

Landa[↑]

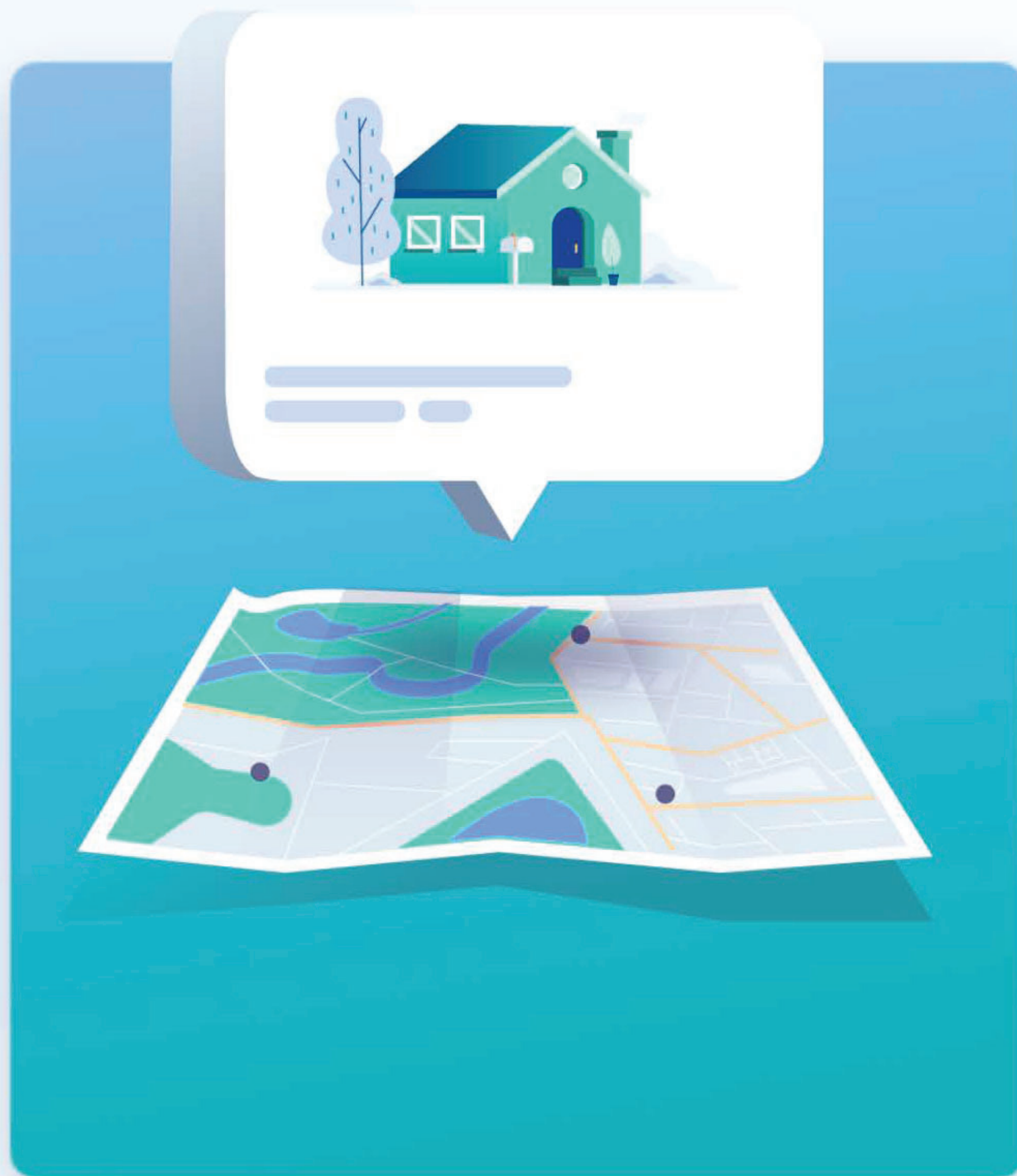
Real Estate Investing. Smart. Easy. For Everyone.

Buy and sell shares of rental properties
with as little as \$5.

[Get Started](#)

Already joined? [Log in](#)

SKIP



Explore

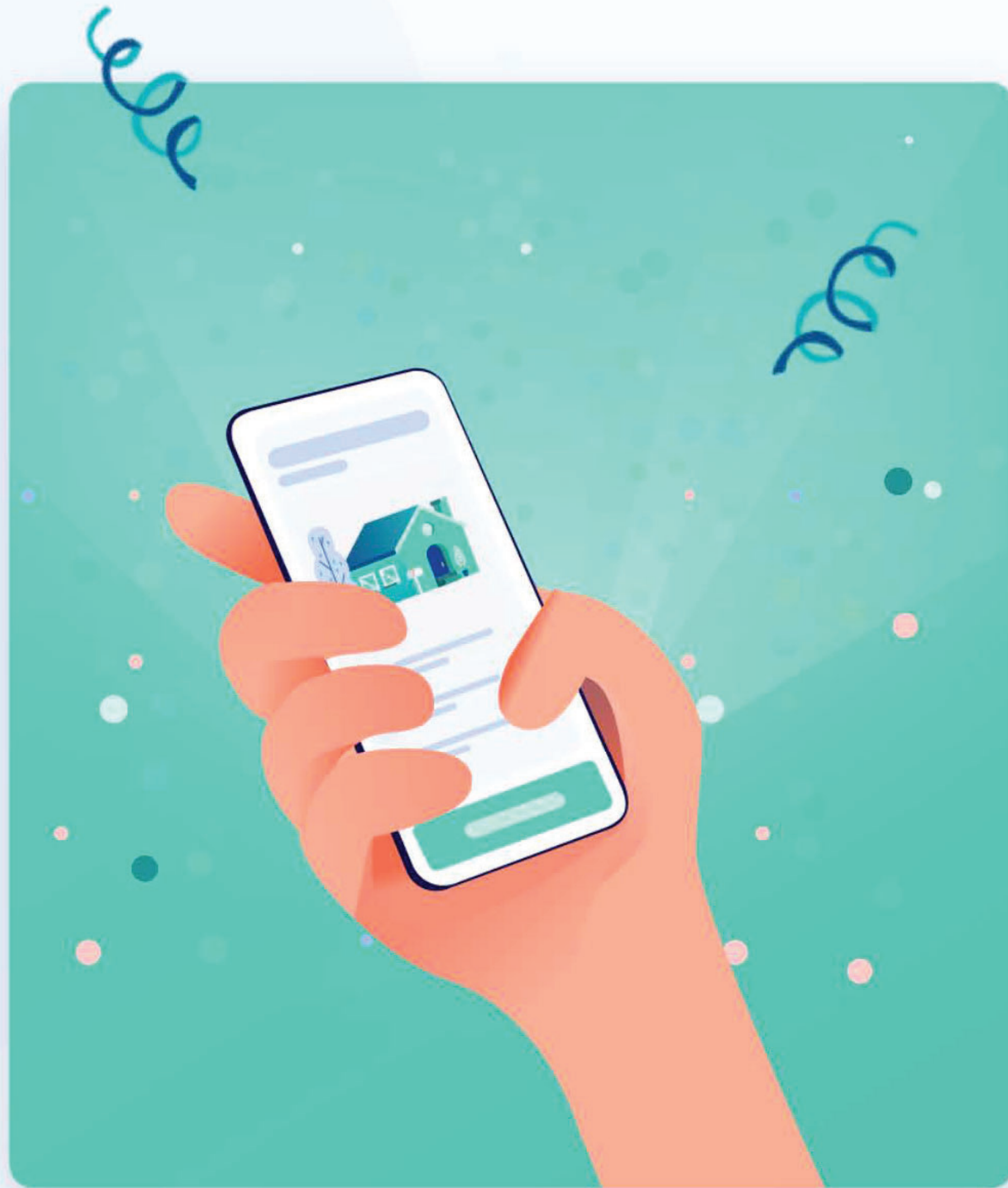
Browse rental properties and neighborhoods, review leases, and compare returns - all in one place.



19:01 ↗
◀ TestFlight



SKIP



Buy Shares

Invest in rental properties, which are each split into 10,000 shares. No minimum.

SKIP

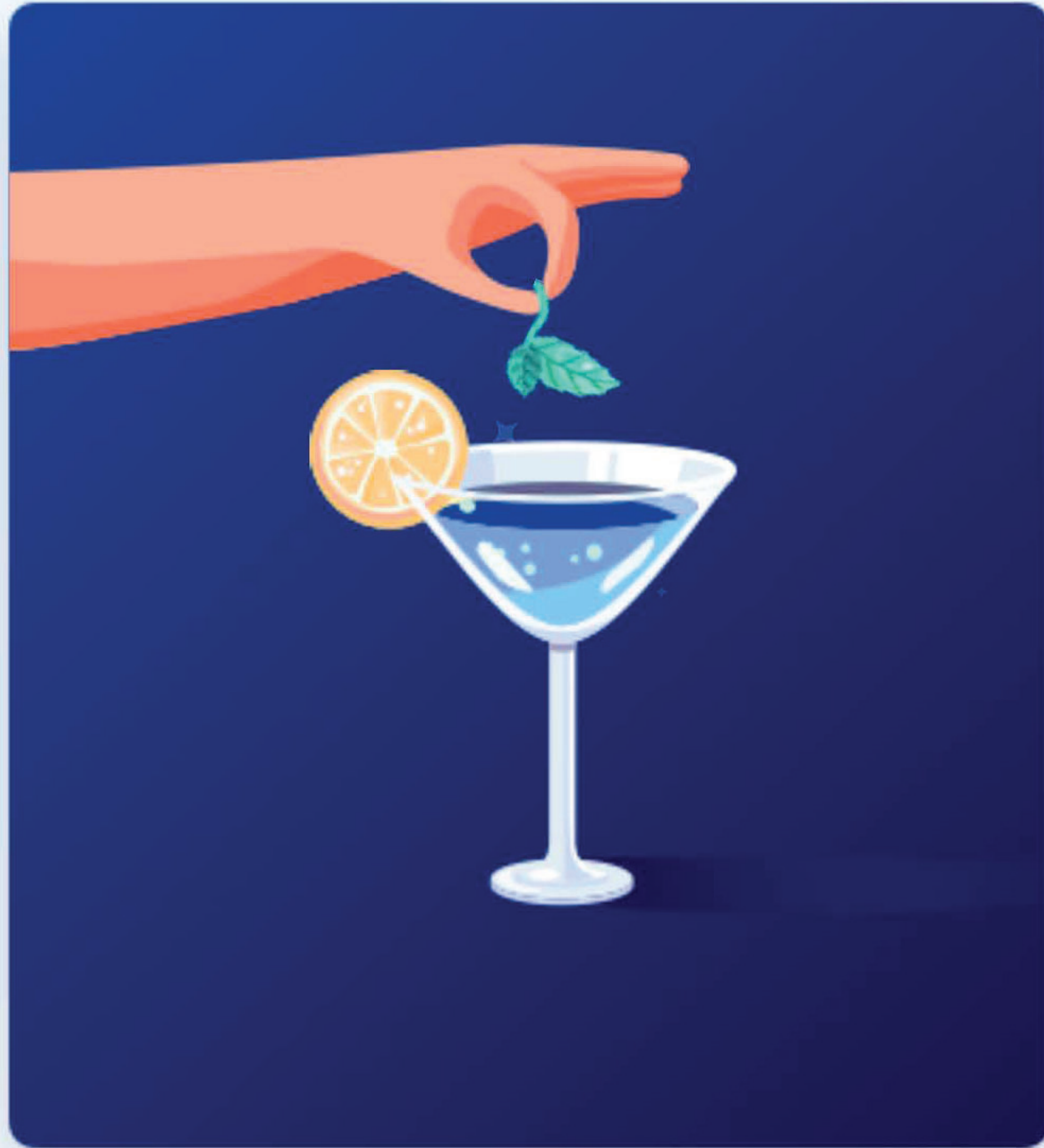


Earn Dividends

Earnings from your rental income drop into your account automatically every month.



Let's go



Sell On Your Time

Sell shares whenever you like. No fees to buy or sell - ever.



Check Your Inbox!

We just sent you an email at
amit+new2@landa.app Confirm your
email to continue.

[Edit email address](#)

Open Email App

Enter login code manually



Enter Code

A 6 digit code was sent to your email

[Resend Code](#)

Confirm

1	2	3
4	5	6
7	8	9
.	0	⌫

Email Confirmed.

Full Name

Enter your legal name

By continuing, you agree to the [Terms](#) and [Privacy Policy](#).

Next



Landa



Hello Amit

Start your real estate journey



Apply to be an Investor

Properties



19:03 ↗

◀ Superhuman

Apply to be an Investor



Properties



COMING SOON

1394 Oakview Circle

FOREST PARK, GA · SFH

Est. Dividend 9.68%

\$3.24



COMING SOON

Map

1701 Summerwoods Lane



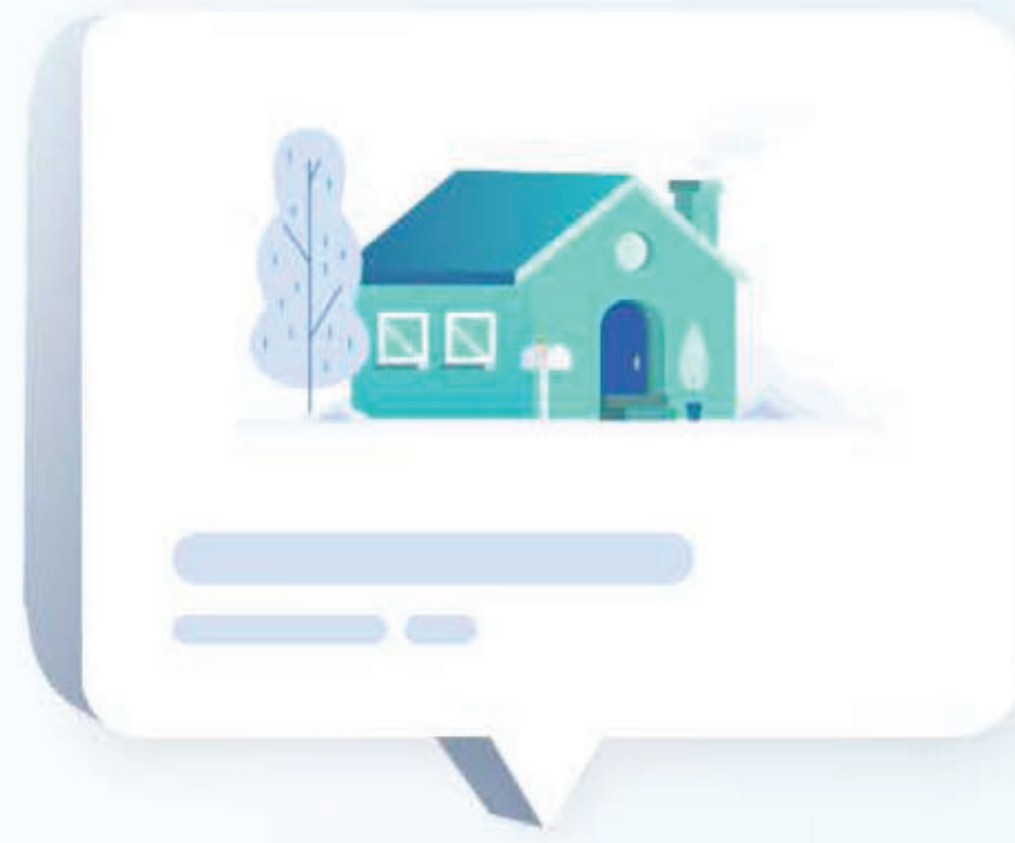


ELLENWOOD, GA · SFH
Est. Dividend 9.54%

\$3.98

How does it work?

STEP 1



Explore

Browse rental properties and neighborhoods, review leases, and compare returns - all in one place.

Invite your friends

Click here to invite your friends to the Landa community!



Map



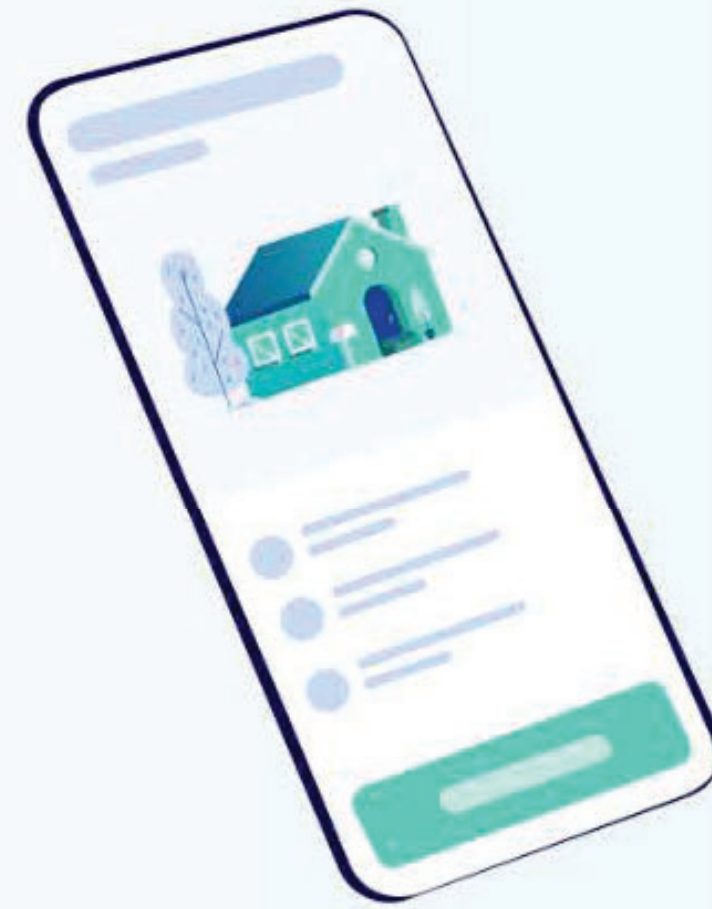


ELLENWOOD, GA · SFH
Est. Dividend 9.54%

\$3.98

How does it work?

STEP 2



Buy Shares

Invest in rental properties, which are each split into 10,000 shares. No minimum.

Invite your friends

Click here to invite your friends to the Landa community!

Map



19:04

COMING SOON

2505 Oak Circle

ELLENWOOD, GA · SFH

Est. Dividend 9.54%

\$3.98

How does it work?

STEP 3



Earn Dividends

Earnings from your rental income drop into your account automatically every month.

Invite your friends

Click here to invite your friends to the Landa community!

Map



19:04

COMING SOON

2505 Oak Circle

ELLENWOOD, GA · SFH

Est. Dividend 9.54%

\$3.98

How does it work?

STEP 4



Sell On Your Time

Sell shares whenever you like. No fees to buy or sell - ever.

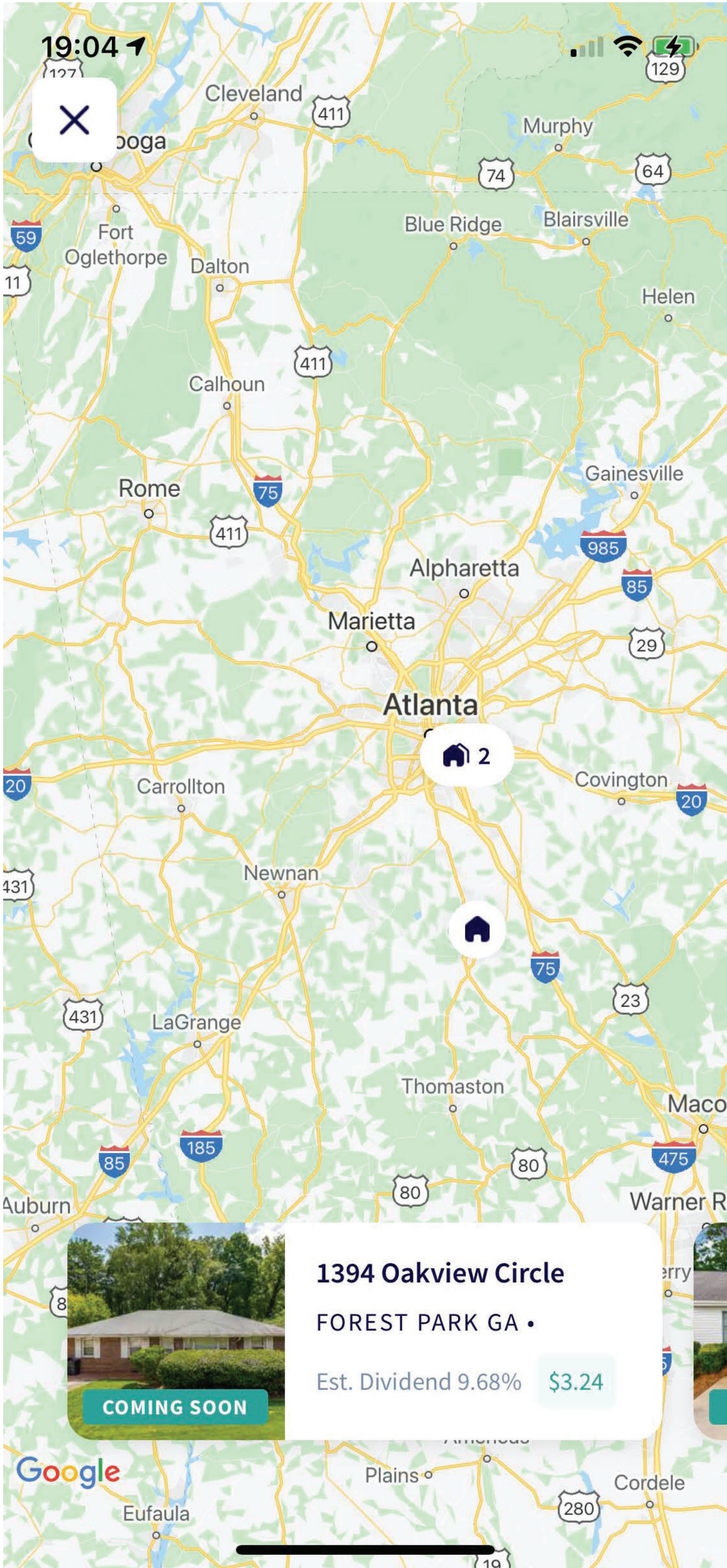
Invite your friends

Click here to invite your friends to the Landa community!

Map



19:04



1394 Oakview Circle

FOREST PARK GA •

Est. Dividend 9.68% **\$3.24**

COMING SOON

Google

19:04



Car Locks Griffin GA

Invision Hospitality

Pinebrook Dr

Carver Rd

Carriage Hills Dr

9.59%

Buffington Way

Louise Anderson Dr

Summerwoods Ln

Summerwoods Cir

Carver Rd

Reliance Health & Homecare



1701 Summerwoods L...

GRIFFIN GA •

Est. Dividend 9.59% \$3.88

COMING SOON

Google



Get Started With Landa

Make a deposit and buy shares. We'll gather all your investments here. To begin, add your bank account.

[Complete Your Profile](#)



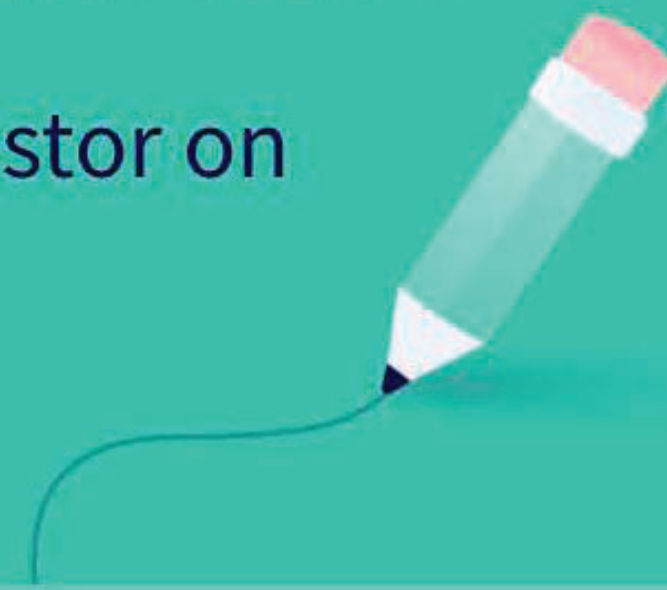


Amit New

amit+new42@landa.app

Apply to be an Investor

Apply to become an investor on Landa.



Let's Get Started

MY ACCOUNT



Manage Bank Account



Transfer Funds



My Activity



Account Statements



The Legal Stuff



Trusted Contact



19:04 ↗



FAQ

What is Landa? +

How does it work? +

What am I buying exactly? +

How do I earn dividends through Landa? +

When are dividends issued? +

Who can invest? +

Is there a maximum amount that I can invest? +

Is there a minimum I have to invest? +

Who owns the properties? +

Can I sell my shares? +





Who can invest? +

Is there a maximum amount that I can invest? +

Is there a minimum I have to invest? +

Who owns the properties? +

Can I sell my shares? +

What happens if there's a vacancy? +

What happens if there's an unexpected expense? +

How does Landa make money? +

Is the income I receive from Landa taxable? +



19:05 ↗



The Legal Stuff

All your legal files in one place.



Privacy Policy

Signed on Jan 11 2021



Terms

Signed on Jan 11 2021



Complete your profile

**Apply early to be a Landa Investor.
We are required by law to get some
details to get you started.**



We protect your SSN

Your SSN will not be shared without your permission, except as required by law.



No impact on your credit score

Your SSN will only be used to verify your identity. This will not affect your credit score.



Encrypted & Secure

Your information will be encrypted and transited to us via a secure (TLS) connection

Next



Your Phone Number

Enter your phone to verify your account

+1 |

Next

1

2

3

4

5

6

7

8

9

0



19:06 ↗



Date of Birth

mm/dd/yyyy

Next

19:06 ↗



Your SSN

Social Security Number



 Your information is encrypted and protected.

Next

19:06 ↗



Enter Your Address

We're looking for what's on your driver's license or ID
- not your PO Box.

Street Address

+

On

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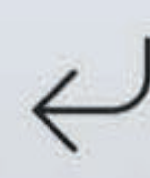


123



EN HE
Microsoft SwiftKey

?!,
.





Enter Your Address

We're looking for what's on your driver's license or ID
- not your PO Box.

Street Address

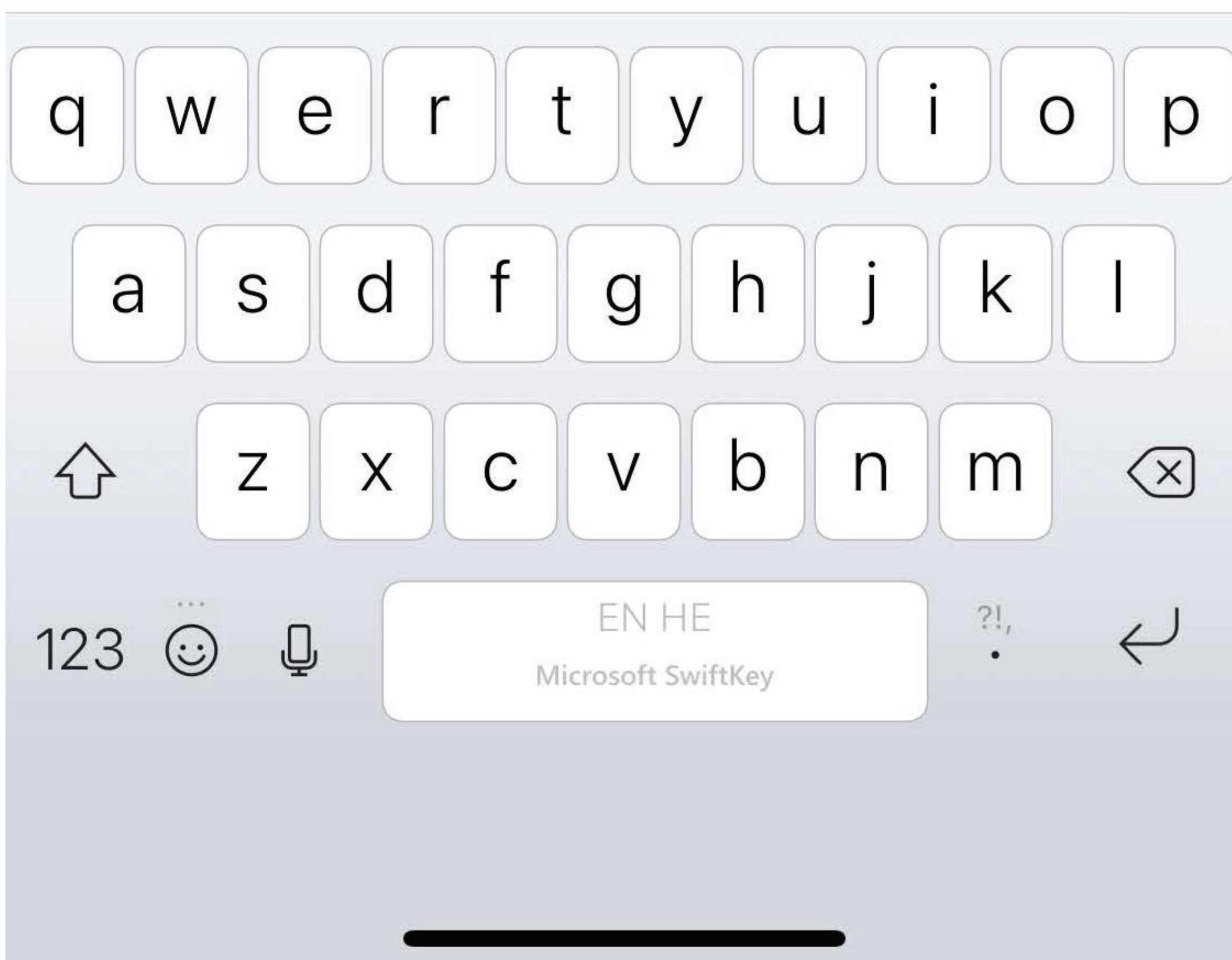
1 Market Street |

📍 1 Market Street >
San Francisco, CA, USA

📍 1 Market Street >
Oakland, CA, USA

📍 1 Market Street >
Paterson, NJ, USA

+ from Street and



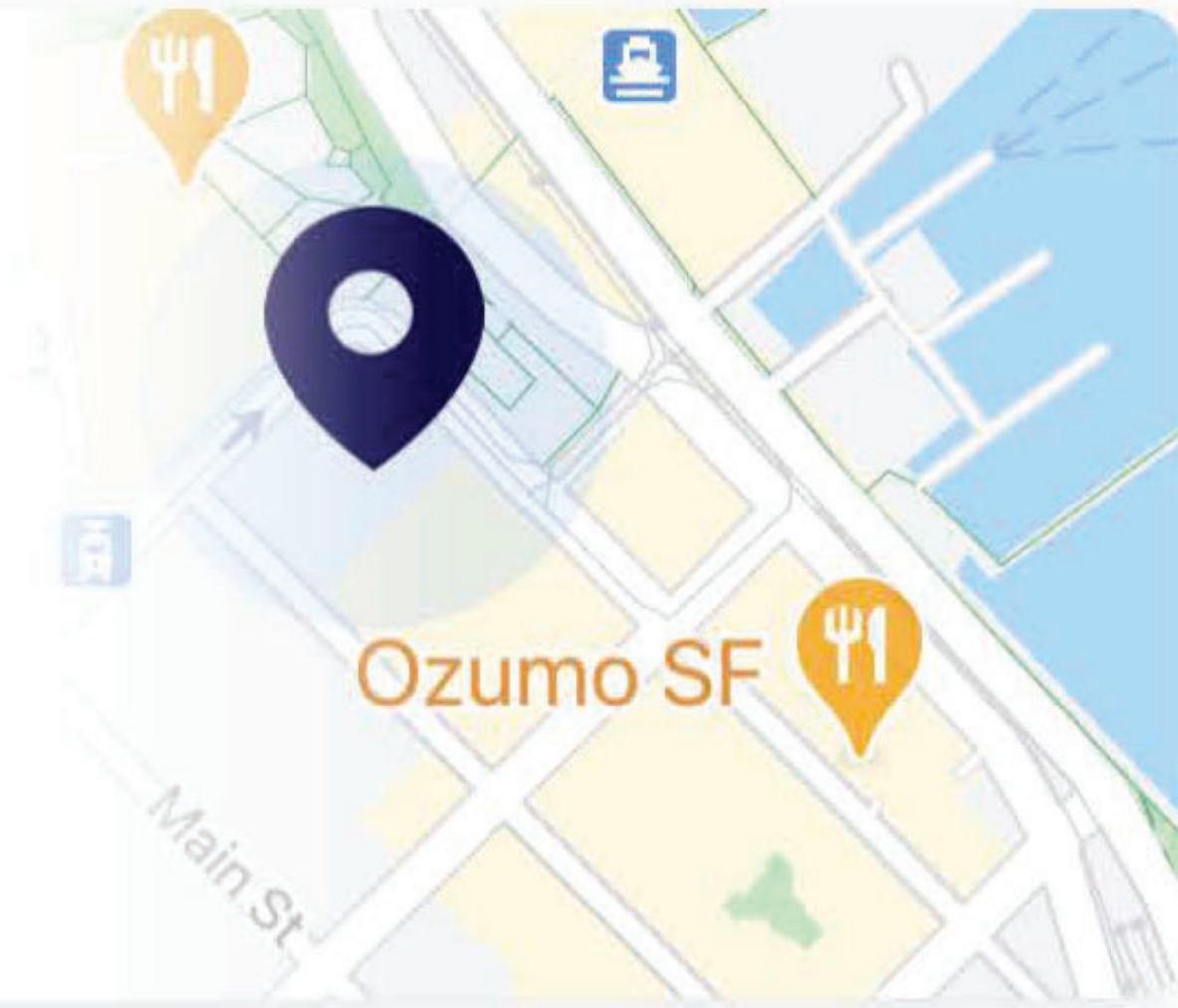
19:06 ↗




Enter Your Address

1 Market Street,
SF
CA, US, 94105

[Edit my address](#)



 We will never sell your information or send you spam.

Next



What's your status?

Single or Dating

Married

Domestic Partner

Widowed

Divorced

Next



Employment Status

Employed

Self Employed

Unemployed

Retired

Student

Next



How will you fund your Landa Account?

Income

Retirement Savings

Gift

Other

Next

19:06 ↗



Are you an accredited investor?

[Learn more](#)

Yes

No

Either way, you can still invest with Landa.

Next

19:06 ↗



Are you an accredited investor?

[Learn more](#)

Yes

No

Either way, you can still invest with Landa.

Accredited Investor Definition

An "accredited investor" includes any natural person (i) who earned income that exceeded \$200,000 (or \$300,000 together with a spouse) in each of the prior two years, and reasonably expects the same for the current year, or (ii) has a net worth over \$1 million, either alone or together with a spouse (excluding the value of the person's primary residence).

Either way, you can still invest with Landa.

19:06 ↗



Accredited Type

[Learn more](#)

Net worth

Income

Professional Certification

Next

19:06 ↗



Net worth

You have a net worth of over \$1 million, either individually or together with a spouse (excluding the value of your primary residence).

Income

Your income exceeded \$200,000 (or \$300,000 together with a spouse) in each of the prior two years, and you reasonably expect the same for the current year.

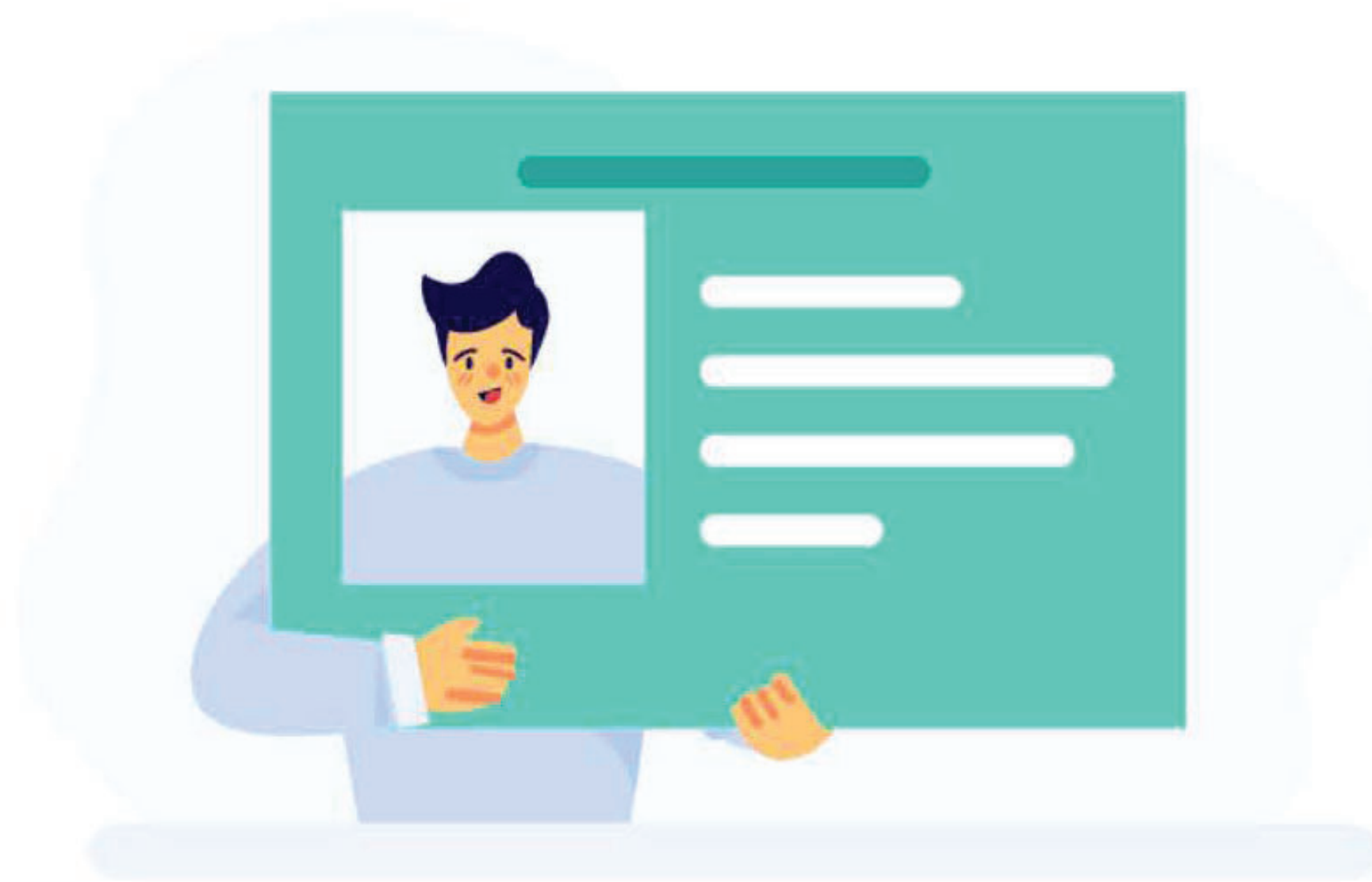
Professional Certification

You are in good standing one or more professional certifications or designations or credentials from an accredited educational institution designated by the Securities and Exchange Commission, as set forth under Rule 501(a)(10) of the Securities Act of 1933



Government Issued ID

Please provide an image of your government issued photo ID



CHOOSE A DOCUMENT TO UPLOAD

Driver's License >

Passport >

ⓘ Please note we can only accept US issued ID at this time.



19:07 ↗



Legal Stuff



Form W-9

By clicking CONFIRM, you certify that the information provided is correct and confirm to the certifications on [Form W-9](#).

Primary Issuance

All funds deposited in your Landa Account will be held in an account maintained by Synapse. By clicking CONFIRM, you understand and agree that you have reviewed and agree to the [Custodial Account Agreement](#) and hereby authorize Synapse's banking partners, member FDIC, to hold your deposit for your benefit.

Secondary Trading

By clicking CONFIRM, you understand and agree that you are opening a brokerage account with Drivewealth LLC and Templum Markets LLC, members of FINRA/SIPC, and you have read and agree to Templum's [Subscriber Agreement](#), [Privacy Policy](#), and [Regulation Best Interest](#) and

19:07 ↗



Form W-9

By clicking CONFIRM, you certify that the information provided is correct and confirm to the certifications on [Form W-9](#).

Primary Issuance

All funds deposited in your Landa Account will be held in an account maintained by Synapse. By clicking CONFIRM, you understand and agree that you have reviewed and agree to the [Custodial Account Agreement](#) and hereby authorize Synapse's banking partners, member FDIC, to hold your deposit for your benefit.

Secondary Trading

By clicking CONFIRM, you understand and agree that you are opening a brokerage account with Drivewealth LLC and Templum Markets LLC, members of FINRA/SIPC, and you have read and agree to Templum's [Subscriber Agreement](#), [Privacy Policy](#), and [Regulation Best Interest](#) and Drivewealth's [Terms of Use](#), [Customer Agreement](#), [Alternative Investments Agreement](#), and [Disclosures & Disclaimers](#)

Confirm



Get Started With Landa

Make a deposit and buy shares. We'll gather all your investments here. To begin, add your bank account.

[Complete Your Profile](#)



21:51 ↗



SINGLE FAMILY HOME

1394 Oakview Circle

Forest Park, GA

🏠 3 BD · 🚿 1 BA · 📏 1,146 sqft



Est. Share Return

9.68% (31¢)



Acquisition Cost ?

\$80,088

COMING SOON

Description

21:51 ↗



1394 Oakview Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Description

A sturdy red brick home located on slightly more than 0.5 acre. The property is well maintained in a quiet neighborhood.

[Property Features & Details](#)

Recent Updates

[View All](#)

Rent Collected 💰

Dec 16, 2020

Hooray! The Tenant has paid their monthly rent. Total: \$775.



Target Dividend

COMING SOON

3¢

MONTHLY

Per Share

Property

21:51 ↗



1394 Oakview Circle
SINGLE FAMILY HOME



Property Details



Bedrooms
3



Sqft
1,146



Bathrooms
1



Year Built
1957

21:52 ↗



1394 Oakview Circle
SINGLE FAMILY HOME



Recent Updates

Rent Collected 💰

Dec 16, 2020

Hooray! The Tenant has paid their monthly rent. Total: \$775.

Rent Collected 💰

Nov 17, 2020

Hooray! The Tenant has paid their monthly rent. Total: \$775.

Rent Collected 💰

Oct 6, 2020

Hooray! The Tenant has paid their monthly rent. Total: \$775.

Move In Ready!

Aug 26, 2020

Tenant has moved out today. Don't worry, our team has been on the hunt for our next Tenant.

Rent Collected 💰

21:52 ↗



1394 Oakview Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Target Dividend

3¢

MONTHLY

Per Share

Property

Estimation only

Monthly Rent Income	\$775
Expenses	-\$459
Vacancy, Reserve & Others	-\$54
Total Dividends	\$261

 Dividend Breakdown

Rent

\$775

COMING SOON

MONTHLY

Lease Expiration

December 2021



1394 Oakview Circle

SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Target Dividend

\$261

MONTHLY

Per Share

Property

Estimation only

Monthly Rent Income	\$775
Expenses	-\$459
Vacancy, Reserve & Others	-\$54
Total Dividends	\$261

Dividend Breakdown

Rent

\$775

COMING SOON

MONTHLY

Lease Expiration

December 2021

21:52 ↗



1394 Oakview Circle
SINGLE FAMILY HOME



Documents

Dividend Information



Leases



Inspection Report



Deed



HUD Exhibits



HUD



Tenant Ledger



Appraisal



21:52 ↗



1394 Oakview Circle
SINGLE FAMILY HOME



Dividend Breakdown

Monthly Rent Income	\$775.00
Property Tax	-\$100.95
Insurance	-\$57.83
Management Fee	-\$62.00
Mortgage & Debt	-\$238.26
Vacancy, Reserve & Others	-\$54.25
Total Dividends	\$261.71

Estimation only. Amounts may vary.

21:52 ↗



1394 Oakview Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Rent

\$775

MONTHLY

Lease Expiration

December 2021

Tenant Lived Here

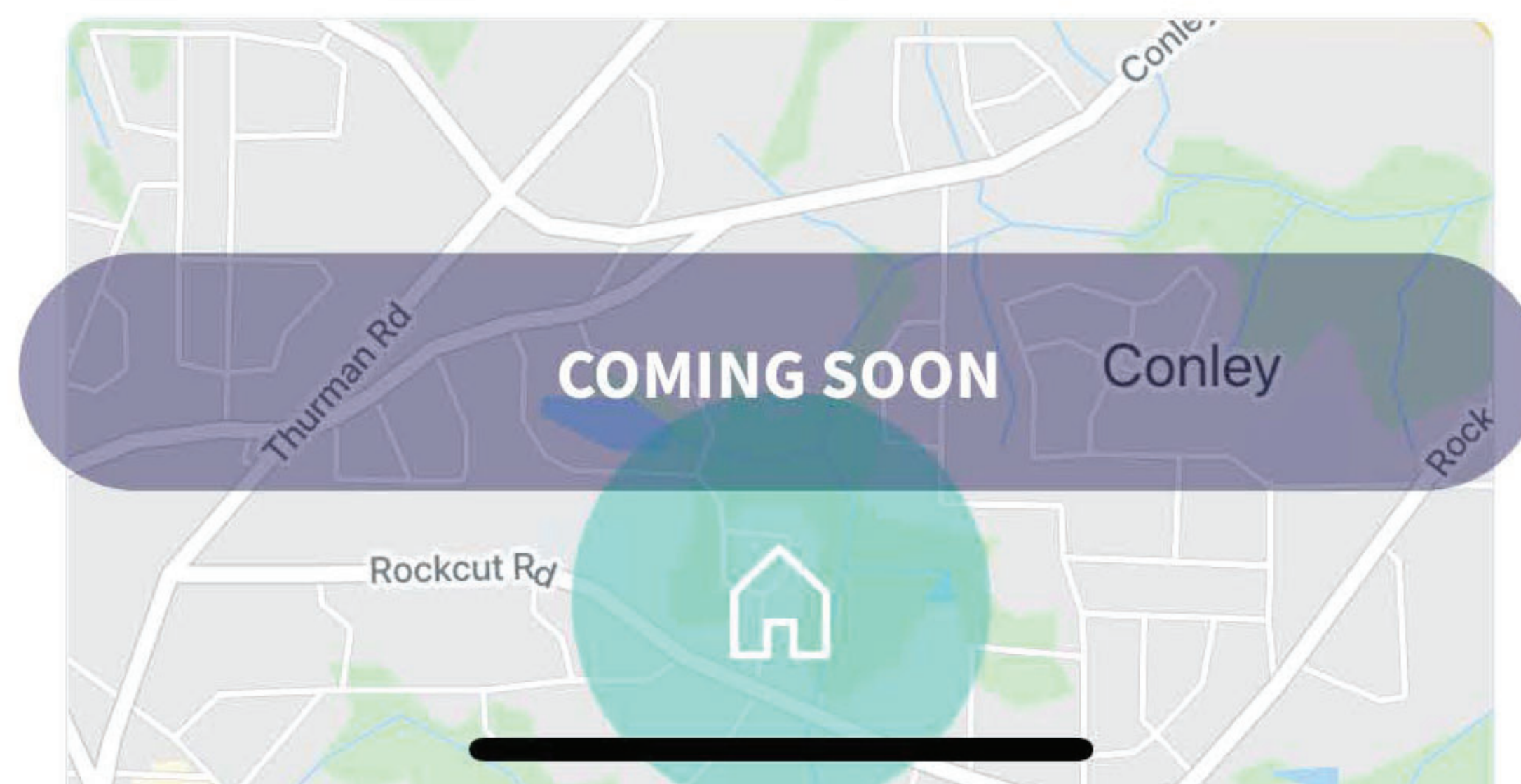
3 years



[Lease 2020](#)

Forest Park, GA

Forest Park lies just nine miles south of Atlanta. It has easy access to Hartsfi... [More](#)



21:52 ↗



1394 Oakview Circle
SINGLE FAMILY HOME



Overview

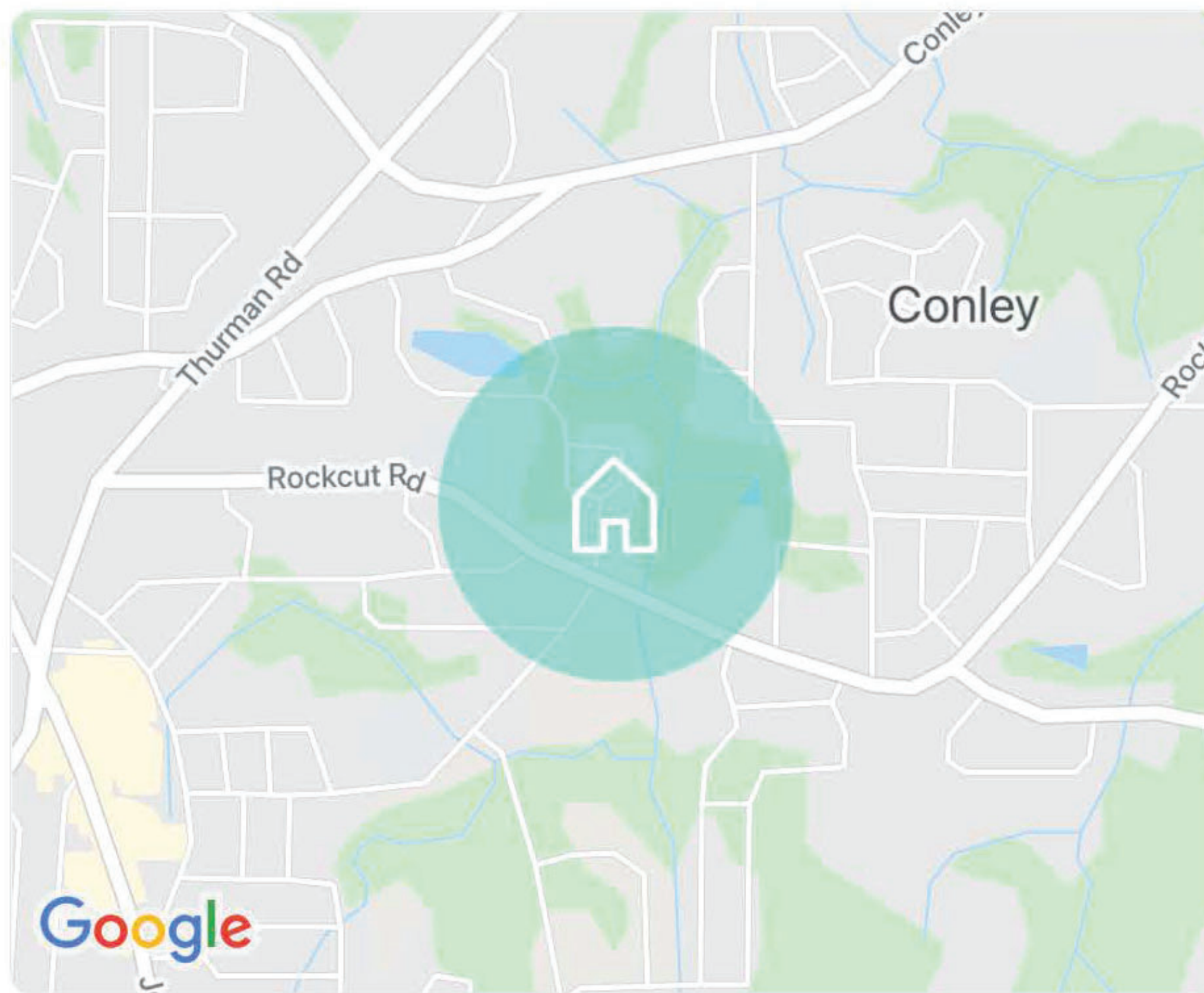
Lease

Area

Finances

Forest Park, GA

Forest Park lies just nine miles south of Atlanta. It has easy access to Hartsfield-Jackson International Airport. Forest Park has a lower cost of living and unemployment compared to the nation's average. Forest Park hosts the 150 acre State Farmers Market which has a direct economic impact of \$3 billion overall and is considered one of the largest of its kind in the world. [Less](#)



[More about the area](#)

COMING SOON

Offering Breakdown

21:52 ↗









1394 Oakview Circle
SINGLE FAMILY HOME



Location Info

Residents

Schools

 Population	19,483
 Median Age	32
 Married	36%
 Single	45%
 Median Household Income	\$34,839
 Home Owners	42%

21:52 ↗



1394 Oakview Circle
SINGLE FAMILY HOME



Location Info

Residents

Schools

-  Unidos Dual Language School
Public • 6 out of 10 **1.57 mi**
-  Huie Elementary School
Public • 2 out of 10 **0.24 mi**
-  Forest Park Middle School
Public • 1 out of 10 **1.42 mi**
-  Edmonds Elementary School
Public • 3 out of 10 **0.43 mi**

21:52 ↗



1394 Oakview Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

[More about the area](#)

Offering Breakdown

\$80,088

TOTAL COST

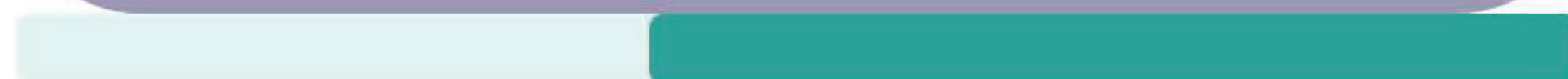
Purchase Price	\$73,358
Acquisition Fee	\$4,401
Acquisition Expense	\$685
Cash Reserve	\$1,644

Financing

59%

Loan-to-Value (LTV)

COMING SOON



EQUITY

DEBT

\$32.436

\$47.652

21:52 ↗



1394 Oakview Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Cash Reserve

\$1,644

Financing

59%

Loan-to-Value (LTV)



EQUITY

DEBT

\$32,436

\$47,652

Interest Rate

6%

Loan Term

5 Years



Documents

8 Files



COMING SOON

Testing the Waters Disclosure

Landa App, LLC (the "Company") intends to conduct a

21:52 ↗



1394 Oakview Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances



Documents

8 Files



Testing the Waters Disclosure

Landa App, LLC (the "Company") intends to conduct a securities offering by each series registered under the Company pursuant to Regulation A under the Securities Act of 1933. The Company is now "testing the waters"; to gauge market demand and it is under no obligation to make an offering under Regulation A.

No money or other consideration is being solicited in connection with the information that is now being provided, and if money is sent in response, it will not be accepted. No offer to buy our securities can be accepted and no part of the purchase price can be received until an offering statement on Form 1-A has been filed with and qualified by the Securities and Exchange Commission, and any such offer may be withdrawn or revoked, without obligation or commitment of any kind, at any time before notice of its acceptance given after the Form 1-A qualification date. Any indication of interest you may provide involves no obligation or commitment of any kind.

You may obtain a copy of the offering circular that is part of our [offering statement](#).

For additional legal information please click [here](#).

COMING SOON

21:52 ↗

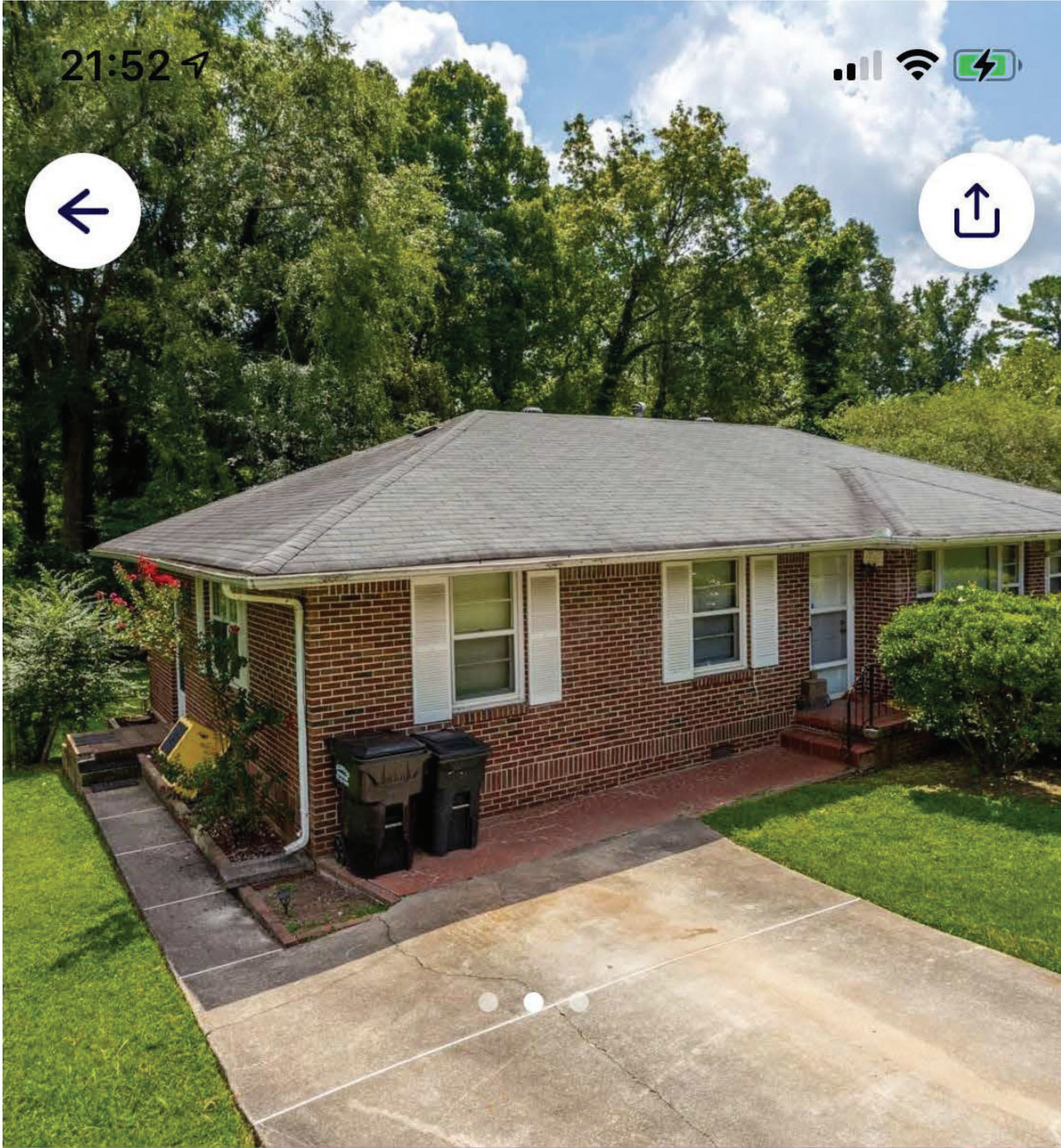


Additional Dividend Information

Actual amounts paid could differ from the Target Dividend amount. For more information about the Target Dividends, please review the preliminary offering circular (click [here](#)), including the risk factor entitled "We may not be able to make the projected monthly cash distributions per share to holders of our shares in amounts intended or at all".



21:52



SINGLE FAMILY HOME

1394 Oakview Circle

Forest Park, GA

3 BD · 1 BA · 1,146 sqft



Est. Share Return

9.68% (31¢)



Acquisition Cost ?

\$80,088

COMING SOON

Description

21:52 ↗



SINGLE FAMILY HOME

1394 Oakview Circle

Forest Park, GA

3 BD · 1 BA · 1,146 sqft



Est. Share Return

9.68% (31¢)

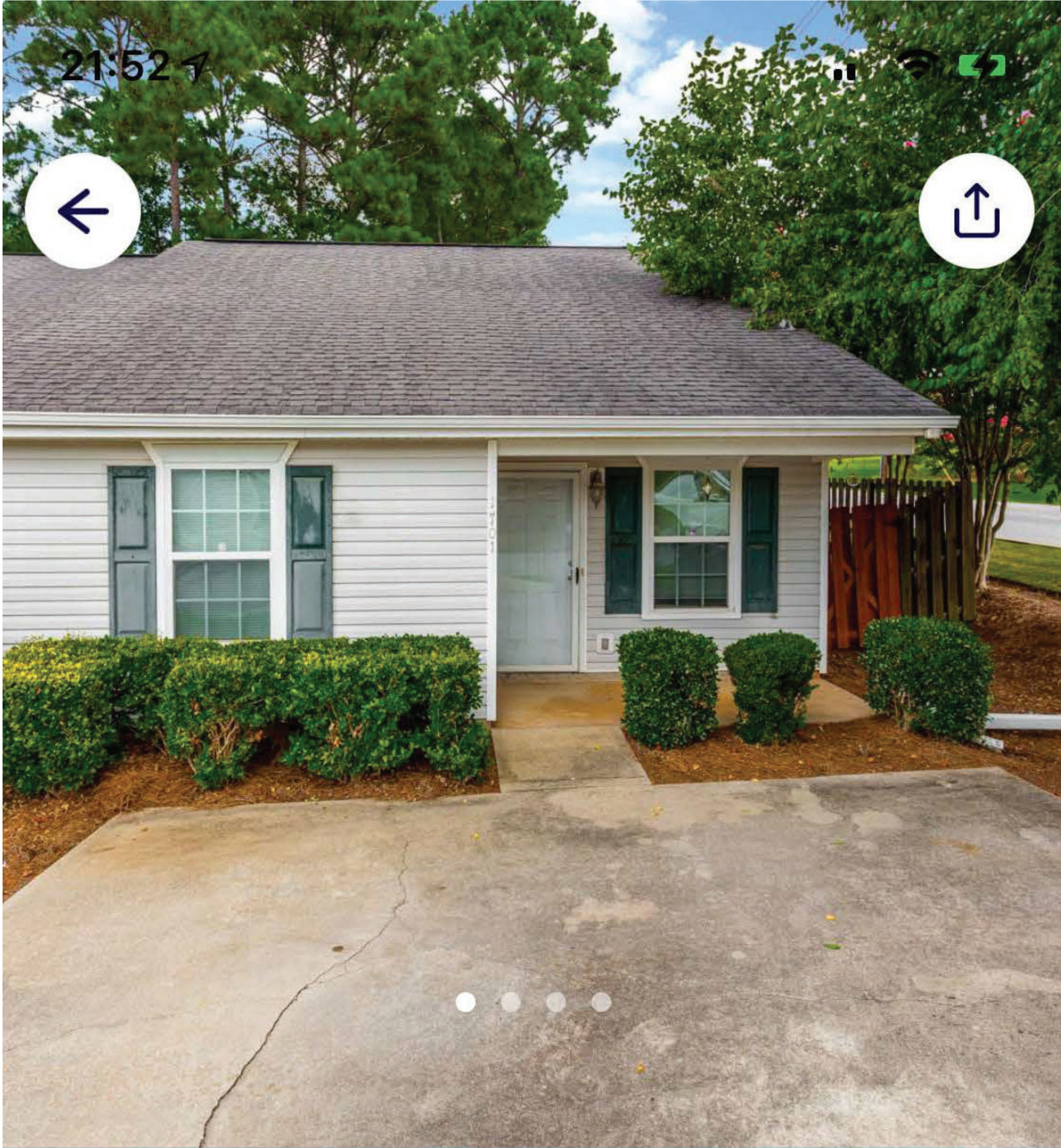


Acquisition Cost ?

\$80,088

COMING SOON

Description



SINGLE FAMILY HOME

1701 Summerwoods Lane

Griffin, GA

2 BD · 2 BA · 1,209 sqft



Est. Share Return **COMING SOON** Acquisition Cost [?]
9.59% (37¢) **\$95,491**

21:52 ↗



SINGLE FAMILY HOME

1701 Summerwoods Lane

Griffin, GA

2 BD · 2 BA · 1,209 sqft



Est. Share Return **COMING SOON** Acquisition Cost [?]

9.59% (37¢)

\$95,491



SINGLE FAMILY HOME

1701 Summerwoods Lane

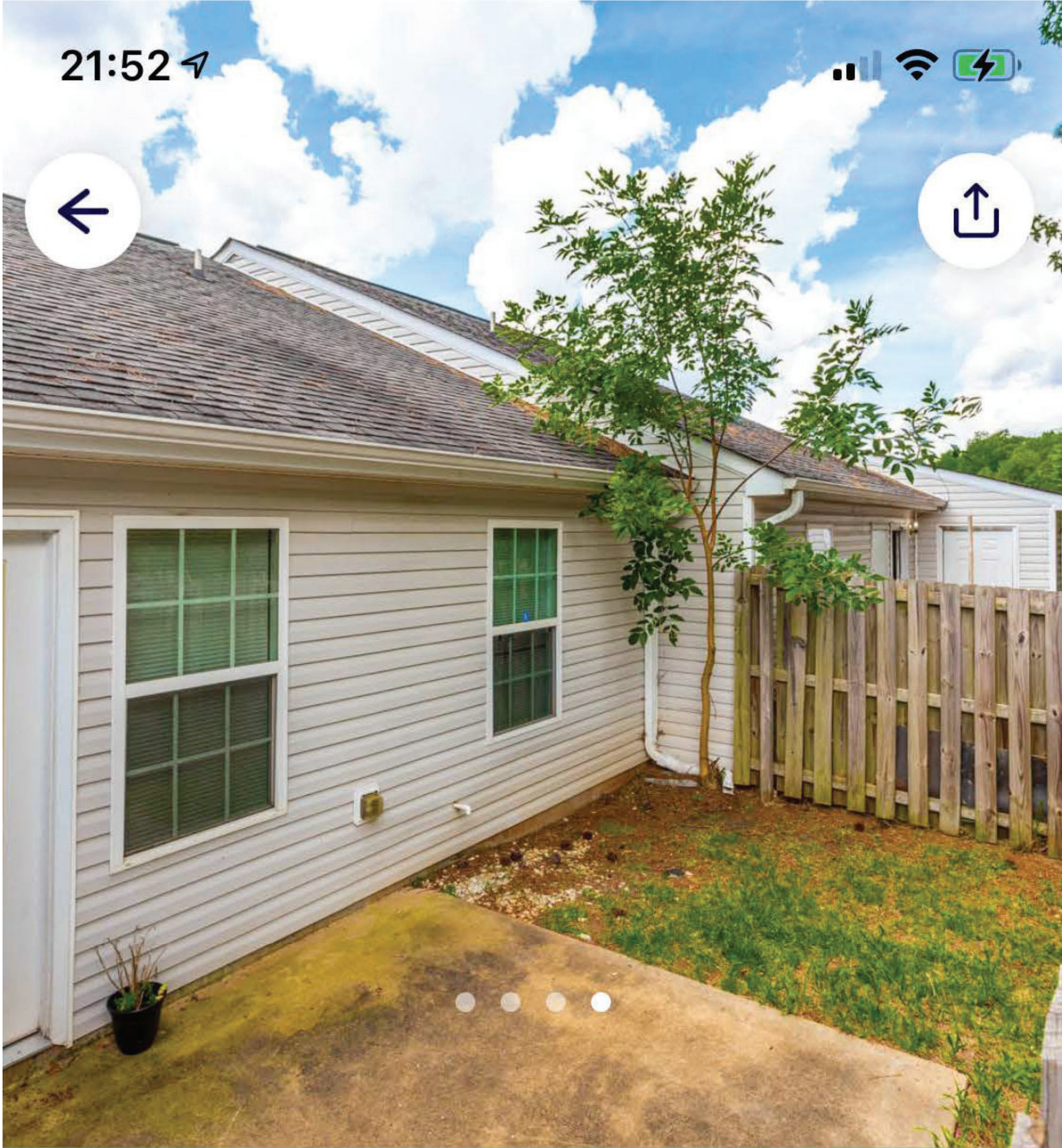
Griffin, GA

2 BD · 2 BA · 1,209 sqft



Est. Share Return **COMING SOON** Acquisition Cost [?]
9.59% (37¢) **\$95,491**

21:52 ↗



SINGLE FAMILY HOME

1701 Summerwoods Lane

Griffin, GA

2 BD · 2 BA · 1,209 sqft



Est. Share Return **COMING SOON** Acquisition Cost [?]

9.59% (37¢)

\$95,491



SINGLE FAMILY HOME

1701 Summerwoods Lane

Griffin, GA

2 BD · 2 BA · 1,209 sqft



Est. Share Return

9.59% (37¢)



Acquisition Cost ⓘ

\$95,491

Description

Charming 2-bedroom, 3-bath home built in 2004 and includes a bright living room, gallery kitchen layout with large windo... **COMING SOON** [More](#)

[Property Features & Details](#)

21:53 ↗



1701 Summerwoods Lane

SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Description

Charming 2-bedroom, 3-bath home built in 2004 and includes a bright living room, gallery kitchen layout with large windows, ample storage, and a private fenced back yard space.

[Less](#)

 [Property Features & Details](#)

Recent Updates

[View All](#)

Rent Collected 💰

Jan 13, 2021

Hooray! The Tenant has paid their monthly rent. Total: \$950.

COMING SOON

Target Dividend

21:53 ↗



1701 Summerwoods Lane
SINGLE FAMILY HOME



Property Details



Bedrooms
2



Sqft
1,209



Bathrooms
2



Year Built
2004

21:53 ↗



1701 Summerwoods Lane

SINGLE FAMILY HOME



Overview

Lease

Area

Finances

storage, and a private fenced back yard space.

[Less](#)

[Property Features & Details](#)

Recent Updates

[View All](#)

Rent Collected 💰

Jan 13, 2021

Hooray! The Tenant has paid their monthly rent. Total: \$950.



Target Dividend

3¢

Per Share

Property

MONTHLY

COMING SOON

[Estimation only](#)

Monthly Rent Income

\$950

21:53 ↗



1701 Summerwoods Lane

SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Target Dividend

3¢

MONTHLY

Per Share

Property

Estimation only

Monthly Rent Income	\$950
Expenses	-\$573
Vacancy, Reserve & Others	-\$66
Total Dividends	\$310

 Dividend Breakdown

Rent

\$950

COMING SOON

MONTHLY

Lease Expiration ~~_____~~ September 2020

21:53 ↗



1701 Summerwoods Lane

SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Target Dividend

\$310

MONTHLY

Per Share

Property

Estimation only

Monthly Rent Income	\$950
Expenses	-\$573
Vacancy, Reserve & Others	-\$66
Total Dividends	\$310

 Dividend Breakdown

Rent

\$950

COMING SOON

MONTHLY

Lease Expiration ~~_____~~ September 2020

21:53 ↗



1701 Summerwoods Lane
SINGLE FAMILY HOME



Documents

Dividend Information



Leases



Inspection Report



Deed



HUD



Exhibits



Appraisal



21:53 ↗



1701 Summerwoods Lane
SINGLE FAMILY HOME



Dividend Breakdown

Monthly Rent Income	\$950.00
Property Tax	-\$111.79
Insurance	-\$52.17
HOA	-\$50.00
Management Fee	-\$76.00
Mortgage & Debt	-\$283.40
Vacancy, Reserve & Others	-\$66.50
Total Dividends	\$310.15

Estimation only. Amounts may vary.

21:53 ↗



1701 Summerwoods Lane

SINGLE FAMILY HOME



Overview

Lease

Area

Finances

 [Dividend Breakdown](#)

Rent

\$950

MONTHLY

Lease Expiration

September 2020

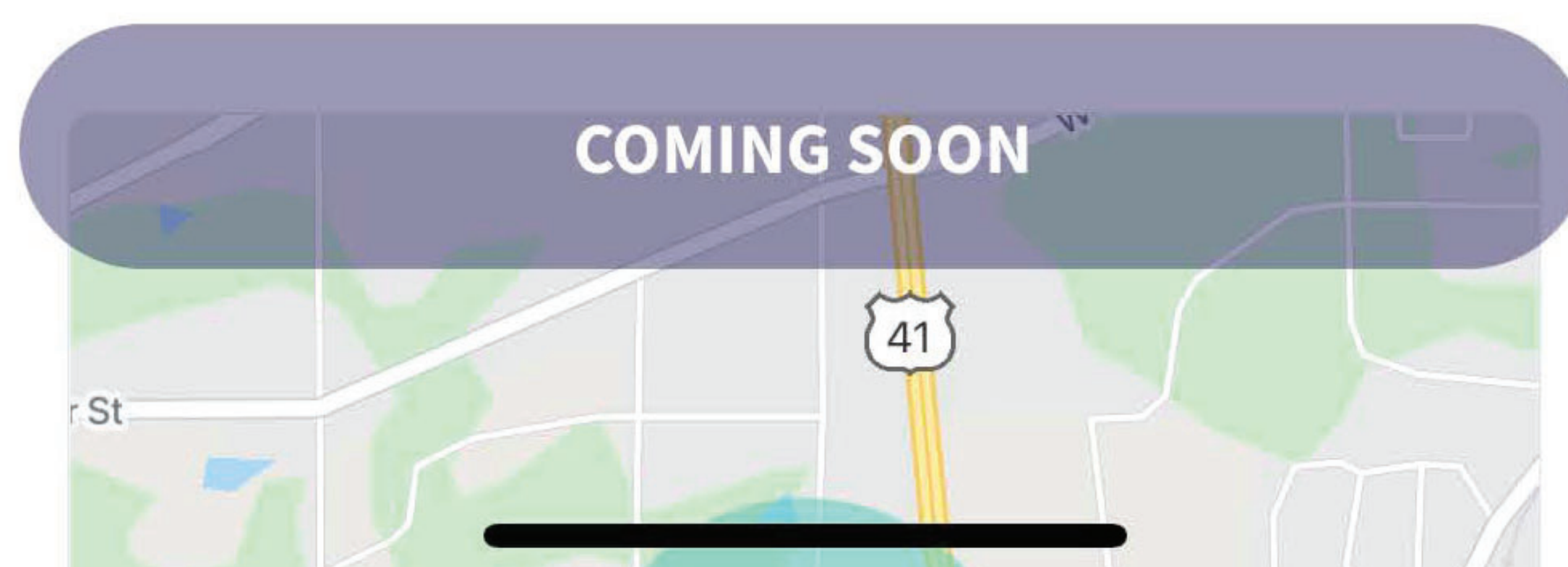
Tenant Lived Here

1 year

 [Lease 2020](#)

Griffin, GA

Griffin is a city located south of Atlanta. Griffin and Spalding County have mor... [More](#)



21:53 ↗



1701 Summerwoods Lane

SINGLE FAMILY HOME



Overview

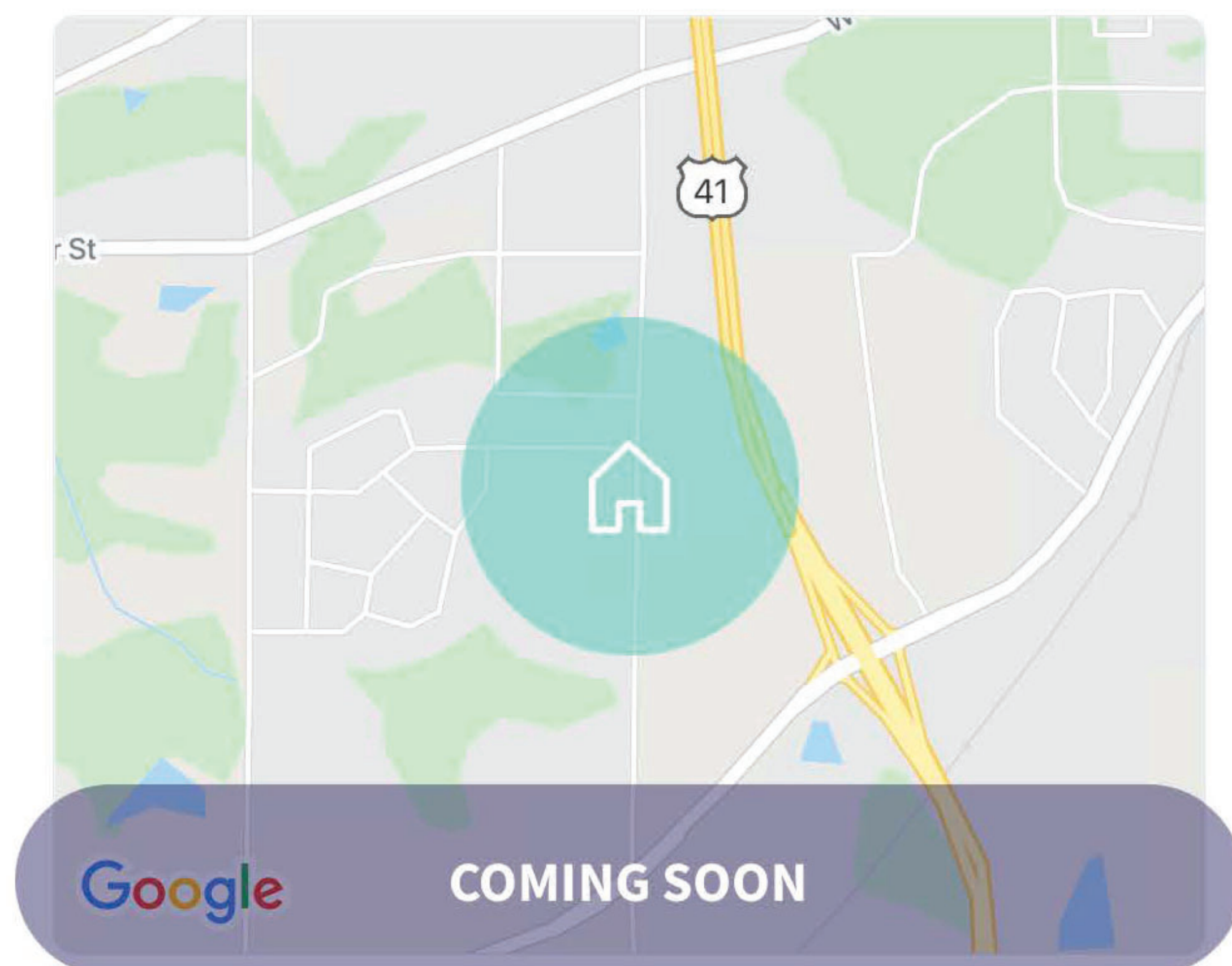
Lease

Area

Finances

Griffin, GA

Griffin is a city located south of Atlanta. Griffin and Spalding County have more than 65 existing manufacturers. Griffin is home to the University of Georgia, as well as a number of other institutions including Southern Crescent Technical College, which has attracted manufacturers. The city draws in tourists through hosting numerous summer events, including the annual Doc Holliday Festival, and offers tours of the many films and tv shows it plays the backdrop of. [Less](#)



[More about the area](#)

21:53 ↗









1701 Summerwoods Lane
SINGLE FAMILY HOME



Location Info

Residents

Schools

 Population	22,725
 Median Age	32
 Married	34%
 Single	45%
 Median Household Income	\$31,552
 Home Owners	34%

21:53 ↗






1701 Summerwoods Lane
SINGLE FAMILY HOME



Location Info

Residents

Schools

-  Griffin High School
Public • 2 out of 10 **0.71 mi**
-  Az Kelsey Academy School
Public • 4 out of 10 **2.98 mi**
-  Futral Road Elementary School
Public • 7 out of 10 **3.69 mi**
-  Crescent Road Elementary S...
Public • 6 out of 10 **2.04 mi**
-  Cowan Road Middle School
Public • 1 out of 10 **3.00 mi**
-  Cowan Road Elementary Sch...
Public • 3 out of 10 **3.23 mi**
-  Carver Road Middle School
Public • 4 out of 10 **2.79 mi**
-  Beaverbrook Elementary Sc...

21:53 ↗



1701 Summerwoods Lane
SINGLE FAMILY HOME



Residents

Schools

-  Griffin High School
Public • 2 out of 10 **0.71 mi**
-  Az Kelsey Academy School
Public • 4 out of 10 **2.98 mi**
-  Futral Road Elementary School
Public • 7 out of 10 **3.69 mi**
-  Crescent Road Elementary S...
Public • 6 out of 10 **2.04 mi**
-  Cowan Road Middle School
Public • 1 out of 10 **3.00 mi**
-  Cowan Road Elementary Sch...
Public • 3 out of 10 **3.23 mi**
-  Carver Road Middle School
Public • 4 out of 10 **2.79 mi**
-  Beaverbrook Elementary Sc...
Public • 2 out of 10 **6.05 mi**

21:53 ↗



1701 Summerwoods Lane

SINGLE FAMILY HOME



Overview

Lease

Area

Finances

[More about the area](#)

Offering Breakdown

\$95,491

TOTAL COST

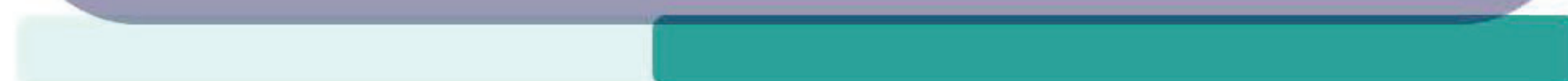
Purchase Price	\$87,839
Acquisition Fee	\$5,270
Acquisition Expense	\$685
Cash Reserve	\$1,697

Financing

59%

Loan-to-Value (LTV)

COMING SOON



EQUITY

DEBT

\$38,812

~~**\$56,679**~~

21:53 ↗



1701 Summerwoods Lane

SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Cash Reserve

\$1,697

Financing

59%

Loan-to-Value (LTV)



■ EQUITY

■ DEBT

\$38,812

\$56,679

Interest Rate

6%

Loan Term

5 Years



Documents

7 Files



COMING SOON

Testing the Waters Disclosure

Landa App, LLC (the "Company") intends to conduct a securities offering by each series registered under the

21:53 ↗



1701 Summerwoods Lane

SINGLE FAMILY HOME



Overview

Lease

Area

Finances



Documents

7 Files



Testing the Waters Disclosure

Landa App, LLC (the "Company") intends to conduct a securities offering by each series registered under the Company pursuant to Regulation A under the Securities Act of 1933. The Company is now "testing the waters"; to gauge market demand and it is under no obligation to make an offering under Regulation A.

No money or other consideration is being solicited in connection with the information that is now being provided, and if money is sent in response, it will not be accepted. No offer to buy our securities can be accepted and no part of the purchase price can be received until an offering statement on Form 1-A has been filed with and qualified by the Securities and Exchange Commission, and any such offer may be withdrawn or revoked, without obligation or commitment of any kind, at any time before notice of its acceptance given after the Form 1-A qualification date. Any indication of interest you may provide involves no obligation or commitment of any kind.

You may obtain a copy of the offering circular that is part of our [offering statement](#).

For additional legal information please click [here](#).

COMING SOON



SINGLE FAMILY HOME

2505 Oak Circle

Ellenwood, GA

3 BD · 1 BA · 920 sqft



Est. Share Return

9.54% (38¢)

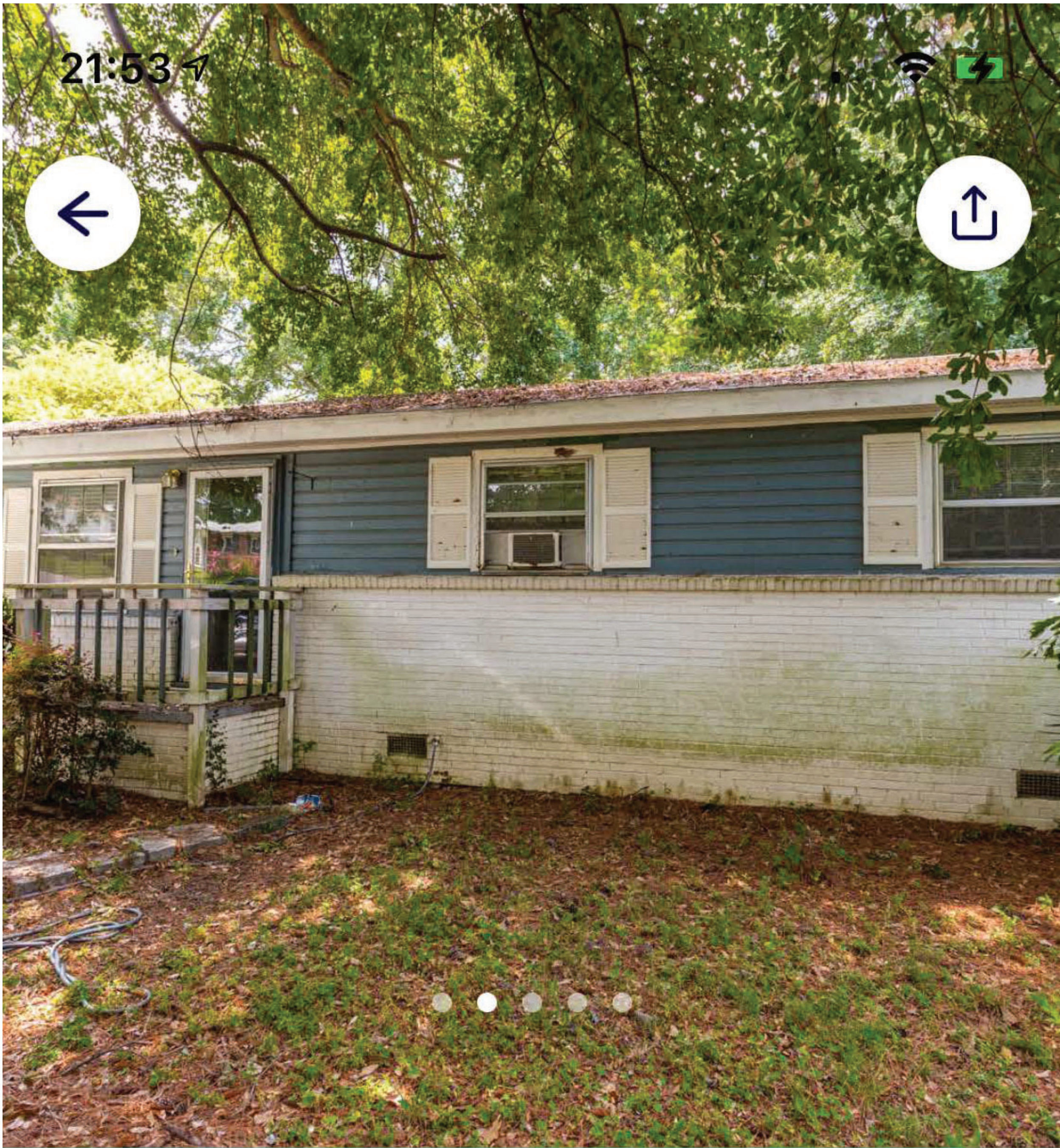


Acquisition Cost ?

\$98,469

COMING SOON

Description



SINGLE FAMILY HOME

2505 Oak Circle

Ellenwood, GA

3 BD · 1 BA · 920 sqft



Est. Share Return

9.54% (38¢)



Acquisition Cost ?

\$98,469

COMING SOON

Description



SINGLE FAMILY HOME

2505 Oak Circle

Ellenwood, GA

3 BD · 1 BA · 920 sqft



Est. Share Return

9.54% (38¢)



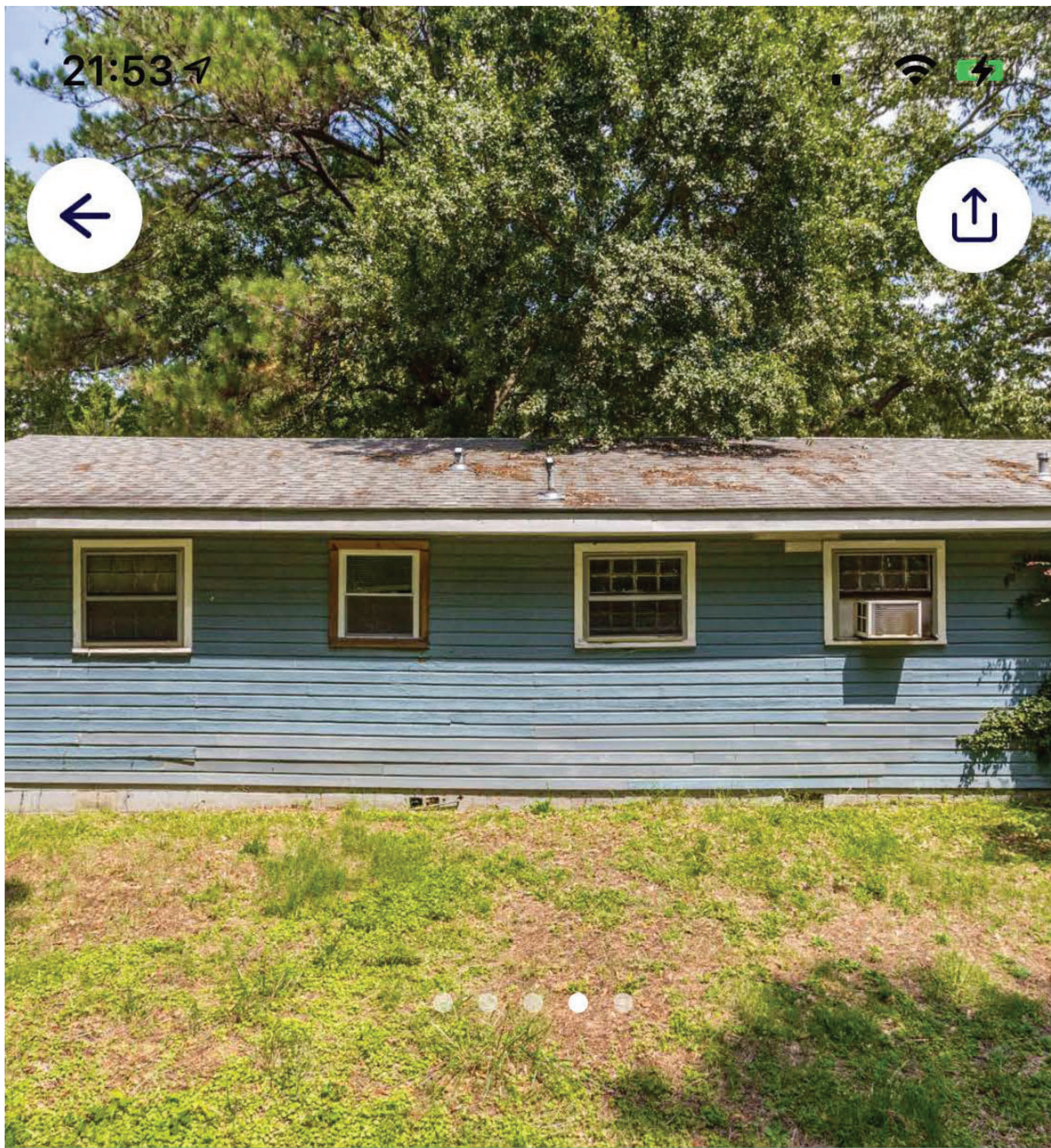
Acquisition Cost ?

\$98,469

COMING SOON

Description

21:53



SINGLE FAMILY HOME

2505 Oak Circle

Ellenwood, GA

3 BD · 1 BA · 920 sqft



Est. Share Return

9.54% (38¢)



Acquisition Cost ?

\$98,469

COMING SOON

Description



SINGLE FAMILY HOME

2505 Oak Circle

Ellenwood, GA

3 BD · 1 BA · 920 sqft



Est. Share Return

9.54% (38¢)



Acquisition Cost ?

\$98,469

COMING SOON

Description



SINGLE FAMILY HOME

2505 Oak Circle

Ellenwood, GA

3 BD · 1 BA · 920 sqft



Est. Share Return
9.54% (38¢)



Acquisition Cost ⓘ
\$98,469

Description

A 3-bedroom ranch style home with a recently fully upgraded kitchen and bathroom.

[Property Features & Details](#)

COMING SOON

Recent Updates

[View All](#)



21:53 ↗



2505 Oak Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Description

A 3-bedroom ranch style home with a recently fully upgraded kitchen and bathroom.

[Property Features & Details](#)

Recent Updates

[View All](#)

Rent Collected 💰

Jan 5, 2021

Hooray! The Tenant has paid their monthly rent. Total: \$656.



Target Dividend COMING SOON

3¢

MONTHLY

Per Share

Property

21:53 ↗



2505 Oak Circle
SINGLE FAMILY HOME



Property Details



Bedrooms
3



Sqft
920



Bathrooms
1



Year Built
1961

21:53 ↗



2505 Oak Circle
SINGLE FAMILY HOME



Recent Updates

Rent Collected 💰

Jan 5, 2021

Hooray! The Tenant has paid their monthly rent. Total: \$656.

New Lease Signed 🖋️

Oct 14, 2020

It's a done deal. A new Tenant has signed a 1-year lease. Expected move-in date: .

Move In Ready!

Aug 31, 2020

Tenant has moved out today. Don't worry, our team has been on the hunt for our next Tenant.

A new Tenant has moved in 🚚

Aug 1, 2020

Moving day complete! A new Tenant has moved into the rental property.

New Lease Signed 🖋️

21:54 ↗



2505 Oak Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Target Dividend

3¢

MONTHLY

Per Share

Property

Estimation only

Monthly Rent Income	\$875
Expenses	-\$497
Vacancy, Reserve & Others	-\$61
Total Dividends	\$316

Dividend Breakdown

Rent

COMING SOON

\$875

MONTHLY

Lease Expiration

July 2021

21:54 ↗



2505 Oak Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Target Dividend

\$316

MONTHLY

Per Share

Property

Estimation only

Monthly Rent Income	\$875
Expenses	-\$497
Vacancy, Reserve & Others	-\$61
Total Dividends	\$316

Dividend Breakdown

Rent

\$875

MONTHLY

COMING SOON

Lease Expiration

July 2021

21:54 ↗



2505 Oak Circle
SINGLE FAMILY HOME



Documents

Dividend Information



Lease



Deed



HUD



Tenant Ledger



Appraisal



21:54 ↗



2505 Oak Circle
SINGLE FAMILY HOME



Dividend Breakdown

Monthly Rent Income	\$875.00
Property Tax	-\$75.55
Insurance	-\$58.42
Management Fee	-\$70.00
Mortgage & Debt	-\$293.29
Vacancy, Reserve & Others	-\$61.25
Total Dividends	\$316.50

Estimation only. Amounts may vary.

21:54 ↗



2505 Oak Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Divulced by Cardowin

Rent

\$875

MONTHLY

Lease Expiration

July 2021

Tenant Lived Here

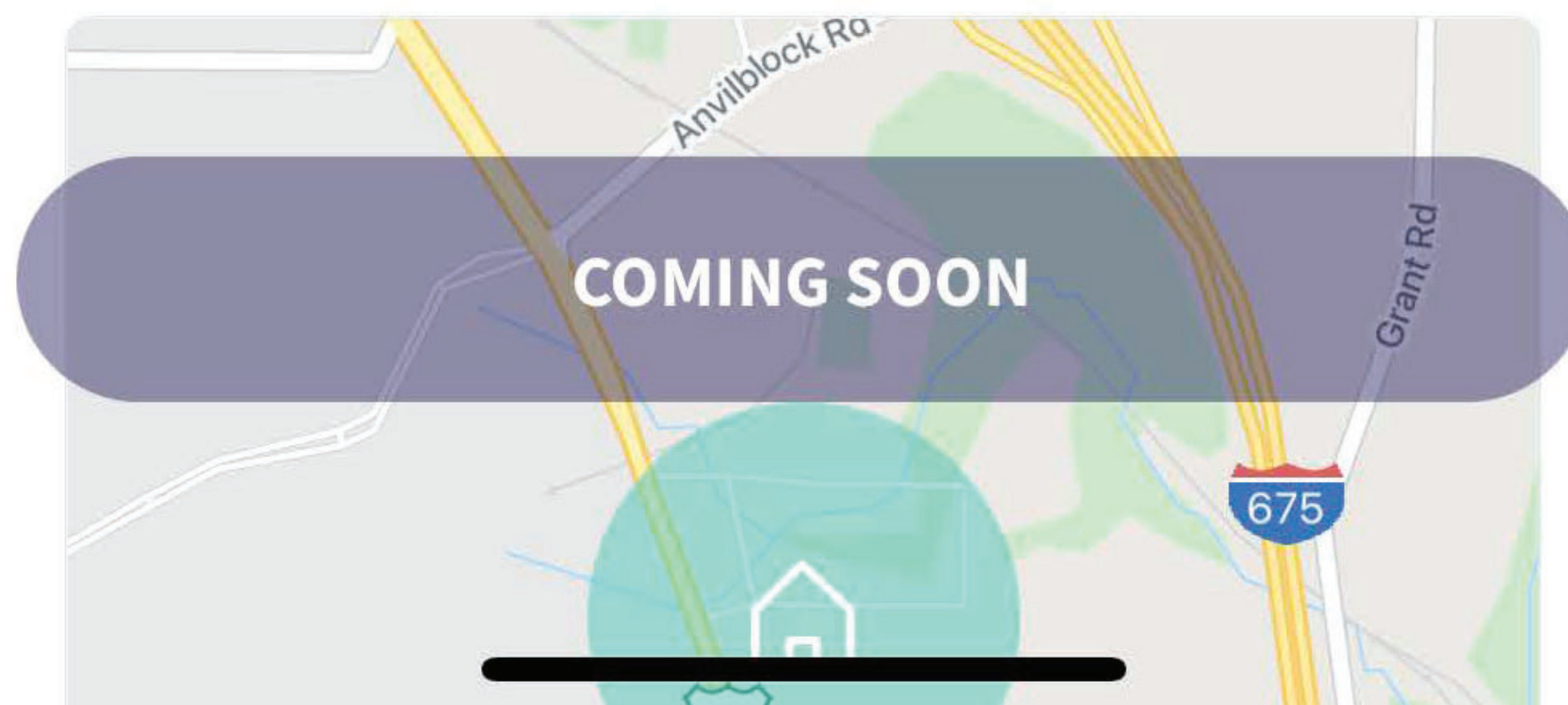
5 months



Lease 2020

Ellenwood, GA

Ellenwood is a small suburb of southeastern Atlanta. The community is unincorporated... [More](#)





2505 Oak Circle
SINGLE FAMILY HOME



Overview

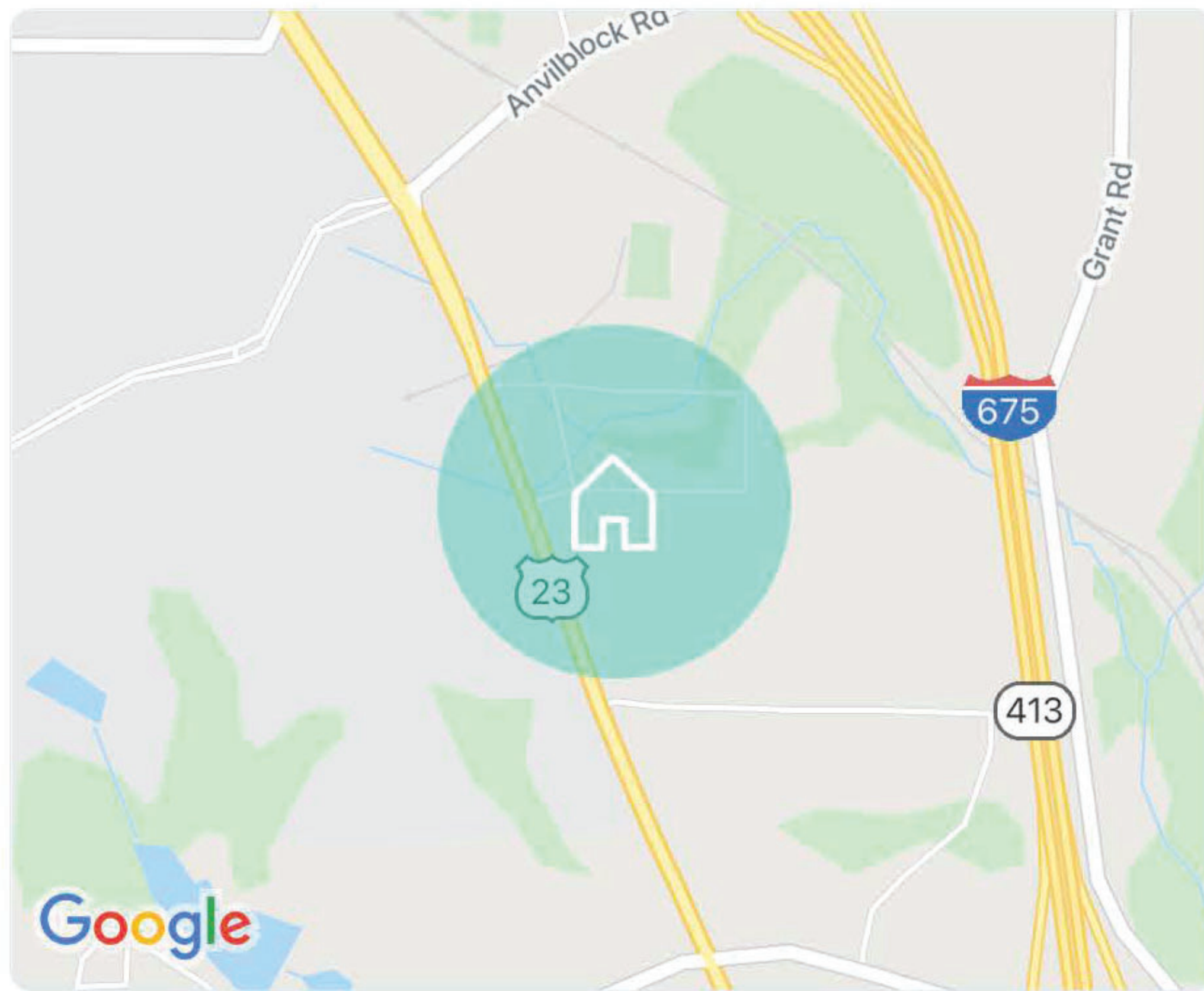
Lease

Area

Finances

Ellenwood, GA

Ellenwood is a small suburb of southeastern Atlanta. The community is unincorporated, located between Dekalb, Clayton, Henry, and Rockdale counties. Its proximity to the major metropolitan area makes it an attractive choice for commuters. [Less](#)



[📍 More about the area](#)

COMING SOON

Offering Breakdown

🏠 🏡 🏠

21:54 ↗









2505 Oak Circle
SINGLE FAMILY HOME



Location Info

Residents

Schools

 Population	41,782
 Median Age	36
 Married	44%
 Single	39%
 Median Household Income	\$65,166
 Home Owners	77%

21:54 ↗



2505 Oak Circle
SINGLE FAMILY HOME



Location Info

Residents

Schools

-  **Destiny Achievers Academy...** **4.16 mi**
Public • 3 out of 10
-  **Cedar Grove High School** **3.82 mi**
Public • 5 out of 10
-  **Cedar Grove Elementary Sch...** **3.79 mi**
Public • 2 out of 10

21:54 ↗



2505 Oak Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Offering Breakdown

\$98,469

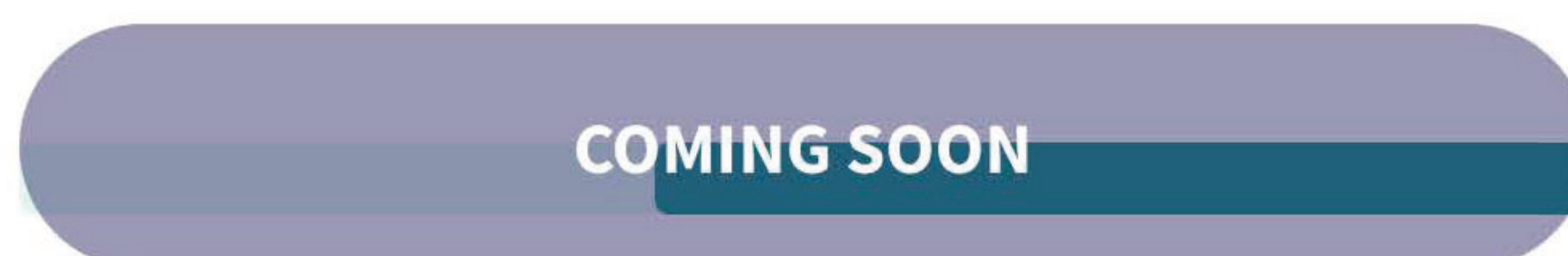
TOTAL COST

Purchase Price	\$91,214
Acquisition Fee	\$5,473
Acquisition Expense	\$685
Cash Reserve	\$1,098

Financing

60%

Loan-to-Value (LTV)



EQUITY

DEBT

\$39,813

\$58,657

Keante Hendricks



2505 Oak Circle

SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Cash Reserve

\$1,098

Financing

60%

Loan-to-Value (LTV)



EQUITY

DEBT

\$39,813

\$58,657

Interest Rate

6%

Loan Term

5 Years



Documents

6 Files



COMING SOON

Testing the Waters Disclosure

Landa App, LLC (the "Company") intends to conduct a securities offering by each series registered under the

21:54 ↗



2505 Oak Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Cash Reserve

\$1,098

Financing

60%

Loan-to-Value (LTV)



EQUITY

DEBT

\$39,813

\$58,657

Interest Rate

6%

Loan Term

5 Years



Documents

6 Files



COMING SOON

Testing the Waters Disclosure

Landa App, LLC (the "Company") intends to conduct a securities offering by each series registered under the

21:54 ↗



2505 Oak Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances



Documents

6 Files



Testing the Waters Disclosure

Landa App, LLC (the "Company") intends to conduct a securities offering by each series registered under the Company pursuant to Regulation A under the Securities Act of 1933. The Company is now "testing the waters"; to gauge market demand and it is under no obligation to make an offering under Regulation A.

No money or other consideration is being solicited in connection with the information that is now being provided, and if money is sent in response, it will not be accepted. No offer to buy our securities can be accepted and no part of the purchase price can be received until an offering statement on Form 1-A has been filed with and qualified by the Securities and Exchange Commission, and any such offer may be withdrawn or revoked, without obligation or commitment of any kind, at any time before notice of its acceptance given after the Form 1-A qualification date. Any indication of interest you may provide involves no obligation or commitment of any kind.

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For additional legal information please click [here](#).

COMING SOON

5:11



MY ACCOUNT

 Manage Bank Account

 Transfer Funds

 My Activity

 Account Statements

 The Legal Stuff

 Trusted Contact

GENERAL

 FAQ

 Customer Support

 Log out





FAQ

What is Landa?

Landa is rebuilding real estate investing from the ground up. It's a smart, accessible, and easy-to-use app.

It's designed by a like-minded group of tech geeks, designers, and product makers with a clear intent: to build a platform with a low-cost structure, liquidity, transparency, and fairness in mind.

How does it work?

- 1. Explore Properties.** You can explore rental properties on our mobile app. We do the legwork and buy, maintain, and manage the properties.
- 2. Buy Shares.** You can expand your investment portfolio by purchasing shares in an LLC. Each LLC owns a rental property, and is divided into 10,000 shares that are available to invest in.
- 3. Earn Rental Income.** Each month after fees and expenses, you can potentially earn distributions from rental income.
- 4. Sell.** You can offer your shares for sale on Landa — whenever you like.

We cannot guarantee that a secondary market will be available. You must be prepared to hold your shares indefinitely.





What am I buying exactly?

When you invest, you are buying a share in a limited liability company (LLC) that owns a single rental property. That property can be a single family home, multi-family home, or a commercial property.

Each share gives you the right to your partial (aka “pro rata”) profit earned by the LLC. Since every LLC is offering 10,000 shares, each share you buy will provide you the right to earn a fraction (0.01% to be exact) of the profits of that LLC. If you buy all 10,000 shares of an LLC, you will receive 100% of the dividends of that property.

How do I earn dividends through Landa?

With Landa, you have the opportunity to earn distributions every month, based on the net rental income collected by a property. That’s after any expenses and monthly fees are accounted for.

Distributions can vary based on a number of factors, including vacancy, change in rent, or unexpected expenses.

In the event that a property is sold outside the platform, you’ll receive your share of the proceeds, after fees and expenses.





When are dividends issued?

On the first day of each month, we pay out dividends from the property's cash flow of the month before.

For example, we collect September's rent early that month. We use the month to process fees and expenses, and distribute profits in early October. The specific date can change from time to time, so don't fret if there's a small delay!

We can provide no assurances that future cash flows will support payment of dividends or that we can maintain dividend payments at any particular level or at all.

Who can invest?

Anyone who is over 18 and a US resident (with SSN) can buy shares and invest with Landa.

For more info on investing - click [here](#)

Is there a maximum amount that I can invest?

The maximum number of shares you can buy in one LLC is limited to 10% of the greater of your annual income or net worth.





Can I sell my shares?

Yes, after the 10,000 shares of the property are sold, you can put your shares for sale (anytime) and allow other investors to buy them from you.

We cannot guarantee that a secondary market will be available. You must be prepared to hold your shares indefinitely.

What happens if there's a vacancy?

You can rest easy knowing that our expert team will do everything they can to make sure vacancies don't happen. From time to time, vacancies happen. Should there be a vacancy with one of the rental properties you have invested in, you might not earn a monthly dividend until the property is rented.

What happens if there's an unexpected expense?

To cover any unexpected expenses to the property, Landa sets aside a percentage of the rental income earned on a property as cash reserves.

What happens if the cash reserves aren't enough?
We might lower dividends or may not pay a dividend at all.





.....

How does Landa make money?

We make it a priority to be open about our compensation structure. That way, you understand how we make money and exactly why we chose this compensation model.

In short, we take an acquisition fee and property management fee. The acquisition fee is 5% to 10% of the property purchase price. Right now, the current average acquisition fee is 6%.

There's also a property management fee, which is 5% to 10% of the rental income. The current average property management fee is 8%.

We decided on these two fees to keep things simple, transparent, and to be in step with our values.

All deposits, withdrawals, buying, and selling are free and will stay free.

Want more info? The Landa app is where you'll find all the details for any specific property in the **Property Page**.

Is the income I receive from Landa taxable?

Yes. You may need to pay taxes on the income you receive from your investments.





current average acquisition fee is 6%.

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Is the income I receive from Landa taxable?

Yes. You may need to pay taxes on the income you receive from your investments.

If you received at least \$10 in rental income on a specific property, we'll provide you with the 1099-DIV forms. (Don't worry, your tax person will know what to do with them.)

Every January, we'll send you 1099-DIV tax forms for each property where you received at least \$10 in distributions, and 1099-B tax forms for any Landa shares that you sold.



9:31



1394 Oakview Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

1394 Oakview Circle

Forest Park, GA

3 BD · 1 BA · 1,146 sqft



Est. Share Return
11.95% (43¢)



Acquisition Cost [?]
\$80,088

Description

This sturdy, red brick home is located on slightly more than 0.5 acre. The property is well maintained in a quiet neighb... [More](#)

[Property Features & Details](#)

Recent Updates

COMING SOON

[View All](#)

Rent Collected 💰

Dec 15, 2020

9:31



1394 Oakview Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Target Dividend

4¢

MONTHLY

Per Share

Property

Estimation only

Monthly Rent Income	\$775
Expenses	-\$361
Vacancy, Reserve & Others	-\$54
Total Dividends	\$359

 Dividend Breakdown

Rent

\$775

COMING SOON

MONTHLY

Lease Expiration

December 2021

9:31



1394 Oakview Circle
SINGLE FAMILY HOME



Dividend Breakdown

Monthly Rent Income	\$775.00
Property Tax	-\$100.95
Insurance	-\$33.41
Management Fee	-\$62.00
Mortgage & Debt	-\$165.06
Vacancy, Reserve & Others	-\$54.25
Total Dividends	\$359.33

Estimation only. Amounts may vary.

9:31



1394 Oakview Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Rent

\$775

MONTHLY

Lease Expiration

December 2021

Tenant Lived Here

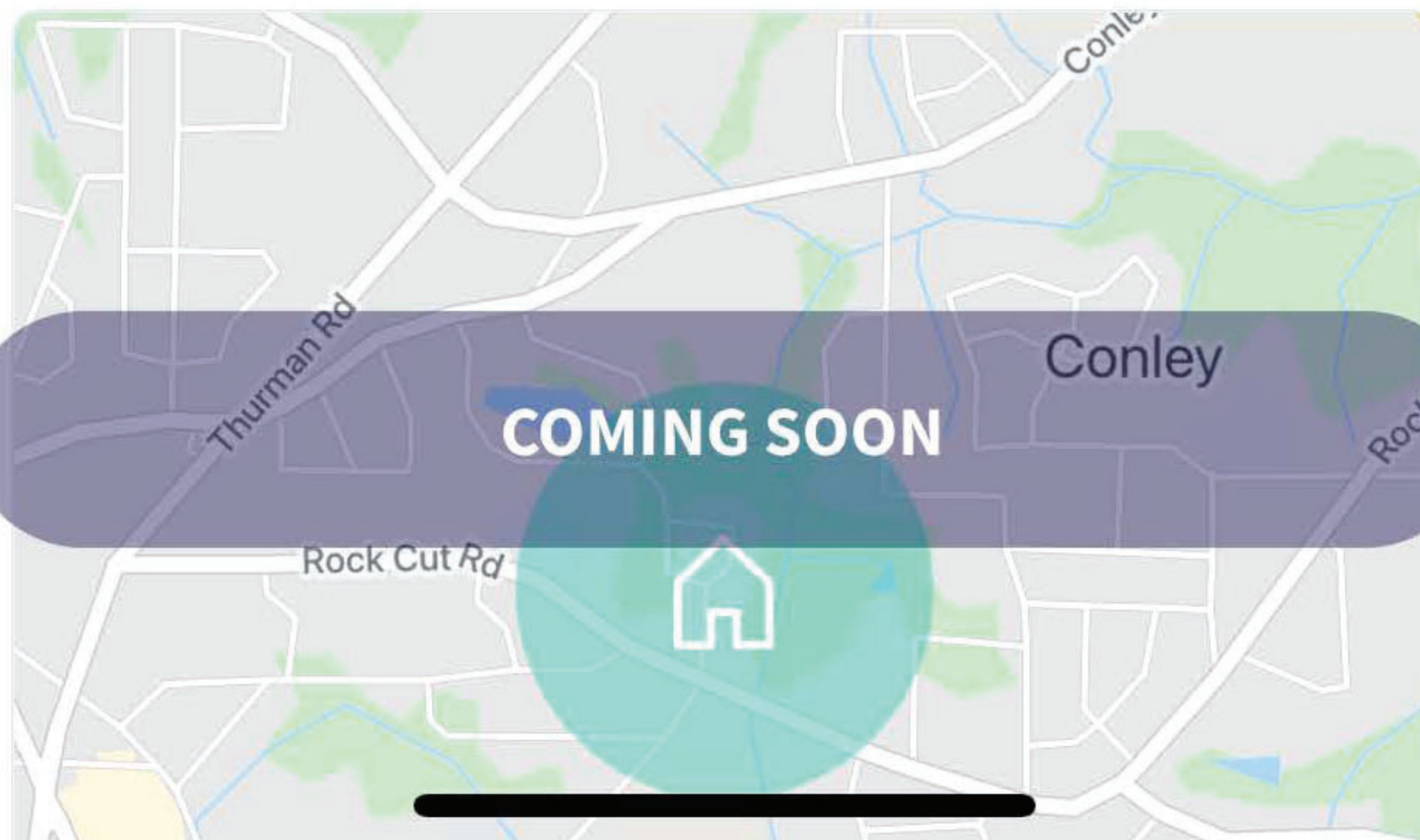
3 years



[Lease 2020](#)

Forest Park, GA

Forest Park lies just nine miles south of Atlanta. It has easy access to Hartsfi... [More](#)



9:31



1394 Oakview Circle
SINGLE FAMILY HOME

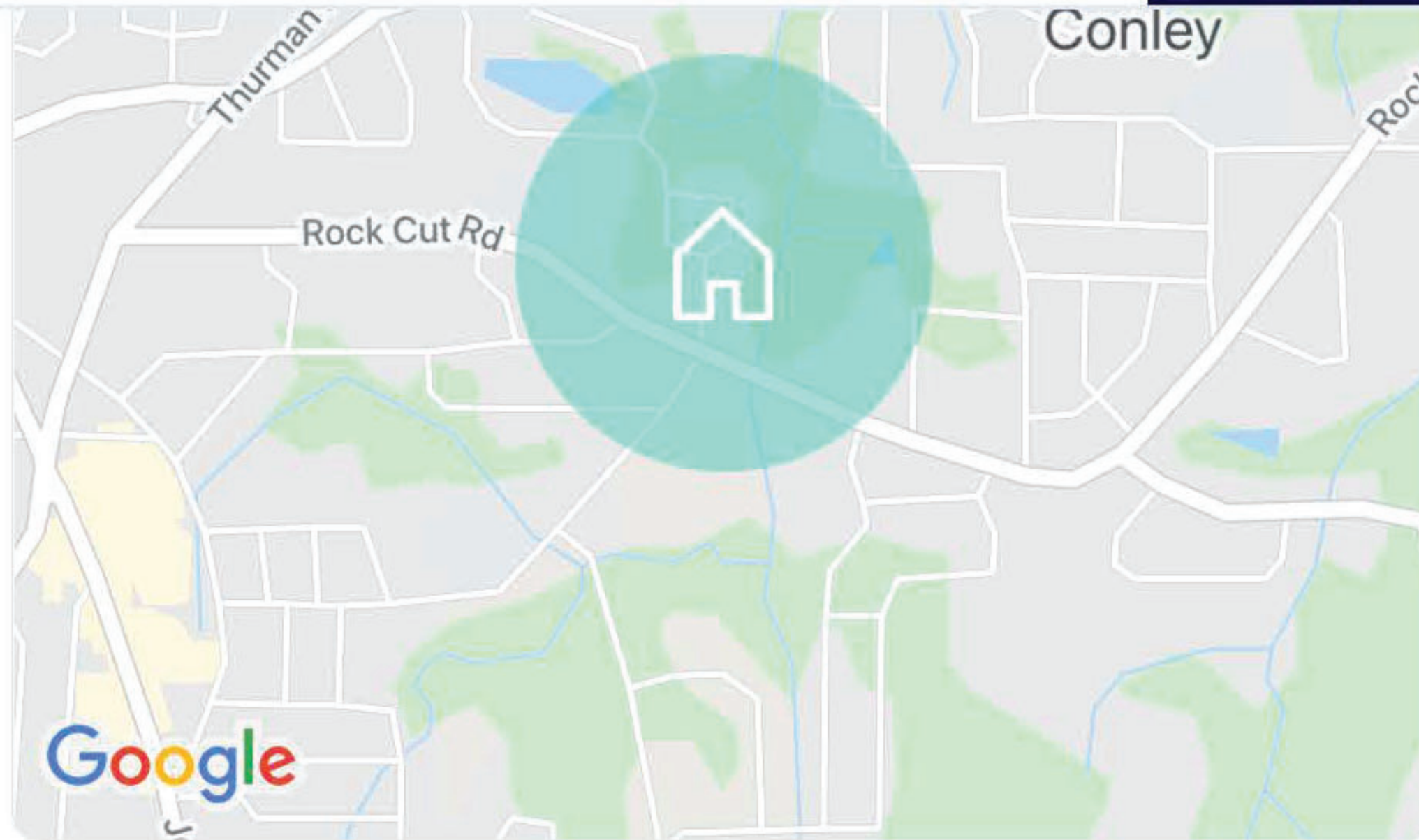


Overview

Lease

Area

Finances



[More about the area](#)

Offering Breakdown

\$80,088

TOTAL COST

Purchase Price **\$73,358**

Acquisition Fee **\$4,401**

Acquisition Expense **\$685**

Cash Reserve **COMING SOON** **\$1,644**

9:31



WHATSAPP

now

Davina Harilela

Btw did you ever get Covid

Financing

55%

Loan-to-Value (LTV)



■ EQUITY

■ DEBT

\$36,073

\$44,015

Interest Rate

4.50%

Loan Term

5 Years



Documents

8 Files



Testing the Waters Disclosure

COMING SOON

Landa App, LLC (the "Company") intends to conduct a securities offering by each series registered under the Company pursuant to Regulation A under the Securities Act of 1933. The Company is now "testing the waters"; to gauge market demand and it is under no obligation to make an



SINGLE FAMILY HOME

1701 Summerwoods Lane

Griffin, GA

2 BD · 2 BA · 1,209 sqft



Est. Share Return **COMING SOON** Acquisition Cost [?]
11.6% (50¢) **\$95,491**

9:31



WHATSAPP

now

Davina Harilela

I've only taken a rapid test and that's to visit my dad in hospital

Target Dividend

4¢

MONTHLY

Per Share

Property

Estimation only

Monthly Rent Income	\$950
Expenses	-\$469
Vacancy, Reserve & Others	-\$66
Total Dividends	\$413

 Dividend Breakdown

Rent

\$950

COMING SOON

MONTHLY

Lease Expiration September 2020

9:32



1701 Summerwoods Lane
SINGLE FAMILY HOME



Dividend Breakdown

Monthly Rent Income	\$950.00
Property Tax	-\$111.79
Insurance	-\$34.33
HOA	-\$50.00
Management Fee	-\$76.00
Mortgage & Debt	-\$197.64
Vacancy, Reserve & Others	-\$66.50
Total Dividends	\$413.74

Estimation only. Amounts may vary.

9:31



WHATSAPP

now

Davina Harilela

I've only taken a rapid test and that's to visit my dad in hospital

Rent

\$950

MONTHLY

Lease Expiration

September 2020

Tenant Lived Here

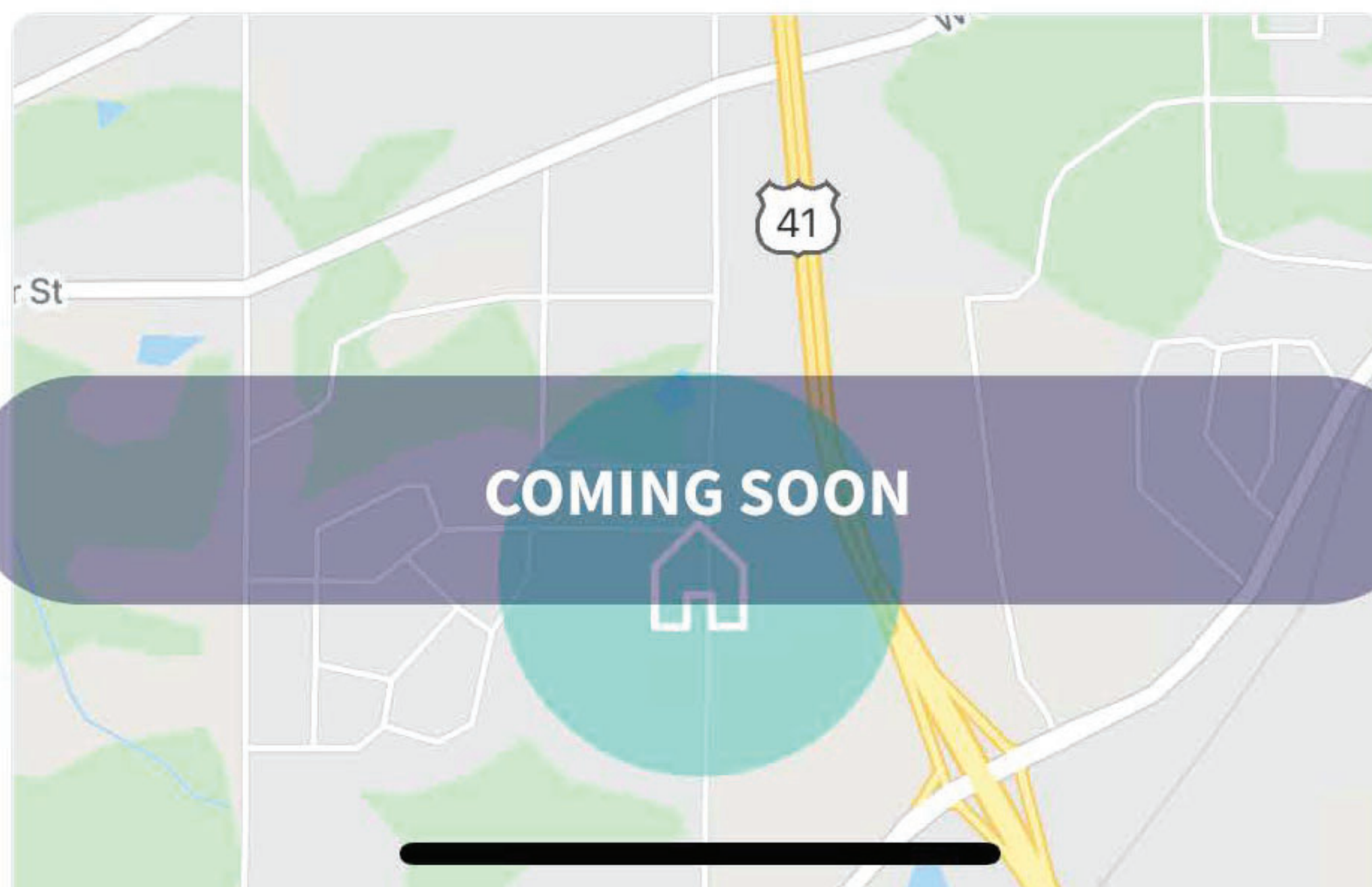
1 year



[Lease 2020](#)

Griffin, GA

Griffin is a city located south of Atlanta. Griffin and Spalding County have mor... [More](#)



9:32



1701 Summerwoods Lane
SINGLE FAMILY HOME

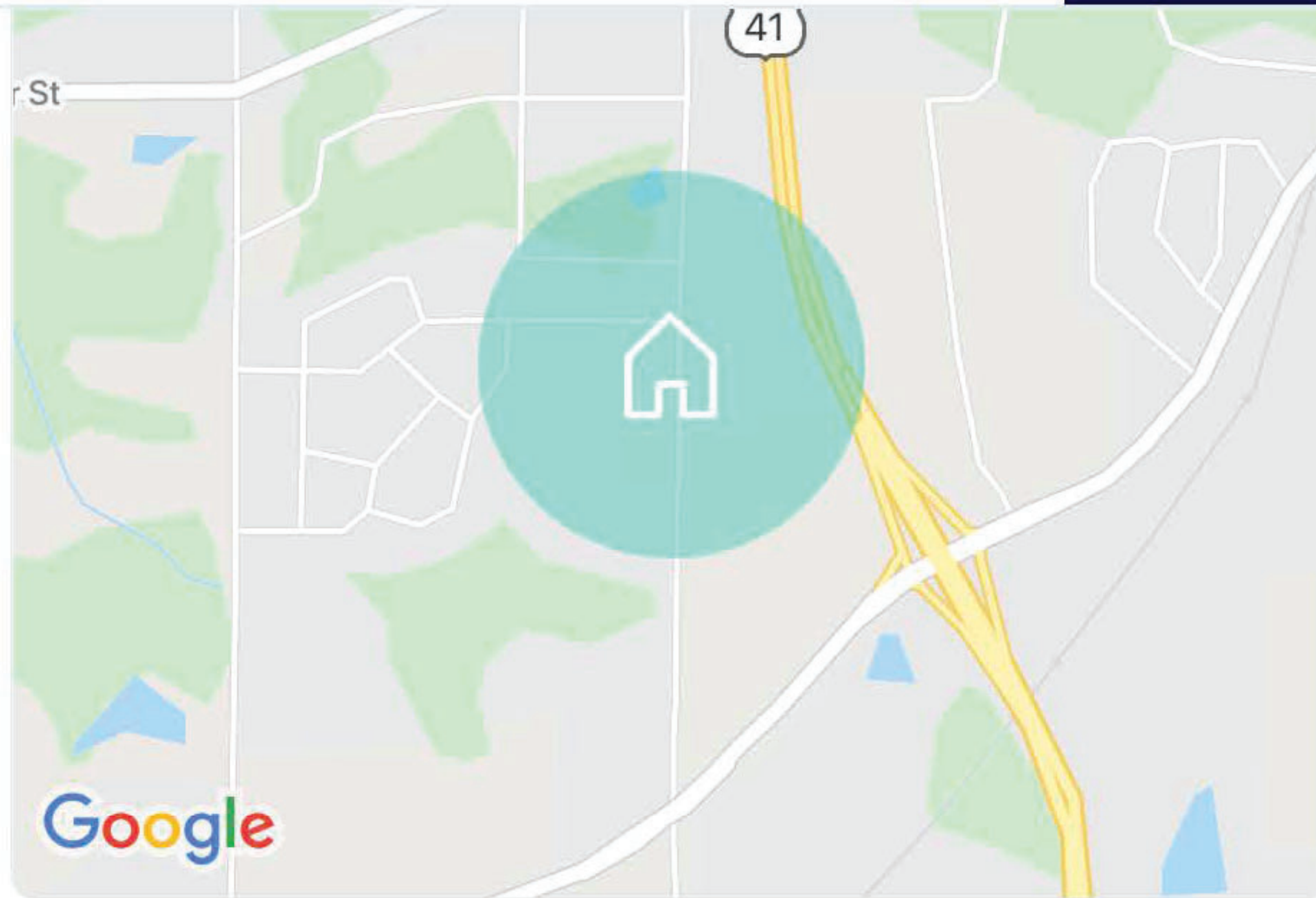


Overview

Lease

Area

Finances



[More about the area](#)

Offering Breakdown

\$95,491

TOTAL COST

Purchase Price **\$87,839**

Acquisition Fee **\$5,270**

Acquisition Expense **\$685**

COMING SOON

Cash Reserve **\$1,697**

9:32



1701 Summerwoods Lane

SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Financing

55%

Loan-to-Value (LTV)



■ EQUITY

■ DEBT

\$42,788

\$52,703

Interest Rate

4.50%

Loan Term

5 Years



Documents

7 Files



Testing the Waters Disclosure

Landa App, LLC (the "Company") intends to conduct a securities offering by each series registered under the Company pursuant to Regulation A under the Securities Act of 1933. The Company is now "testing the waters"; to gauge market demand and it is under no obligation to make an offering under Regulation A.

COMING SOON

No money or other consideration is being solicited in



SINGLE FAMILY HOME

2505 Oak Circle

Ellenwood, GA

3 BD · 1 BA · 920 sqft



Est. Share Return

11.67% (51¢)



Acquisition Cost [?]

\$98,469

COMING SOON

Description

9:32



2505 Oak Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Target Dividend

4¢

MONTHLY

Per Share

Property

Estimation only

Monthly Rent Income

\$875

Expenses

-\$388

Vacancy, Reserve & Others

-\$61

Total Dividends

\$425

 Dividend Breakdown

Rent

\$875

MONTHLY

COMING SOON

Lease Expiration

July 2021

9:32



2505 Oak Circle
SINGLE FAMILY HOME



Dividend Breakdown

Monthly Rent Income	\$875.00
Property Tax	-\$75.55
Insurance	-\$37.75
Management Fee	-\$70.00
Mortgage & Debt	-\$205.23
Vacancy, Reserve & Others	-\$61.25
Total Dividends	\$425.22

Estimation only. Amounts may vary.

9:32



2505 Oak Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Rent

\$875

MONTHLY

Lease Expiration

July 2021

Tenant Lived Here

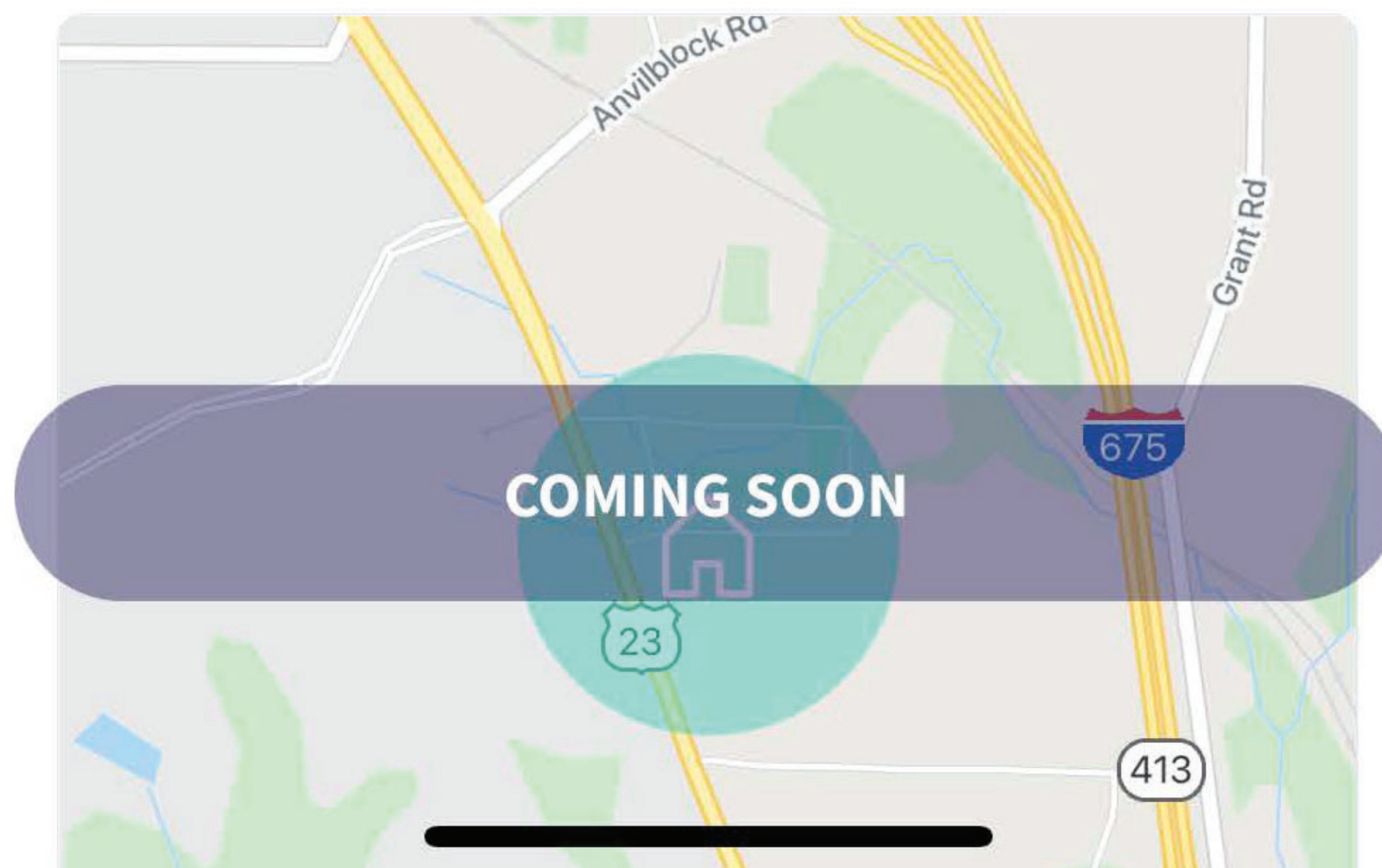
5 months



[Lease 2020](#)

Ellenwood, GA

Ellenwood is a small suburb of southeastern Atlanta. The community is unincorporated. [More](#)



9:32



2505 Oak Circle
SINGLE FAMILY HOME

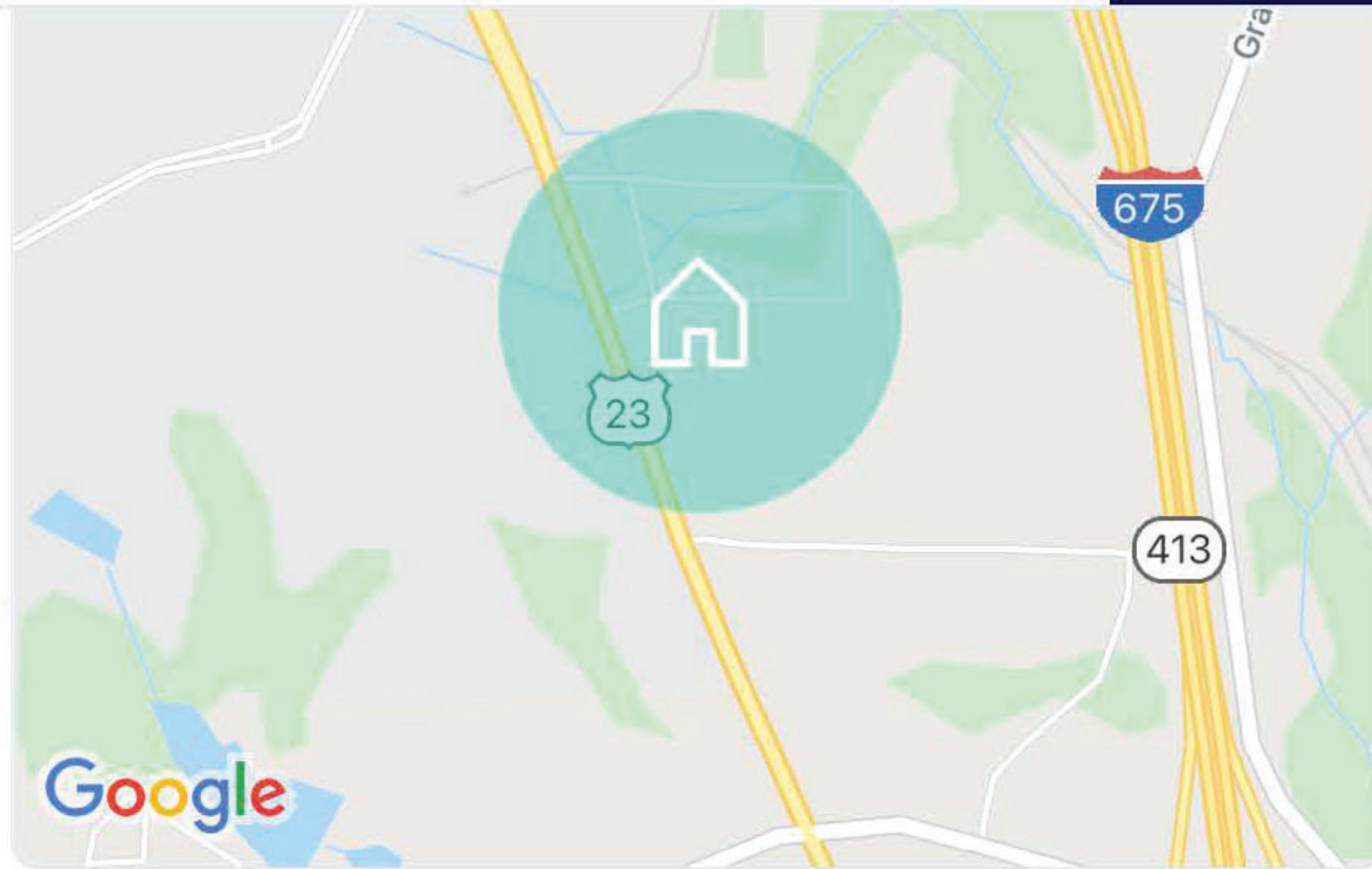


Overview

Lease

Area

Finances



[More about the area](#)

Offering Breakdown

\$98,469

TOTAL COST

Purchase Price **\$91,214**

Acquisition Fee **\$5,473**

Acquisition Expense **\$685**

COMING SOON

Cash Reserve **\$1,098**

9:32



2505 Oak Circle
SINGLE FAMILY HOME



Overview

Lease

Area

Finances

Financing

56%

Loan-to-Value (LTV)



EQUITY

DEBT

\$43,742

\$54,728

Interest Rate

4.50%

Loan Term

5 Years



Documents

6 Files



Testing the Waters Disclosure

COMING SOON

Landa App, LLC (the "Company") intends to conduct a securities offering by each series registered under the Company pursuant to Regulation A under the Securities Act of 1933. The Company is now "testing the waters"; to gauge market demand and it is under no obligation to make an