Landshare

Bringing Real Estate to the Blockchain

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Introduction to DeFi and Asset Tokenization

Decentralized Finance (DeFi)

Blockchain technology is changing the financial landscape. Sectors such as banking, finance, and lending have already been majorly transformed by the DeFi revolution led by platforms such as Ethereum and Binance Smart Chain. The next major disruption will occur with real world assets and commodities. The concept of asset tokenization allows for the exchange of real-world asset securities directly on the blockchain, with real estate leading the charge.

Asset Tokenization

Asset Tokenization is the process by which the ownership of real estate assets is represented by tokens. Each real estate asset is held in its own company whose shares are represented by tokens on the blockchain. By holding these tokens, you own a share of the legal entity, and by extension, the property itself. Each tokenized property is rented out to tenants, generating a monthly rental yield. This allows for a global, fractional model of real estate ownership conducted entirely on-chain. Asset Tokens can then be bought and sold, turning real estate into a fully liquid asset.
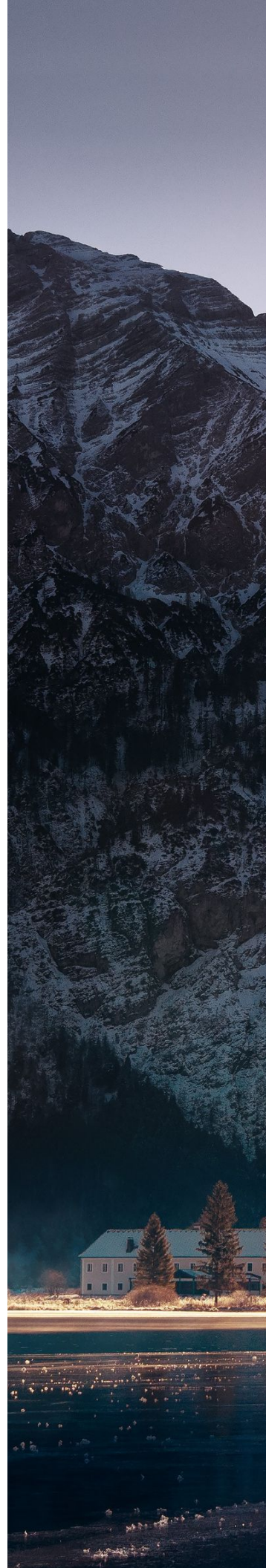
Why Should You Invest in Real Estate?

Although real estate fluctuates like any other asset, its appreciation rates have consistently outpaced the rate of inflation. In addition, real estate offers steady cash flow opportunities via rental income. With Landshare, you can enter the real estate market for as little as $50.

Median Sales Price of Houses Sold for the United States

Median Home Price
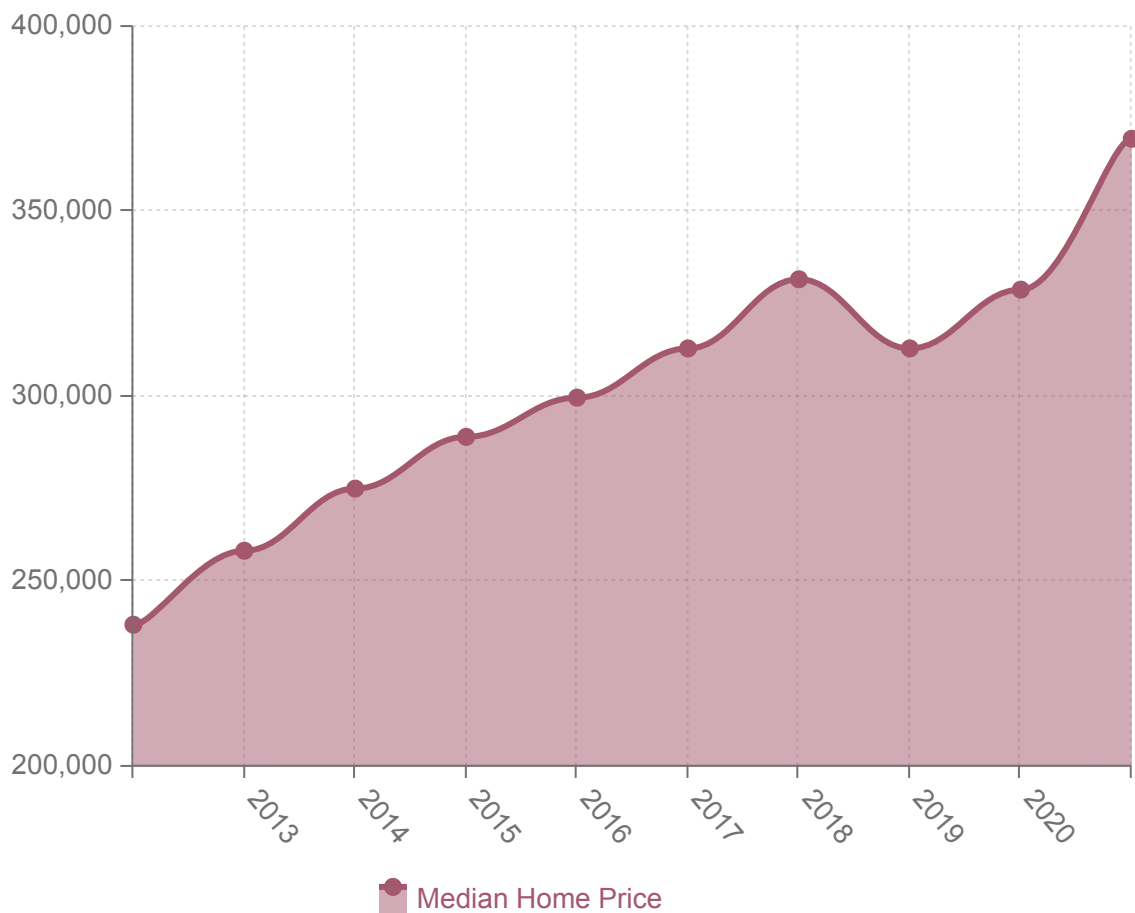
Traditional Investment vs the Blockchain Alternative

Traditional Real Estate Investment

Traditional real estate investment presents a high barrier of entry, both financially and and legally. In order to purchase a rental property, a prospective investor will often need to take out a mortgage - cutting into the property's bottom line. Additionally, investors must deal with the hassles like managing tenants, maintaining the property, paying taxes, and ensuring legal compliance.

Fractional Models: REITs and Tokenization

In order to resolve the issue of real estate inaccessibility, fractional models of real estate investment such as REITs were created. REITs allow investors to buy shares of real estate companies who own, operate, or lease income-generating real estate. The income is then paid out as dividends, providing a stable source of cash flow for investors.

Tokenization is the blockchain's alternative to REITs, offering several advantages including:

- The ability to invest in a single property rather than a fund
- Voting and governance rights over the property
- More frequent dividend payouts
- Less overhead and fewer management fees
- Lower minimum investment
- Investments are represented by tokens which can easily be bought and sold in a matter of seconds
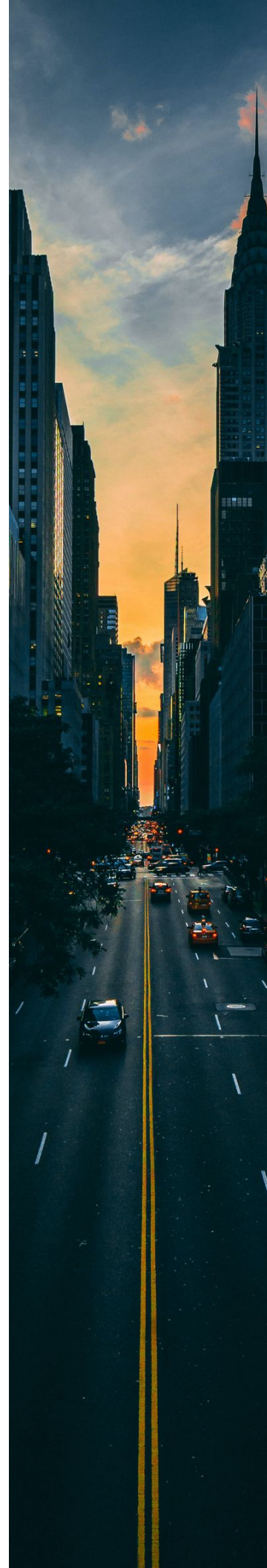
How Does Asset Tokenization Work?

The process of Asset Tokenization on Landshare can be broken down into the following steps:

1. A corporation is formed for the sole intention of possessing the property to be tokenized
2. The corporation converts its shares into special security tokens
3. Landshare LLC offers the securities in a Regulation S offering to investors
4. Investors complete KYC and AML checks, sign a purchase agreement, and purchase the tokens.
5. Landshare manages the property of behalf of investors
6. Cash flows from the property are sent to token holders in the form of BUSD tokens. Investors also benefit from the appreciation of the underlying asset
7. Investors can sell their shares to other whitelisted users, or back to the holding company (restrictions apply)
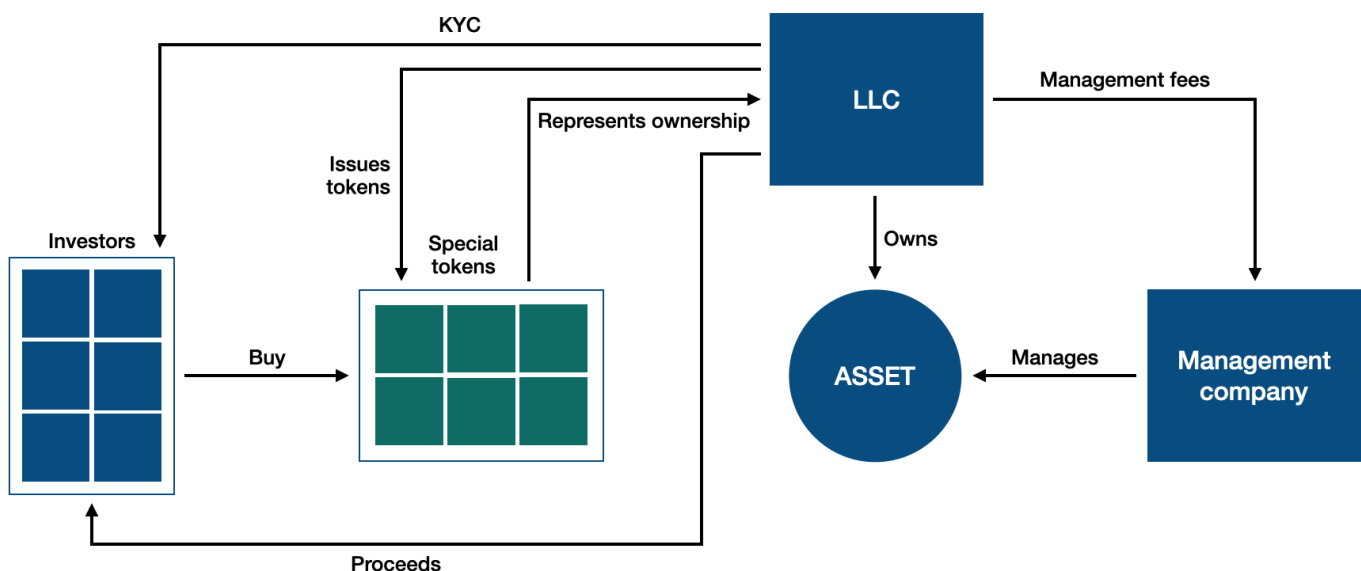
Crowdfunded House Flipping

What is House Flipping?

A house flip is the process where an investor purchases a low value, distressed property, invests in renovations, and resells it for a profit. In Q2 2021, the average house flip in the United States yielded a 33.5% ROI, with each flip taking an average of 3-6 months.

While this number looks attractive, most investors do not have the capital to buy a property with cash, let alone cover the cost of renovations. The Asset Tokenization model allows for the crowdfunding of a house flip, allowing all smaller investors to invest in and profit from flips.

Crowdfunded House Flipping

Landshare intends to leverage a tokenization model to offer fractional house flipping investments. Landshare would raise the necessary funds to cover the cost of the property and renovations, then oversee the house flipping process.

Crowdfunded House Flipping would work similarly to Tokenized Assets – each investment would b represented by a token. Rather than holding the token for returns over time, the tokens would be "cashed-out" at the end of the flip for the new value of the property.

Benefits of Asset Tokenization

Property Governance

Fully On-Chain

DeFi Features

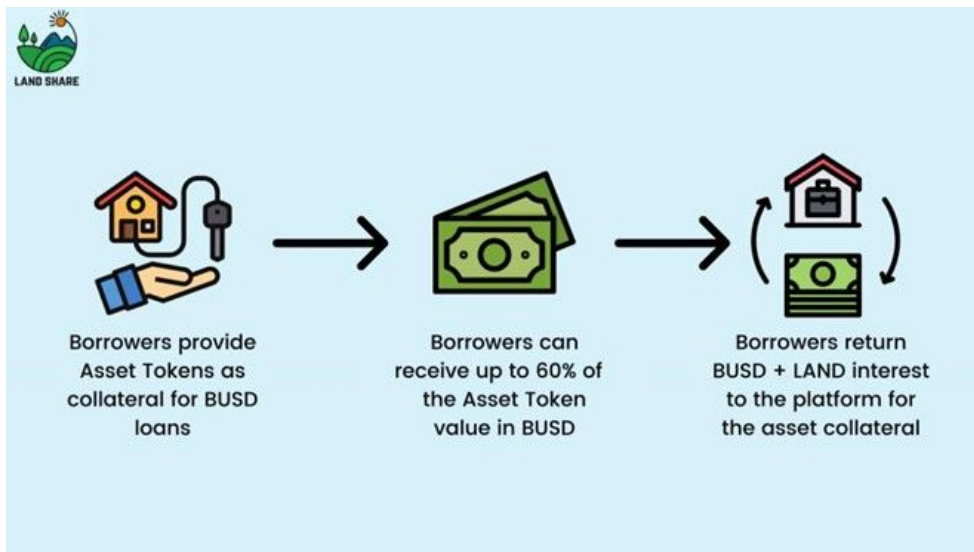**Monthly Dividends**

Liquid Assets

Seamless and Global

Tokenized Asset DeFi Features

Because Asset Tokens are similar to any other token on the Binance Smart Chain, they can interact with various smart contracts and DeFi protocols. Landshare intends to offer familiar DeFi features modified to accommodate real estate backed tokens in future updates.

Asset Token Loans

Many DeFi veterans are familiar with decentralized loan platforms such as Compound and Venus. These platforms allow users to act as lenders or borrowers. However, these platforms are currently not equipped to accommodate security tokens.

Borrowers provide Asset Tokens as collateral for BUSD loans

Borrowers can receive up to 60% of the Asset Token value in BUSD

Borrowers return BUSD + LAND interest to the platform for the asset collateral

Landshare intends to offer the ability to temporarily exchange asset tokens for a percentage of their value in BUSD. This feature gives Asset Tokens holders the ability to raise capital without the need to sell their asset tokens. One common use of this feature would be gaining BUSD for staking or trading in between rental payouts.

Tokenized Asset DeFi Features Cont.

Asset Token Funds

A fund provides exposure to a number of assets with a single investment — spreading risk between multiple assets and simplifying the decision-making process. Rather than buying a number of different coins individually, a fund represents the total value of all coins within the fund.
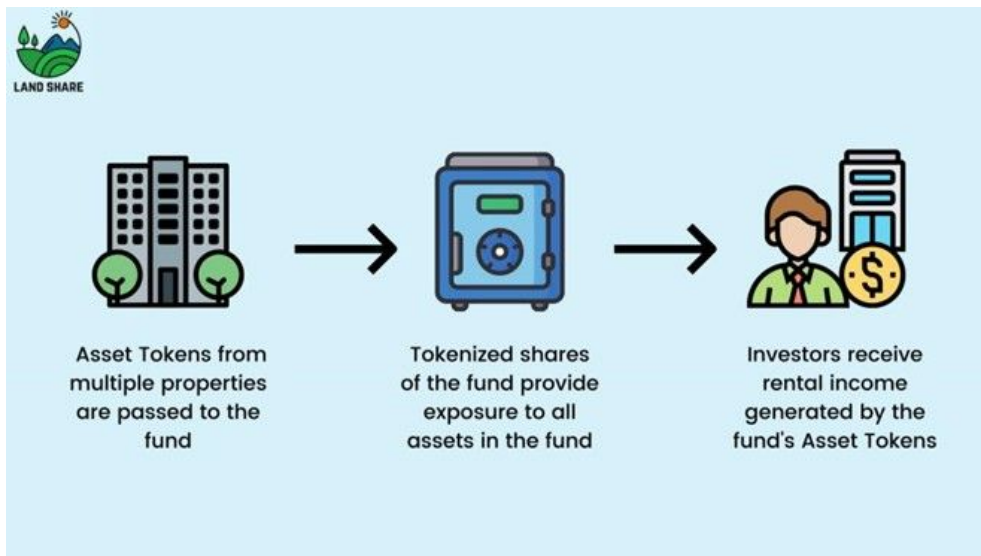
As the Landshare platform develops and a number of assets are tokenized, we intend to provide an asset token fund, providing exposure to a number of properties in a single investment. The rental shares of all of these properties will be pooled and paid out to the investors of the fund.

Users can purchase a share of the asset fund represented by a token. The fund token's value is collateralized by the Asset Tokens in the fund. Asset Fund Tokens, like Tokenized Assets, will be purchased with a combination of BUSD and LAND.

Tokenized Asset DeFi Features Cont.

Auto-Compounding

Auto compounding, or "yield-optimizing" platforms such as Auto Farm and Beefy Finance allow users to automatically compound their yield farming rewards, increasing returns and optimizing investments.

Landshare intends to provide the ability to auto-compound the rental yields of a property, automatically buying more Asset Tokens which will, in turn, increase rental yields over time and asset exposure over time.
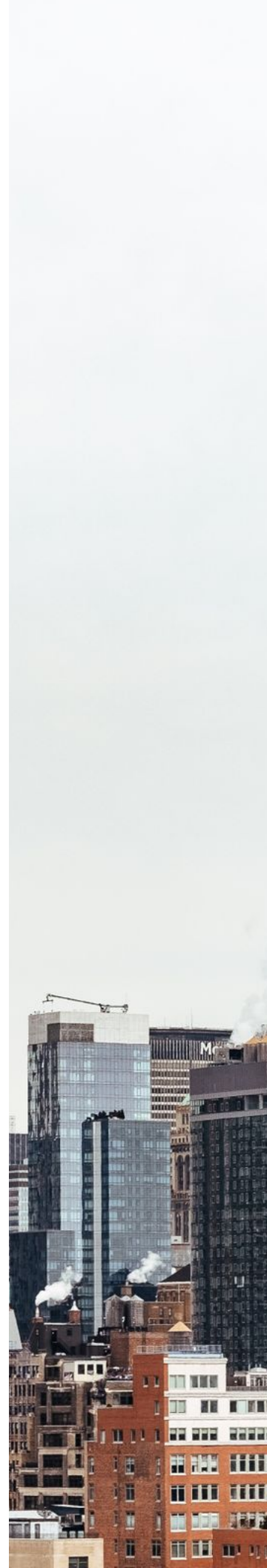
Landshare Token Overview

The Landshare Token is the utility token of the Landshare platform. It is used as a payment method for various features of the platform and as a fee mechanism for DeFi features. The Landshare Token can also be staked for rewards in the Landshare Token Staking Vault and provides access to features such as the Governance Protocol and BUSD Vault.

The Landshare Token is a platform utility and does not represent the value or ownership of any real estate assets. Holding the token does not constitute investment in any assets, and the token's price is not affected by real estate in any way.

Token Staking

Payment

Governance

Fee Mechanism

Landshare Token Utility Details

Staking

The LAND Token Staking feature allows users to stake LAND tokens to earn LAND Token rewards. The feature is available in the Vaults section of the Landshare App where users can view information such as current APR. Users can stake either LAND standalone or in the LAND-BNB LP pair.
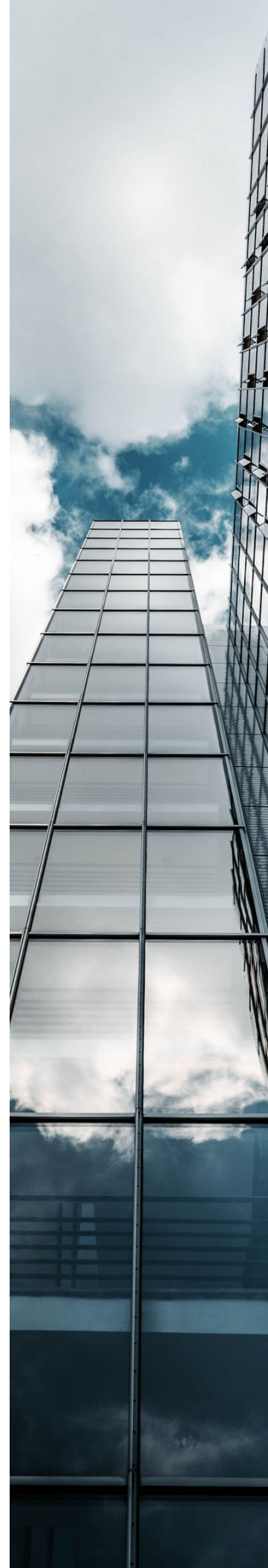
Payment

The LAND Token is used as a payment method for present and future features on the platform. In other words, the Landshare Token is the primary currency to access products and services of the platform.

Platform Fees

The Landshare Token is used as a fee mechanism for platform features. The Asset Token Loan Protocol incurs borrowing interest which must be paid in LAND. The Auto-Compounding feature converts rental BUSD to LAND in order to fund additional Asset Tokens for the investor. All fees incurred in these regards are burned.
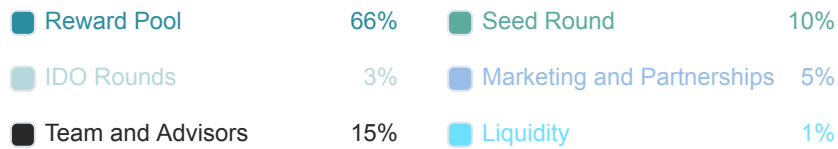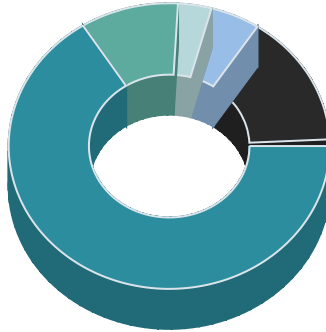
Note: Landshare Tokens are not in any way to be construed as an asset token or linked in any way to asset tokenization arrangements, nor does ownership of Landshare Tokens automatically provide holders access to asset token sales. The Landshare Token is a strict utility token that allows Landshare holders to access features on the Platform and are in no way linked to asset token arrangements, asset tokens, or tokenized real estate. For the avoidance of doubt, the products and services of the platform that Landshare Tokens can access and avail themselves to are products and services not linked or associated in any way with the process of Asset Tokenization or Tokenized Asset DeFi, house-flipping etc as described in this White Paper.

Tokenomics

Landshare Token Distribution

■ Reward Pool	66%	
■ IDO Rounds	3%	
■ Team and Advisors	15%	
■ Seed Round	10%	
■ Marketing and Partnerships	5%	
■ Liquidity	1%	

	Tokens	Percent	Price	Release Upfont	Unlock 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%	$1.0	33%	1 month	33% monthly
Team and Advisors	1,500,000	15%	N/A	0%	3 months	10% monthly
Marketing/ Partnerships	500,000	5%	N/A	2%	1 month	N/A (Reserve)
Liquidity	75,000	0.75%	$2.0	0%	5 months	100%

Additional Platform Features

BUSD Vault

The Landshare App features a BUSD Vault which allows users to stake BUSD to earn rewards in both LAND and BUSD. Staked BUSD contributes to the LAND-BNB LP on PancakeSwap over time with LP rewards being returned to the vault. In order to deposit, withdraw, or harvest from the BUSD Vault, users must hold 1 LAND for every 8 BUSD deposited.

Governance

Landshare's Governance Protocol allows token holders to vote on decisions regarding the overall platform operations.

Each Asset Token represents governance for its respective asset. Token holders can vote on decisions such as selling or renovating the asset.

Landshare Tokens represent votes for the governance of the platform itself. Token holders can submit proposals to be voted on by the community for marketing events, feature requests, grants, fee mechanics, and more.

Conclusion

Bringing Real Estate to the Blockchain

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 go beyond simply providing real estate investment on the blockchain – we believe in creating a full fledged DeFi ecosystem allowing investors to use tokenized real estate shares as financial instruments in unique protocols. This gives investors more flexibility while still providing the stability of a real estate investment. The future of fractional real estate lives on the blockchain, and we are eager to be a part of it.