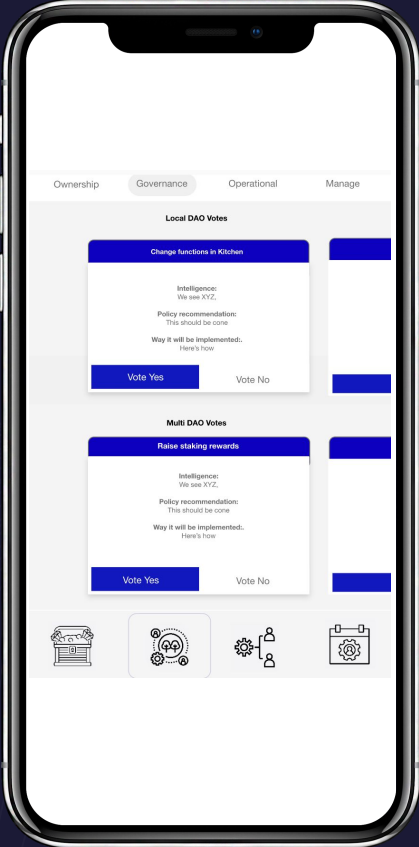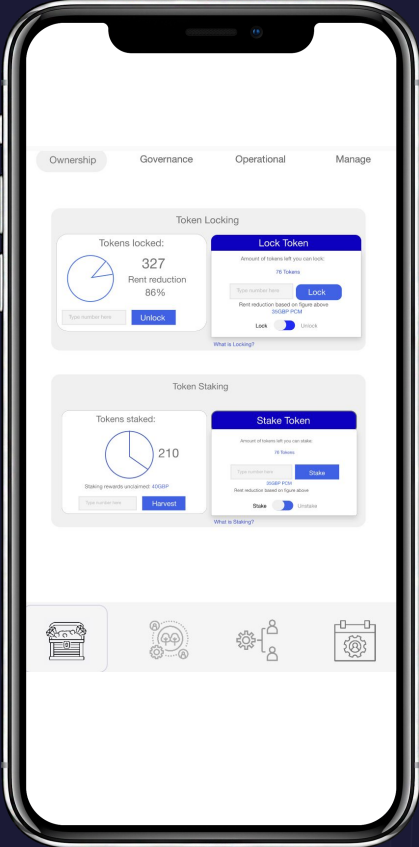
9.
Community management and partner deals

10.
Shared governance voting function

11.
Customization for local regulatory compliance

Software Mockup UI/UX

How Residents Get A Real Voice

The DAO - Decentralised Autonomous Organisation

A way of organizing the Coliving community to enable residents to vote and coordinate their decisions easily using blockchain Web3 technology.

A decentralised community requires a decentralised, multistakeholder company incorporation to ensure residents have legally protected voting rights and voting power.
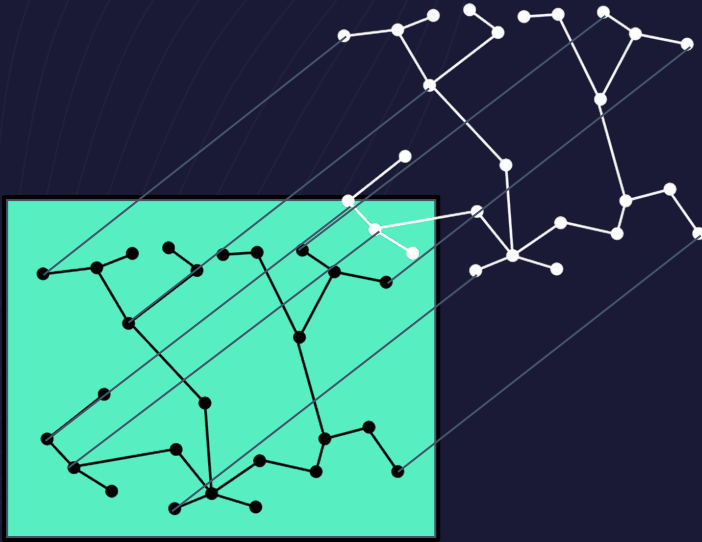
Decentralised Sharing

Centralised Control
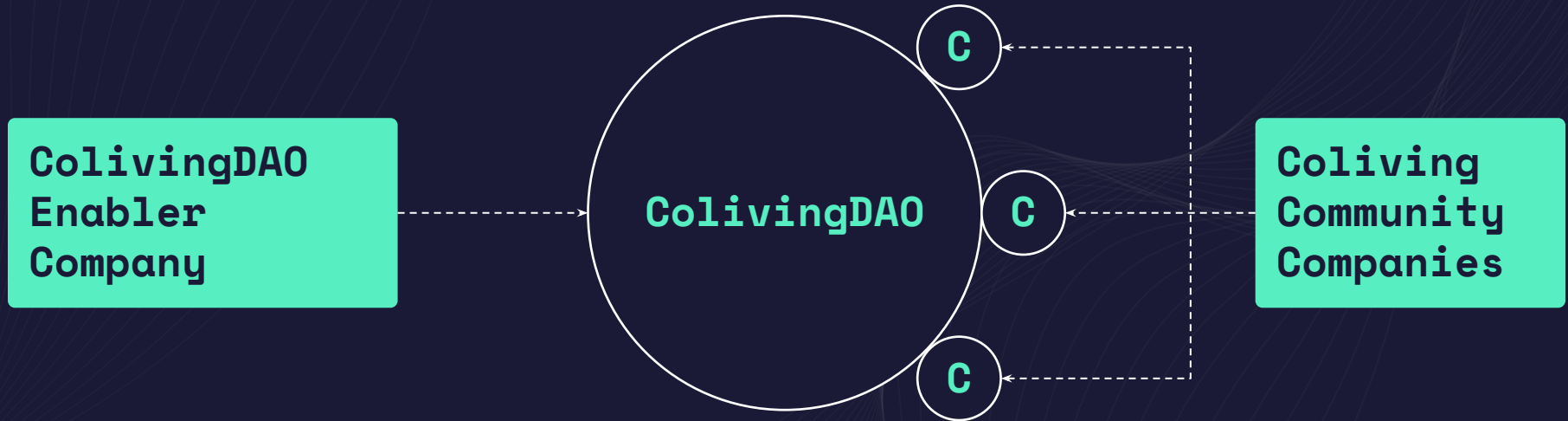
Decentralised Company Structure

DAO


FairShares Commons Company

The FairShares Commons is a multistakeholder company incorporation that matches the DAO and gives it a legal identity.

ColivingDAO Offers A Scalable Blueprint For A Federation of Coliving Communities

ColivingDAO Enabler Company

ColivingDAO

C

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Coliving Community Companies

Decentralisation For Regeneration

A multistakeholder antifragile federation of communities enables a triple win
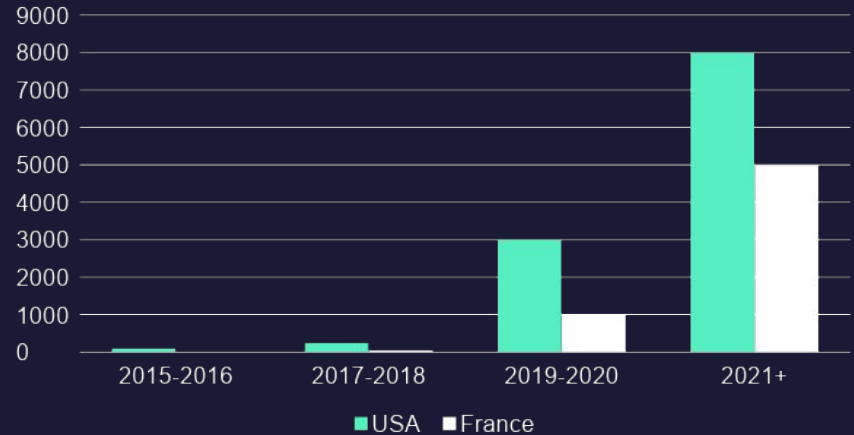
People

Planet

Profit
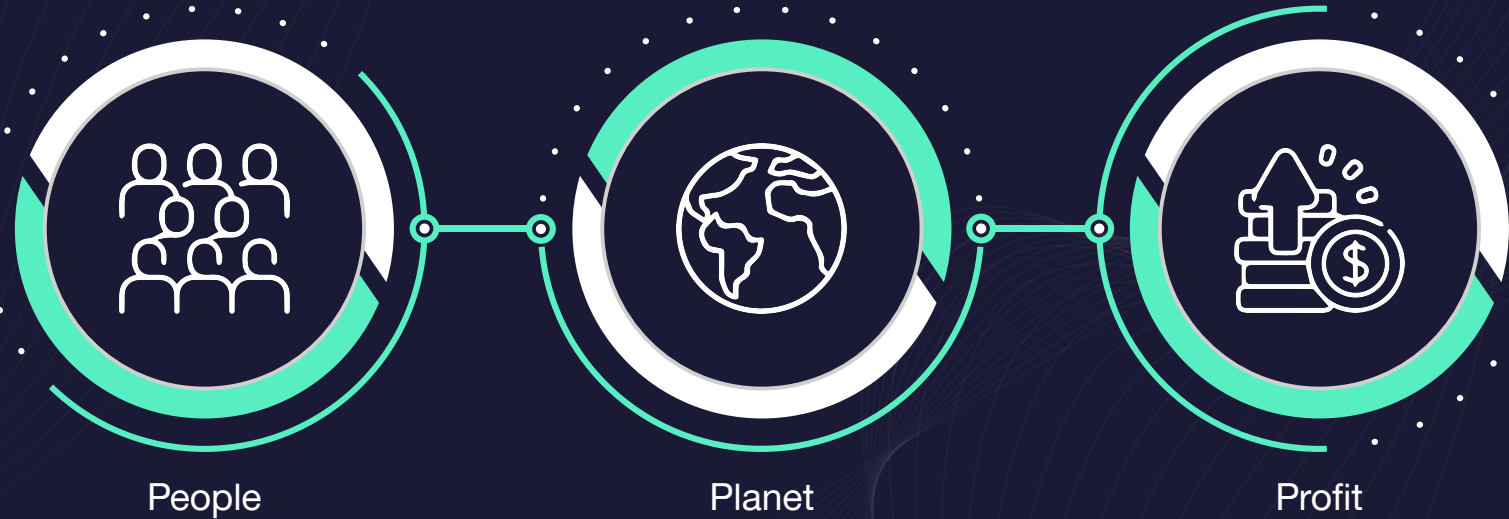
The Coliving Market Is Large And Growing Worldwide
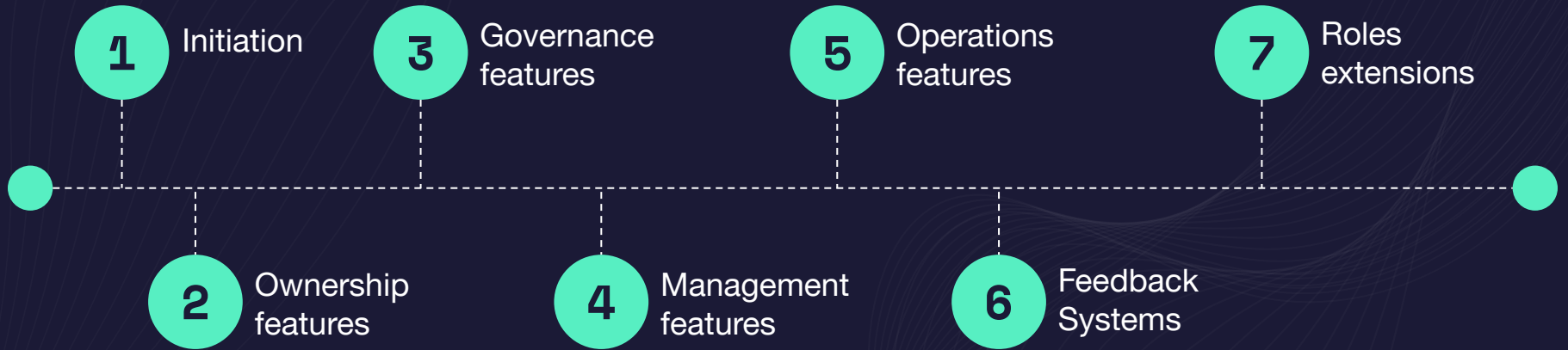
CAGR 11% to 30%

UK Market Size

» **24,000** operational and pipeline coliving units
» **725,000** end-users in the core target market

Number Of Coliving Beds In France And In The US

Software Roadmap

1 Initiation

2 Ownership features

3 Governance features

4 Management features

5 Operations features

6 Feedback Systems

7 Roles extensions

| Web3 Platform Development | Testnet Launch 22 weeks | Full Launch 42 weeks |

Competition

1. Blockchain-based standalone coliving communities.
2. Generic tokenisation platforms.

ColivingDAO's differentiator from competitors is a tech-oriented and highly scalable partnership approach with coliving communities to enable exponential growth of a federation of regenerative communities worldwide.

Traction

Several prospective coliving communities in the UK and Europe have expressed interest.

Membership pre-sales initiated for investors.

From conversations at industry conferences 9 out of 10 coliving residents would prefer a shared ownership and governance model.
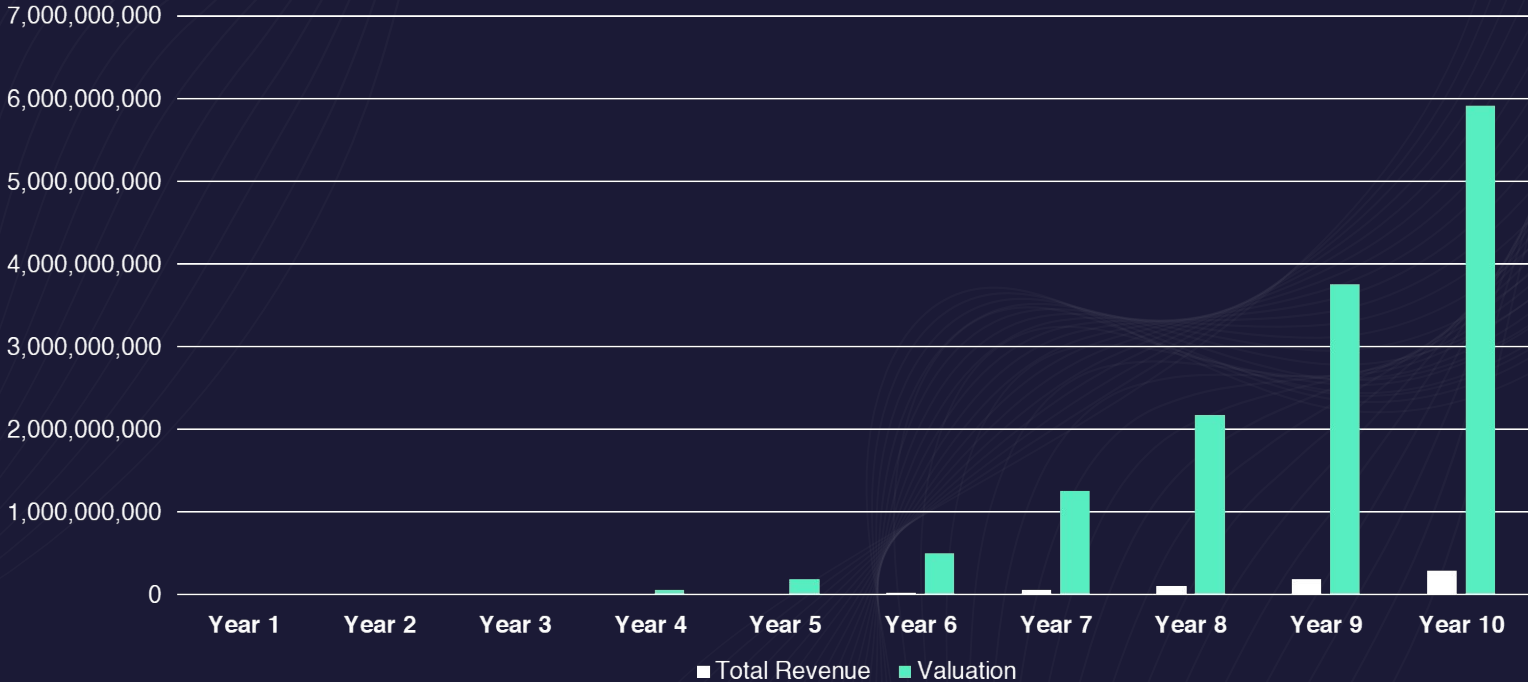
Business Model

Revenue Streams

1. Percentage on transactions: investments and rent.

2. Service fees paid by coliving communities.

3. Premium membership fees.

4. Shares and dividends earned from coliving communities.

5. Sponsorships & Partnerships.

Financial Projections Indicate £1Bn Valuation <10 Years

Chart: Total Revenue and Valuation projected over Year 1 to Year 10. Y-axis from 0 to 7,000,000,000. Valuation reaches approximately 5,900,000,000 by Year 10.

Legend: ■ Total Revenue   ■ Valuation

Financial Projections Indicate £1Bn Valuation <10 Years

Projections	Year 1	Year 2	Year 3	Year 4	Year 5
Coliving spaces	1	4	12	30	75
Avg users/space	25	35	47	62	82
Coliving users	25	140	559	1,857	6,176
Total revenue	£ 36,250	£ 199,500	£ 813,921	£ 2,791,823	£ 9,656,699
Valuation K=20	£ 725,000	£ 3,990,000	£ 16,278,413	£ 55,836,450	£ 193,133,980
Valuation K=40	£1,450,000	£7,980,000	£32,556,825	£111,672,900	£386,267,960

Projections	Year 6	Year 7	Year 8	Year 9	Year 10
Coliving spaces	150	300	450	675	1,013
Avg users/space	103	124	136	149	149
Coliving users	15,439	37,054	61,139	100,880	151,319
Total revenue	£ 25,109,532	£ 63,075,006	£ 108,591,487	£ 187,968,538	£ 296,050,447
Valuation K=20	£ 502,190,641	£ 1,261,500,129	£ 2,171,829,744	£ 3,759,370,756	£ 5,921,008,941
Valuation K=40	£1,004,381,282	£2,523,000,257	£4,343,659,487	£7,518,741,512	£11,842,017,881

Advisers

Dr. Graham Boyd
Creator of the FairShares Commons, founder of Evolutesix

Prof Rory Ridley-Duff
Professor of Cooperative Social Entrepreneurship, FairShares Institute, Sheffield Hallam University
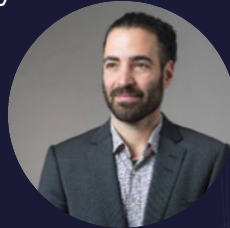
Claudie Bell
Ex Collective coliving community host, quality analyst at TikTok

Tom Manwell
Conscious Coliving spatial design consultant, director of Well Studio Architecture

Lena Rantsevich
Coliving operator, Co-Liv ambassador, founder of Web3 startup Your Justice

Gabriel Voto
Ex Collective coliving sustainability manager, ESG consultant, founder of Transition Lab

Daniel Go
Founder CoCo Coliving Founder Network State Regenerative Society Pioneer

The Team

Daniel Aprea

Cofounder

Web3 Business Development specialist
Ex partnerships lead for NFTs, DeFi, SaaS startups
Sales growth expert
6-year coliving resident

Dr. Gareth Thompson

Cofounder

Sustainability Clinical and Innovation Lead in the NHS
Director of the FairShares Association
Ex consultant at Boston Consulting Group
4-year coliving resident

£1.5m Membership NFT Crowdfund

Stage 1
£125k

Private sale
50% discount
1,250 NFTs at £100 each
12-month linear vesting

Stage 2
£375k

Presale
25% discount
2,500 NFTs at £150 each
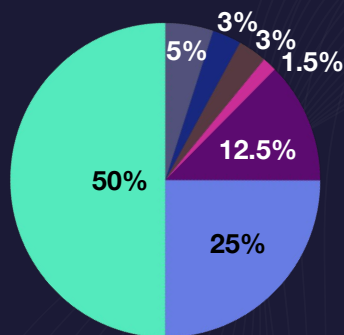6-month linear vesting

Stage 3
£1m

Public sale
5,000 NFTs at
£200 each

NFTs represent digital lifetime resalable memberships with exclusive benefits.

Max 50NFTs per buyer. 5% royalty fee on resales.
NFTs do not represent equity and are not a security.

- 12.5% — 1,250: Private sale
- 25% — 2,500: Presale
- 50% — 5,000: Public sale
- 5% — 500: NFT marketing partners
- 3% — 300: Company reserve
- 3% — 300: Core team
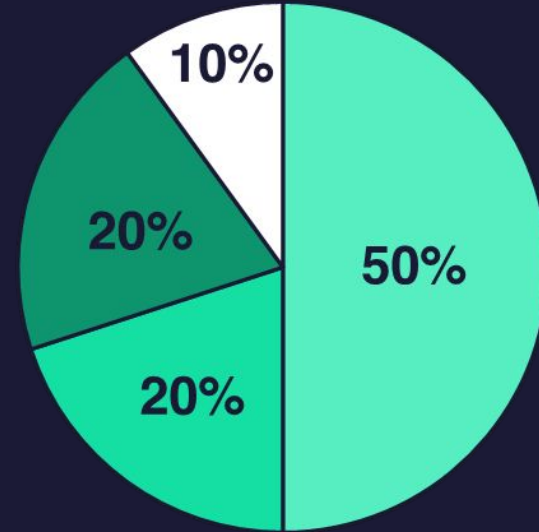- 1.5% — 150: Advisers and strategic partners

Use of Funds

Software development
£750,000

Marketing and Sales
£300,000

Legal and Regulatory
£300,000

Overheads
£150,000

10%

20%

20%

50%

■ Software Development   ■ Marketing & Sales
■ Legal & Regulatory   ■ Overheads

NFT Membership Benefits

✅ Priority resident application in all Coliving Communities.

✅ Free or discounted access to amenities in selected Coliving Communities.

✅ Priority access to investment opportunities in all Coliving Communities*.

✅ Whitelisting for ColivingDAO tokenised shares presale*.

✅ Exclusive access to dedicated groups and channels, community events and additional perks.
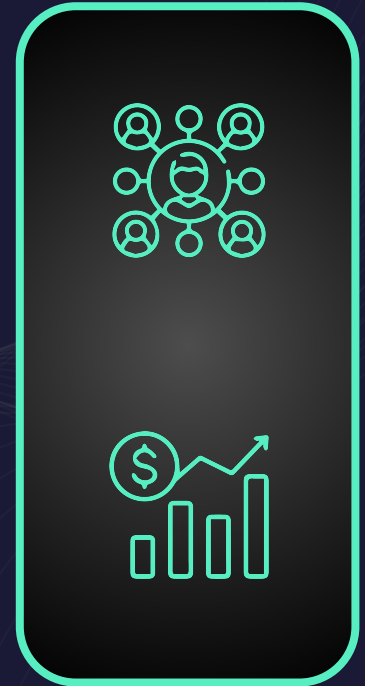
*Subject to KYC/AML and local regulations