



BLUEBIRD
LAND VENTURES

OFFERING MEMORANDUM

ID – BOISE
APN 015100020030

BY OWNER-AGENT. A principal(s) of BREG Land Holdings, LLC, dba Bluebird Land Ventures, is a MO real estate licensee, transacting solely on the company's behalf. No agency representation exists. BREG Land Holdings, LLC is not a real estate brokerage.

CAVEAT EMPTOR. Buyer bears responsibility for verifying all information on the Property. Seller has the legal right to sell the Property, either through ownership or an existing purchase agreement.

CURRENT AS OF 9 JAN 2025



9 January 2025

Dear Sir/Madam

Thank you for considering Bluebird Land Ventures as your partner in real estate! As a **private, veteran-owned real estate investment company**, we take pride in our commitment to integrity, community, and service.

Why Choose Bluebird Land Ventures?

1. **Integrity:** Our offering memorandum is meticulously crafted to provide you with all the essential information upfront. No hidden traps, no secret passages—just straightforward details to empower your decision-making process.
2. **Community:** We believe in the strength of community. Whether you're envisioning a cozy cabin, a sprawling ranch, or a serene plot of land, we're here to help you find your nest. Our goal isn't just to sell properties; it's to promote thriving communities where you'll feel right at home.
3. **Service:** As a veteran-owned company, we understand the value of service. Our team stands ready to assist you every step of the way. Have questions? Curiosities? We've got your six. And to respect your time, we've made our offering memorandum comprehensive, so you won't need a lengthy discovery call.

What's Inside the Offering Memorandum?

- **Complete Transparency:** From property specifications to neighborhood insights, we've left no stone unturned. Consider it your real estate roadmap—no need to play detective! Moreover, we maintain the legal right to sell all properties that we offer, either through ownership or an existing purchase agreement.

Two Paths to Your Dream Property

1. **Cash Option:** The express route for those ready to fly away with this deal. Cash in hand, deed in pocket—let's make it happen swiftly.
2. **Seller Financing Option:** Choose from two flexible financing options (*available on most offerings*).

We are excited about the opportunity to work with you. Feel free to follow the specific contact instructions for this listing to speak with a member of our team about getting your purchase started!

With warm regards,

Josh Travis
Founder

3 Attachments:
Purchase Options
Sample Seller Financing Amortization and Payment Schedule Full
Property Due Diligence Report

CAVEAT EMPTOR. Bluebird Land Ventures cannot and does not make any guarantees as to the accuracy of the data/information provided herein. In all cases, the buyer is responsible for conducting their own research and caveat emptor shall prevail.

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STANDARD PURCHASE OPTIONS

PROPERTY DETAILS

APN: 15100020030
 Size (acres): 0.82
 Legal Description: T5 N R4 E Clear Creek Estates 10 Blk 2 Lot 3 Sec 20

OPTION 1 - CASH PURCHASE

Price = \$ 59,900.00
Escrow Deposit = \$ 500.00

OPTION 2 - SELLER FINANCING A

Price = \$ 60,000.00
 APR = 12.00%
 Term (yrs) = 5
Down Payment = \$ 18,000.00
 Loan Document Charge = \$ 300.00
 Earnest Money = \$ 500.00
 Payment Due Date (day): 3rd
 Grace Period (# of days): 1
 Monthly Servicing Fee: \$ 35.00
 Late Fee: \$ 50.00
 Return Check/Payment Fee: \$ 50.00
 Annual Base/Property Taxes: \$ 140.98
 Annual HOA/POA Fees: \$ -

OPTION 3 - SELLER FINANCING B

Price = \$ 60,000.00
 APR = 15.00%
 Term (yrs) = 2
Down Payment = \$ 12,000.00
 Loan Document Charge = \$ 300.00
 Earnest Money = \$ 1,000.00
 Payment Due Date (day): 3rd
 Grace Period (# of days): 1
 Monthly Servicing Fee: \$ 35.00
 Late Fee: \$ 50.00
 Return Check/Payment Fee: \$ 50.00
 Annual Base/Property Taxes: \$ 140.98
 Annual HOA/POA Fees: \$ -

NOTE 1: Our seller financing options come with no prepayment penalty and a fixed interest rate. Both options are amortized over 30 years with a balloon payment required at the end of the term. A sample Amortization Schedule for each of the above options is included in the offering memorandum for reference only. The financing terms herein are draft and, in all cases, the final terms will only be contained in the final Promissory Note. All financing offered by Bluebird Land Ventures is done in a private capacity only and private loans made by the company will be secured via Deed of Trust or other similar legal instrument. Loan Document Charge is due with Earnest Money. Buyer will be responsible for the payment of all post-purchase taxes and fees, including HOA/POA fees, upon conveyance of the property. Bluebird Land Ventures reserves the right to modify or revoke the options and terms outlined herein at any time. No terms are legally binding until they specified and agreed to in a fully executed Agreement between Bluebird Land Ventures and the Buyer.

NOTE 2: Taxes and any assessments for the current year, as well as all closing costs/fees, shall be paid by the Buyer. The Buyer shall also be responsible for obtaining/paying for their own title insurance.

Balloon Loan Amortization Schedule

Loan Date: Jan 9, 2025
Principal: \$42,000.00
of Payments: 60
Interest Rate: 12.00%
Monthly Payment: \$432.02
Balloon Payment: \$41,018.55

Schedule of Payments

Payment	Date	Principal	Interest	Payment	Balance
1	Feb 9, 2025	\$12.02	\$420.00	\$432.02	\$41,987.98
2	Mar 9, 2025	\$12.14	\$419.88	\$432.02	\$41,975.84
3	Apr 9, 2025	\$12.26	\$419.76	\$432.02	\$41,963.58
4	May 9, 2025	\$12.38	\$419.64	\$432.02	\$41,951.20
5	Jun 9, 2025	\$12.50	\$419.52	\$432.02	\$41,938.70
6	Jul 9, 2025	\$12.63	\$419.39	\$432.02	\$41,926.07
7	Aug 9, 2025	\$12.75	\$419.27	\$432.02	\$41,913.32
8	Sep 9, 2025	\$12.88	\$419.14	\$432.02	\$41,900.44
9	Oct 9, 2025	\$13.01	\$419.01	\$432.02	\$41,887.43
10	Nov 9, 2025	\$13.14	\$418.88	\$432.02	\$41,874.29
11	Dec 9, 2025	\$13.27	\$418.75	\$432.02	\$41,861.02
Year	2025	\$138.98	\$4,613.19	\$4,752.17	\$41,861.02
12	Jan 9, 2026	\$13.41	\$418.61	\$432.02	\$41,847.61
13	Feb 9, 2026	\$13.54	\$418.48	\$432.02	\$41,834.07
14	Mar 9, 2026	\$13.67	\$418.35	\$432.02	\$41,820.40
15	Apr 9, 2026	\$13.81	\$418.21	\$432.02	\$41,806.59
16	May 9, 2026	\$13.95	\$418.07	\$432.02	\$41,792.64
17	Jun 9, 2026	\$14.09	\$417.93	\$432.02	\$41,778.55
18	Jul 9, 2026	\$14.23	\$417.79	\$432.02	\$41,764.32
19	Aug 9, 2026	\$14.37	\$417.65	\$432.02	\$41,749.95
20	Sep 9, 2026	\$14.52	\$417.50	\$432.02	\$41,735.43
21	Oct 9, 2026	\$14.66	\$417.36	\$432.02	\$41,720.77
22	Nov 9, 2026	\$14.81	\$417.21	\$432.02	\$41,705.96
23	Dec 9, 2026	\$14.96	\$417.06	\$432.02	\$41,691.00
Year	2026	\$170.02	\$5,014.17	\$5,184.19	\$41,691.00
24	Jan 9, 2027	\$15.11	\$416.91	\$432.02	\$41,675.89
25	Feb 9, 2027	\$15.26	\$416.76	\$432.02	\$41,660.63
26	Mar 9, 2027	\$15.41	\$416.61	\$432.02	\$41,645.22
27	Apr 9, 2027	\$15.56	\$416.46	\$432.02	\$41,629.66
28	May 9, 2027	\$15.72	\$416.30	\$432.02	\$41,613.94
29	Jun 9, 2027	\$15.88	\$416.14	\$432.02	\$41,598.06
30	Jul 9, 2027	\$16.03	\$415.99	\$432.02	\$41,582.03
31	Aug 9, 2027	\$16.20	\$415.82	\$432.02	\$41,565.83
32	Sep 9, 2027	\$16.36	\$415.66	\$432.02	\$41,549.47
33	Oct 9, 2027	\$16.52	\$415.50	\$432.02	\$41,532.95

34	Nov 9, 2027	\$16.69	\$415.33	\$432.02	\$41,516.26
35	Dec 9, 2027	\$16.85	\$415.17	\$432.02	\$41,499.41
Year	2027	\$191.59	\$4,992.60	\$5,184.19	\$41,499.41
36	Jan 9, 2028	\$17.02	\$415.00	\$432.02	\$41,482.39
37	Feb 9, 2028	\$17.19	\$414.83	\$432.02	\$41,465.20
38	Mar 9, 2028	\$17.36	\$414.66	\$432.02	\$41,447.84
39	Apr 9, 2028	\$17.54	\$414.48	\$432.02	\$41,430.30
40	May 9, 2028	\$17.71	\$414.31	\$432.02	\$41,412.59
41	Jun 9, 2028	\$17.89	\$414.13	\$432.02	\$41,394.70
42	Jul 9, 2028	\$18.07	\$413.95	\$432.02	\$41,376.63
43	Aug 9, 2028	\$18.25	\$413.77	\$432.02	\$41,358.38
44	Sep 9, 2028	\$18.43	\$413.59	\$432.02	\$41,339.95
45	Oct 9, 2028	\$18.62	\$413.40	\$432.02	\$41,321.33
46	Nov 9, 2028	\$18.80	\$413.22	\$432.02	\$41,302.53
47	Dec 9, 2028	\$18.99	\$413.03	\$432.02	\$41,283.54
Year	2028	\$215.87	\$4,968.32	\$5,184.19	\$41,283.54
48	Jan 9, 2029	\$19.18	\$412.84	\$432.02	\$41,264.36
49	Feb 9, 2029	\$19.37	\$412.65	\$432.02	\$41,244.99
50	Mar 9, 2029	\$19.57	\$412.45	\$432.02	\$41,225.42
51	Apr 9, 2029	\$19.76	\$412.26	\$432.02	\$41,205.66
52	May 9, 2029	\$19.96	\$412.06	\$432.02	\$41,185.70
53	Jun 9, 2029	\$20.16	\$411.86	\$432.02	\$41,165.54
54	Jul 9, 2029	\$20.36	\$411.66	\$432.02	\$41,145.18
55	Aug 9, 2029	\$20.56	\$411.46	\$432.02	\$41,124.62
56	Sep 9, 2029	\$20.77	\$411.25	\$432.02	\$41,103.85
57	Oct 9, 2029	\$20.98	\$411.04	\$432.02	\$41,082.87
58	Nov 9, 2029	\$21.19	\$410.83	\$432.02	\$41,061.68
59	Dec 9, 2029	\$21.40	\$410.62	\$432.02	\$41,040.28
Year	2029	\$243.26	\$4,940.93	\$5,184.19	\$41,040.28
60	Jan 9, 2030	\$21.73	\$410.41	\$432.14	\$41,018.55
Year	2030	\$21.73	\$410.41	\$432.14	\$41,018.55
	Totals	\$981.45	\$24,939.60	\$25,921.05	\$41,018.55

Balloon Loan Amortization Schedule

Loan Date: Jan 9, 2025
Principal: \$48,000.00
of Payments: 24
Interest Rate: 15.00%
Monthly Payment: \$606.93
Balloon Payment: \$47,807.34

Schedule of Payments

Payment	Date	Principal	Interest	Payment	Balance
1	Feb 9, 2025	\$6.93	\$600.00	\$606.93	\$47,993.07
2	Mar 9, 2025	\$7.02	\$599.91	\$606.93	\$47,986.05
3	Apr 9, 2025	\$7.11	\$599.82	\$606.93	\$47,978.94
4	May 9, 2025	\$7.19	\$599.74	\$606.93	\$47,971.75
5	Jun 9, 2025	\$7.28	\$599.65	\$606.93	\$47,964.47
6	Jul 9, 2025	\$7.38	\$599.55	\$606.93	\$47,957.09
7	Aug 9, 2025	\$7.47	\$599.46	\$606.93	\$47,949.62
8	Sep 9, 2025	\$7.56	\$599.37	\$606.93	\$47,942.06
9	Oct 9, 2025	\$7.66	\$599.27	\$606.93	\$47,934.40
10	Nov 9, 2025	\$7.75	\$599.18	\$606.93	\$47,926.65
11	Dec 9, 2025	\$7.85	\$599.08	\$606.93	\$47,918.80
Year	2025	\$81.20	\$6,595.05	\$6,676.25	\$47,918.80
12	Jan 9, 2026	\$7.95	\$598.98	\$606.93	\$47,910.85
13	Feb 9, 2026	\$8.05	\$598.88	\$606.93	\$47,902.80
14	Mar 9, 2026	\$8.15	\$598.78	\$606.93	\$47,894.65
15	Apr 9, 2026	\$8.25	\$598.68	\$606.93	\$47,886.40
16	May 9, 2026	\$8.35	\$598.58	\$606.93	\$47,878.05
17	Jun 9, 2026	\$8.46	\$598.47	\$606.93	\$47,869.59
18	Jul 9, 2026	\$8.56	\$598.37	\$606.93	\$47,861.03
19	Aug 9, 2026	\$8.67	\$598.26	\$606.93	\$47,852.36
20	Sep 9, 2026	\$8.78	\$598.15	\$606.93	\$47,843.58
21	Oct 9, 2026	\$8.89	\$598.04	\$606.93	\$47,834.69
22	Nov 9, 2026	\$9.00	\$597.93	\$606.93	\$47,825.69
23	Dec 9, 2026	\$9.11	\$597.82	\$606.93	\$47,816.58
Year	2026	\$102.22	\$7,180.96	\$7,283.18	\$47,816.58
24	Jan 9, 2027	\$9.24	\$597.71	\$606.95	\$47,807.34
Year	2027	\$9.24	\$597.71	\$606.95	\$47,807.34
	Totals	\$192.66	\$14,373.72	\$14,566.38	\$47,807.34



Property Details

Owner Name:	Joyce E Coulter
Assessor's Parcel Number:	15100020030 (RP015100020030)
Property Address:	Gold Fork Ridge Rd, Boise, ID 83716
County, State:	Boise, ID
Subdivision:	Clear Creek Estates
Lot Number:	3
Legal Description:	T5 N R4 E Clear Creek Estates 10 Blk 2 Lot 3 Sec 20
TRS:	T5N R4E SEC 20
Parcel Size:	0.82 acres
Terrain Type:	Wooded / Steep Slope
Lot Dimensions:	155 ft N 310 ft E 110 ft S 230 ft W
Elevation:	3920 ft
Flood Zone / Wetlands:	No
Notes:	N/A

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/tHrfBNbzTqAa2Qub8
GPS Coordinates (Center):	43.75332, -115.99853

GPS Coordinates (4 corners):	43.7537, -115.9986 NE 43.7532, -115.9981 E 43.7529, -115.9982 SE 43.753, -115.9986 SW 43.7535, -115.999 NW
City or County Limits:	County
School District:	Basin School District 72
Access To Property:	Gold Fork Ridge Rd
Road Type:	Gravel
Who Maintains Roads:	County
Closest Highways:	US-26 / I-184
Closest Major City:	Boise, Idaho, 51 min (34.8 miles)
Closest Small Town:	Idaho City, Idaho 83631, 23 min (14.8 miles)
Closest Gas Station:	Sinclair Gas Station, 3889 ID-21, Idaho City, ID 83631, 22 min (14.5 miles)
Nearby Attractions:	Barber Park, 4049 S Eckert Rd, Boise, ID 83716, 40 min (28.6 miles) Zoo Boise, 355 Julia Davis Dr, Boise, ID 83702, 49 min (34.6 miles) Boise River Walk, Boise, ID 83714, 49 min (40.1 miles) Table Rock, 3199 E Table Rock Rd, Boise, ID 83712, 1 hr (38.6 miles) Kirkham Hot Springs, 7658 ID-21, Lowman, ID 83637, 1 hr 15 min (52.2 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$47,000
Assessed Actual Value:	\$47,000
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$140.98
Notes:	Taxes are current. 2024 Taxes due 12/20/24 in the amount of \$140.98.

Zoning & Restriction Information

Zoning / Property Use Code:	MULTIPLE USE ZONE DISTRICT
What can be built on the property?	Single Family Dwelling, Mobile / Manufactured / Modular home, accessory structure, etc.
Time limit to build?	Building permits are valid for 1 year and expire if work has not started within 6 months.
Is camping allowed?	Per County, would require a conditional use permit.
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, would require a conditional use permit.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per County, Yes
Mobile home restrictions if any:	See attachment for details.
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	See attachment for details. (If on a chassis, would require conditional use permit, if on foundation same as mobile / manufactured / modular home requirements)
Are short term vacation rentals allowed?	Per County, Yes
Vacation rental restrictions if any:	If more than one rental is present would require a conditional use permit.
Is property part of an HOA / POA?	Unable to locate, if any. Per nearby comps, there is no association present.
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any. Per nearby comps, there are no restrictions present.
CC&R Information:	N/A
Deed Availability:	Recorder's office requires a written request to obtain documents. Fee of \$1.00 for mailed or emailed copies.
Deed Information:	174653
Notes:	Information above is based on County restrictions. Unable to locate CC&R's or Deed restrictions, if any.

Utility Information

Water?	Would have to drill a well.
Sewer / Septic?	Would have to install septic.
Electric?	Would have to contact Idaho Power Company (208-388-2323) or use alternative power.
Gas?	Would have to contact Suburban Propane (208-375-4254), Ed Staub & Sons Propane (208-461-4556), etc.
Waste?	Would have to contact Boise County Sanitation LLC (208-488-5908), Boise Transfer Station (208-362-7564), etc.
Notes:	Per planner, water and sewer services are not available outside the city limits, well and septic required. Per, Department of Water Resources, a septic tank must be 50' away from the well site, and a drain field must be 100' away from a well site.

County Contact Information

County Website:	https://www.boisecounty.us/
Assessor Website:	https://www.boisecounty.us/services/assessor/
Treasurer Website:	https://www.boisecounty.us/services/treasurer/
Recorder Website:	https://www.boisecounty.us/services/county-clerk-auditor/
GIS Website:	https://experience.arcgis.com/experience/444b5973179d4d7d8b11aa41b7675018/#data_s=id%3AdataSource_2-18dd6fb4d7b-layer-45%3A3060
Zoning Link:	https://www.boisecounty.us/services/planning-and-zoning/
Phone number for Planning Dept:	208-392-2293
Phone number for Recorder:	208-392-4431
Phone number for Treasurer:	208-392-4441
Phone number for Assessor:	(208) 392-4415
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A

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MAR.CT

RP01510001001
22 ASPEN RIDGE

RP015100020020

RP015120010130

RP015100020040
47 DEADMANS GULCH

RP015100020200
43 DEADMANS GULCH

RP015120010140
48 GOLD FORK RIDGE RD

RP015100020030

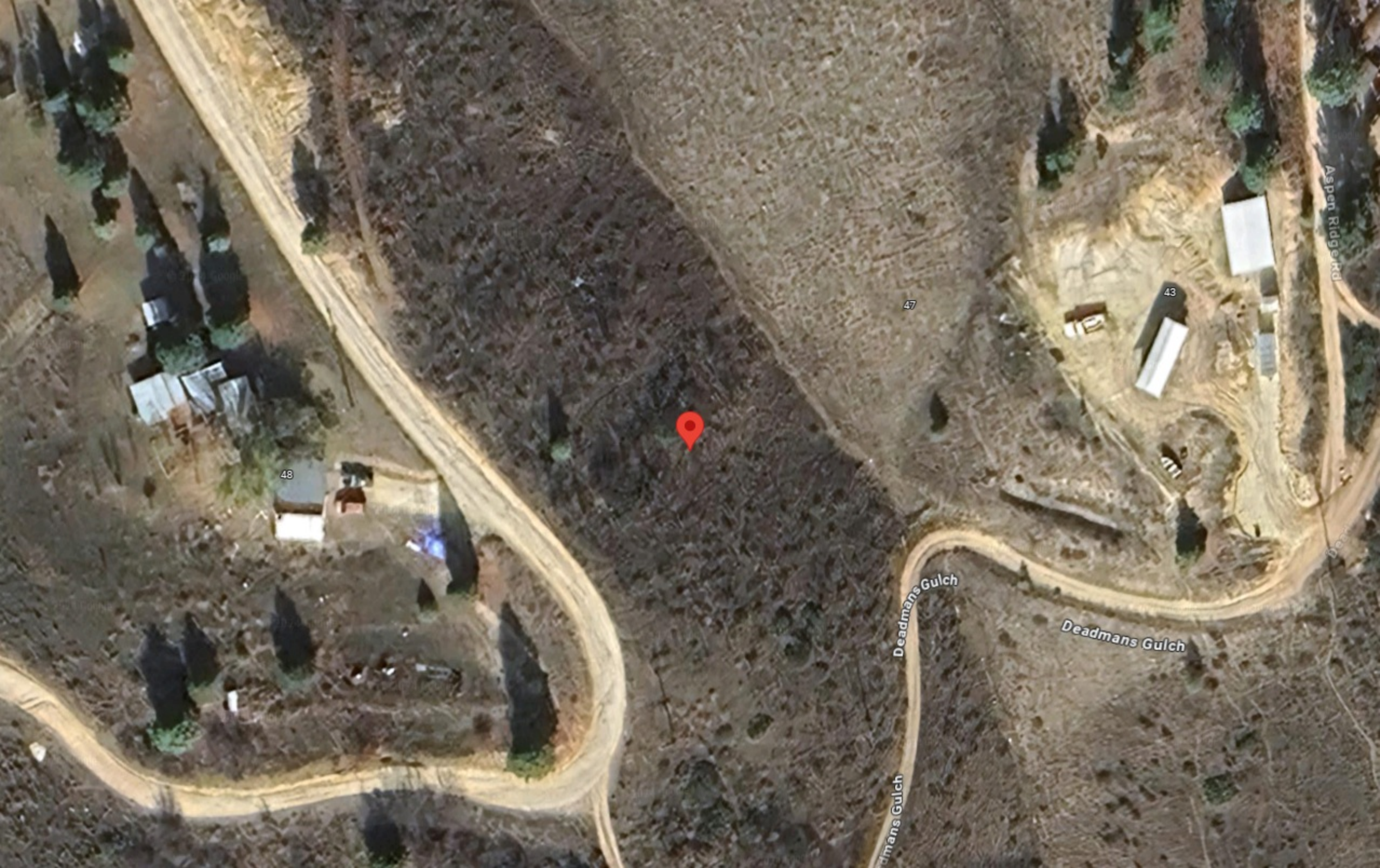
RP015110020020

RP015110030030

RP015110030010
53 DEADMANS GULCH







Aspen Ridge Rd

43

47

48

Deadmans Gulch

Deadmans Gulch

Deadmans Gulch



Gold Fork Ridge Rd

Aspen Ridge Rd

Gold Fork Ridge Rd

High Mountain Rd

Palamar Ct

Palamar Ct

Deadmans Gulch

Sioux Ct

Deadmans Gulch

Banner Rd

Deadmans Gulch

Banner Rd

Rampage Rd

Rampage Rd

Deadmans Gulch Rd

War Eagle Rd

War Eagle