



41617 Brownie Lane, Big Bear Lake CA

Nestled in the enchanting surroundings of Big Bear Lake, this charming alpine-style home with a guest house presents an exceptional investment opportunity for real estate investors and property management enthusiasts. The main home offers 3 bedrooms and 2 baths, while the separate guest house has 1 bedroom and 1 bath, currently generating a steady monthly income as a full-time rental. Situated on a spacious lot in close proximity to the lake and Snow Summit Ski Resort, this property is a dream for those seeking both tranquility and potential financial gain. With the main home utilized as an Airbnb, this unique setup promises versatility and profitability in one of California's most sought-after destinations. Embrace the allure of mountain living while reaping the rewards of smart real estate ownership - seize this chance to own a piece of Big Bear Lake's charm with an income-generating twist.

Financing Notes	VA Fixed Rate	CONV Fixed Rate
Sales Price	\$815,000	\$815,000
% Down	0.00%	10.00%
First Loan	\$832,522	\$733,500
Term	30 Years	30 Years
Rate	6.500%	7.375%
APR*	6.769%	7.803%

CASH TO CLOSE		
Down Payment	\$0	\$81,500
Closing Costs	\$3,818	\$6,765
Prepays/Impounds	\$11,105	\$13,378
Total \$ Required	\$14,923	\$101,643

HOUSING EXPENSE		
First Loan P & I	\$5,262	\$5,066
Taxes, Ins & MI	\$1,119	\$1,498
Total Monthly Pmt	\$6,381	\$6,564

*APR = Annual Percentage Rate



Dan Easterby
Realtor
DRE# 01261409

☎ (909) 744-4740
✉ daneasterbybb@gmail.com



Keller Williams Big Bear Lake

Big Bear Lake CA 92315

Derek D Bobadilla
Branch Manager

NMLS# 820270/ NMLS# 1660690

☎ (909) 270-4647
🌐 Bobadillafinanceteam.com
☎ (909) 530-3114
✉ derek@bobadillafinanceteam.com



Bobadilla Finance Team Home Loans

28200 Highway 189 F240 #26
Lake Arrowhead CA 92352



Rates effective 04/18/24. This is informational only and should not be relied upon by you. Keller Williams Big Bear Lake 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