
Welcome to



LAND SHARE

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Introduction

Blockchain technology has brought about many new ways for investors 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 assets based on nothing. Investors incur considerable risks when putting their money into these platforms.

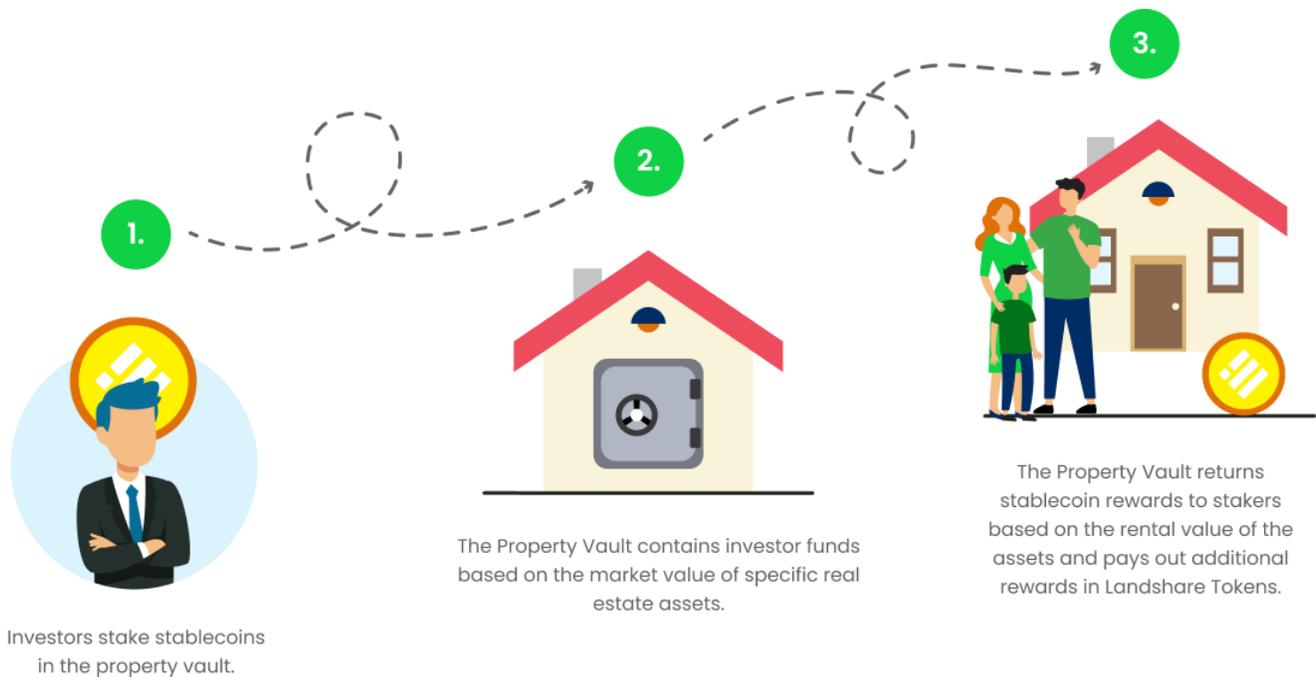
What sets Landshare apart from other projects is simple – we are based on real estate value and rental prices. We are focused on simplicity, accessibility, and yield maximization. The reliability of the real estate market is combined with the power of the blockchain, creating a platform that offers the best of both worlds.

How Landshare Works

On a basic level, Landshare works like any other yield generating platform: you stake your tokens and earn rewards. What makes Landshare unique is that instead of incorporating unsustainably high APY rates, our platform returns yields based on the value of real estate assets and the rental profits they can generate. In essence, Landshare allows investors to participate indirectly in the real estate market, without having to worry about maintenance, taxes, tokenized ownership, or property depreciation.

The native token of the platform is the Landshare Token. The token is earned as a reward for staking in the Property Vault. Utilities of the token include governance, premium feature access, staking, and charitable fundraising. More information on the Landshare Token can be found in the Landshare Token section of this whitepaper.

The platform will launch with the Property Vault, the Landshare Token, and token staking. Roadmapped features include the governance protocol, crowdfunded house flipping, and charity token lock events.



Landshare Property Vault

The flagship feature of the Landshare platform is the Property Vault. The Property Vault is a BUSD-based vault whose capacity is based on real estate values. Investing in the vault entitles investors to stablecoin yields based on regional rental rates and property value appreciation. In addition to stablecoin payouts, stakers also receive Landshare tokens and a bonus generated from yield farms for a combined average of 30-40%.

Please note, 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 security and investors are not liable for damages, depreciation, or management costs. Landshare is not a REIT and does not offer tokenized real estate ownership. All yield calculations are based on market averages using specific assets as reference points and are not tied directly to the income or expenses incurred by these assets. The yields on the platform are calculated and distributed by the contracts and are not affected by the management or occupancy of the assets. All properties on which the platform is based are held privately and separately.

90% of the vault's funds are contractually locked. The other 10% will be accessible by the buyback contract. The daily buyback amount is calculated based on 25% of TVL over a one-year period:

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

The funds withdrawn from the vault will be returned over time using the fees generated from exchanges and DEXs.

In order to deposit, withdraw, or harvest from the Property Vault, stakers must hold a Landshare Token collateral at a ratio of 10:1 (for every 10 BUSD deposited or withdrawn, the staker must hold 1 Landshare Token). The collateral is not locked upon deposit of funds, but it must be in the staker's wallet to withdraw.

Dual-Reward System

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



Stablecoin payouts are simple: the Landshare team will generate yields based on average regional rental prices (minus expenses) and pass them into the vault in the form of BUSD. You will be entitled to a payout proportional to your percentage share of the vault. Additional funds will be generated from yield farming protocols on the Binance Smart Chain to increase yields.

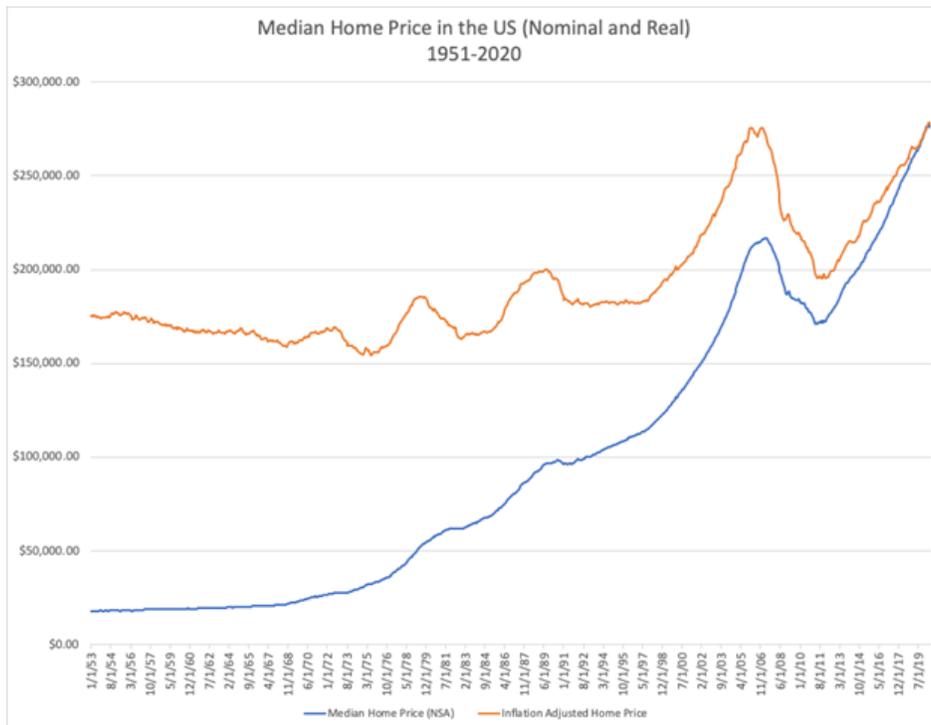
Property Vault stakers will also earn Landshare Tokens. The number of Landshare tokens you receive will vary based on the price of the token and

the current stablecoin payout. The Landshare team aims to give total returns (BUSD + Landshare Token) competitive with other stablecoin staking platforms. The “on-paper” yield does not include property appreciation, which is another major source of potential growth for our investors.

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.

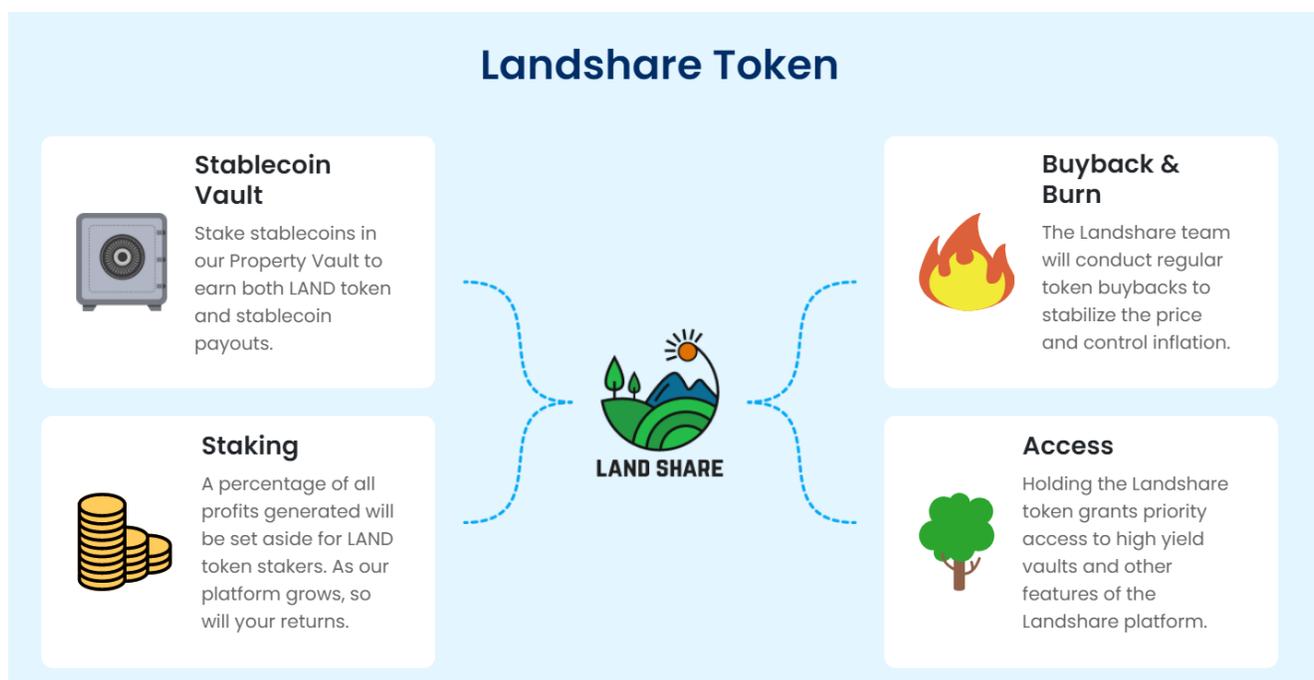
Even after adjusting for inflation, home values in the United States have increased consistently for over 50 years. Real estate is simply one of the most reliable investments you can make. Investing in Landshare allows you to take advantage of this appreciation without having to purchase property or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



The average property appreciation rates will be determined annually and paid out to stakers over time as part of your Property Vault investment. The capacity of the Property Vault will also scale with appreciation rates.

Landshare Token

The Landshare Token is the native token of the Landshare platform. The token is used as a reward for stakers and holding the token is required to use the Property Vault. A token governance feature will debut after launch, allowing token holders to vote on important operational decisions. The Landshare token is a platform utility and does not represent ownership of any real estate assets and its value is not tied to any real estate assets.



The Landshare token features a daily buyback mechanic. A percentage of the platform's TVL will be used to purchase the token on the open market and those tokens will be distributed to stakers. In addition to the automatic daily buyback, the Landshare team will conduct discretionary token buyback-and-burns in order to keep the total supply under the cap of 10 million Landshare Tokens.

When the governance protocol launches, buyback funds will enter a reserve fund and token holders will be able to vote on how to use those funds. More details on this feature can be seen in the governance protocol section.

Donations

The Donate feature allows our community to give back while also serving as a deflationary mechanic. The Landshare Team will 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 platform. Unlike the Property Vault, there is no limit to the number of tokens that can be staked, and the APR will vary depending on the total number of tokens being staked. The rewards for this pool are not minted, but rather are purchased from the open market.

No less than 10% of the Property Vault's value will go toward buying tokens for stakers annually. This number scales dynamically, so if the size of the Property Vault increases, you will immediately begin to receive higher yields. Payouts will happen once per day. There is a 1% deposit fee, all of which will go back into the staking reward pool.

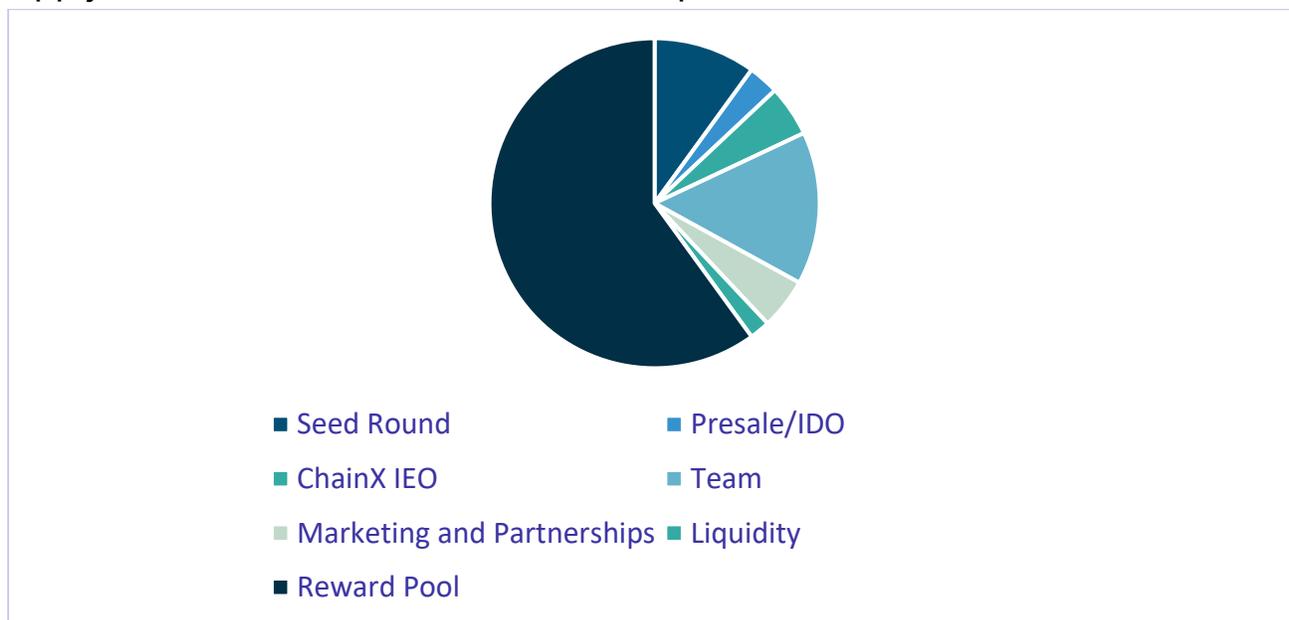
Access

Holding the Landshare Token is required to deposit or withdraw from the Property Vault. For every 10 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 holders will also be access to new features such as our Governance Protocol and Crowdfunded House Flipping. 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 170,000 and an initial market cap of \$340,000 USD.



95% of the seed tokens and 100% of team tokens will be locked at launch. After the initial mint, the only source of token minting is Property Vault payouts. All other tokens provided as rewards will be from buybacks.

Presale and team tokens will follow a gradual unlock schedule, starting with a 5% initial presale unlock followed by a 10% Presale 1 unlock one month after launch. 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
Presale Rounds	300,000	3%	\$1	20%	1 month	TBD
IEO	500,000	5%	\$1	10%	1 month	10% 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	200,000	2%	\$2.0	0%	1 month	100%

Upcoming Features

Landshare intends to launch Q3 2021 with the features outlined in this whitepaper, but there are several upcoming features on the roadmap for 2022 and beyond.

House Flipping

The Landshare team will raise funds necessary to purchase, renovate, and resell houses through a crowdfunding model. Individuals who invest in the house flipping pools will receive a one-time payout upon conclusion of the sale. Because we anticipate a high demand for these pools, Landshare Token stakers will be given priority access.

Governance Protocol

A governance protocol will be implemented after launch, allowing token holders to have a greater influence on the platform. The protocol will allow token holders to vote on important operational decisions such as property acquisition and resource allocation.

Land Tokens acquired via buyback will enter a reserve fund controlled by the governance protocol. Voters will decide whether to use these funds for property acquisition, token burning, partnerships, advertisements, or staking rewards. Voters will also determine which charities our token lock fundraising events will benefit.

Conclusion

Landshare offers investors an easy to use, value-driven investment platform based on simplicity, accessibility, and yield maximization. Our model represents the easiest way to profit from rental prices and property value appreciation – simply stake your stablecoins, harvest your rewards, and withdraw at any time. By eliminating the complications of similar projects, Landshare offers a lower barrier of entry and higher investor yields.