



This Supplemental News Report is published as required, is part of the annual MERGENT 'BSI GH-5@ZCH7 'UbX'i B@GH98' Manuals and will be included in the bound October 2022 Monthly News Reports and is published on our Website.

## LANDA APP LLC

Company Website: [www.landa.app](http://www.landa.app)

**History:** Formed in Delaware on Nov. 25, 2019 as Landa Properties A LLC. Present name adopted on Apr. 30, 2020.

On July 10, 2020, Co. formed Landa App LLC Ū 115 Sardis Street Barnesville GA LLC, Landa App LLC Ū 1394 Oakview Circle Forest Park GA LLC, Landa App LLC Ū 1701 Summerwoods Lane Griffin GA LLC, Landa App LLC Ū 1741 Park Lane Griffin GA LLC, Landa App LLC Ū 209 Timber Wolf Trail Griffin GA LLC, Landa App LLC Ū 2505 Oak Circle Ellenwood GA LLC, Landa App LLC Ū 271 Timber Wolf Trail Griffin GA LLC and Landa App LLC Ū 29 Holly Grove Road Griffin GA LLC.

**Business Summary:** Landa App, through its registered series, offers investors the opportunity to invest in rental properties. Each series holds a single rental property and Co. offers investors the ability to purchase equity interest in each series pursuant to an offering under Regulation A.

**Property:** Co. maintains its principal executive offices in New York, NY.

### Subsidiaries

- Landa Series 1394 Oakview Circle
- Landa Series 1701 Summerwoods Lane
- Landa Series 1741 Park Lane
- Landa Series 1703 Summerwoods Lane
- Landa Series 1712 Summerwoods Lane
- Landa Series 1743 Summerwoods Lane
- Landa Series 1750 Summerwoods Lane
- Landa Series 4267 High Park Lane
- Landa Series 4474 Highwood Park Drive
- Landa Series 8569 Creekwood Way
- Landa Series 9439 Lakeview Road
- Landa Series 10167 Port Royal Court
- Landa Series 1246 Elgin Way
- Landa Series 1910 Grove Way
- Landa Series 593 Country Lane
- Landa Series 6436 Stone Terrace
- Landa Series 6440 Woodstone Terrace
- Landa Series 6848 Sandy Creek Drive
- Landa Series 687 Utoy Court
- Landa Series 729 Winter Lane
- Landa Series 7349 Exeter Court
- Landa Series 8645 Embrey Drive
- Landa Series 8780 Churchill Place
- Landa Series 8796 Parliament Place
- Landa Series 8641 Ashley Way
- Landa Series 8651 Ashley Way
- Landa Series 8652 Ashley Way
- Landa Series 8653 Ashley Way
- Landa Series 8654 Ashley Way
- Landa Series 8655 Ashley Way
- Landa Series 8659 Ashley Way
- Landa Series 8662 Ashley Way
- Landa Series 8668 Ashley Way
- Landa Series 8670 Ashley Way
- Landa Series 8674 Ashley Way
- Landa Series 8675 Ashley Way
- Landa Series 8677 Ashley Way
- Landa Series 8678 Ashley Way
- Landa Series 8679 Ashley Way

Landa Series 8683 Ashley Way

### Officers

Yishai Cohen, Chairman; President; Chief Executive Officer; Holding/Parent Company Officer  
Amit Assaraf, Chief Technology Officer; Holding/Parent Company Officer

### Directors

Yishai Cohen, Chairman  
Amit Assaraf, Director  
Gigi Levy-Weiss, Director  
Yaniv Sarig, Director  
Arnon Dinur, Director

**Auditors:** Marcum LLP

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### Consolidated Income Statement, Years Ended (\$):

	12/31/21	09/30/20	12/31/19
Rental income	78,454	14,276	0
Other property revenues	...	...	0
Total operating revenues	...	...	0
Property maintenance	...	11,588	...
Property management expense - related party	...	1,142	...
Management fee	6,254	...	...
Advertising expenses	260	...	...
Repairs & maintenance expenses	12,168	...	...
Homeowners association fees	1,330	...	...
Property insurance	...	1,271	...
Insurance expense	3,360	...	...
Property taxes	...	2,075	...
Real estate taxes expenses	10,197	...	...
Depreciation expense	26,115	...	0
Depreciation & amortization	...	5,794	...
Interest expense	16,232	2,087	...
Bad debt expense	1,997	...	...
Other expenses	4	747	...
Total expenses	77,917	24,704	0
Total non-operating income (expense)	...	...	0
Net income (loss) before provision for income tax	537	(10,428)	...
Provision for	...	...	...

income taxes	2,452	301	...
Net income (loss)	(1,916)	(10,729)	0
Year end shares outstanding	400,000	...	...

□ From November 25, 2019 (inception); □ Non-consolidated; □ As reported by the Company

### Consolidated Balance Sheet, Years Ended (\$):

	12/31/21	09/30/20
<b>Assets:</b>		
Cash	...	4,543
Restricted cash	...	950
Cash & restricted cash	79,897	...
Accounts receivable	775	...
Investments in single-family residential properties, net	...	822,461
Due from related party	35,338	13,587
Total current assets	116,010	...
Investments in single-family residential properties, net	812,436	...
Total assets	928,446	841,541
<b>Liabilities:</b>		
Notes payable - related party, net of unamortized discount	...	844,344
Due to related party	9,382	1,800
Other liabilities	24,459	6,126
Security deposit	5,025	...
Promissory note - related party	471,015	...
Notes payable - related party, net of unamortized discount	344,523	...
Total liabilities	854,404	852,270
Retained earnings (accumulated deficit)	...	(10,729)
Members' equity (deficit)	74,042	...

### Auditor's Report:

The following is an excerpt from the Report of the Independent Auditors, Marcum LLP, as it appeared in Co.'s 2021 Annual Report:

### "Opinion:

We have audited the accompanying combined balance sheets of Landa App LLC in total and for each series of the Landa App Series Group ("Series") (collectively the "Company") as of December 31, 2021 and 2020, the related combined statements of operations, changes in members' equity and cash flows for the year ended December 31, 2021 and 2020 for Landa App LLC and for the period May 19, 2020 (Inception) to December 31, 2020 for the Series, and the related notes (collectively referred to as the "financial statements"). In our opinion, the financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2021 and 2020, and the results of its operations and its cash flows for the year ended December 31,

2021 and 2020 for Landa App LLC and for the period May 19, 2020 (Inception) to December 31, 2020 for the Series, in conformity with accounting principles generally accepted in the United States of America.

**Emphasis of Matter:** Explanatory Paragraph Going Concern  
The accompanying combined financial statements have been prepared assuming that the Company will continue as a going concern. As more fully described in Note 1, Landa App LLC has not commenced planned principal operations and has not generated revenues or profits from inception. Once Landa App LLC commences its planned principal operations it will incur significant additional expenses and be dependent upon additional capital resources. In addition, each Series commenced operations and has incurred losses and is dependent upon additional capital resources. These conditions raise substantial doubt about Landa App LLC and each Series' ability to continue as a going concern. Management's plans in regard to these matters are also described in Note 1. The financial statements do not include any adjustments that might result from the outcome of this uncertainty."

**Capital Stock: 1. Landa App LLC series 1394 oakview circle; no par.**

AUTHORIZED-10,000 shs.  
OUTSTANDING-Dec. 31, 2021, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDO S.

**2. Landa App LLC series 1701 summerwoods lane; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Dec. 31, 2021, 10,000 shs; no par.  
**3. Landa App LLC series 1741 park lane; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Dec. 31, 2021, 10,000 shs; no par.  
**4. Landa App LLC landa series 4267 high park lane; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LHPL S.

**5. Landa App LLC landa series 4474 highwood park drive; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LASH S.

**6. Landa App LLC landa series 8569 creekwood way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDR S.

**7. Landa App LLC landa series 9439 lakeview road; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LLKVS.

**8. Landa App LLC landa series 10167 port royal court; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDA S.

**9. Landa App LLC landa series 1246 elgin way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LDEG S.

**10. Landa App LLC landa series 1910 grove way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDB S.

**11. Landa App LLC landa series 593 country lane; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.

PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDD S.

**12. Landa App LLC landa series 6436 stone terrace; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDE S.

**13. Landa App LLC landa series 6440 woodstone terrace; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDF S.

**14. Landa App LLC landa series 6848 sandy creek drive; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDR S.

**15. Landa App LLC landa series 687 utoy court; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDS S.

**16. Landa App LLC landa series 729 winter lane; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDR S.

**17. Landa App LLC landa series 8683 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
**18. Landa App LLC landa series 8645 embrey drive; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LDED S.

**19. Landa App LLC landa series 8780 churchill place; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDR S.

**20. Landa App LLC landa series 8796 parliament place; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDR S.

**21. Landa App LLC landa series 8641 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LSHW S.

**22. Landa App LLC landa series 8651 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDR S.

**23. Landa App LLC landa series 8652 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
**24. Landa App LLC landa series 8653 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LASA S.

**25. Landa App LLC landa series 8654 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.

**26. Landa App LLC landa series 8655 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LAWY S.

**27. Landa App LLC landa series 8659 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): RAWY S.

**28. Landa App LLC landa series 8662 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LSHY S.

**29. Landa App LLC landa series 8668 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
**30. Landa App LLC landa series 8670 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
**31. Landa App LLC landa series 8674 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LSAW S.

**32. Landa App LLC landa series 8675 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LSAH S.

**33. Landa App LLC landa series 8677 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDR S.

**34. Landa App LLC landa series 8678 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
**35. Landa App LLC landa series 8679 ashley way; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LASW S.

**36. Landa App LLC landa series 1743 summerwoods lane; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LDSM S.

**37. Landa App LLC landa series 1712 summerwoods lane; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LASL S.

**38. Landa App LLC landa series 1703 summerwoods lane; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LDSU S.

**39. Landa App LLC landa series 7349 exeter court; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LNDS S.

**40. Landa App LLC landa series 1750 summerwoods lane; no par.**

AUTHORIZED-10,000 shs.

OUTSTANDING-Feb. 2, 2022, 10,000 shs; no par.  
PRIMARY EXCHANGE-National Bulletin Board (NBB): LSMW S.