Letsinvest

An investment boutique for medium-to-large scale investors

Private and confidential

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Overview of Letsinvest

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Main Information about Letsinvest

SUPERVISED BY THE BANK OF LITHUANIA

UAB 8 stars, which manages the crowdfunding platform Letsinvest, is a company supervised by the Bank of Lithuania and included in the public list of crowdfunding service providers. The platform's activities are governed by the ESMA licence of the Crowdfunding Regulation and other applicable legislation, and its activities are supervised by the Bank of Lithuania in accordance with the procedure provided by law.

MAIN DIRECTION

Investment opportunities have a 6-24 month investment horizon and generate up to 11,5% return per annum. The goal is to finance real estate projects with solid business plans. All projects are protected by mortgaged real estate.

PROFESSIONAL ASSESSMENT

Our real estate and investment experts conduct all the hard work of finding and evaluating the projects, which has materialised into a proven track record of zero late payments. A project is published only once the due diligence process is completed, and only if it corresponds to the long-term strategy of conservative investment opportunities.

DIRECT PARTICIPATION

Co-investors participate directly by lending money to the project owner. In case of insolvency, the assets pledged remain linked to each investor's funds. To increase the level of protection, the maximum LTV ratio is 70%.

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Front Office Team



VYTENIS KINDURIS

Co-founder and CEO



IEVA STRĖLYTĖ

Investor Relations



MANTAS BUTKUS

Project analysis

Advisory Board (I)



SIGITAS JAUTAKIS

A RE professional with 18 years of experience in the sector. For 8 years, Sigitas was the head of assets and property management at Newsec's Baltics office. In 2015, Sigitas joined a Norwegian real estate company Baltic Sea Properties as a managing director in Lithuania.



ANDRIUS STONKUS

A founder of Lords LB Asset Management, a premier provider of investment management services, where he is responsible for fundraising and acquisitions. During his career, Andrius has managed and participated in RE transactions totalling more than EUR 2 billion.

Advisory Board (II)



AGNĖ JONAITYTĖ

A law professional with 19 years of experience in the sector. Agnė has been a part of Sorainen, Glimstedt, Ellex Valiunas, and Auga Group corporations until she became a partner at PR1MUS. Agnė excels in financial services, fintech, and wealth management.



DAINIUS AKSINAVIČIUS

An experienced professional in the IT and banking sectors. Dainius has taken managing positions at industry leaders, such as Barclays, Danske Bank, Devbrigde, etc. Dainius constantly contributes to making Letsinvest a safe and convenient investment tool.

Overview of Performance

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Statistics - Main Facts



LEGAL ENTITIES

62% of total funded amount was invested by legal entities.



AVERAGE INVESTMENT

The largest average invested sum out of Lithuanian, and one of the largest amongst European crowdfunding platforms.



WEIGHTED RETURN PER ANNUM

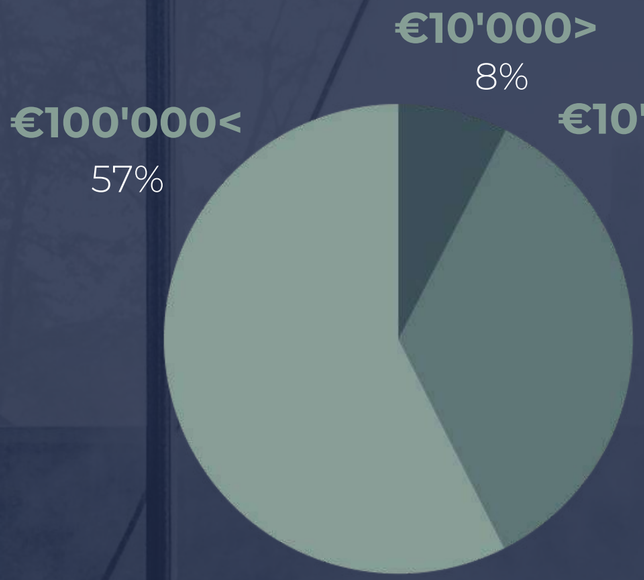
Investors receive a weighted average return of 10,03% per annum.

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€28M

TOTAL CAPITAL RAISED

23 projects have been financed through the Letsinvest platform. The average deal size is 28M Eur.



DISTRIBUTION OF CAPITAL BY SIZE OF INVESTOR

The majority of capital comes from high-net-worth investors. And one third of the capital is received from medium-size investors.

€12M

Returned investments

0%

Late payments

€1,3M

Investor profits

Overview of Loan Portfolio

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Financed Real Estate Developments (I)



“Tech Spa” in Druskininkai by “Tech Zity”

- **Object** - co-working & co-living space in Druskininkai;
- **Loan amount** - €340 000;
- **Period** - 24 months;
- **Interest rate** - 7%.



“Ežero vilos” in Vilnius (III Rounds)

- **Object** - territory of 46 individual properties in Vilnius;
- **Loan amount** - €1 701 350;
- **Period** - 10 months;
- **Interest rate** - up to 8.5%.



“Svajonių namai” house block in Trakai (IV)

- **Object -** 20 A+ class semi-detached houses;
- **Loan amount -** €530 000;
- **Period** - 12 (+6) months;
- **Interest rate** - up to 10%.

Financed Real Estate Developments (II)



“Birutė Park Villas” in Palanga (IV Rounds)

- **Object** - resort-type apartments by the seaside;
- **Loan amount** - €780 000;
- **Period** - 12 (+6) months;
- **Interest rate** - up to 9%.



Apartment complex in Vilnius (III Rounds)

- **Object** - building of 5 spacious apartments in Vilnius;
- **Loan amount**- €759 000;
- **Period** - 12 (+6) months;
- **Interest rate** - up to 8.5%.



Land purchase in Vilnius by “Groupinvest”

- **Object -** land purchase for a residential development;
- **Loan amount -** €1 812 513;
- **Period** - 10 (+6) months;
- **Interest rate** - up to 9.5%.

Financed Real Estate Developments (III)



Land plot acquisition for an apartment complex

- **Object** - three residential apartment buildings in Vilnius;
- **Loan amount** - €200 000;
- **Period** - 14 months;
- **Interest rate** - up to 9,3%.



“Nemirseta park” in Palanga by UAB “Elpekas” (II Rounds)

- **Object** - 36 holiday houses by the seaside of Lithuania;
- **Loan amount**- €800 000;
- **Period** - 6 months;
- **Interest rate** - up to 8%.



“SEA 7” cottages in Kunigiškės (IV Rounds)

- **Object** - 7 holiday houses by the seaside of Lithuania;
- **Loan amount**- €450 000;
- **Period** - 12 (+6) months;
- **Interest rate** - up to 9.5%.

Financed Real Estate Developments (IV)



Land plot purchase in Klaipėda

- **Object** - Land for residential development in Klaipėda;
- **Loan amount** - €350 000;
- **Period** - 18 months;
- **Interest rate** - up to 9%.



Business loan - UAB “Fokusta LT”

- **Object** - For real estate development;
- **Loan amount** - 250 000€;
- **Period** - 12 (+3) months;
- **Interest rate** - up to 12%.



Land for purchase in central Palanga

- **Object** - Loan refinancing for land acquisition;
- **Loan amount** - 530 100€;
- **Period** - 6 months;
- I**nterest rate** - up to 10%.

Financed Real Estate Developments (V)



Apartment block in Vilnius (II Rounds)

- **Object** - Refinancing and project planning;
- **Loan amount** - 2 400 000€;
- **Period** - 18 (+6) months;
- **Interest rate** - up to 10%.



Premium Apartments in Palanga (V Rounds)

- **Object** - Refinancing and project planning;
- **Loan amount** - 3 475 478€;
- **Period** - 8 (+4) months;
- **Interest rate** - up to 11%.



Solar park in Trakai (III Rounds)

- **Object** - Project development, construction;
- **Loan amount** - 2 569 100€;
- **Period** - 9 (+3) months;
- **Interest rate** - up to 11%.

Financed Real Estate Developments (VI)



“Miško ardai 3” by CITUS (II Rounds)

- **Object** - Refinancing and construction;
- **Lona amount** - 3 600 000€;
- **Period** - 6 (+3) months;
- **Interest rate** - up to 10%.



Business loan - UAB “Interresta Development”

- **Object** - Refinancing and construction;
- **Lona amount** - 540 000€;
- **Period** - 9 (+3) months;
- **Interest rate** - up to 10,5%.



“Stock Office” In Vilnius by CITUS Commercial

- **Object** - Land purchase and loan refinancing;
- **Loan amount** - 484 600€;
- **Period** - 12 (+6) months;
- **Interest rate** - up to 11%.

Financed Real Estate Developments (VII)



“Michaelson Boutique Hotel” development (II Rounds)

- **Object** - Refinancing and development;
- **Loan amount** - 1 820 000€;
- **Period** - 12 (+6) months;
- **Interest rate** - up to 11%.



Premium 8 villas Cascais, Portuguese Riviera

- **Object** - For development of 8 villas;
- **Loan amount** - 545 000€;
- **Period** - 12 (+6) months;
- **Interest rate** - up to 11,5%.



Business loan - UAB “Elpekas”

- **Object** - Business loan for project development;
- **Loan amount** - 700 000€;
- **Period** - 12 (+3) months;
- **Interest rate** - up to 10%.

Financed Real Estate Developments (VIII)



Business loan - UAB “Litruma”

- **Object** - Company expansion and project development;
- **Loan amount** - 600 000€;
- **Period** - 12 (+6) months;
- **Interest rate** - up to 11%.



Luxury apartments in Lisbon Old Town

- **Object** - For development of an apartment building;
- **Loan amount** - 2 500 000€;
- **Period** - 12 (+6) months;
- **Interest rate** - up to 11,5%.

Contact information

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