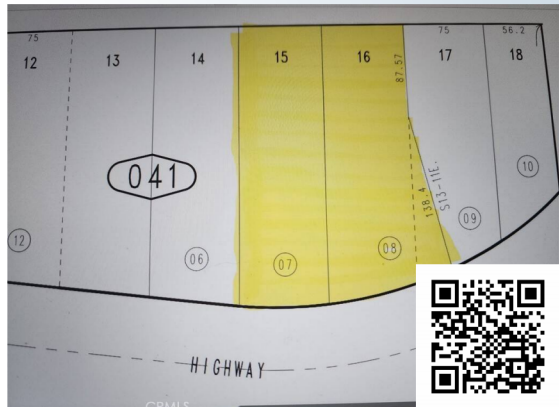




26276 Highway 18, Rimforest, CA 92378



Explore a unique opportunity post-"Old Fire" – potential awaits. These two expansive lots offer residential and commercial prospects. Commercial CS zoning opens doors to possibilities, blending home comforts with business dynamism. Adjacent to the National Forest, enjoy nature's lush backdrop and stunning city lights. The mostly flat terrain invites creativity, with the original property's foundation hinting at potential. Totalling 38,600 square feet, or 0.89 acres, these lots are your canvas. Located west of Neu-Art Signs, with exceptional highway exposure, your vision can flourish. Whether rebuilding a home or starting a business, the options are limitless. Seize the chance to redefine these lots. Explore adjacent listings for close to 2.5 acres of panoramic view property (MLS #EV23154147 and #EV21004483).



Financing Notes	FHA REG Fixed Rate	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$475,000	\$475,000	\$475,000
% Down	3.50%	0.00%	5.00%
First Loan	\$466,396	\$485,212	\$451,250
Term	30 Years	30 Years	30 Years
Rate	6.750%	6.500%	7.375%
APR*	7.872%	6.770%	7.975%

CASH TO CLOSE			
Down Payment	\$16,625	\$0	\$23,750
Closing Costs	\$16,698	\$2,603	\$4,898
Prepays/Impounds	\$6,469	\$6,472	\$8,663
Total \$ Required	\$39,792	\$9,075	\$37,311

HOUSING EXPENSE			
First Loan P & I	\$3,025	\$3,067	\$3,117
Taxes, Ins & MI	\$862	\$652	\$1,005
Total Monthly Pmt	\$3,887	\$3,719	\$4,122

*APR = Annual Percentage Rate

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Rates effective 04/18/24. This is informational only and should not be relied upon by you. Windermere Real Estate is not a mortgage lender. Contact Bobadilla Finance Team Home Loans to learn more about your eligibility for its mortgage products. Bobadilla Finance Team Home Loans NMLS#820270/1660690 NOTICE - This is not a commitment to lend or extend credit. Restrictions may apply. Information and/or data are subject to change without notice. All loans are subject to credit approval. Not all loans or products are available in all states. The Credit score used for these quotes is 760 or higher. Bobadilla Finance Team Home Loans NMLS#820270/1660690