



BLUEBIRD
LAND VENTURES

OFFERING MEMORANDUM

HI – HAWAII
APN 3-9-2-078-052-0000

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 JANUARY 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: 3-9-2-078-052-0000
 Size (acres): 1
 Legal Description: LOT 1 43575 SF BLK 73 FP 738 HAWN OCEAN VIEW EST

OPTION 1 - CASH PURCHASE		
Price =	\$	14,250.00
Escrow Deposit =	\$	500.00

OPTION 2 - SELLER FINANCING A		
Price =	\$	24,000.00
APR =		12.00%
Term (yrs) =		5
Down Payment =	\$	7,200.00
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:	\$	200.00
Annual HOA/POA Fees:	\$	-

OPTION 3 - SELLER FINANCING B		
Price =	\$	24,000.00
APR =		15.00%
Term (yrs) =		2
Down Payment =	\$	4,800.00
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:	\$	200.00
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: Jan 9, 2025
Principal: \$16,800.00
of Payments: 60
Interest Rate: 12.00%
Monthly Payment: \$172.81
Balloon Payment: \$16,407.42

Schedule of Payments

Payment	Date	Principal	Interest	Payment	Balance
1	Feb 9, 2025	\$4.80	\$168.00	\$172.80	\$16,795.20
2	Mar 9, 2025	\$4.85	\$167.95	\$172.80	\$16,790.35
3	Apr 9, 2025	\$4.90	\$167.90	\$172.80	\$16,785.45
4	May 9, 2025	\$4.95	\$167.85	\$172.80	\$16,780.50
5	Jun 9, 2025	\$5.00	\$167.80	\$172.80	\$16,775.50
6	Jul 9, 2025	\$5.05	\$167.75	\$172.80	\$16,770.45
7	Aug 9, 2025	\$5.10	\$167.70	\$172.80	\$16,765.35
8	Sep 9, 2025	\$5.15	\$167.65	\$172.80	\$16,760.20
9	Oct 9, 2025	\$5.20	\$167.60	\$172.80	\$16,755.00
10	Nov 9, 2025	\$5.25	\$167.55	\$172.80	\$16,749.75
11	Dec 9, 2025	\$5.31	\$167.49	\$172.80	\$16,744.44
Year	2025	\$55.56	\$1,845.29	\$1,900.85	\$16,744.44
12	Jan 9, 2026	\$5.36	\$167.44	\$172.80	\$16,739.08
13	Feb 9, 2026	\$5.41	\$167.39	\$172.80	\$16,733.67
14	Mar 9, 2026	\$5.47	\$167.33	\$172.80	\$16,728.20
15	Apr 9, 2026	\$5.52	\$167.28	\$172.80	\$16,722.68
16	May 9, 2026	\$5.58	\$167.22	\$172.80	\$16,717.10
17	Jun 9, 2026	\$5.63	\$167.17	\$172.80	\$16,711.47
18	Jul 9, 2026	\$5.69	\$167.11	\$172.80	\$16,705.78
19	Aug 9, 2026	\$5.75	\$167.05	\$172.80	\$16,700.03
20	Sep 9, 2026	\$5.80	\$167.00	\$172.80	\$16,694.23
21	Oct 9, 2026	\$5.86	\$166.94	\$172.80	\$16,688.37
22	Nov 9, 2026	\$5.92	\$166.88	\$172.80	\$16,682.45
23	Dec 9, 2026	\$5.98	\$166.82	\$172.80	\$16,676.47
Year	2026	\$67.97	\$2,005.68	\$2,073.65	\$16,676.47
24	Jan 9, 2027	\$6.04	\$166.76	\$172.80	\$16,670.43
25	Feb 9, 2027	\$6.10	\$166.70	\$172.80	\$16,664.33
26	Mar 9, 2027	\$6.16	\$166.64	\$172.80	\$16,658.17
27	Apr 9, 2027	\$6.22	\$166.58	\$172.80	\$16,651.95
28	May 9, 2027	\$6.28	\$166.52	\$172.80	\$16,645.67
29	Jun 9, 2027	\$6.35	\$166.45	\$172.80	\$16,639.32
30	Jul 9, 2027	\$6.41	\$166.39	\$172.80	\$16,632.91
31	Aug 9, 2027	\$6.48	\$166.32	\$172.80	\$16,626.43
32	Sep 9, 2027	\$6.54	\$166.26	\$172.80	\$16,619.89
33	Oct 9, 2027	\$6.61	\$166.19	\$172.80	\$16,613.28

34	Nov 9, 2027	\$6.67	\$166.13	\$172.80	\$16,606.61
35	Dec 9, 2027	\$6.74	\$166.06	\$172.80	\$16,599.87
Year	2027	\$76.60	\$1,997.05	\$2,073.65	\$16,599.87
36	Jan 9, 2028	\$6.81	\$165.99	\$172.80	\$16,593.06
37	Feb 9, 2028	\$6.87	\$165.93	\$172.80	\$16,586.19
38	Mar 9, 2028	\$6.94	\$165.86	\$172.80	\$16,579.25
39	Apr 9, 2028	\$7.01	\$165.79	\$172.80	\$16,572.24
40	May 9, 2028	\$7.08	\$165.72	\$172.80	\$16,565.16
41	Jun 9, 2028	\$7.15	\$165.65	\$172.80	\$16,558.01
42	Jul 9, 2028	\$7.22	\$165.58	\$172.80	\$16,550.79
43	Aug 9, 2028	\$7.30	\$165.50	\$172.80	\$16,543.49
44	Sep 9, 2028	\$7.37	\$165.43	\$172.80	\$16,536.12
45	Oct 9, 2028	\$7.44	\$165.36	\$172.80	\$16,528.68
46	Nov 9, 2028	\$7.52	\$165.28	\$172.80	\$16,521.16
47	Dec 9, 2028	\$7.59	\$165.21	\$172.80	\$16,513.57
Year	2028	\$86.30	\$1,987.35	\$2,073.65	\$16,513.57
48	Jan 9, 2029	\$7.67	\$165.13	\$172.80	\$16,505.90
49	Feb 9, 2029	\$7.75	\$165.05	\$172.80	\$16,498.15
50	Mar 9, 2029	\$7.82	\$164.98	\$172.80	\$16,490.33
51	Apr 9, 2029	\$7.90	\$164.90	\$172.80	\$16,482.43
52	May 9, 2029	\$7.98	\$164.82	\$172.80	\$16,474.45
53	Jun 9, 2029	\$8.06	\$164.74	\$172.80	\$16,466.39
54	Jul 9, 2029	\$8.14	\$164.66	\$172.80	\$16,458.25
55	Aug 9, 2029	\$8.22	\$164.58	\$172.80	\$16,450.03
56	Sep 9, 2029	\$8.30	\$164.50	\$172.80	\$16,441.73
57	Oct 9, 2029	\$8.39	\$164.41	\$172.80	\$16,433.34
58	Nov 9, 2029	\$8.47	\$164.33	\$172.80	\$16,424.87
59	Dec 9, 2029	\$8.56	\$164.24	\$172.80	\$16,416.31
Year	2029	\$97.26	\$1,976.39	\$2,073.65	\$16,416.31
60	Jan 9, 2030	\$8.89	\$164.16	\$173.05	\$16,407.42
Year	2030	\$8.89	\$164.16	\$173.05	\$16,407.42
	Totals	\$392.58	\$9,975.92	\$10,368.50	\$16,407.42

Balloon Loan Amortization Schedule

Loan Date: Jan 9, 2025
Principal: \$19,200.00
of Payments: 24
Interest Rate: 15.00%
Monthly Payment: \$242.77
Balloon Payment: \$19,122.94

Schedule of Payments

Payment	Date	Principal	Interest	Payment	Balance
1	Feb 9, 2025	\$2.78	\$240.00	\$242.78	\$19,197.22
2	Mar 9, 2025	\$2.81	\$239.97	\$242.78	\$19,194.41
3	Apr 9, 2025	\$2.85	\$239.93	\$242.78	\$19,191.56
4	May 9, 2025	\$2.88	\$239.90	\$242.78	\$19,188.68
5	Jun 9, 2025	\$2.92	\$239.86	\$242.78	\$19,185.76
6	Jul 9, 2025	\$2.95	\$239.83	\$242.78	\$19,182.81
7	Aug 9, 2025	\$2.99	\$239.79	\$242.78	\$19,179.82
8	Sep 9, 2025	\$3.03	\$239.75	\$242.78	\$19,176.79
9	Oct 9, 2025	\$3.07	\$239.71	\$242.78	\$19,173.72
10	Nov 9, 2025	\$3.11	\$239.67	\$242.78	\$19,170.61
11	Dec 9, 2025	\$3.14	\$239.64	\$242.78	\$19,167.47
Year	2025	\$32.53	\$2,638.01	\$2,670.54	\$19,167.47
12	Jan 9, 2026	\$3.18	\$239.60	\$242.78	\$19,164.29
13	Feb 9, 2026	\$3.22	\$239.56	\$242.78	\$19,161.07
14	Mar 9, 2026	\$3.26	\$239.52	\$242.78	\$19,157.81
15	Apr 9, 2026	\$3.30	\$239.48	\$242.78	\$19,154.51
16	May 9, 2026	\$3.35	\$239.43	\$242.78	\$19,151.16
17	Jun 9, 2026	\$3.39	\$239.39	\$242.78	\$19,147.77
18	Jul 9, 2026	\$3.43	\$239.35	\$242.78	\$19,144.34
19	Aug 9, 2026	\$3.47	\$239.31	\$242.78	\$19,140.87
20	Sep 9, 2026	\$3.52	\$239.26	\$242.78	\$19,137.35
21	Oct 9, 2026	\$3.56	\$239.22	\$242.78	\$19,133.79
22	Nov 9, 2026	\$3.60	\$239.18	\$242.78	\$19,130.19
23	Dec 9, 2026	\$3.65	\$239.13	\$242.78	\$19,126.54
Year	2026	\$40.93	\$2,872.39	\$2,913.32	\$19,126.54
24	Jan 9, 2027	\$3.60	\$239.09	\$242.69	\$19,122.94
Year	2027	\$3.60	\$239.09	\$242.69	\$19,122.94
	Totals	\$77.06	\$5,749.49	\$5,826.55	\$19,122.94



Property Details

Presented By:	Bluebird Land Ventures
Assessor's Parcel Number:	3-9-2-078-052-0000 (3920780520000) GIS Parcel ID920780520000
Property Address:	Coral Pkwy, Ocean View, HI 96704
County, State:	Hawaii County, Hawaii
Subdivision:	Hawaiin Ocean View Estates
Lot Number:	Lot 1
Legal Description:	LOT 1 43575 SF BLK 73 FP 738 HAWN OCEAN VIEW EST
TRS:	N/A
Parcel Size:	1 acre
Terrain Type:	Wooded / Gentle Slope
Lot Dimensions:	140 ft x 310 ft
Elevation:	2200 ft - 2230 ft
Flood Zone / Wetlands:	None
Notes:	N/A

Property Location & Access

Google Map Link:	https://maps.app.goo.gl/AZuC5Y82qpzXBNXz9
GPS Coordinates (Center):	19.09443, -155.77786

GPS Coordinates (4 corners):	19.0948, -155.7775 NE 19.0944, -155.7774 SE 19.0941, -155.7782 SW 19.0945, -155.7783 NW
City or County Limits:	County
School District:	N/A
Access To Property:	Coral Pkwy or Lotus Blossom Ln
Road Type:	Paved
Who Maintains Roads:	Private, HOVE: https://hoveroad.com/
Closest Highways:	Mamalahoa Hwy (11)
Closest Major City:	Hilo, Hawaii 96720, 1 hr 43 min (78.4 miles)
Closest Small Town:	Ocean View, Hawaii, 5 min (2.7 miles)
Closest Gas Station:	ALOHA, 92-8674 Lotus Blossom Ln, Ocean View, HI 96737, 4 min (0.8 mile)
Nearby Attractions:	Kula Kai Caverns, 92-8864 Lauhala Dr, Ocean View, HI 96704, 7 min (2.9 miles) Hawaii Volcanoes National Park Kahuku Unit, Ocean View, HI 96704, 12 min (8.2 miles) Pōhue Beach, Ocean View, HI 96704, 23 min (6.6 miles) South Point Park, S Point Rd, Naalehu, HI 96772, 22 min (14.6 miles)
Notes:	GIS appears slightly off which may cause inaccuracies with GPS coordinates.
Property Tax Information	
Assessed Taxable Value:	\$20,000
Assessed Actual Value:	\$20,000
Back Taxes Owed? If so amount owed:	No
Tax Liens? If so amount owed:	No
Annual Property Taxes:	\$200.00
Notes:	Taxes are current through 2023.

Zoning & Restriction Information

Zoning / Property Use Code:	Per County, Agricultural District - A1A
What can be built on the property?	Single Family Dwelling, etc. Please see attached file for additional details.
Time limit to build?	After obtaining a permit, it is valid for 5 years in general, progress should be shown every 120 days.
Is camping allowed?	Per County, only during construction
Camping restrictions if any:	Campers are not allowed for more than 30 days and a building permit is required.
Are RV's allowed?	Per County, only during construction
RV restrictions if any:	RVs are not allowed for more than 30 days and a building permit is required.
Are mobile homes allowed?	Per County, Yes
Mobile home restrictions if any:	N/A
Are tiny homes allowed?	Per County, Yes
Tiny home restrictions if any:	A building permit is required.
Are short term vacation rentals allowed?	Per County, Yes
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:	There is a \$1 fee per page to obtain a copy of the deed.
Deed Information:	08-166736 (QCD-2008)
Notes:	Information above is based on County restrictions. Unable to locate CC&R's, if any.

Utility Information

Water?	Would have to drill a well or alternative.
Sewer / Septic?	Would have to install septic system.
Electric?	Would have to contact Hawaiian Electric Company (808-969-6999)
Gas?	Would have to contact Jireh Fills Hawaii Propane (808-276-6702), Sustained Propane (808-494-7444), etc.
Waste?	Would have to contact Leo's Rubbish Service (808-935-5850), Pacific Waste (808-326-4911), etc.
Notes:	N/A

County Contact Information

County Website:	https://www.hawaiicounty.gov/
Assessor Website:	https://www.hawaiipropertytax.com/
Treasurer Website:	https://www.hawaiicounty.gov/departments/finance/treasury
Recorder Website:	https://www.hawaiicounty.gov/our-county/legislative/office-of-the-county-clerk
GIS Website:	https://qpublic.schneidercorp.com/Application.aspx?AppID=1048&LayerID=23618&PageTypeID=1&PageID=9875&Q=1980423388&KeyValue=920780520000
Zoning Link:	https://www.planning.hawaiicounty.gov/resources/resources-references/zoning-land-use
Phone number for Planning Dept:	(808) 961-8288 - East, HI (808) 323-4770 - West, HI
Phone number for Recorder:	(808) 961-8201 - East, HI (808) 323-4880 - West, HI
Phone number for Treasurer:	(808) 961-8282 - East, HI
Phone number for Assessor:	(808) 323-4881 - West, HI (808) 961-8354 - East, HI
City Website:	N/A
Phone number for City:	N/A
Notes:	N/A



LOTUS BLOSSOM LN

CORAL PKWY

CORAL PKWY

CORAL PKWY

CORAL PKWY

LOTUS BLOSSOM LN



KONA DR

LOTUS BLOSSOM LTN

LEHUA LN

CORAL PKWY

HAWAII BLVD

LOTUS BLOSSOM LTN

CORAL PKWY

LEHUA LN

CORAL PKWY

CORAL PKWY

LOTUS BLOSSOM MAKA'I CIR

LOTUS BLOSSOM MAUKA CIR

LU'AU DR

HAWAII BLVD

LU'AU DR

LEHUA LN



Ossom Ln

Coral Pkwy

92-8851

92-8852

92-1553

Coral Pkwy

Lotus Blossom Ln

Coral Pkwy

92-8847

Coral Pkwy

Coral Pkwy

Coral Pkwy

92-1570

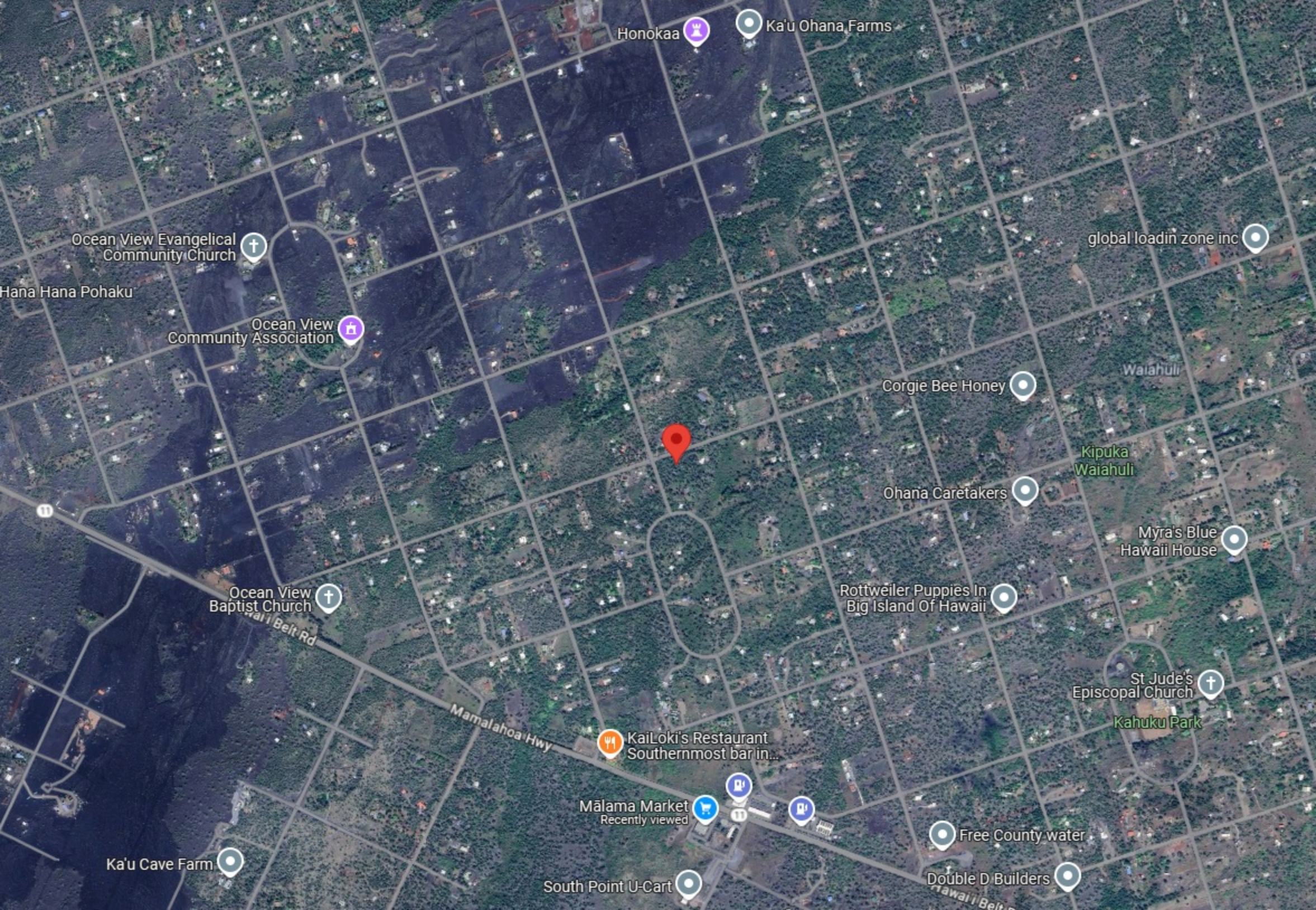
Lotus Blossom Ln

92-1546

92-8835

Lotus Blossom

92-8832



Honokaa

Ka'u Ohana Farms

Ocean View Evangelical Community Church

Hana Hana Pohaku

Ocean View Community Association

global loadin zone inc

Waiahuli

Corgie Bee Honey

Kipuka Waiahuli

Ohana Caretakers

Myra's Blue Hawaii House

Ocean View Baptist Church

Rottweiler Puppies In Big Island Of Hawaii

St Jude's Episcopal Church

Kahuku Park

Mamalahoa Hwy

Kailoki's Restaurant Southernmost bar in...

Mālama Market Recently viewed

South Point U-Cart

Free County water

Double D Builders

Ka'u Cave Farm

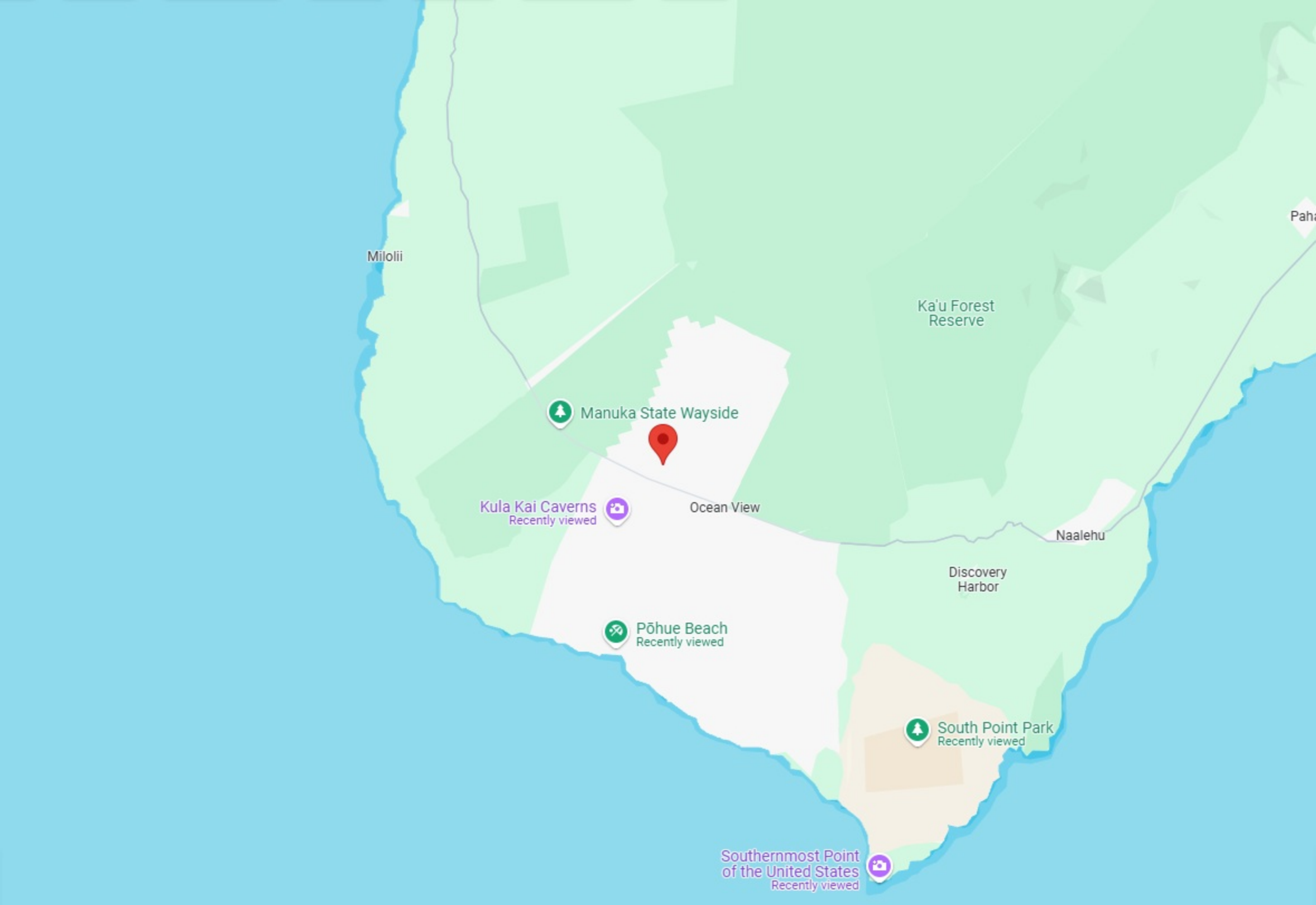






Manuka State
Wayside
Recently viewed





Milolii

Paha

Ka'u Forest Reserve

Manuka State Wayside



Kula Kai Caverns
Recently viewed



Ocean View

Naalehu

Discovery Harbor

Pōhue Beach
Recently viewed



South Point Park
Recently viewed



Southernmost Point
of the United States
Recently viewed



Coral Pkwy

CORAL PKWY
LOUIS BLESSON



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