

Buyer Welcome Packet

COMPASS REAL ESTATE

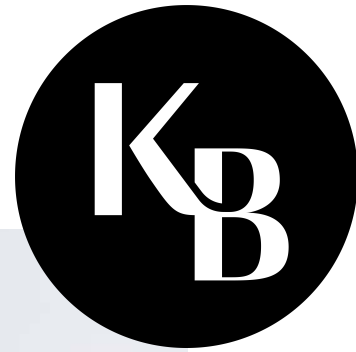


KATIE



BRADY

Greetings



Katie Brady

Associate Broker

Katie's Journey to Jackson Hole:

Katie first visited Jackson Hole in 1999 and fell in love with the beauty of the area and the great skiing. Originally from Minnesota, Katie graduated from the University of Wisconsin-Madison with a four-year degree in Real Estate. Katie has five years of experience in real estate development in Madison, WI and after many visits to the area, Katie decided to make Jackson Hole her home in 2005.

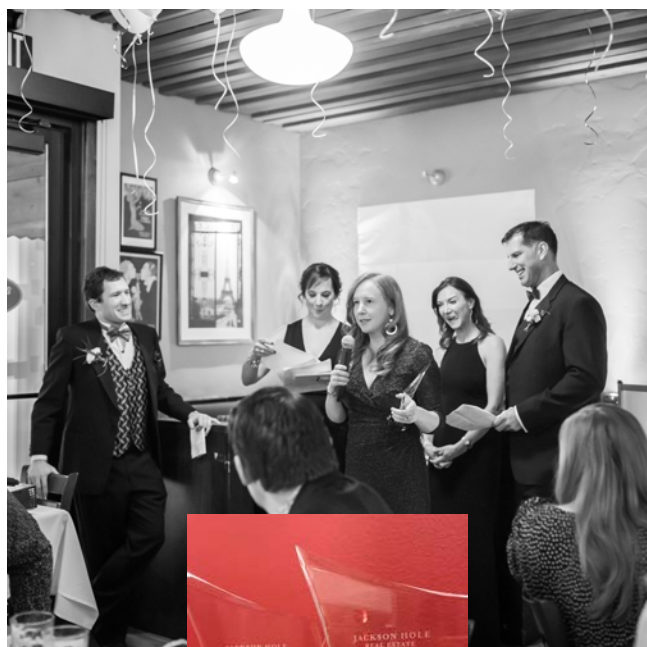
Katie@KatieBradyRealEstate.com | 307.699.4137

Driven

Consistently Recognized For Hard Work

Katie's Experience:

A full time agent since 2009, Katie has helped over 150 buyers and sellers navigate the competitive Jackson Hole real estate market. She enjoys working with a range of buyers and sellers including first time homebuyers, local residents and investors alike. Whether you are buying your first home or your fifth; whether you are looking to move up in the Jackson market, or downsize your living arrangement; whether you are just joining our community or are moving onto the next chapter; Katie has an incredible passion for helping everyone achieve their real estate goals. Katie keeps her customers informed through her website KatieBradyRealEstate.com, and market newsletters tracking Jackson Hole real estate trends. Locally, Katie was voted one of Jackson Hole's Best Real Estate Agents by the JH Weekly's Readers Poll from 2012 through the local paper's retirement in 2018.



In 2015, Katie was recognized as the #2 RE/MAX Real Estate Agent in the State of Wyoming, made the Top 100 List for RE/MAX agents in the Mountain West and received the RE/MAX Hall of Fame award in 2017. Since joining Jackson Hole Real Estate Associates (now Compass Real Estate), Katie has been recognized with Professional Excellence Awards (in 2018 and 2019) for her collaborative attitude and hard work ethic. In 2019, she was awarded the top performing agent within JHREA in terms of transaction volume and was ranked #11 for individual real estate agents in the state of Wyoming. In 2020, Katie was recognized as a Top Producer at JHREA for both transactions and sales volume, again ranking #11 for individual agents in the state of Wyoming.



Giving Back

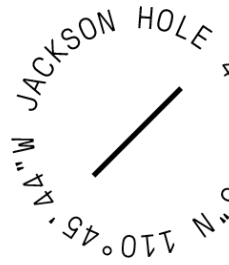
Strong Involvement in the Local Community

- Former Board Chair (and past participant) of Womentum, a local non-profit dedicated to empowering and connecting women as leaders within their community through workshops and mentoring opportunities.
- Active volunteer for Habitat for Humanity, including serving on the Family Selection Committee, a Co-Founder of Habitat DIGS and past member of Habitat for Humanity Land Opportunities Board, tasked with identifying potential locations for future developments.
- Member of the Advisory Board of Compass Real Estate guiding company policy, recruiting new agents and directing funds for the company's Community Grant Program.
- Participating member of the Women's Roundtable Lunch Group, facilitating charitable donations to area non-profits.
- Past Board Member for GAP! (Girls Actively Participating), a program promoting the success of local girls through experience, self-discovery and community building.
- Graduate of Leadership Jackson Hole (Class of 2009).
- Past Co-Chair of the Women's Business Roundtable Luncheons, a monthly lunch forum for local business women to learn, share and grow their network and business.

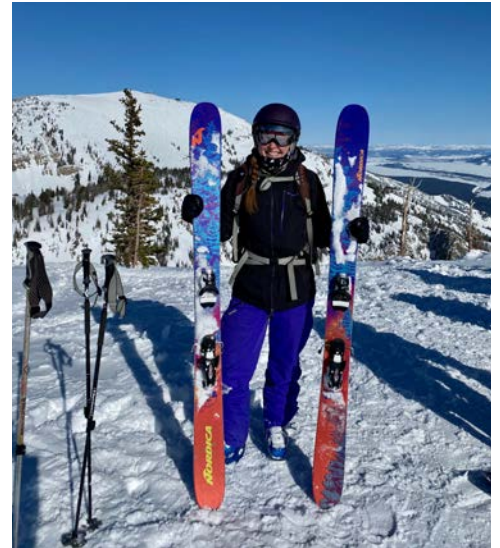


Jackson Hole

A Balanced and Bountiful Lifestyle



Every morning Katie feels incredibly fortunate to wake up in this special place she calls "home". Outside of work you'll find her enjoying all that Jackson Hole has to offer, by way of backcountry skiing, mountain biking with her husband Chris, rafting the Snake River, hiking with her dog Piper, golfing, shopping at the Farmer's Market, and spending time with her sons, Cameron (born 2017) and Lucas (born 2020.) If you visit with Katie for a while, you'll find a common interest and will enjoy her positive outlook on life.



Stay Informed

E-Newsletters



MARKET UPDATES

Ongoing education and keeping current with what's happening in the real estate market have been crucial components of Katie's business over the past 10 years.

Katie enjoys sharing market statistics and analysis with her clients to help keep them informed about the Jackson Hole real estate market. Frequently throughout the year, Katie puts out an informative newsletter, outlining market trends and analysis in an easy to read format. Katie also features upcoming listings, hot picks, and client testimonials sharing buyers and sellers experiences working with Katie. Many of Katie's clients and customers have come to rely on these newsletters as an easy way to stay informed about the Jackson Hole market.

Track Record

2021

A Strong History of Helping Buyers and Sellers



Sold January 2021
One Town Hill Condo



Sold March 2021
Redevelopment opportunity



Sold March 2021
Twinhome in Cottonwood Park



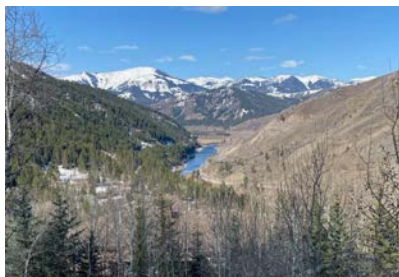
Sold March 2021
Townhome on Flat Creek



Sold March 2021
Hotel Terra in Teton Village



Sold May 2021
Brookside condo in Town



Sold May 2021
Deer Creek in Hoback



Sold June 2021
Cottonwood Park Townhome



Sold June 2021
JH Twin Cinema



Sold July 2021
Cottonwood Park Townhome



Sold July 2021
Golf Creek Townhome



Sold Aug 2021
Cottonwood Park Home

Track Record

2020

A Strong History of Helping Buyers and Sellers



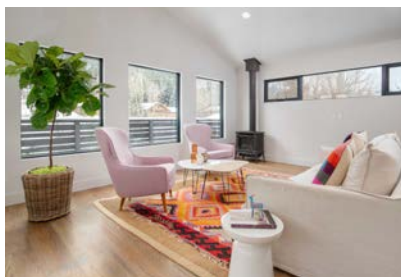
Sold January 2020
Classic Wyoming Cabins



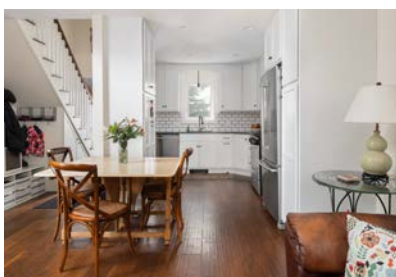
Sold February 2020
Spacious Rafter J Home



Sold February 2020
Melody Ranch Homesite



Sold February 2020
Cotemporary in Town



Sold February 2020
Updated Clusters Townhome



Sold February 2020
Cottonwood Park Home



Sold March 2020
Perimeter Home in Rafter J



Sold April 2020
One Town Hill Condo



Sold April 2020
Melody Ranch Home



Sold May 2020
Town of Jackson Home



Sold June 2020
Creekside Townhome



Sold July 2020
East Jackson Condo

2020



Sold August 2020
Beautiful Aspens Estate



Sold Sept 2020
Love Ridge Condominium



Sold Sept 2020
Wilson Mountain Home



Sold Sept 2020
Red Top Cabin in the Woods



Sold Sept 2020
Condo in Teton Village



Sold Oct 2020
Mountain Home in Hoback



Sold Oct 2020
Updated Townhome in Town



Sold Oct 2020
Condo at base of Snow King



Sold Oct 2020
Downtown Wilson



Sold Nov 2020
Bright condo in Town



Sold Dec 2020
Remodeled Elk Run



Sold Dec 2020
Aspens Condo

Client Reviews

The *Buyer* Experience Working With Katie

“

Katie amazed us with her experience, insider tips, and her dogged perseverance and determination to see that, acting as our champion, all our needs were met and no details were forgotten. It was refreshing to work with someone so professional, who anticipated potential problems and kept us informed, and who stayed so involved, before, during and after the transaction. Thanks Katie, for easing our minds and helping with every detail!

Robert & Charlotte | Jackson, WY

Highly Recommend! We had a great experience with Katie. We bought a property "virtually" and Katie did a great job of serving as our physical presence. She was highly knowledgeable, very responsive and went above and beyond to be helpful. We were 1100 miles away and Katie was gracious and understanding with helping us purchase a significant investment without us being physically present.

Sheila & Brian | Excelsior, MN

Katie was absolutely the best Realtor we could ever hope for! When we first started our home search, Katie educated us on locations, prices, financing, and the overall market. Then, when we found the perfect place, Katie was poised, astute, capable, and calm. She was like an extension of our family from the very beginning of buying a home. From start to finish, Katie was superb. Because of Katie, we stayed connected to the home buying process every step of the way. We highly recommend Katie to anyone seeking an expert voice and confidant in the Jackson Hole real estate market.

John & Ginny | Wilson, WY

Katie exceeded our expectations as a realtor. With a very short window to close, we were impressed with the attention to the process and associated timeline. We don't think another realtor would have been able meet our deadline! Katie was extremely responsive and willing to explain any part of the process with us. With multiple offers to compete with, she was able to get our offer accepted which took some creativity!

Mark & Rachel | Jackson, WY

This is the second real estate transaction we have done with Katie. She made the buying process easy and painless for us. This was especially important since we weren't physically present for the transaction. Katie went above and beyond, making sure we received and understood all the documents, accommodating the needs of the seller who was elderly and providing a careful reading of the long title commitment documents that found a number of items that I almost certainly would have overlooked. I would not hesitate to recommend Katie to handle any real estate needs in the Jackson area.

Philip & Cathy | Bend, OR

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Client Reviews

The *Seller* Experience Working With Katie

“

Don't let Katie's soft-spoken, cheerful exterior fool you. She is a ninja realtor! She is knowledgeable, thorough, well connected, and well respected in the community. I came to her with a small 900 sq ft. condo and she treated me like my place was a mansion on the hill. Katie's normal effort is above and beyond. And even though my property sold in no time, we still managed to become friends in the process.

Paige M. | Durango, CO

My husband and I have bought and sold a lot of real estate over the years. Katie out-stripped all expectations during our process. In a frantic housing environment, she was able to maximize our sales price while keeping the experience low key, efficient and thorough. I would recommend her for any phase of your real estate adventure.

Bob & Lexey | Jackson, WY

Katie sets the bar for service in the real estate market in Jackson Hole! I was so pleased every step of the way from pre-listing discussions, attention to detail in the listing process through showings and closing. I'd buy or sell again with Katie, and highly recommend her.

Michele H. | Seattle, WA

Katie is a great person to work with and got our house sold for a good price and a minimum of hassle. I had contacted her over two years ago as we contemplated selling a house that we were renting out. She provided critical guidance on when the market would likely support our target sales price and then quickly got a listing together when the circumstances seemed right. Our house was marketed well and the listing represented the things we loved about it. Katie is friendly, a good communicator and knows the local housing stock well. She negotiated with our interests as primary, though always with integrity. She knows others in the business and is able to ferret out valuable pieces of information due to her strong rapport. Katie worked hard for us and went above and beyond to help us with items that would have been a real hassle to deal with from a distance. I recommend her without reservation.

Jeremy & Joanna | Silver Springs, MD

Katie Brady was a fantastic realtor and our experience selling our Jackson, WY condo with her was world class. She made it so easy for us, even though we weren't living in Jackson at the time. She was responsive to our needs and questions, and gave us continued feedback as she showed our condo, and also follow up quickly with any interested parties. Her reputation as an honest and hard-working realtor was spot on. I would have no hesitation to completely put my trust in Katie for any future purchases and recommend her with the highest regard.

George & Anita | Snowmass Village, CO

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COMPASS REAL
ESTATE

#1

IN SALES TRANSACTIONS

WE FACILITATE IN THE MOST REAL ESTATE ACTIVITY
OF ANY REAL ESTATE BROKERAGE IN THE REGION,
PROVIDING YOU ROBUST INSIGHT INTO THE LOCAL
MARKET ALONGSIDE UNPARALLELED GLOBAL EXPOSURE

COMPASS JACKSON HOLE

MARKET SNAPSHOT

The Jackson Hole lifestyle with its wide-open spaces, wildlife, scenery, recreation, safety, ease of travel and tax benefits, appears to be more desirable than ever. Real estate year-to-date numbers through Q2 show no signs of slowing down. When comparing YTD through the second quarter 2021 to 2020, the number of transactions in Teton County nearly doubled to 427 and total sales volume more than doubled to \$1.2B.

The continued exodus of individuals from cities in seek of a less-urban lifestyle, is pushing demand for local real estate to new heights. As a result, some sellers who own real estate in the area are taking advantage of this strong market. Inventory is down 56%, but that is a slight improvement from Q1 of 2021.

Increasing sales prices are resulting in more properties entering the Luxury Segment of the market (listings at the \$3M mark and higher). The average and median sales price for Single Family Homes checked in at \$4.1M and \$2.9M, respectively. There were no sales under \$500K in the Single Family Home category and only 8 sales in the \$500K to \$1M range. With little already-built inventory, sales of vacant land more than doubled YTD 2020 vs. 2021, to 81. And even with historically low interest rates, more buyers are paying cash in this competitive market. Overall, pending listings are down, possibly due to listings selling more quickly, but it will be interesting to watch how Q3 unfolds.

In this market, it is more important than ever to work with the #1 brokerage in the region in real estate transactions. Our team monitors real estate daily keeping our seller and buyer clients up to date with quickly changing information.

\$1,193,581,378

Total Dollar Volume
113% Increase YOY

\$2,795,273

Overall Average Sale Price
10% Increase YOY

151

Active Listings
56% Decrease YOY

\$1,635,000

Median Sale Price
28% Increase YOY

427

Total Transactions
93% Increase YOY

WHAT SETS US APART

- #1 in Transactions in the region
- #1 organic position with Google - search term "Jackson Hole Real Estate"
- Largest web presence in the region and worldwide with 3 websites JHREA.com, Compass.com and WesternRanches.com with over 250M annual impressions
- Dedicated Land and Ranch brand, Western Ranches.com targeting that unique buyer
- Virtual Open Houses, Video Chat and Modeling with real-time messaging supporting our clients no matter where they are located
- The only local real estate brokerage that reinvests in our local community with our exclusive Community Grant Matching program
- REALM. Our revolutionary technological resource to optimize agents databases and client relationships in a totally secure, encrypted environment on a global basis
- Monday Morning Market snapshot
- Compass Concierge - Zero upfront cost to invest in your home's potential for maximizing its sale
- Pre-Marketing Advantage - Exposure to top agents to build anticipation and pressure test pricing strategy
- The most comprehensive, experienced leadership and support team in the region
- Only real estate industry donor to JHAIR, committed to consistent year-round airline service to Jackson Hole.
- Total integrity and confidentiality that is deserving of our clients' trust
- A drive for excellence
- Technical expertise that makes innovation a state of mind
- Professionalism that demands more knowledge, better preparation and greater service than our competitors





JACKSON HOLE COMPASS

As the region's largest and most dynamic real estate company, Compass Real Estate provides marketing and services that honor this remarkable destination. We are committed to being the leading luxury real estate brand in the Teton region. By staying on top of market trends and continually striving to offer cutting edge marketing and advertising services we deliver extraordinary experiences to clients and exceed their expectations.

As a market leader in Jackson Hole, we believe the success of our company is based on the value that we provide for our clients, community and agents. It is this value-driven philosophy that has helped to guide the successful growth of our organization. There is no real estate company in the region that provides more exposure for listings or more choices for buyers.

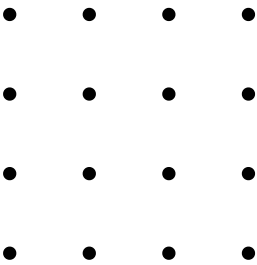
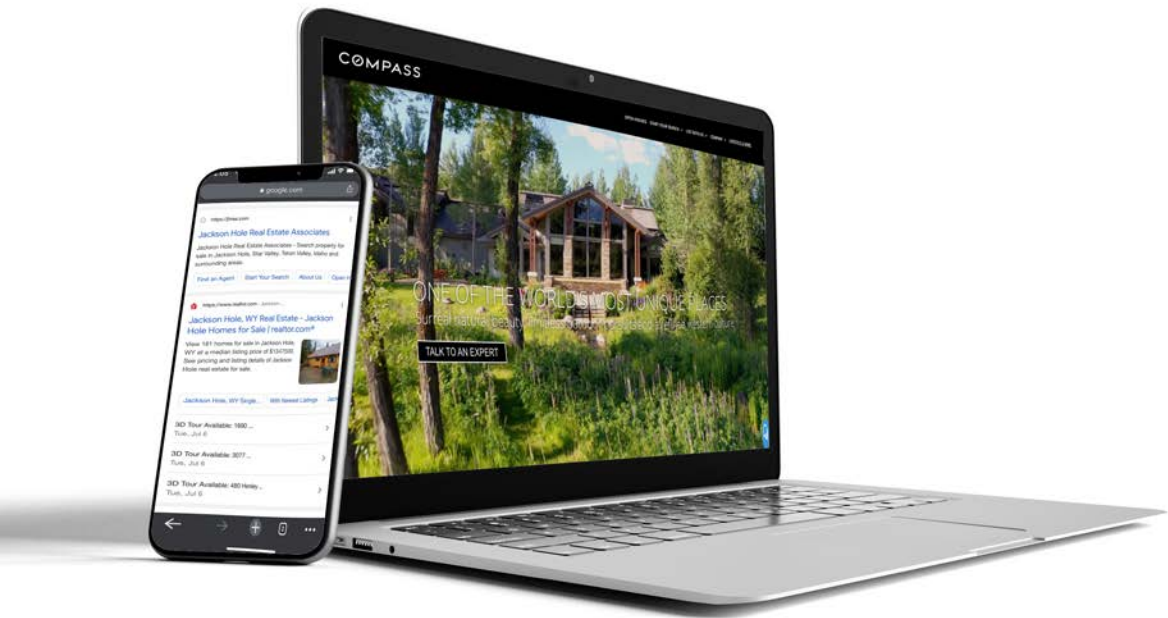


UNPARALLELED ONLINE PRESENCE

Your LOCAL Marketing Team actively manages search engine optimization, paid promotion and inbound marketing campaigns to attract thousands of qualified visitors to our website each month. Our tailored online strategy ensures buyers can quickly find your property.

We enjoy the #1 organic (unpaid) position with Google for search term "Jackson Hole Real Estate" and "Star Valley Real Estate".

#1 GOOGLE RANKING : JACKSON HOLE REAL ESTATE



LOCAL SOCIAL MEDIA PROWESS



realtor.com®

Our partnership with Realtor.com, which receives 40 million unique visitors each month, ensures your property will appear as an enhanced listing on the largest and most complete home search on the Internet.



EXCLUSIVE PRINT PUBLICATIONS

Compass Real Estate has a wide variety of publications tailored to our specific market. Combined, these publications reach hundreds of thousands of readers across the nation and around the globe. Our Catalog of Fine Properties has a wide distribution, unmatched by any other real estate firm in the Jackson Hole region.

CATALOG OF FINE PROPERTIES

The official magazine of Compass. Published twice annually, this catalog features a current selection of our exceptional properties as well as information pertaining to some of the wonderful resources and organizations available to our visitors and residents. Annual circulation is over 50,000 in both print and digital.

The Catalog of Fine Properties can be found in chamber offices, luxury hotels, and popular travel destinations throughout Jackson Hole, Star Valley, and Teton Valley.



MARKET REPORT

The Compass Real Estate's Market Report, unlike others in the valley, is derived from our company's proprietary, forty-year old database (not just MLS data), as well as decades of history and success, making this the most trusted and accurate real estate report in the region. No other real estate brokerage or agent has the resources available to offer this depth of expertise or insight regarding current or previous market conditions.



PRINT ADVERTISING

Exclusive advertising opportunities in local and international publications: Jackson Hole News & Guide, Jackson Hole Daily, Star Valley Independent, Teton Valley News, Big Life, Jackson Hole Magazine, Explorer, The Land Report, and many more.





WE'RE COMMITTED TO OUR COMMUNITY

At Compass we are committed to the communities we serve. It is a privilege to live and work in such remarkable destinations, which owe their appeal largely to the involvement of dedicated men and women like our agents. We are proud to join our agents in supporting the people, causes and organizations that make this region the most philanthropic in the country. We are pleased to offer the Compass Cares Community Grants Program. The only philanthropic initiative of its kind offered by a real estate brokerage in the region, this program allocates funds annually to be directed to local non-profits.

As a company, we share your passion for our communities, and we proudly put our resources towards supporting the organizations and people that make this area extraordinary.





01

Find an Agent

Connect with a licensed Compass real estate agent who is knowledgeable about the market and neighborhoods you're considering and can help guide your search.

02

Get Pre-Qualified

Before beginning your search, your first step is to get pre-approved for a mortgage loan (unless you will be paying the full price of your home in cash). Your Compass agent can connect you to a mortgage broker. Based on your income and credit history, the mortgage broker will determine how much a bank will lend you, which will help you determine the price range for your search.

03

Visit Properties

Your agent will show you all the inventory available in your price range and keep you apprised of new listings hitting the market. Now is the time to consider your ideal home's location and amenities. You will attend viewings spanning a range of areas and property types.

04

Packaging and Submitting Offers

Once you identify the property you like, you can put in an offer, which is an agreement to pay a certain price for the home. Often, this offer is packaged with a Proof of Funds (POF) and PreApproval Letter. The seller may return with a counter-offer regarding price and acceptable terms, which you can accept, reject, or make another counteroffer. Your Compass agent will provide advice throughout.



05

Escrow Process

(Life of an Escrow: 30 & 45 day escrow period)

Day 1 Once offer is accepted, escrow is officially open and the clock begins on contingencies*

Day 2 Contact your insurance agent for homeowners coverage

Day 3 Initial deposit is due per terms of agreement

Day 1-17 Seller delivers disclosures to buyer. Buyer performs inspections (Step 6) **Day 1-21** Loan is in underwriting and appraisal occurs (Step 7)

Day 7-30 | 21-45 Seller signs grant deed and staging is removed, if any (Step 7) End of Escrow Within final week of escrow period, buyer signs loan and closing documents and wires in closing funds (Step 10)

Day 30-45 Loan funds and escrow closes (recordation)

*This escrow process is based on a standard 30-45 day transaction

06

Home Inspections: Review Disclosures Reports & Repairs

With guidance from your Compass agent, it is the buyer's duty to schedule all desired home inspections and determine the overall condition of the property within the agreed timeline and contractual contingencies. Buyer will also review the disclosures and preliminary title report. You may approve or negotiate credits/ repairs. Prior to closing, remember to schedule a final walk-thru of the property to verify property is still in acceptable condition and any negotiated repairs were done.

07

Loan, Appraisal, & Closing

Now is the time to organize an appraisal with your bank. Your completed mortgage application with all supporting documentation should be submitted to your chosen lender upon receipt of the fully signed Purchase Agreement. The bank then issues loan approval. Consequently, the buyer wires the closing funds with the homeowner's insurance in place, and then the loan will be funded with clearance to close.

08

Welcome Home!

Congratulations! You are now a homeowner.







DISCOVER JACKSON HOLE

ONE OF THE WORLDS MOST UNIQUE PLACES



NATURAL PROTECTED PLACES IN THE AREA:

Bridger-Teton National Forest
Caribou-Targhee National Forest
Grand Teton National Park
John D. Rockefeller Memorial Parkway
National Elk Refuge
Shoshone National Forest
Yellowstone National Park



The area's stunning natural beauty, diverse ecosystems and abundant wildlife are so unique that this area has been **DESIGNATED BY THE UNITED NATIONS AND THE U.S. DEPARTMENT OF INTERIOR AS A "WORLD HERITAGE SITE"** signifying its value and importance to the planet.

JACKSON HOLE IS LOCATED IN THE HEART OF MILLIONS OF PROTECTED ACRES of beautiful and unspoiled mountain ranges, wilderness areas, wildlife refuges, National Parks, National Forests, glacial lakes, wildflower laden meadows and wild rivers, including the iconic Snake River.

THE BREATHTAKING MOUNTAIN RANGES rise dramatically above the area including: Teton Range, Gros Ventre Range, Snake River Range, Wind River Range, Webster Range, Wyoming Range and more.

The gateway community **TO GRAND TETON AND YELLOWSTONE NATIONAL PARKS.**

DISCOVER JACKSON HOLE

ONE OF THE WORLDS MOST UNIQUE PLACES

THE REGION IS A PREMIER DESTINATION FOR ALL SEASONS AND IS
RENOWNED FOR ITS ENDLESS RECREATION:

Best-in nation skiing, world-class fly fishing, hiking, mountain biking, climbing, horseback riding, big game hunting, snowmobiling, hot air ballooning, white water and scenic rafting, boating and golfing.



World-Class Fishing on the area's rivers and lakes makes Jackson Hole the envy of countless anglers every spring, summer and all.



JACKSON HOLE MOUNTAIN RESORT

is consistently ranked the #1 ski resort in the country. With more than 450" average snowfall, 12 lifts, 133 trails and 4,000+ ft. of vertical drop, it's not hard to see why.

SNOW KING Locally known as the "Locals' Hill" and the "Town Mountain," Snow King Resort is conveniently located in the heart of the Jackson, just minutes from the Town Square.

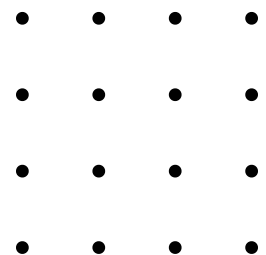
GRAND TARGHEE RESORT is located in Teton Valley, Idaho, about 45 miles from Jackson Hole. It, too, is regularly ranked among the best resorts in the country.





Golf on one of the area's five championship courses in Jackson Hole or try out the links in nearby Teton Valley, Idaho or Star Valley, Wyoming.

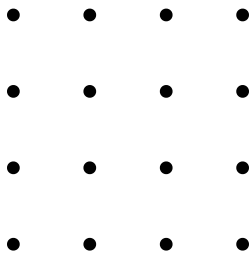
Grand Teton National Park & Yellowstone National Park where recreational opportunities include hiking, incredible wildlife viewing, biking, camping, boating, horseback riding, and a geyser viewing experience of a lifetime.





Jackson Hole's incredible uniqueness is articulated when you consider that we are **virtually an island.**

Today 97% of our land is forever preserved in national parks, national forests, Bureau of Land management acreage, National Elk Refuge and conservation lands, leaving only a small percentage available for private ownership.





There are plenty of reasons to be thankful for owning a home in Wyoming: the mountains, the rivers, two national parks and three ski resorts, art galleries and restaurants, a charming Western-style downtown, and a close knit, philanthropic-minded and fun loving community. As enviable as our lifestyle is here, reality does intrude occasionally, as it will in mid-April when we pay our taxes. But even in that area, we as Wyoming residents are better off than most. After all, Wyoming has been cited by Bloomberg Wealth Management magazine as the most tax friendly state in the country.

10 Tax Benefits of owning property in Wyoming:

NO TAX ON THE SALE OF REAL ESTATE

NO STATE INCOME TAX

With no state tax on personal or corporate income, you have more disposable income.

DYNASTY TRUSTS

In Wyoming, you can shield your real estate from federal estate taxes for up to 1,000 years through a dynasty trust, which can be established in Wyoming for the benefit of your family or other beneficiaries. You can transfer your real estate into a limited liability company or family partnership and then put that into the dynasty trust. As a result, multiple generations can make use of and enjoy the property, without having to pay estate taxes or worse, having to sell the property in order to pay the taxes. A key point to remember: The trust must be administered in Wyoming.

NO TAX ON OUT-OF-STATE RETIREMENT INCOME

People in Jackson Hole who use Wyoming as a second home may have retirement income that comes from other states where they are a resident. Wyoming does not tax that retirement income earned outside of Wyoming, and if the participant is a resident of Wyoming when they take that income then the original state cannot tax that income either.

NO STATE GIFT TAX

Somebody who owns property in Wyoming can 'gift' that real estate to their heirs without having to worry about paying a state gift tax.

No inheritance OR ESTATE tax

Wyoming does not assess any state inheritance tax. Wyoming repealed its estate tax as of January 1, 2005.

LOW PROPERTY TAXES

Wyoming has very low property taxes compared to other states. The taxes that you do pay here are based on the assessed value of the property.

NO EXCISE TAXES

When you fill up your car with gas or buy a bag of groceries in Wyoming, you will not pay any state tax on your gas or food.

NO TAX ON MINERAL OWNERSHIP

Many states charge owners a tax on their mineral ownership, but Wyoming does not.

NO INTANGIBLE TAXES

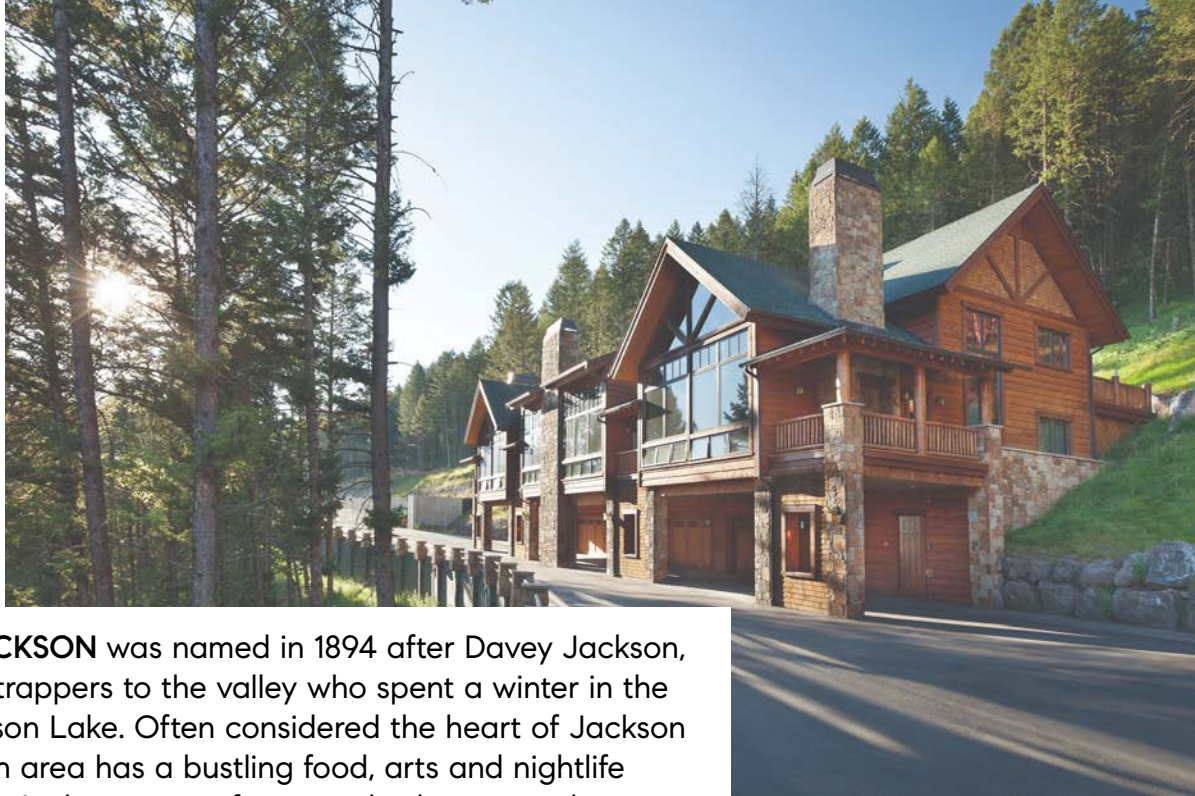
Wyoming doesn't make you pay a tax on financial assets like stocks and bonds.



DISCOVER THE JACKSON HOLE REGION



NORTH OF JACKSON The area North of the Town of Jackson towards the airport boasts a blend of the rugged West, stunning views and modern conveniences. The Jackson Hole Golf and Tennis Club provides a resort setting built around a Robert Trent Jones II designed golf course. Continuing north sit several premier subdivisions, including Solitude and Upper and Lower Cascade. Just beyond, the communities of Moose and Moran offer unrivaled views of the Teton Mountains. Many of these neighborhoods are tucked off main roads and have Snake River access.



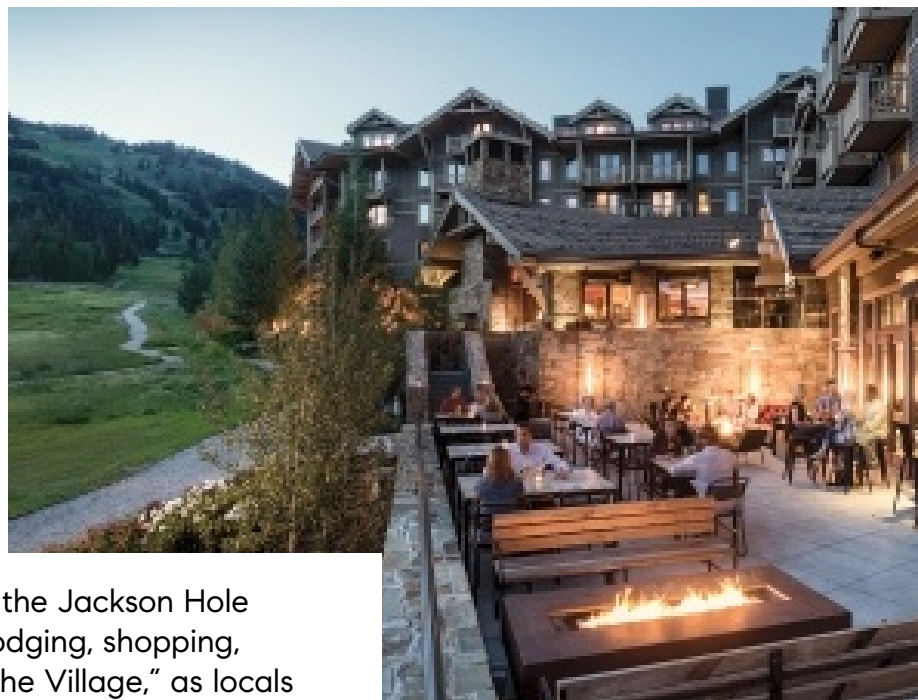
THE TOWN OF JACKSON was named in 1894 after Davey Jackson, one of the first fur trappers to the valley who spent a winter in the late 1800s on Jackson Lake. Often considered the heart of Jackson Hole, the downtown area has a bustling food, arts and nightlife scene. Properties in Jackson range from one bedroom condos to large family residences, all within walking or biking distance to the historic Town Square.



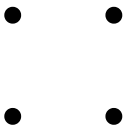
SOUTH OF JACKSON - Just minutes from the Town of Jackson boundary, South Park stretches south from High School Road. The area is just enough removed to provide even greater privacy and solitude, while at the same time offering the comforts and conveniences of being only minutes away. It features relatively affordable neighborhoods such as Rafter J and Cottonwood Park, as well as higher-end neighborhoods like 3-Creek Ranch and Snake River Sporting Club, private golf club communities, not to mention some of the last privately held ranch lands in Jackson Hole.



WEST OF JACKSON - The properties on and around East and West Gros Ventre buttes that sit between the Town of Jackson and the Snake River, feature some of the most important protected landscapes in Jackson Hole. Additionally, this area encompasses the West Bank of the Snake River and stretches south down Fall Creek Road and north along Highway 22, including Teton Pines and the Aspens. Home to families, seasonal residents and recreationalists, residents enjoy easy access to restaurants, conveniences and lifestyle amenities offered on the West Bank and in Wilson, Wyoming.



TETON VILLAGE - Located at the base of the Jackson Hole Mountain Resort, this resort village offers lodging, shopping, restaurants and spas. Summer or winter, "The Village," as locals refer to it, serves as a base for a range of recreational and lifestyle pursuits. Additionally, the base of the mountain is only a few miles from the Grand Teton National Park's southernmost entrance. With the addition of the Shooting Star development, Teton Village now features a Tom Fazio-designed golf course.



RANCH PROPERTIES - Whether it is a family retreat, working horse or cattle ranch, farm or heritage property, western ranch land in the Rocky Mountain West offers a rugged independence found nowhere else in the world. Breathtaking scenery, miles of open wilderness, wildlife outside the front door and thrilling recreational pursuits are the hallmarks of the ranch life. Whether you seek a historical Jackson Hole ranch or a cattle operation, there is nothing quite like the rustic appeal and wide-open spaces of a western ranch.





STAR VALLEY - Settled in the late 1870's and proclaimed the "Star of All Valleys" for its natural beauty. Commonly known as Star Valley, this area is made up of a collection of towns and communities including Alpine, Afton, Auburn, Bedford, Etna, Thayne, Turnerville and Star Valley Ranch. Located 35 miles south of Jackson Hole and surrounded by national forests and four major rivers, Star Valley offers turnkey access into the outdoors and amazing recreational opportunities.



TETON VALLEY - Located on the east side of the Teton Mountains, Teton Valley, Idaho includes the popular communities of Victor, Driggs and Teton, as well as Alta, Wyoming. Referred to by locals as "the sunny side of the Tetons," these charming towns have drawn people from all over the world attracted by the world-class fishing, countless mountain activities in three national forests and the Grand Targhee Resort, which also regularly ranks among the country's top ski resort. Teton Valley was aptly named for the beautiful valley along the west side of the Tetons, 24 miles from Jackson Hole.

5

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At Compass, we strive to help everyone find their place in the world. From providing a sophisticated search experience to offering you a sneak peek at homes not yet on the market, every one of our tools is designed to help us deliver your dream home.

1 Collections

Collections lets you compare multiple properties—their size, neighborhood, amenities—within a visual workspace. Monitor market activity in real time, stay in constant contact with your agent, and invite collaborators to join in on the discussion.

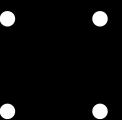
2 Search

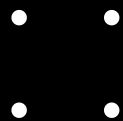
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5 Compass CRM

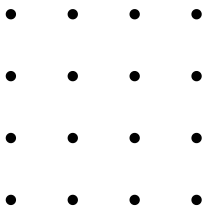
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Teton Village

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Teton Village, WY 83025

Snake River

Sporting Club

14885 Sporting Club Rd.
Jackson, WY 83001

Alpine, Wyoming

46 Iron Horse Dr.
Alpine, WY 83128
307.883.7575 tel

Thayne, Wyoming

235 South Main St.
Thayne, WY 83127
307.654.7575 tel

Afton, Wyoming

571 Washington St.
Afton, WY 83110
307.885.7575 tel

Teton Valley, Idaho

65 South Main St.
Driggs, ID 83422
208.534.7325 tel

Tributary

501 Huntsman Springs Dr.
Driggs, ID 83422

