
Welcome to



LAND SHARE

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Introduction

Blockchain technology has brought about many new ways for individuals to earn yields. In most cases, the returns on cryptocurrency far exceed those offered by traditional financial institutions. However, many platforms offer yields that are simply unsustainable, with tokens that derive their value from nothing but hype and speculation. The idea for Landshare is based on a simple concept – creating a uniquely lucrative yet stable platform through a combination of real estate features and yield farming features.

Landshare is fully integrated into the DeFi ecosystem on BSC, meaning our native token is usable on any third party BSC DeFi protocol. Landshare offers traditional DeFi yield farming through the Property Vault with a twist – BUSD payouts are determined in part by real estate market values. For those interested in direct property investment, Landshare will offer tokenized assets in a future update.

Please note: the Landshare Token is a platform utility and does not represent the value of real estate assets. The Property Vault is not a real estate investment and does not offer legal ownership or derive its yields from real estate assets. Future features such as Crowdfunded House Flipping and Tokenized Assets will require KYC and adherence to your country's securities laws and may be restricted to certain users. All references to real estate investment refer to Tokenized Assets and Crowdfunded House Flipping.

The Power of DeFi

Decentralized finance (DeFi) has the potential to disrupt all traditional financial institutions, including banking, finance, and insurance, by cutting out the middleman and putting power in the hands of investors. But the growth of DeFi is contingent upon legitimate and innovative use cases. By bringing real estate to the blockchain, Landshare strives to offer one of the world's most prestigious and profitable industries to a new class of global DeFi investors.

Landshare presents the opportunity to invest in tokenized assets, house flips, and other forms of investment through blockchain technology. The power of smart contracts enables a decentralized, trustless method to facilitate a variety of investments, removing fees and middlemen from the equation to ensure minimal overhead costs.

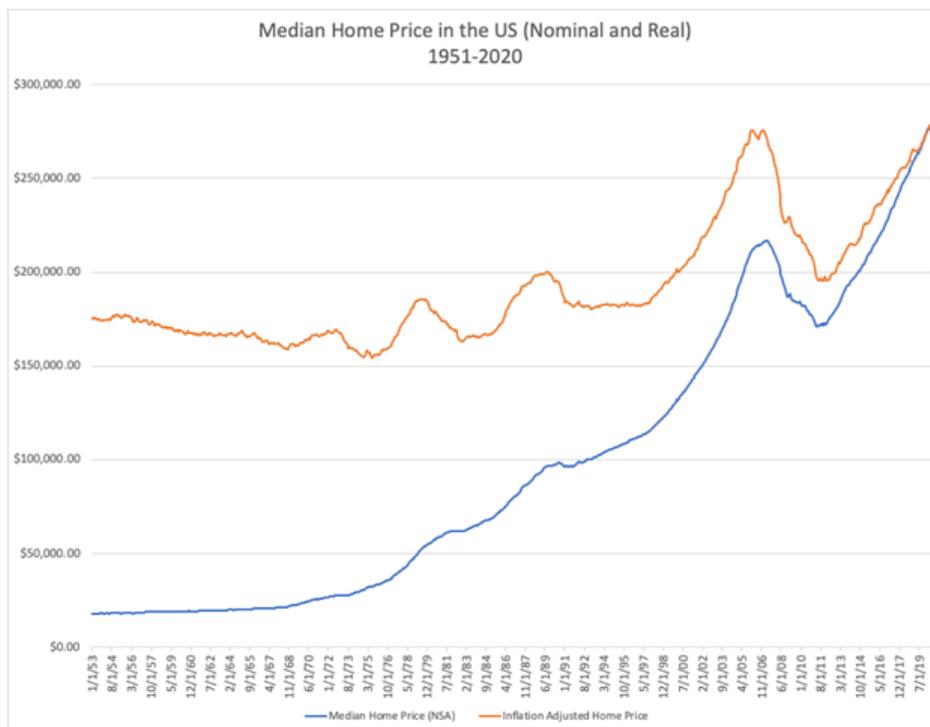
Real Estate Investment

Real estate investment offers unique advantages, and Landshare’s upcoming Tokenized asset and House Flipping features are designed to give you direct exposure on the blockchain.

Property Appreciation

Although property values fluctuate like any other asset, they tend to follow a clear trend: up. In the United States, national appreciation values average around 3.5% to 3.8% annually.

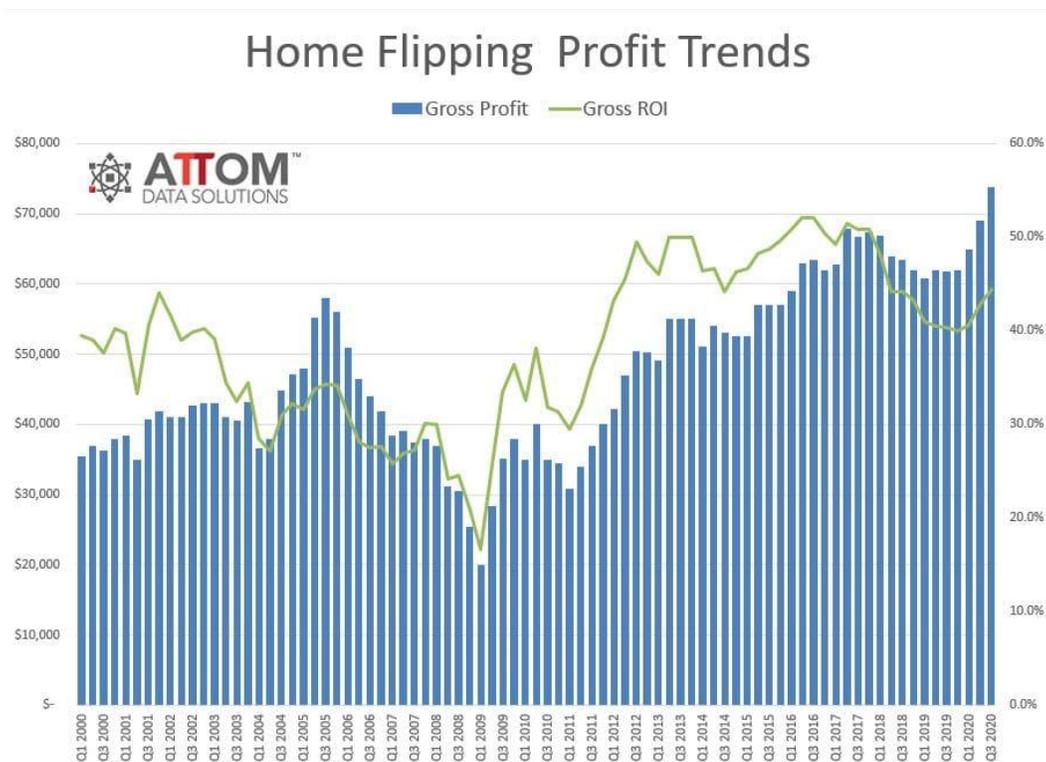
Even after adjusting for inflation, home values in the United States have increased consistently for over 50 years. Real estate is simply one of the most reliable investments you can make. Investing in Landshare allows you to take advantage of this appreciation without having to purchase an entire property or have direct involvement in the real estate market.



The upcoming Tokenized Asset feature is designed to allow investors to benefit from property appreciation by holding tokens which represent the value of the asset. Note, these are not the Landshare token, each asset will have its own dedicated security token.

House Flipping

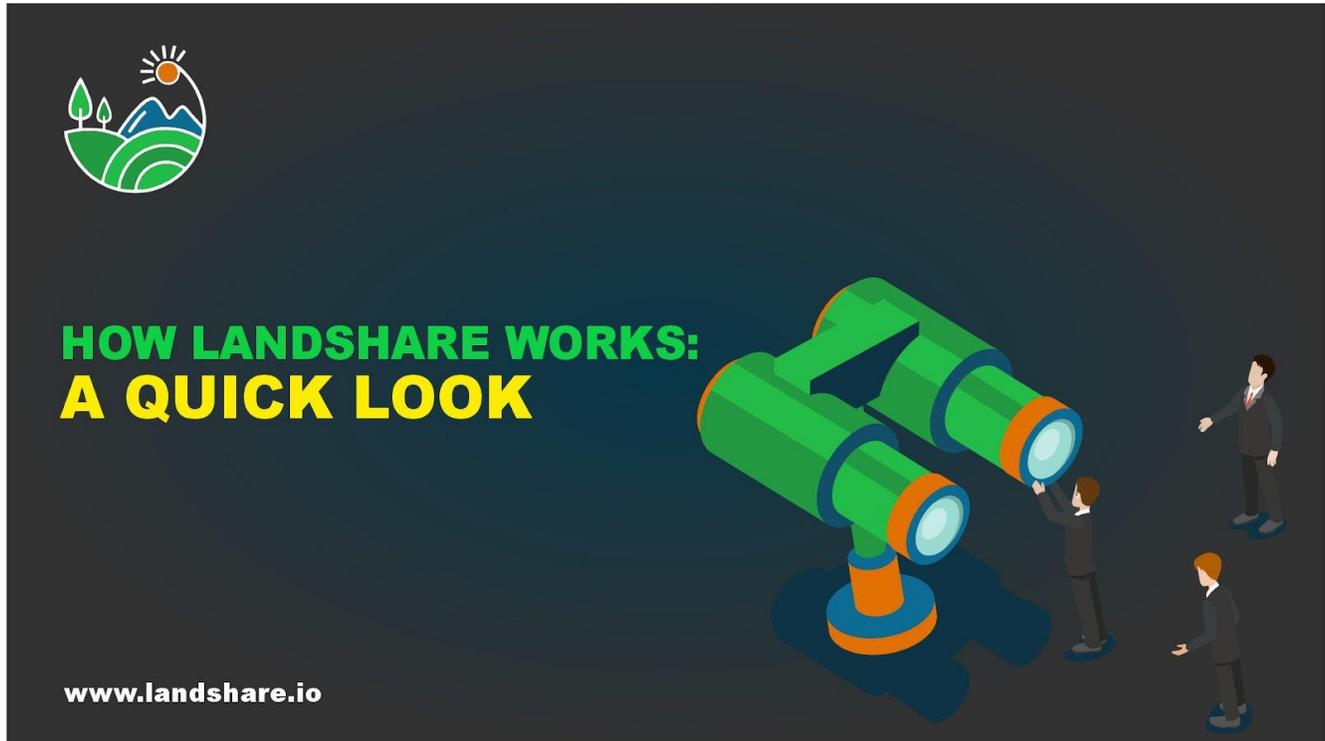
According to a 2020 report from ATTOM Data Solutions, house flipping profits are at a 20 year high, but fewer people are doing it. The gross profit on the typical flip rose to \$73,766 in Q3 2020.



It is easy to see how profitable house flipping can be, but many people do not have the time, money, or skills to do it themselves. This is where Landshare's upcoming Crowdfunded House Flipping feature comes into play.

The feature would allow investors to split the profits of a successful house flip. This feature will require KYC and be restricted to certain jurisdictions. More information can be found in the upcoming features section of this whitepaper.

How Landshare Works



In essence, Landshare offers a platform designed to combine the best of DeFi and real estate investment into one. Our yield farming Property Vault offers BUSD and LAND token rewards for stakers, while our upcoming Tokenized Asset and Crowdfunded House Flipping features are designed to provide hassle free real estate investment options on chain.

Landshare's present and future features include stablecoin vaults, crowdfunded house flipping, tokenized assets, a utility token, governance protocol, daily burns, and charitable initiatives.

The utility token of the platform is the Landshare Token. The token is earned as a reward for staking in the Property Vault and is required to access all platform features. The token features several price-stability elements, such as limited minting, token burns, presale vesting, and a supply hard cap. The token is also intended to be used to access future real estate investment features. Additional utilities of the token include governance voting, staking, and charitable fundraising.

Landshare Property Vault

The Property Vault is a stablecoin vault which provides rewards for BUSD stakers. Stakers receive BUSD and Landshare token rewards for a combined average APR of 30-50%.

The Property Vault does not represent legal ownership or a direct investment in any real estate assets. Participation in the Property Vault does not constitute a real estate investment and stakers do not incur any risk of loss. Property Vault yields are generated by the platform and yield farming and distributed by smart contracts based in part on real estate market data and are not tied to the income, management, occupancy, or expenses incurred by real estate assets.

Landshare.io LLC is responsible for the Landshare platform and does not possess or manage real estate assets.

A limited number of vault funds will be accessible for Landshare Token burns and the Governance Trust. The daily BUSD amount is calculated based on 25% of TVL over a one-year period:

$$\text{Daily BUSD Amount} = \frac{\text{Property Vault Balance}}{1460}$$

All buys are permanently removed from circulation.

5% of vault funds will be used annually for the Governance Trust, with deposits occurring each month:

$$\text{Monthly Trust Funds} = \frac{\text{Property Vault Balance}}{240}$$

In order to deposit, withdraw, or harvest from the Property Vault, stakers must hold a Landshare Token collateral at a ratio of 8:1 (for every 8 BUSD deposited or withdrawn, the staker must hold 1 Landshare Token).

Dual-Reward System

The Property Vault offers a dual-reward system: stablecoin (BUSD) payouts and Landshare Token payouts.



Stakers will receive a BUSD reward proportional to their percentage share of the vault. These funds are derived on-chain and distributed by smart contracts.

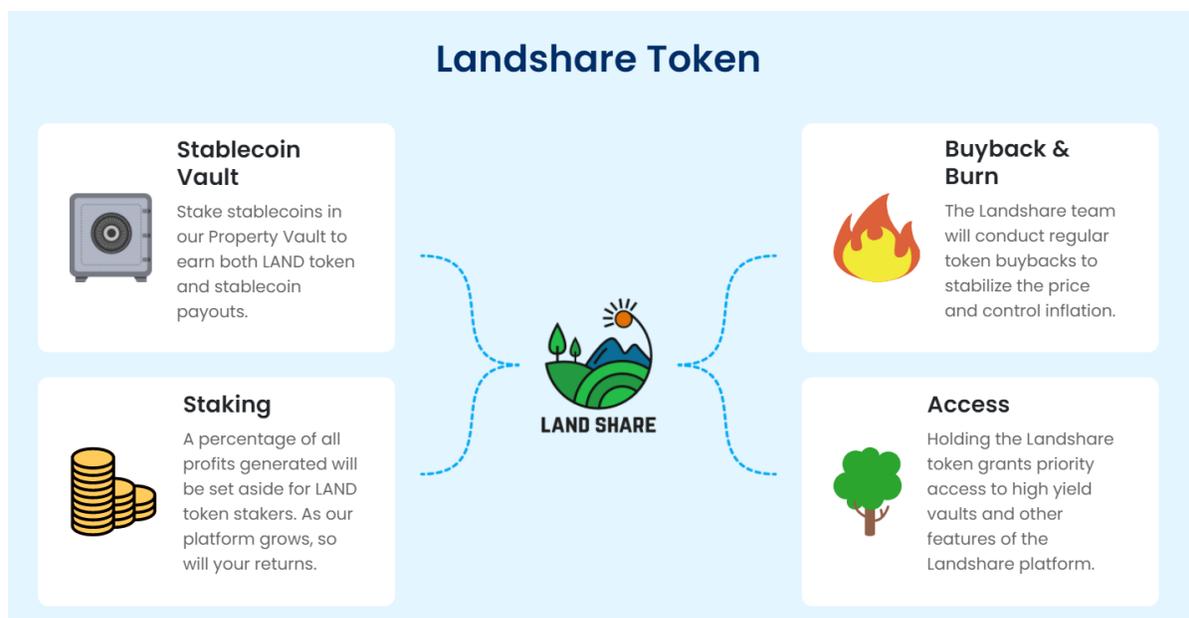
Property Vault stakers will also earn Landshare Tokens. The number of Landshare tokens received will vary based on the price of the token and the current stablecoin payout. Estimated total returns (BUSD + Landshare Token) are between 30 and 50% APR.

Landshare Token

The Landshare Token is the utility token of the Landshare platform. The token is designed to provide access to current and future features such as the Property Vault, Crowdfunded House Flipping, Tokenized Assets, and our Governance Protocol.

The Landshare Token benefits from a burn mechanic based on Property Vault funds. This, along with the presale vesting schedule and limited token minting, are designed to ensure the token supply is controlled.

Please note, the Landshare Token is a platform utility and does not represent the value or ownership of any real estate assets. Holding the token and voting in the governance protocol does not grant any control over real estate assets.



Donations

The Donate feature allows our community to give back while also serving as a deflationary mechanic. The Landshare Team intends to launch fund raising pools where token holders can lock their tokens for a specific time period, such as 3 months. These deposits will incur a small fee of 1%. Each token locked will represent a USD value to be donated by the Landshare team. The charities will be selected by token holders via the governance protocol.

Staking

In addition to the Property Vault, Landshare also features a LAND token staking option. Unlike the Property Vault, there is no limit to the number of tokens that can be staked, and the APR is voted on by the governance protocol. The rewards for this vault are not minted but rather are limited to a fixed reward pool.

Payouts occur once per day. There is a 1% deposit fee, all of which goes back into the staking reward pool.

Access and Fees

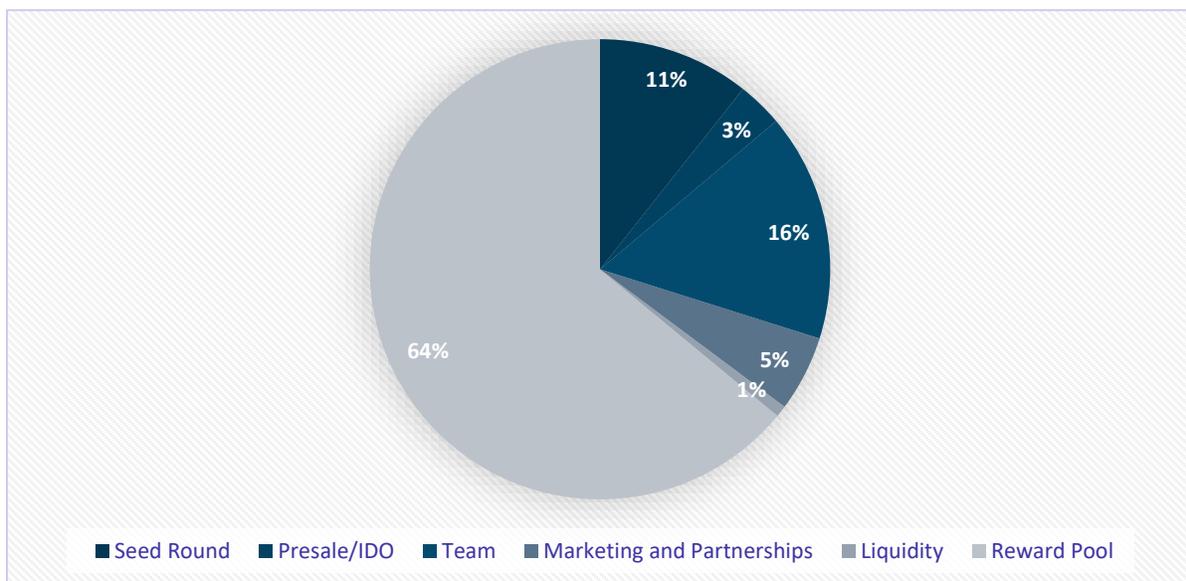
The LAND token is designed to grant access to our upcoming real estate features. For entry into Crowdfunded House Flipping pools, or for exchanges of Asset Tokens, a small LAND Token fee will be incurred.

For the Property Vault, a Landshare Token collateral is required. For every 8 BUSD deposited or withdrawn, the user must hold 1 Landshare Token. These tokens do not lock when the user makes a deposit, but the appropriate amount must be in the staker's wallet in order to withdraw.

Landshare Token stakers will also count as votes in our Governance Protocol. Please see the upcoming features section for more information.

Tokenomics

The supply cap for the Landshare Token is 10,000,000, with an initial circulating supply of 171,375 and an initial market cap of \$342,750 USD.



After the initial mint, the only source of token minting is Property Vault rewards. Presale and team tokens will follow a gradual unlock schedule seen below. All unsold presale tokens will enter the liquidity pools or be burned.

| | Tokens | Percentage | Token Price | Release Upfront | Release Starts after | Release amount |
|-------------------|-----------|------------|-------------|-----------------|----------------------|----------------|
| Seed Round | 1,000,000 | 10% | \$0.3 | 5% | 1 month | 10% monthly |
| Seedify Presale | 187,500 | 1.875% | \$0.8 | 33% | 1 month | 33% monthly |
| Superlauncher IDO | 150,000 | 1.5% | \$1 | 33% | 1 month | 33% monthly |
| Team | 1,500,000 | 15% | N/A | 0% | 3 months | 10% monthly |
| Advisors | 500,000 | 5% | N/A | 2% | 1 month | N/A (reserve) |
| Locked Liquidity | 75,000 | 0.75% | \$2.0 | 0% | 5 months | 100% |

Upcoming Features

Landshare launched August 2nd, 2021, but there are several upcoming features on the roadmap for 2022 and beyond.

Crowdfunded House Flipping

Landshare's upcoming house flipping pools are made to give investors the opportunity to buy in on a home renovation and resale project. The process of the flip would be handled by the Landshare team, all you'd need to do is make your contribution, watch the progress of the flip through social media content and videos, and claim your share of the returns upon completion.



Participants must KYC to use this feature and certain countries or individuals may be restricted from participating.

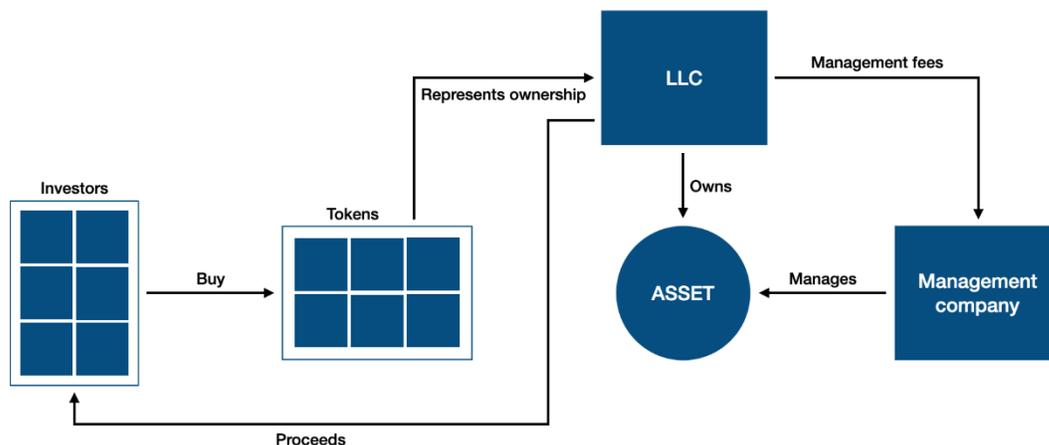
Governance Protocol

The Landshare Governance Protocol allows token holders to have a greater influence on the platform. The protocol allows token holders to vote on DeFi components of the platform, such as fees, collateral rates, and APR.

Land Tokens will be allocated each month and enter a reserve controlled by the governance protocol. Voters can make proposals on how to spend the funds, whether to use them for token burning, partnerships, advertisements, airdrops, giveaways, or anything else the community can think of. Voters will also determine which charities our token lock fundraising events will benefit.

Tokenized Asset Purchases

The Tokenized Asset feature intends to allow investors to buy a stake in a tokenized real estate LLC. These tokens are designed to earn rental income from the property just by holding them. The value of the tokens would scale with the asset.



Source: [A General Model Of Asset Tokenization - Otonomos.com](https://otonomos.com)

The Landshare Team or a third-party investor will tokenize an LLC holding a single real estate asset and offer equity in the asset through the sale of the tokens on the Landshare platform. Tokens could be resold to the Landshare

platform for a fee or sold directly to another approved investor for no fee, but they will not be sold on the open market. This restriction is handled by the token contract by restricting transfers only to addresses that have been whitelisted.

This feature opens the door to third party real estate investors to sell their assets fractionally with minimal fees or hassle to a group of global investors, or homeowners to raise cash by selling equity in their home. Landshare intends to aid all third-party partners in the process of asset tokenization.

Each purchase of security tokens on the platform will incur a small fee. Property management fees would also be taken out of the monthly rental distribution. This feature will require investor KYC and several countries will be restricted. All applicable securities laws and taxes in your country of residence will apply.

Conclusion

Regardless of what new opportunities technology brings, real estate investment will remain a staple asset class for its solid returns and reliability. Blockchain technology and DeFi have opened the door to a new class of savvy, eager global investors, and Landshare strives to offer a real estate solution for the DeFi ecosystem.

Landshare's vision is to provide real estate to the masses through our upcoming Tokenized Asset and Crowdfunded House Flipping features, as well as integrate into the larger DeFi ecosystem through our native token and yield farming features. Striving not only to offer an enticing platform for existing cryptocurrency users, Landshare also seeks to change the way people think about real estate investment.