



BLUEBIRD
LAND VENTURES

OFFERING MEMORANDUM

MO – JEFFERSON
APN 04-7.0-25.0-0-000-014.11

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 29 NOVEMBER 2024



29 November 2024

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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PURCHASE OPTIONS

PROPERTY DETAILS

APN: 04-7.0-25.0-0-000-014.11
 Size (acres): 4
 Legal Description: Meadowbrook Valley Ests 2 Amend Lot 11

OPTION 1 - CASH PURCHASE		
Price =	\$	35,340.00
Escrow Deposit =	\$	500.00

OPTION 2 - SELLER FINANCING A		
Price =	\$	38,000.00
APR =		12.00%
Term (yrs) =		5
Down Payment =	\$	11,400.00
Loan Document Charge =	\$	300.00
Escrow Deposit =	\$	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:	\$	424.00
Annual HOA/POA Fees:	\$	-

OPTION 3 - SELLER FINANCING B		
Price =	\$	38,000.00
APR =		15.00%
Term (yrs) =		2
Down Payment =	\$	7,600.00
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:	\$	424.00
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: Nov 29, 2024
Principal: \$29,900.00
of Payments: 24
Interest Rate: 15.00%
Monthly Payment: \$378.07
Balloon Payment: \$29,779.99

Schedule of Payments

Payment	Date	Principal	Interest	Payment	Balance
1	Dec 29, 2024	\$4.32	\$373.75	\$378.07	\$29,895.68
Year	2024	\$4.32	\$373.75	\$378.07	\$29,895.68
2	Jan 29, 2025	\$4.37	\$373.70	\$378.07	\$29,891.31
3	Feb 28, 2025	\$4.43	\$373.64	\$378.07	\$29,886.88
4	Mar 29, 2025	\$4.48	\$373.59	\$378.07	\$29,882.40
5	Apr 29, 2025	\$4.54	\$373.53	\$378.07	\$29,877.86
6	May 29, 2025	\$4.60	\$373.47	\$378.07	\$29,873.26
7	Jun 29, 2025	\$4.65	\$373.42	\$378.07	\$29,868.61
8	Jul 29, 2025	\$4.71	\$373.36	\$378.07	\$29,863.90
9	Aug 29, 2025	\$4.77	\$373.30	\$378.07	\$29,859.13
10	Sep 29, 2025	\$4.83	\$373.24	\$378.07	\$29,854.30
11	Oct 29, 2025	\$4.89	\$373.18	\$378.07	\$29,849.41
12	Nov 29, 2025	\$4.95	\$373.12	\$378.07	\$29,844.46
13	Dec 29, 2025	\$5.01	\$373.06	\$378.07	\$29,839.45
Year	2025	\$56.23	\$4,480.61	\$4,536.84	\$29,839.45
14	Jan 29, 2026	\$5.08	\$372.99	\$378.07	\$29,834.37
15	Feb 28, 2026	\$5.14	\$372.93	\$378.07	\$29,829.23
16	Mar 29, 2026	\$5.20	\$372.87	\$378.07	\$29,824.03
17	Apr 29, 2026	\$5.27	\$372.80	\$378.07	\$29,818.76
18	May 29, 2026	\$5.34	\$372.73	\$378.07	\$29,813.42
19	Jun 29, 2026	\$5.40	\$372.67	\$378.07	\$29,808.02
20	Jul 29, 2026	\$5.47	\$372.60	\$378.07	\$29,802.55
21	Aug 29, 2026	\$5.54	\$372.53	\$378.07	\$29,797.01
22	Sep 29, 2026	\$5.61	\$372.46	\$378.07	\$29,791.40
23	Oct 29, 2026	\$5.68	\$372.39	\$378.07	\$29,785.72
24	Nov 29, 2026	\$5.73	\$372.32	\$378.05	\$29,779.99
Year	2026	\$59.46	\$4,099.29	\$4,158.75	\$29,779.99
	Totals	\$120.01	\$8,953.65	\$9,073.66	\$29,779.99

Balloon Loan Amortization Schedule

Loan Date: Nov 29, 2024
Principal: \$26,100.00
of Payments: 60
Interest Rate: 12.00%
Monthly Payment: \$268.47
Balloon Payment: \$25,490.10

Schedule of Payments

Payment	Date	Principal	Interest	Payment	Balance
1	Dec 29, 2024	\$7.47	\$261.00	\$268.47	\$26,092.53
Year	2024	\$7.47	\$261.00	\$268.47	\$26,092.53
2	Jan 29, 2025	\$7.55	\$260.92	\$268.47	\$26,084.98
3	Feb 28, 2025	\$7.62	\$260.85	\$268.47	\$26,077.36
4	Mar 29, 2025	\$7.70	\$260.77	\$268.47	\$26,069.66
5	Apr 29, 2025	\$7.77	\$260.70	\$268.47	\$26,061.89
6	May 29, 2025	\$7.85	\$260.62	\$268.47	\$26,054.04
7	Jun 29, 2025	\$7.93	\$260.54	\$268.47	\$26,046.11
8	Jul 29, 2025	\$8.01	\$260.46	\$268.47	\$26,038.10
9	Aug 29, 2025	\$8.09	\$260.38	\$268.47	\$26,030.01
10	Sep 29, 2025	\$8.17	\$260.30	\$268.47	\$26,021.84
11	Oct 29, 2025	\$8.25	\$260.22	\$268.47	\$26,013.59
12	Nov 29, 2025	\$8.34	\$260.13	\$268.47	\$26,005.25
13	Dec 29, 2025	\$8.42	\$260.05	\$268.47	\$25,996.83
Year	2025	\$95.70	\$3,125.95	\$3,221.65	\$25,996.83
14	Jan 29, 2026	\$8.50	\$259.97	\$268.47	\$25,988.33
15	Feb 28, 2026	\$8.59	\$259.88	\$268.47	\$25,979.74
16	Mar 29, 2026	\$8.67	\$259.80	\$268.47	\$25,971.07
17	Apr 29, 2026	\$8.76	\$259.71	\$268.47	\$25,962.31
18	May 29, 2026	\$8.85	\$259.62	\$268.47	\$25,953.46
19	Jun 29, 2026	\$8.94	\$259.53	\$268.47	\$25,944.52
20	Jul 29, 2026	\$9.03	\$259.44	\$268.47	\$25,935.49
21	Aug 29, 2026	\$9.12	\$259.35	\$268.47	\$25,926.37
22	Sep 29, 2026	\$9.21	\$259.26	\$268.47	\$25,917.16
23	Oct 29, 2026	\$9.30	\$259.17	\$268.47	\$25,907.86
24	Nov 29, 2026	\$9.39	\$259.08	\$268.47	\$25,898.47
25	Dec 29, 2026	\$9.49	\$258.98	\$268.47	\$25,888.98
Year	2026	\$107.85	\$3,113.80	\$3,221.65	\$25,888.98
26	Jan 29, 2027	\$9.58	\$258.89	\$268.47	\$25,879.40
27	Feb 28, 2027	\$9.68	\$258.79	\$268.47	\$25,869.72
28	Mar 29, 2027	\$9.77	\$258.70	\$268.47	\$25,859.95
29	Apr 29, 2027	\$9.87	\$258.60	\$268.47	\$25,850.08
30	May 29, 2027	\$9.97	\$258.50	\$268.47	\$25,840.11
31	Jun 29, 2027	\$10.07	\$258.40	\$268.47	\$25,830.04
32	Jul 29, 2027	\$10.17	\$258.30	\$268.47	\$25,819.87

33	Aug 29, 2027	\$10.27	\$258.20	\$268.47	\$25,809.60
34	Sep 29, 2027	\$10.37	\$258.10	\$268.47	\$25,799.23
35	Oct 29, 2027	\$10.48	\$257.99	\$268.47	\$25,788.75
36	Nov 29, 2027	\$10.58	\$257.89	\$268.47	\$25,778.17
37	Dec 29, 2027	\$10.69	\$257.78	\$268.47	\$25,767.48
Year	2027	\$121.50	\$3,100.15	\$3,221.65	\$25,767.48
38	Jan 29, 2028	\$10.80	\$257.67	\$268.47	\$25,756.68
39	Feb 29, 2028	\$10.90	\$257.57	\$268.47	\$25,745.78
40	Mar 29, 2028	\$11.01	\$257.46	\$268.47	\$25,734.77
41	Apr 29, 2028	\$11.12	\$257.35	\$268.47	\$25,723.65
42	May 29, 2028	\$11.23	\$257.24	\$268.47	\$25,712.42
43	Jun 29, 2028	\$11.35	\$257.12	\$268.47	\$25,701.07
44	Jul 29, 2028	\$11.46	\$257.01	\$268.47	\$25,689.61
45	Aug 29, 2028	\$11.57	\$256.90	\$268.47	\$25,678.04
46	Sep 29, 2028	\$11.69	\$256.78	\$268.47	\$25,666.35
47	Oct 29, 2028	\$11.81	\$256.66	\$268.47	\$25,654.54
48	Nov 29, 2028	\$11.93	\$256.54	\$268.47	\$25,642.61
49	Dec 29, 2028	\$12.04	\$256.43	\$268.47	\$25,630.57
Year	2028	\$136.91	\$3,084.74	\$3,221.65	\$25,630.57
50	Jan 29, 2029	\$12.17	\$256.30	\$268.47	\$25,618.40
51	Feb 28, 2029	\$12.29	\$256.18	\$268.47	\$25,606.11
52	Mar 29, 2029	\$12.41	\$256.06	\$268.47	\$25,593.70
53	Apr 29, 2029	\$12.53	\$255.94	\$268.47	\$25,581.17
54	May 29, 2029	\$12.66	\$255.81	\$268.47	\$25,568.51
55	Jun 29, 2029	\$12.79	\$255.68	\$268.47	\$25,555.72
56	Jul 29, 2029	\$12.91	\$255.56	\$268.47	\$25,542.81
57	Aug 29, 2029	\$13.04	\$255.43	\$268.47	\$25,529.77
58	Sep 29, 2029	\$13.17	\$255.30	\$268.47	\$25,516.60
59	Oct 29, 2029	\$13.30	\$255.17	\$268.47	\$25,503.30
60	Nov 29, 2029	\$13.20	\$255.03	\$268.23	\$25,490.10
Year	2029	\$140.47	\$2,812.47	\$2,952.94	\$25,490.10
	Totals	\$609.90	\$15,498.12	\$16,108.02	\$25,490.10



Property Details

Owner Name:	XIAO XIANGYUN
Assessor's Parcel Number:	04-7.0-25.0-0-000-014.11
Property Address:	583 Meadowbrook Valley Dr, Eureka, MO 63025
County, State:	Jefferson County, MO
Subdivision:	Meadowbrook Valley Estates Ph 02
Lot Number:	Lot 11
Legal Description:	MEADOWBROOK VALLEY ESTS 2 AMEND LOT 11
TRS:	T43N R3E SEC 25
Parcel Size:	4 acres
Terrain Type:	Wooded / Sloped
Lot Dimensions:	400 ft North 260 ft East 530 ft South 450 ft West
Elevation:	620 ft - 700 ft
Flood Zone / Wetlands:	None
Notes:	N/A

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/c8P8F1F9UJVSqsVEA
GPS Coordinates (Center):	38.43354, -90.63277

GPS Coordinates (4 corners):	38.4342, -90.6322 NE 38.4336, -90.6318 SE 38.4329, -90.6334 SW 38.4341, -90.6336 NW
City or County Limits:	County
School District:	Rockwood R-6 School District
Access To Property:	Meadowbrook Valley Dr
Road Type:	Paved / Gravel
Who Maintains Roads:	Privately Maintained
Closest Highways:	I-44
Closest Major City:	St. Louis, Missouri, 41 min (33.2 miles)
Closest Small Town:	Eureka, Missouri, 12 min (6.1 miles)
Closest Gas Station:	bp, 5150 Bald Hill Rd, MO-109, Eureka, MO 63025, 10 min (4.3 miles) Circle K, 4671 State Highway W, Byrnes Mill, MO 63051, 10 min (5.0 miles)
Nearby Attractions:	Labarque Creek Conservation Area, Valley Dr, Pacific, MO 63069, 17 min (9.8 miles) Six Flags St. Louis, 4900 Six Flags Rd, Eureka, MO 63025, 19 min (10.0 miles) The Gateway Arch, St. Louis, MO 63102, 38 min (33.5 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	\$5,900
Assessed Actual Value:	\$31,100
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$424.22
Notes:	Taxes current through 2023. Taxes for 2024 are due in the amount of \$424.00

Zoning & Restriction Information

Zoning / Property Use Code:	Per County, Zoned LR2 (Large Lot Residential District) https://ecode360.com/JE3328/home
What can be built on the property?	Single Family Dwelling, accessory structures. Per comp research: min. 2000 sf. for ranch, 2300 for 1.5 sty., 2500 sf for more than 1.5 sty (Unconfirmed)
Time limit to build?	Building permits are valid for 1 year.
Is camping allowed?	Per comp research, subdivision would not allow camping.
Camping restrictions if any:	N/A
Are RV's allowed?	Per comp research, subdivision would not allow RV's for recreation.
RV restrictions if any:	N/A
Are mobile homes allowed?	Per comp research, subdivision would not allow mobile homes.
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per comp research, subdivision would not allow tiny homes.
Tiny home restrictions if any:	N/A
Are short term vacation rentals allowed?	Per comp research, subdivision would not allow STR.
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	Meadowbrook Valley Estates, although we couldn't find any official website or contact information to confirm details. Would recommend verifying with property owner or a title company.
HOA / POA dues, if any:	Per comp research, HOA fee: \$200 annually (Unconfirmed)
Subdivision CC&R Availability:	There appear to be CC&R's for the subdivision, but there are fees required to search and view documents, please visit... https://tapestry.fidlar.com/Tapestry2/Search.aspx
CC&R Information:	Undetermined.
Deed Availability:	There are fees required to search and view documents, please visit... https://tapestry.fidlar.com/Tapestry2/Search.aspx
Deed Information:	2024R-014862
Notes:	This property is zoned LR2 and it appears Meadowbrook Valley Estates subdivision restrictions will apply. Listing link: https://www.zillow.com/homedetails/583-Meadowbrook-Valley-Dr-Eureka-MO-63025/141000323_zpid/ Additional comp: https://www.bexrealty.com/Missouri/Eureka/523-Meadowbrook-Valley-Dr/land/

Utility Information

Water?	Per comp research, water well would be required.
Sewer / Septic?	Per comp research, community sewer is available.
Electric?	Contact Ameren Missouri 800-552-7583
Gas?	Would have to contact Ferrellgas 573-431-4518, MFA Oil Propane 636-475-9450, etc.
Waste?	Would have to contact private hauler.
Notes:	Per comp research, well would be required and there is a community sewer system available.

County Contact Information

County Website:	https://www.jeffcomo.org/
Assessor Website:	https://www.jeffcomo.org/157/Assessor
Treasurer Website:	https://www.jeffcomo.org/182/Collector
Recorder Website:	https://www.jeffcomo.org/315/Recorder-of-Deeds
GIS Website:	https://jeffcomo.maps.arcgis.com/apps/webappviewer/index.html?id=efafd2634c3c494ab61f03bbcd759ec7
Zoning Link:	https://www.jeffcomo.org/332/Planning-Zoning-Commission
Phone number for Planning Dept:	(636) 797-5580
Phone number for Recorder:	(636) 797-5414
Phone number for Treasurer:	(636) 797-5406
Phone number for Assessor:	(636) 797-5466
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A



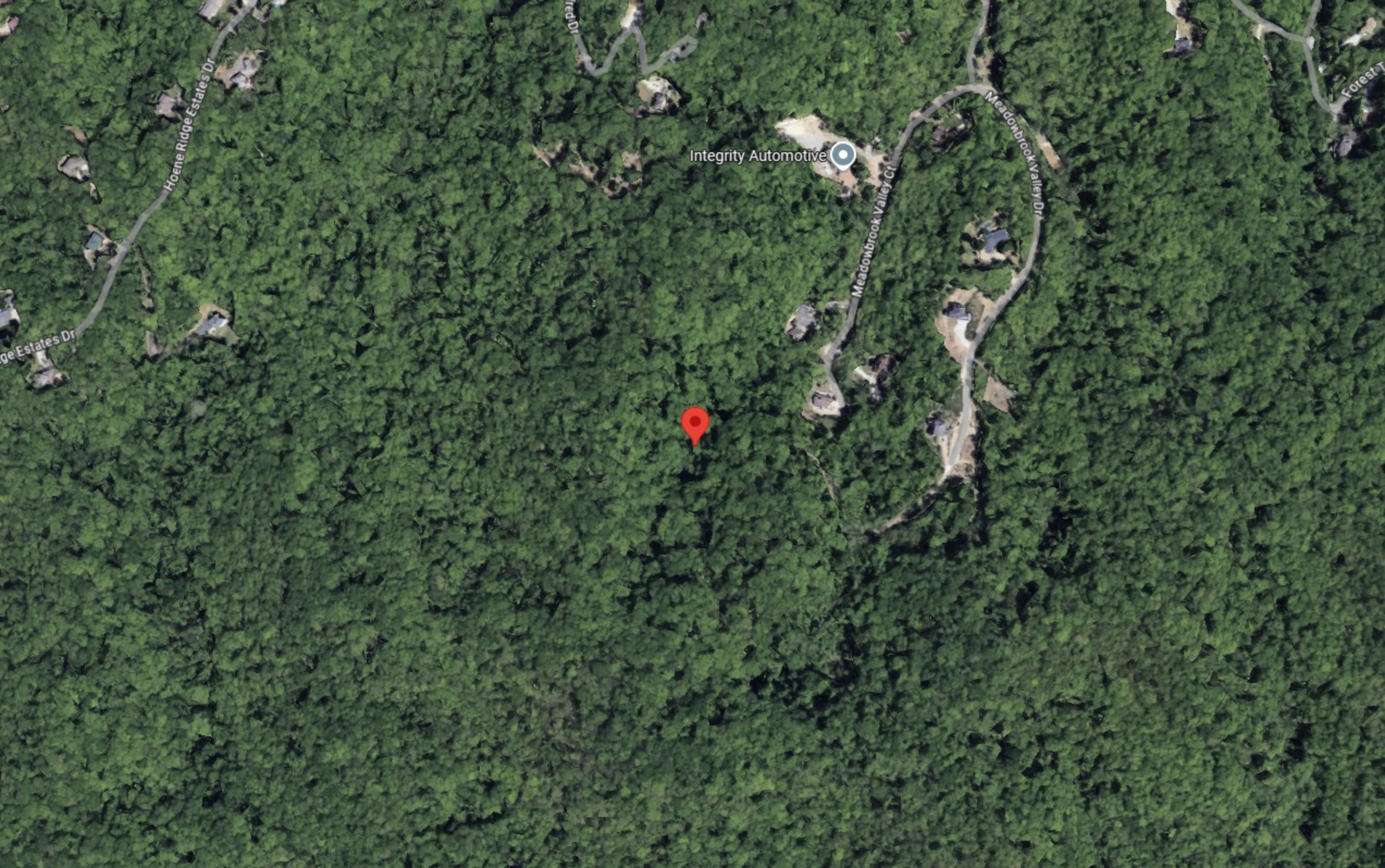




Meadowbrook V

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Integrity Automotive

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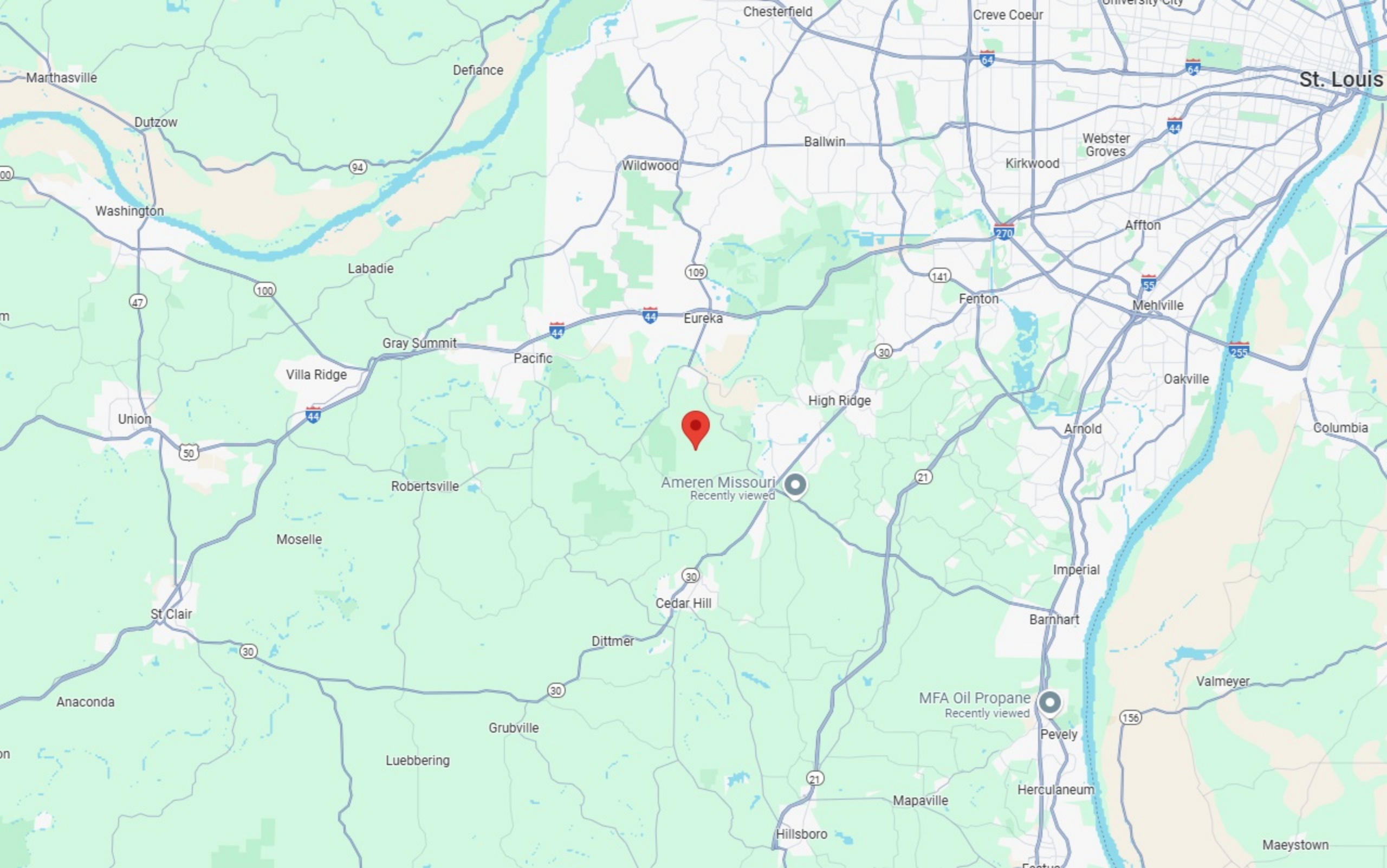
Super 8 by Wyndham
Eureka/Six Flags Nearby
From \$72/night
on Expedia.com



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