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SECURITY TOKEN

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# ***ESPER DEVELOPMENTS***

Esper Wealth Ltd is a company registered in England  
and Wales with registration number 12930319.

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# CORPORATE OVERVIEW

ESPER DEVELOPMENTS IS A SECURITY TOKEN THAT OFFERS INVESTORS A PRO-RATA OWNERSHIP OF A PROPERTY DEVELOPMENT COMPANY.

THE TOKEN INVESTS IN SOCIAL HOUSING IN MANCHESTER ENGLAND. ONCE REAL ESTATE IS BUILT THEY ARE SOLD OFF AND FUNDS ARE REINVESTED.

THE FUND IS STRUCTURED LIKE AN INVESTMENT TRUST AS IT IS CLOSE-ENDED.

THE TOKEN USES DEVELOPMENT FINANCE TO MAGNIFY INVESTOR RETURNS.





# VALUES

## Vision

CREATE AFFORDABLE HOUSING IN THE NORTH WEST OF ENGLAND TO HELP TACKLE THE UK HOUSING CRISIS.

BECOME THE FIRST UK DEVELOPMENT COMPANY THAT IS STRUCTURED AS A SECURITY TOKEN.



## Partnership

ESPER DEVELOPMENTS SEEKS TO WORK IN PARTNERSHIP WITH INVESTORS TO CREATE SOCIAL HOUSING.

SECURITY TOKENS ARE A RAPIDLY GROWING MARKET. THEY OFFER INVESTORS SECURITY AND POTENTIALLY BETTER RETURNS COMPARED TO EQUITY INVESTING.

SECURITY TOKENS ARE PERFECT FOR REAL ESTATE, BRINGING MUCH NEEDED LIQUIDITY.





# BUSINESS MODEL

ESPER WEALTH AND ESPER DEVELOPMENTS OPERATE AS TWO SEPARATE LEGAL ENTITIES. THIS IS TO ALLOW FOR PRO-RATA OWNERSHIP OF ESPER DEVELOPMENTS BY TOKEN HOLDERS AND TO OFFER TAX INCENTIVES TO SHAREHOLDERS IN ESPER WEALTH.

ESPER WEALTH WILL SELL PROPERTIES ON BEHALF OF ESPER DEVELOPMENTS. THIS ASSISTS ESPER DEVELOPMENTS TO GENERATE PROFIT FROM ITS BUSINESS MODEL BY SELLING PROPERTIES FOR PROFIT AND THEN REINVESTING IN ADDITIONAL DEVELOPMENTS.

ONCE THE TOKEN LISTS ON A CRYPTO EXCHANGE THERE WILL BE MANY MORE PARTICIPATING INVESTORS. THIS WILL BE MANAGED ON THE ESPER WEALTH PORTAL. THIS PORTAL CAN BE USED TO MAKE CROSS-SELLS AND WILL AID ESPER WEALTH IN SELLING OUT ITS BUSINESS IN A PRIVATE EQUITY DEAL.

CRYPTO OFFERS A BETTER TAX STRUCTURE COMPARED TO EQUITIES AND THIS IS ADVANTAGEOUS TO PARTICIPATING TOKEN INVESTORS.





# DEVELOPMENT FUNDING COSTS

Build process	Developer in £	Percentage From Developer	Finance Firm in £	Percentage From Finance	Total Cost in £
Land	£875,000	35%	£1,625,000	65%	£2,500,000
Stage Build	£0	0%	£3,500,000	100%	£3,500,000
Marketing & Contingency Fund	Up to £1,125,000	100%	£0	0%	Up to £1,125,000
Total Cost	Up to £2,000,000	Up to 20%	£5,125,000	80-90%	Up to £7,125,000

THE NUMBERS ARE BROKEN DOWN FOR A TYPICAL DEVELOPMENT THAT HAS A GDV VALUE OF £10,000,000. THE TABLE SHOWS PROJECTED BUILD COSTS ASSUMING THE PROJECT GOES ACCORDING TO PLAN. A CONTINGENCY BUFFER IS BUILT INTO THE PROJECTS AS DEVELOPMENTS OFTEN ENCOUNTER EXTRA COSTS. THE BUILD CYCLE FOR SOCIAL HOUSING IS TWO YEARS.

THE NET RETURNS COME IN AT £1.2-£1.8 MILLION FROM THE £2 MILLION WHICH THE DEVELOPMENT COMPANY HAS SET ASIDE FOR THE DEVELOPMENT. THIS REPRESENTS A RETURN OF 60% TO 90% WITHIN TWO YEARS. THIS THEN WORKS OUT AT BETWEEN 27% TO 38% NET PROFIT PA. IF THE TOKEN IS ONSHORE. FOR OFFSHORE TOKENS RETURNS ARE HIGHER.



# TOKENOMICS

Line of funding	Tokens issued	Investors holdings	Directors holdings	Investor purchase price £	Amount raised £
First line	12,500,000	10,000,000	2,500,000	0.05	500,000
Second line	31,250,000	25,000,000	6,250,000	0.08	2,000,000
Third line	56,250,000	50,000,000	6,250,000	0.15	7,500,000
Forth line	100,000,000	95,000,000	5,000,000	0.20	19,000,000
Total	200,000,000	180,000,000	20,000,000	n/a	29,000,000

## TOKEN BURNS

THE TABLE ABOVE SHOWS THAT THERE ARE 200,000,000 TOKENS IN CIRCULATION IF THE OFFERING BECOMES FULLY SUBSCRIBED. BUT WHAT HAPPENS IF THE WHOLE ALLOCATION IS NOT TAKEN UP, OR THERE ARE SHORTFALLS IN ANY OF THE LINES OF FUNDING? THE ANSWER TO THAT QUESTION IS THERE WILL BE A TOKEN BURN. THIS IS A PROCESS WHERE EXCESS CIRCULATING TOKENS ARE SENT TO A DEAD WALLET. AS THE PRIVATE KEY FOR THIS WALLET IS UNKNOWN THE TOKENS ARE LOST FOREVER. THIS RESULTS IN FEWER TOKENS IN CIRCULATION WHICH MAKES THE REMAINING TOKENS MORE VALUABLE.

ONLY THE FINAL TWO LINES OF FUNDING ARE FREELY TRADING ON LISTING. FUNDING LINES ONE AND TWO ARE TIED IN FOR 12 MONTHS. THIS CREATES A SUPPORT LEVEL. THE FOURTH LINE IS ISSUED JUST BEFORE LISTING.



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