

FORM D

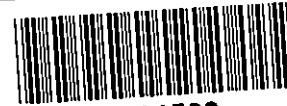
UNITED STATES

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

1390938

OMB APPROVAL  
OMB Number: 3235-0076

30, 2008  
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ONLY  
Serial

FORM D

NOTICE OF SALE OF SECURITIES  
PURSUANT TO REGULATION D,  
SECTION 4(6), AND/OR  
UNIFORM LIMITED OFFERING EXEMPTION

DATE RECEIVED

Name of Offering ([ ] check if this is an amendment and name has changed, and indicate change.)

Interest in raw land-Charlotte I-485, Charlotte, North Carolina

Filing Under (Check box(es) that apply):  
[ ] Rule 504 [ ] Rule 505 [X] Rule 506 [ ] Section 4(6) [ ] ULOE

Type of Filing: [X] New Filing [ ] Amendment

A. BASIC IDENTIFICATION DATA

1. Enter the information requested about the issuer

Name of Issuer ([ ] check if this is an amendment and name has changed, and indicate change.)  
DBSI Charlotte I-485 Units LLC

Address of Executive Offices (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code)  
1550 S. Tech Lane Meridian, ID 83642 800-678-9110

Address of Principal Business Operations (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code)  
(if different from Executive Offices)

Brief Description of Business  
Interest in Real Property

Type of Business Organization  
[ ] corporation [ ] limited partnership, already formed [X] other (please specify):  
[ ] business trust [ ] limited partnership, to be formed Limited Liability Company

B  
PROCESSED

Actual or Estimated Date of Incorporation or Organization: Month Year [ 01 ] [ 07 ] [X] Actual [ ] Estimated  
Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State:  
CN for Canada; FN for other foreign jurisdiction) [ I ] [ D ]

FEB 23 2007  
THOMSON  
FINANCIAL

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6).

When to File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

*Where to File:* U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

*Copies Required:* Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of manually signed copy or bear typed or printed signatures.

*Information Required:* A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

*Filing Fee:* There is no federal filing fee.

**State:**

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix in the notice constitutes a part of this notice and must be completed.

**ATTENTION**

**Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predicated on the filing of a federal notice.**

**Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.**

**A. BASIC IDENTIFICATION DATA**

2. Enter the information requested for the following:

- Each promoter of the issuer, if the issuer has been organized within the past five years;
- Each beneficial owner having the power to vote or dispose, or direct the vote or disposition of, 10% or more of a class of equity securities of the issuer;
- Each executive officer and director of corporate issuers and of corporate general and managing partners of partnership issuers; and
- Each general and managing partner of partnership issuers.

Check Box(es) that Apply:       Promoter  Beneficial Owner       Executive Officer       Director  Managing Member

Full Name (Last name first, if individual)  
**DBSI Housing, Inc.**

Business or Residence Address (Number and Street, City, State, Zip Code)  
**1550 S. Tech Lane, Meridian, ID 83642**

Check Box(es) that Apply:       Promoter  Beneficial Owner       Executive Officer       Director  General and/or Managing Partner

Full Name (Last name first, if individual)  
**Swenson, Douglas L.**

Business or Residence Address (Number and Street, City, State, Zip Code)  
**1550 S. Tech Lane, Meridian, ID 83642**

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  General and/or Managing Partner

Full Name (Last name first, if individual)  
**Hassard, Charles E.**

Business or Residence Address (Number and Street, City, State, Zip Code)  
**1550 S. Tech Lane, Meridian, ID 83642**

Check Box(es) that Apply:  Promoter  Beneficial Owner  Executive Officer  Director  General and/or Managing Partner

Full Name (Last name first, if individual)  
**Mayeron, John M.**

Business or Residence Address (Number and Street, City, State, Zip Code)  
**1550 S. Tech Lane, Meridian, ID 83642**

**(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)**

**B. INFORMATION ABOUT OFFERING**

1. Has the issuer sold, or does the issuer intend to sell, to non-accredited investors in this offering?..... Yes No  
[ ] [x]

Answer also in Appendix, Column 2, if filing under ULOE.

2. What is the minimum investment that will be accepted from any individual? (A smaller minimum investment may be accepted at the discretion of the issuer)..... \$50,000.00

3. Does the offering permit joint ownership of a single unit?..... Yes No  
[x] [ ]

4. Enter the information requested for each person who has been or will be paid or given, directly or indirectly, any commission or similar remuneration for solicitation of purchasers in connection with sales of securities in the offering. If a person to be listed is an associated person or agent of a broker or dealer registered with the SEC and/or with a state or states, list the name of the broker or dealer. If more than five (5) persons to be listed are associated persons of such a broker or dealer, you may set forth the information for that broker or dealer only.

Full Name (Last name first, if individual)  
**AFA Financial Group, LLC**

Business or Residence Address (Number and Street, City, State, Zip Code)  
**26637 W. Agoura Road, Calabasas, CA 91302**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers  
(Check "All States" or check individual States) ..... [ ] All States

[AL] [AK] [AZ] x [AR] x [CA] x [CO] x [CT] x [DE] [DC] [FL] x [GA] x [HI] x [ID] x  
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[RI] [SC] [SD] [TN] x [TX] x [UT] x [VT] [VA] x [WA] x [WV] [WI] x [WY] [PR]

Full Name (Last name first, if individual)  
**Askar Corporation**

Business or Residence Address (Number and Street, City, State, Zip Code)  
**8011 34<sup>th</sup> Ave South, Ste 350, Bloomington, MN 55425**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers  
(Check "All States" or check individual States) ..... [ ] All States

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Full Name (Last name first, if individual)  
**Berthel Fisher & Co. Financial Services, Inc.**

Business or Residence Address (Number and Street, City, State, Zip Code)  
**701 Tama Street, Building B, Marion, IA 52302-0609**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers  
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Full Name (Last name first, if individual)

**Crown Capital Securities, L.P.**

Business or Residence Address (Number and Street, City, State, Zip Code)

**725 Town & Country Road, Suite 530, Orange, CA 92868**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....

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Full Name (Last name first, if individual)

**Cullum & Burks Securities, Inc.**

Business or Residence Address (Number and Street, City, State, Zip Code)

**One Galleria Tower, Dallas, TX 75240**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....

All States

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Full Name (Last name first, if individual)

**Direct Capital Securities**

Business or Residence Address (Number and Street, City, State, Zip Code)

**1333 2<sup>nd</sup> Street, Suite 600, Santa Monica, CA 90401**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....

All States

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Full Name (Last name first, if individual)

**Finance 500**

Business or Residence Address (Number and Street, City, State, Zip Code)

**19762 Macarthur Blvd #200, Irvine, CA 92612**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....

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Full Name (Last name first, if individual)

**First Montauk Securities Corp.**

Business or Residence Address (Number and Street, City, State, Zip Code)

**328 Newman Springs Rd., Red Bank, NJ 07701**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....

All States

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Full Name (Last name first, if individual)

**Independent Financial Group, LLC**

Business or Residence Address (Number and Street, City, State, Zip Code)

**7425 Mission Valley Road, Suite 203, San Diego, CA 92108**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....

All States

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Full Name (Last name first, if individual)

**KMS Financial Services, Inc.**

Business or Residence Address (Number and Street, City, State, Zip Code)

**2001 Sixth Ave., Suite 2801, Seattle, WA 98121**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....

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Full Name (Last name first, if individual)

**MCL Financial Group, Inc.**

Business or Residence Address (Number and Street, City, State, Zip Code)

**1869 W. Littleton Blvd., Littleton, CO 80120**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....

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Full Name (Last name first, if individual)

**Omni Brokerage**

Business or Residence Address (Number and Street, City, State, Zip Code)

**10542 S. Jordan gateway, Ste. 330, Salt Lake City, UT 84065**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

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Full Name (Last name first, if individual)

**Private Consulting Group**

Business or Residence Address (Number and Street, City, State, Zip Code)

**4650 S.W. Macadam Ste. 100, Portland, OR 97239**

Name of Associated Broker or Dealer

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Full Name (Last name first, if individual)

**QA3 Financial Group**

Business or Residence Address (Number and Street, City, State, Zip Code)

**1 Valmont Plaza, 4<sup>th</sup> Floor, Omaha, NE 68154**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

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Full Name (Last name first, if individual)

**Regent Capital**

Business or Residence Address (Number and Street, City, State, Zip Code)

**28025 Dorothy Drive, Suite 102, Agoura Hills, CA 91301**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

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Full Name (Last name first, if individual)  
**Sammons Security Company, LLC**

Business or Residence Address (Number and Street, City, State, Zip Code)  
**4261 Park Road, Ann Arbor, MI 48103**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

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Full Name (Last name first, if individual)  
**Sawtooth Securities LLC**

Business or Residence Address (Number and Street, City, State, Zip Code)  
**910 West Main, Suite 320, Boise, ID 83702**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

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Full Name (Last name first, if individual)  
**Sigma Financial Corp**

Business or Residence Address (Number and Street, City, State, Zip Code)  
**4261 Park Road, Ann Arbor, MI 48103**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

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Full Name (Last name first, if individual)  
**Steven L. Falk & Associates, Inc.**

Business or Residence Address (Number and Street, City, State, Zip Code)  
**22 Salisbury, Brookline, MA 02445**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

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[AL]	[AK] x	[AZ]	[AR]	[CA] x	[CO] x	[CT] x	[DE]	[DC] x	[FL] x	[GA] x	[HI]	[ID]
[IL] x	[IN]	[IA] x	[KS]	[KY]	[LA]	[ME] x	[MD] x	[MA] x	[MI] x	[MN]	[MS]	[MO]
[MT]	[NE]	[NV] x	[NH]	[NJ] x	[NM]	[NY] x	[NC]	[ND]	[OH] x	[OK]	[OR]	[PA] x
[RI] x	[SC] x	[SD]	[TN] x	[TX]	[UT] x	[VT]	[VA] x	[WA] x	[WV]	[WI] x	[WY]	[PR]



Full Name (Last name first, if individual)

**United Securities Alliance**

Business or Residence Address (Number and Street, City, State, Zip Code)

**1821 56<sup>th</sup> Ave. Ste. B, Greeley, CO 80634**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....

[ ] All States

[AL] x	[AK]	[AZ] x	[AR] x	[CA] x	[CO] x	[CT] x	[DE] x	[DC] x	[FL] x	[GA] x	[HI] x	[ID] x
[IL] x	[IN] x	[IA] x	[KS] x	[KY] x	[LA] x	[ME] x	[MD] x	[MA] x	[MI] x	[MN] x	[MS] x	[MO] x
[MT] x	[NE] x	[NV] x	[NH]	[NJ] x	[NM] x	[NY] x	[NC] x	[ND]	[OH] x	[OK] x	[OR] x	[PA] x
[RI] x	[SC] x	[SD] x	[TN] x	[TX] x	[UT] x	[VT]	[VA] x	[WA] x	[WV] x	[WI] x	[WY] x	[PR]

Full Name (Last name first, if individual)

**VSR Financial Services**

Business or Residence Address (Number and Street, City, State, Zip Code)

**8620 W. 110<sup>th</sup> Street, Suite 200, Overland Park, KS 66210**

Name of Associated Broker or Dealer

States in Which Person Listed Has Solicited or Intends to Solicit Purchasers

(Check "All States" or check individual States) .....

[ x ] All States

[AL]	[AK]	[AZ]	[AR]	[CA]	[CO]	[CT]	[DE]	[DC]	[FL]	[GA]	[HI]	[ID]
[IL]	[IN]	[IA]	[KS]	[KY]	[LA]	[ME]	[MD]	[MA]	[MI]	[MN]	[MS]	[MO]
[MT]	[NE]	[NV]	[NH]	[NJ]	[NM]	[NY]	[NC]	[ND]	[OH]	[OK]	[OR]	[PA]
[RI]	[SC]	[SD]	[TN]	[TX]	[UT]	[VT]	[VA]	[WA]	[WV]	[WI]	[WY]	[PR]

(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

**C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS**

1. Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if answer is "none" or "zero." If the transaction is an exchange offering, check this box " " and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.

Type of Security	Aggregate Offering Price	Amount Already Sold
Debt .....	\$ _____	\$ _____
Equity .....	\$ _____	\$ _____
[ ] Common [ ] Preferred		
Convertible Securities (including warrants) .....	\$ _____	\$ _____
Partnership Interests .....	\$ _____	\$ _____
Other (Specify <b>Tenant in Common Interest</b> ) .....	<u>\$3,450,000.00</u>	\$ _____
Total .....	<u>\$3,450,000.00</u>	\$0 _____

Answer also in Appendix, Column 3, if filing under ULOE.

2. Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."

	Number Investors	Aggregate Dollar Amount of Purchases
Accredited Investors .....	<u>0</u>	\$0 _____
Non-accredited Investors .....	_____	\$ _____
Total (for filings under Rule 504 only) .....	_____	\$0 _____

Answer also in Appendix, Column 4, if filing under ULOE.

3. If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C-Question 1.

Type of offering	Type of Security	Dollar Amount Sold
Rule 505 .....	_____	\$ _____
Regulation A .....	_____	\$ _____
Rule 504 .....	_____	\$ _____
Total .....	_____	\$0 _____

4. a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the issuer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.

Transfer Agent's Fees .....	[ ] \$ _____
Printing and Engraving Costs .....	[X] \$3,000.00 _____
Legal Fees .....	[X] \$40,000.00 _____
Accounting Fees .....	[ ] \$ _____
Engineering Fees .....	[ ] \$ _____
Sales Commissions (specify finders' fees separately) .....	[X] \$ 279,600.00 _____
Other Expenses (identify) <b>Marketing, Wholesaling, and Organizational Expenses</b> .....	[X] \$183,200.00 _____
Total .....	[X] \$505,800.00 _____

b. Enter the difference between the aggregate offering price given in response to Part C - Question 1 and total expenses furnished in response to Part C - Question 4.a. This difference is the "adjusted gross proceeds to the issuer." ..... \$2,944,200.00

5. Indicate below the amount of the adjusted gross proceeds to the issuer used or proposed

to be used for each of the purposes shown. If the amount for any purpose is not known, furnish an estimate and check the box to the left of the estimate. The total of the payments listed must equal the adjusted gross proceeds to the issuer set forth in response to Part C - Question 4.b above.

	Payments to Officers, Directors, & Affiliates	Payments To Others
Salaries and fees .....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Purchase of real estate .....	<input checked="" type="checkbox"/> \$112,800.00	<input checked="" type="checkbox"/> \$2,700,000.00
Purchase, rental or leasing and installation of machinery and equipment .....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Construction or leasing of plant buildings and facilities.....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Acquisition of other businesses (including the value of securities involved in this offering that may be used in exchange for the assets or securities of another issuer pursuant to a merger) .....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Repayment of indebtedness .....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Working capital .....	<input type="checkbox"/> \$ _____	<input type="checkbox"/> \$ _____
Other (specify): <u>Accountable Reserves</u> .....	<input type="checkbox"/> \$ _____	<input checked="" type="checkbox"/> \$120,000.00
<u>Acquisition Related Expenses</u> .....	<input type="checkbox"/> \$ _____	<input checked="" type="checkbox"/> \$25,000.00
<u>Due Diligence Analysis</u> .....	<input type="checkbox"/> \$ _____	<input checked="" type="checkbox"/> \$31,400.00
Column Totals .....	<input checked="" type="checkbox"/> \$112,800.00	<input checked="" type="checkbox"/> \$2,876,400.00
Total Payments Listed (column totals added) .....	<input checked="" type="checkbox"/> \$2,989,200.00	

**D. FEDERAL SIGNATURE**

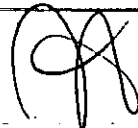
The issuer has duly caused this notice to be signed by the undersigned duly authorized person. If this notice is filed under Rule 505, the following signature constitutes an undertaking by the issuer to furnish to the U.S. Securities and Exchange Commission, upon written request of its staff, the information furnished by the issuer to any non-accredited investor pursuant to paragraph (b)(2) of Rule 502.

Issuer (Print or Type)

Signature

Date

**DBSI Charlotte I-485 Units LLC, an Idaho LLC**



**2/15/07**

Name of Signer (Print or Type)

Title of Signer (Print or Type)

By **DBSI Housing, Inc.**, its member

**Josh Hoffman**, its Authorized Representative

**ATTENTION**

**Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)**

**E. STATE SIGNATURE**

1. Is any party described in 17 CFR 230.262 presently subject to any of the disqualification provisions of such rule? ..... Yes No  
[ ] [X]

See Appendix, Column 5, for state response.

- 2. The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed, a notice on Form D (17 CFR 239,500) at such times as required by state law.
- 3. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.
- 4. The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.

The issuer has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned duly authorized person.

Issuer (Print or Type)

**DBSI Charlotte 1-485 Units LLC, an Idaho LLC**

Name of Signer (Print or Type)

By **DBSI Housing, Inc.**, its member

Signature



Title (Print or Type)

**Josh Hoffman**, its Authorized Representative

Date

**2/15/07**

*Instruction:*

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

**END**