

## Digital Bond Offering

### IDAP Alternative Investment S.à r.l.

#### ISIN

LU2387859445

#### Target Fund Raise

GBP 15,000,000

#### Min. Investment Amount

GBP 10,000

#### Jurisdiction

EU, UK

#### Instrument Type

Bond with fixed 6-month  
coupon (3.5% bi-annually)

#### Expected ROI

35%

#### Final Closing Date

30 June 2022

#### Maturity

30 June 2027

#### Secondary Trading

Yes

#### Bond Classification

Bonds will be issued and  
registered in electronic form on  
the platform operated by  
Globacap Limited.

## About this Offering

Lares UK Residential properties is real-estate backed instrument financing acquisition of residential properties in the Midlands and Northern England. The acquired properties are managed by UK Communiity Homes Group (UKCH), which aims to acquire and manage up to 10,000 tenanted residential properties in England. It is an opportunity to invest in income-producing assets that represent a fractional interest in real-estate backed instrument.

- The UKCH team has over 80 combined years' experience in real-estate and corporate finance.
- The UKCH team has a proven track record in the residential and affordable housing sector.
- Current occupancy rates of target properties are over 90%.
- Rents in the affordable housing sector are supported by the UK government, leading to increased stability.
- The unique combination of acquisition strategy and property management techniques allow for competitive, risk-adjusted returns in the marketplace.

## Investment Strategy

UKCH is acquiring, primarily, tenanted 2–3 bedroom, houses, apartments, and HMOs (Houses in multiple occupation) in the Midlands and Northern England using a network of local sourcing and property management firms. These regions are relatively dense with government-supported areas that are perfect for steady rental yields from working family tenants, which tends to be a rental property segment unaffected by downturns.

## Favorable Market Conditions

- Lack of buyers for UKCH targeted properties due to "build-to-rent" focus of most UK PRS funds and distress of sellers due to economic cycle, Section 24, Brexit and partial withdrawal of foreign capital.
- Lack of residential properties in the UK (a shortfall of 300,000–400,000 homes per year) and the need for large-scale professional landlords

More Information about this offering can be found under:  
<https://blackmanta.capital/lares/>

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