



BLUEBIRD
LAND PARTNERS

OFFERING MEMORANDUM & DUE DILIGENCE PACKET (MEMOPACK)

AZ – PINAL
DEED 2025-048986/PARCEL A

BY OWNER-AGENT. A principal(s) of Bluebird Land Partners, LLC is a MO real estate licensee, transacting solely on the company's behalf. No agency representation exists nor is implied. The company is not a real estate brokerage and negotiates on behalf of its subsidiaries.

CAVEAT EMPTOR. Buyer bears responsibility for verifying all information on the Property.

Seller has the legal right to sell the Property, either through ownership, management authority, or an existing purchase agreement.

CURRENT AS OF 29 JUN 2025



29 June 2025

Dear Sir/Madam

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

What's Inside this MEMOPACK?

- Complete Transparency: From property specifications to neighborhood insights, we've left no stone unturned. Consider our Offering Memorandum & Due Diligence Packet (MEMOPACK) your real estate flight plan—no need to play detective! Moreover, we maintain the legal right to sell all properties that we offer, either through ownership, management authority, or an existing purchase agreement.

Why Choose Bluebird Land Partners?

1. Integrity: Our MEMOPACK is meticulously crafted to during our own due diligence and is shared to provide you with all the essential information upfront.
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.
3. Service: As a veteran-owned company, we understand the value of service. Our team stands ready to assist you and we've made our MEMOPACK comprehensive, so you won't need a lengthy discovery call.

Two Paths to Make This Property Yours

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 email us at buy@buybluebird.land to speak with a member of our team about getting your purchase started!

Cheers!

Josh Travis
Founder & President

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

CAVEAT EMPTOR. Bluebird Land Partners, LLC, 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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Property Details

Owner Name:	PRO PLATINUM INC., a Florida corporation (managed by Bluebird Land Partners)
Assessor's Parcel Number:	Pending Assignment (Contact Pinal County, Cartography Division, 520-866-6361)
Property Address:	None or zero E Broadway Ave, Apache Junction, AZ, 85119
County, State:	Pinal, AZ
Subdivision:	N/A
Lot Number:	N/A
Legal Description:	See deed attached for complete legal description. (24-B366/Parcel A)
TRS:	T1N R8E SEC 25
Parcel Size:	1.058 acres
Terrain Type:	Desert / Brush
Lot Dimensions:	158.50 ft x 290.71 ft
Elevation:	1800 ft
Flood Zone / Wetlands:	FEMA Flood Zone: "X" (An area that is determined to be outside the 1% and 0.2% annual chance floodplains.)
Notes:	See deed attached for complete legal description. Contact Pinal County Cartography Division for confirmation of MLD Project 25-0073 which created this parcel. 520-866-6361

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/AkPUJuy2H6WEv3wx8
GPS Coordinates (Center):	33.407430, -111.489545

GPS Coordinates (4 corners):	See map
City or County Limits:	County
School District:	Apache Junction Unified District
Access To Property:	E Broadway Ave / S Val Vista Rd
Road Type:	Paved
Who Maintains Roads:	County
Closest Highways:	HWY-60 / AZ-202 / I-10
Closest Major City:	Phoenix, Arizona, 41 min (39.6 miles)
Closest Small Town:	Apache Junction, Arizona, 9 min (4.1 miles)
Closest Gas Station:	Chevron, 3265 S Goldfield Rd, Apache Junction, AZ 85219, 6 min (2.9 miles)
Nearby Attractions:	The Cougar's Shadow Viewing Site, 1334 S Goldfield Rd, Apache Junction, AZ 85119, 3 min (1.6 miles) Superstition Mountain - Lost Dutchman Museum, 4087 E Apache Trail, Apache Junction, AZ 85119, 6 min (3.3 miles) Goldfield Ghost Town and Mine Tours Inc., 4650 N Mammoth Mine Rd, Apache Junction, AZ 85119, 8 min (4.2 miles) Arizona Museum of Natural History, 53 N Macdonald, Mesa, AZ 85201, 27 min (23.7 miles) Desert Botanical Garden, 1201 N Galvin Pkwy, Phoenix, AZ 85008, 34 min (34.1 miles)
Notes:	N/A
Property Tax Information	
Assessed Taxable Value:	ASSESSED FCV: Pending from County ASSESSED LPV: Pending from County
Assessed Actual Value:	FULL CASH VALUE (FCV): Pending from County LIMITED VALUE (LVP): Pending from County
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	Pending assessment from County
Notes:	Taxes are current through 2024. Taxes for 2025 will be due.

Zoning & Restriction Information

Zoning / Property Use Code:	CR-1A
What can be built on the property?	One-family dwelling unit, conventional construction. See details attached.
Time limit to build?	Permits are valid for 180 days
Is camping allowed?	Per County, Not Allowed
Camping restrictions if any:	N/A
Are RV's allowed?	Per County, Not Allowed
RV restrictions if any:	RV's may only be occupied during construction for up to 90 days, permit required.
Are mobile homes allowed?	Per County, Not Allowed
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	Would have to follow setbacks of zoning ordinance.
Are short term vacation rentals allowed?	Per County, they have no restrictions
Vacation rental restrictions if any:	N/A
Is property part of an HOA / POA?	Unable to locate, if any
HOA / POA dues, if any:	N/A
Subdivision CC&R Availability:	Unable to locate, if any
CC&R Information:	N/A
Deed Availability:	See attached.
Deed Information:	2025-048986
Notes:	Information above is based on County restrictions. Unable to locate CC&R's or Deed restrictions, if any.

Utility Information	
Water?	Water is available, contact Arizona Water Co (480) 982-2201
Sewer / Septic?	Would have to install a septic system
Electric?	Would have to contact Salt River Project Power (602) 236-8888
Gas?	Would have to contact Diamondback Propane (480) 982-8072, Arizona Propane (480) 990-2245
Waste?	Would have to contact Republic Services Apache Junction (602) 237-2078
Notes:	N/A
County Contact Information	
County Website:	https://www.pinal.gov/
Assessor Website:	https://www.pinal.gov/486/Assessor
Treasurer Website:	https://treasurer.pinal.gov/
Recorder Website:	https://www.pinal.gov/810/Recorder
GIS Website:	https://www.pinal.gov/630/GIS
Zoning Link:	https://www.pinal.gov/547/Planning-Zoning-Commission
Phone number for Planning Dept:	(520) 866-6452
Phone number for Recorder:	(520) 866-6830
Phone number for Treasurer:	(888) 431-1311
Phone number for Assessor:	(520) 866-6361
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A

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After recording return to:

Pro Platinum, Inc
310 South Ocean Blvd., #505
Boca Raton, Florida 33432



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 06/17/2025 1116
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2025-048986

Affidavit Exempt: A.R.S. 11-1134(B)(13)

WARRANTY DEED

For good and valuable consideration, **PRO PLATINUM INC., a Florida corporation**, does hereby convey to **PRO PLATINUM INC., a Florida corporation**, any and all interest in, under and to the following described real property situated in Pinal County, State of Arizona:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN.

Subject to existing taxes, assessments, restrictions, easements, liens, encumbrances and rights of way of record. And the Grantor does warrant the title against all persons whomsoever, subject to the matters set forth above.

PRO PLATINUM INC.

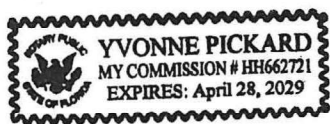
By: *Daniel Joseph Caradonna*
Daniel Joseph Caradonna, President

STATE OF FLORIDA)
County of Palm Beach) ss.

This instrument was acknowledged and executed before me, the undersigned Notary Public, on this 30 day of MAY, 2025 by Daniel Joseph Caradonna, the President of Pro Platinum Inc.

My commission expires: April 28, 2029

Yvonne Pickard
Notary Public



Prepared by Elizabeth A. Beatty, AZCLDP #80840
Florence Paralegal Services LLC, AZCLDP #81072

LEGAL DESCRIPTION

A portion of the North half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 25, Township 1 North, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at a General Land Office Brass Cap marking the North quarter corner of said Section 25, from which a Cotton Picker Spindle marking the Center quarter corner of said Section 25 bears South 00 Degrees 14 Minutes 25 Seconds East, a distance of 2643.72 feet. Thence South 89 Degrees 49 Minutes 22 Seconds West along the North boundary of the Northwest quarter of said Section 25, a distance of 1322.34 feet to a 1/2-inch Rebar. Thence South 00 Degrees 16 Minutes 01 Seconds East leaving the North boundary of the Northwest quarter of said Section 25, a distance of 330.72 feet. Thence North 89 Degrees 48 Minutes 43 Seconds East, a distance of 25.00 feet to a FOUND 1/2-inch Rebar Affixed with tag stamped "ACCEPTED R.L.S. #49864", marking the **POINT OF BEGINNING**;

Thence North 00 Degrees 16 Minutes 01 Seconds West, a distance of 290.71 feet to a FOUND 1/2-inch Rebar with tag stamped R.L.S. #16588;

Thence North 89 Degrees 49 Minutes 22 Seconds East parallel to North boundary of said Section 25, a distance of 158.50 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864;

Thence South 00 Degrees 16 Minutes 01 Seconds East, a distance of 290.68 feet to a SET 5/8-inch Rebar with 2-inch Aluminum Cap stamped R.L.S. #49864;

Thence South 89 Degrees 48 Minutes 43 Seconds West, a distance of 158.50 feet to a FOUND 1/2-inch Rebar Affixed with tag stamped "ACCEPTED R.L.S. #49864", marking the **POINT OF BEGINNING**.

Comprising an area of 1.058 Acres; 46,076 Square Feet, more or less.

24-B366/Parcel A







S Sun Rd

S Sun Rd

E 6th Ave

S Moon Rd

S Val Vista Rd

S Geronimo Rd

y Ave

E Broadway Ave

E Broadway Ave

E Broadway Ave

S Val Vista Rd

S Geronimo Rd

S Val Vista Rd

E 10th Ave

E 10th Ave

E 10th Ave

S Geronimo Rd

