

EDGE OF *EXPLORATION*. TETON SHADOWS.

530 E Sagebrush Drive #5-3



Virtual Tour



Open Camera. Aim. Tap.

CM
COLBY MURPHY
JACKSON HOLE

COMPASS

Location

A quick bike ride to the gates of Grand Teton National Park, a short chip away from the refined amenities at Jackson Hole Golf & Tennis Club, minutes from shopping, dining, and nightlife on Jackson Town Square, this Teton Shadows condo offers convenience, yet is set on the edge of exploration.





- 2 Bed
- 2 Bath
- Condo
- 1,303 Sq. Ft
- 1 Stall Garage
- Short Term Rent Allowed

The Unit

UPDATES

- Madagascar Labradorite Counter Tops
- South African Slate Floors
- Custom Cabinetry
- New Appliances
- Recessed lighting
- Remodeled Fireplace
- New Front Door
- New Roof

This easy living 2 bed, 2 bath condo features unique updates that provide an open kitchen / dining / living experience. Entertain guest while keeping the chef center of attention or enjoy a slow evening warming up around the wood burning fire place. Start the morning inspired with a sauna session and views of the Teton Range before heading downstairs. Soak up the sounds of nature while enjoying breakfast on the back deck. The large backyard offers room for barbecues, yard games, and observing wild life visitors such as moose, elk, bison, deer and more.

The garage and accessory lot allow owners to store gear for everyday adventures such as boats, bikes, skis, an extra car etc. HOA property management and short term rental opportunity provide flexibility and make this a hassle free "lock and leave" if it's not yet time to be a full time base camp!

OPEN



LIVING

SPACES



Primary bedroom
with eastern views
over backyard



Primary
bathroom
& sauna

Second bedroom
with western views
of the Teton Range
and slopes of Jackson
Hole Mountain Resort





Covered storage off the garage provides shelter for firewood and gear, accessible from inside and out.

Sleeping Indian
to the East





Largest backyard / common
space in development

Fire up the Grill,
Set up the Cornhole





3+ Acres of HOA Manicured Common Space





Wildlife Visitors



530 Sagebrush Dr #5-3 Jackson, WY 83001 | \$1,250,000

Home Site

- Adjacent to Jackson Hole Golf & Tennis
- 7 Miles to Grand Teton National Park
- Largest Backyard / Common Space
- 7 Miles to Jackson Town Square
- South End of Development
- Short Term Rental Allowed
- Frequent Wildlife Visits
- Teton Range Views
- .16 Acres

Property Description:

A quick bike ride from the gates of Grand Teton National Park, this updated 2 bed, 2 bath condo is adjacent to Jackson Hole Golf & Tennis Club and set in a prime location for exploring Jackson Hole - On the edge of wild, yet just a short drive to shopping, dining and amenities on Jackson Town Square. HOA property management and short term rental approval make this a great "Lock and Leave" if it's not yet time to be full time base camp.

Structure Overview

- 2 Story
- Back Deck
- 1,303 Sq. Ft.
- 2 Bed, 2 Bath
- 1 Stall Garage
- New Roof - 2020
- Wood Burning Fireplace

Infrastructure

- Fuel: Electric, HOA Propane for Well Heat
- Water: private Well (Community),
- Sewer: Private (Community)
- Heat: Electric Baseboard
- High Speed Internet

Interior Highlights & Improvements

- Sauna
- New Front Door
- Recessed lighting
- Custom Cabinetry
- Sliding Glass Door
- Remodeled Fireplace
- Open kitchen to living
- South African Slate Floors
- Madagascar Labradorite Counter Tops

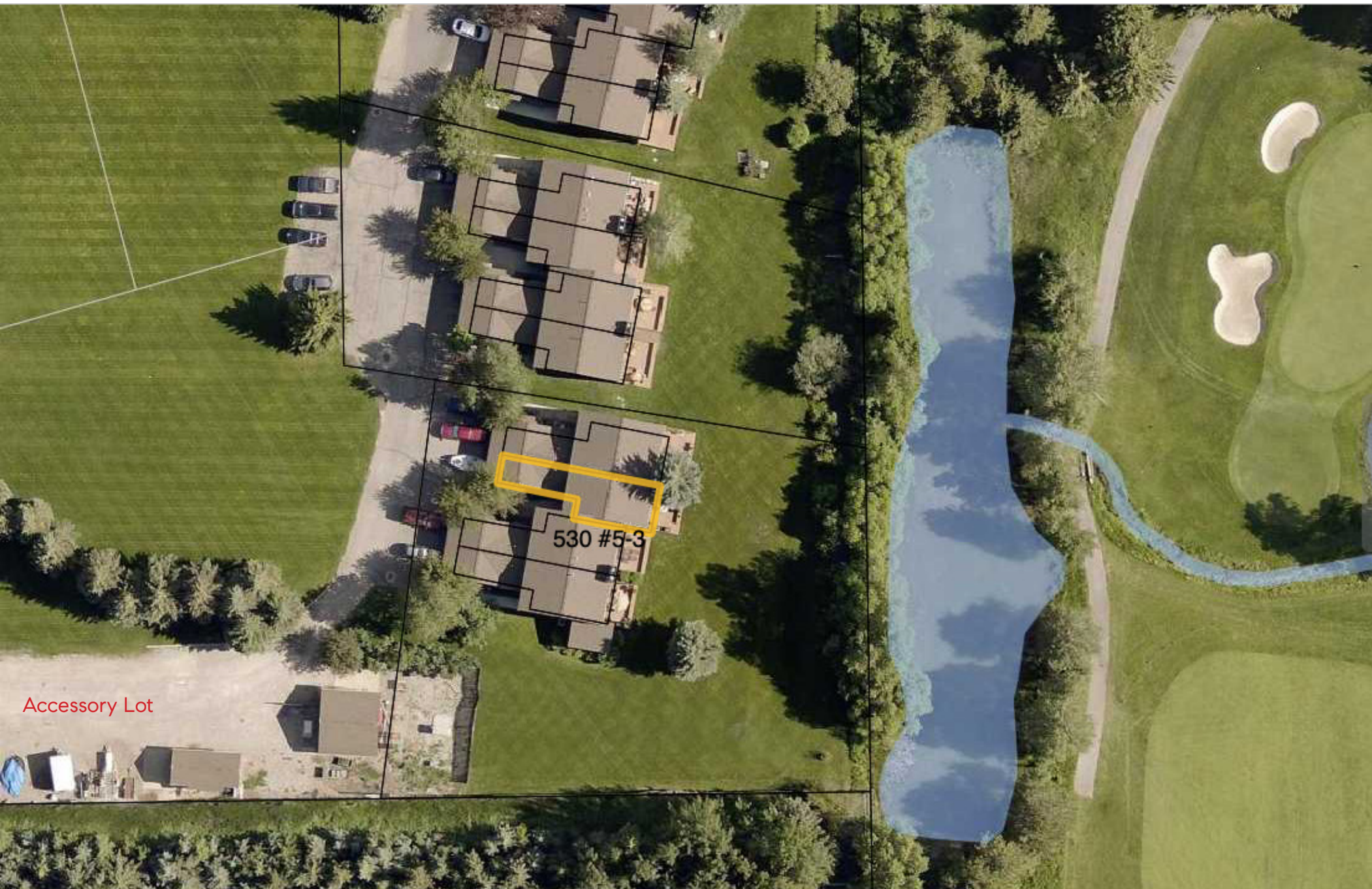
Nearby Amenities

- Playground
- Snake River
- Pathway System
- Grand Teton National Park
- Jackson Hole Airport (JAC)
- 3+ Acres of Common Lawn
- 1 Extra Parking Space for car, boat etc.

530 E Sagebrush Drive #5-3, Jackson, WY 83001



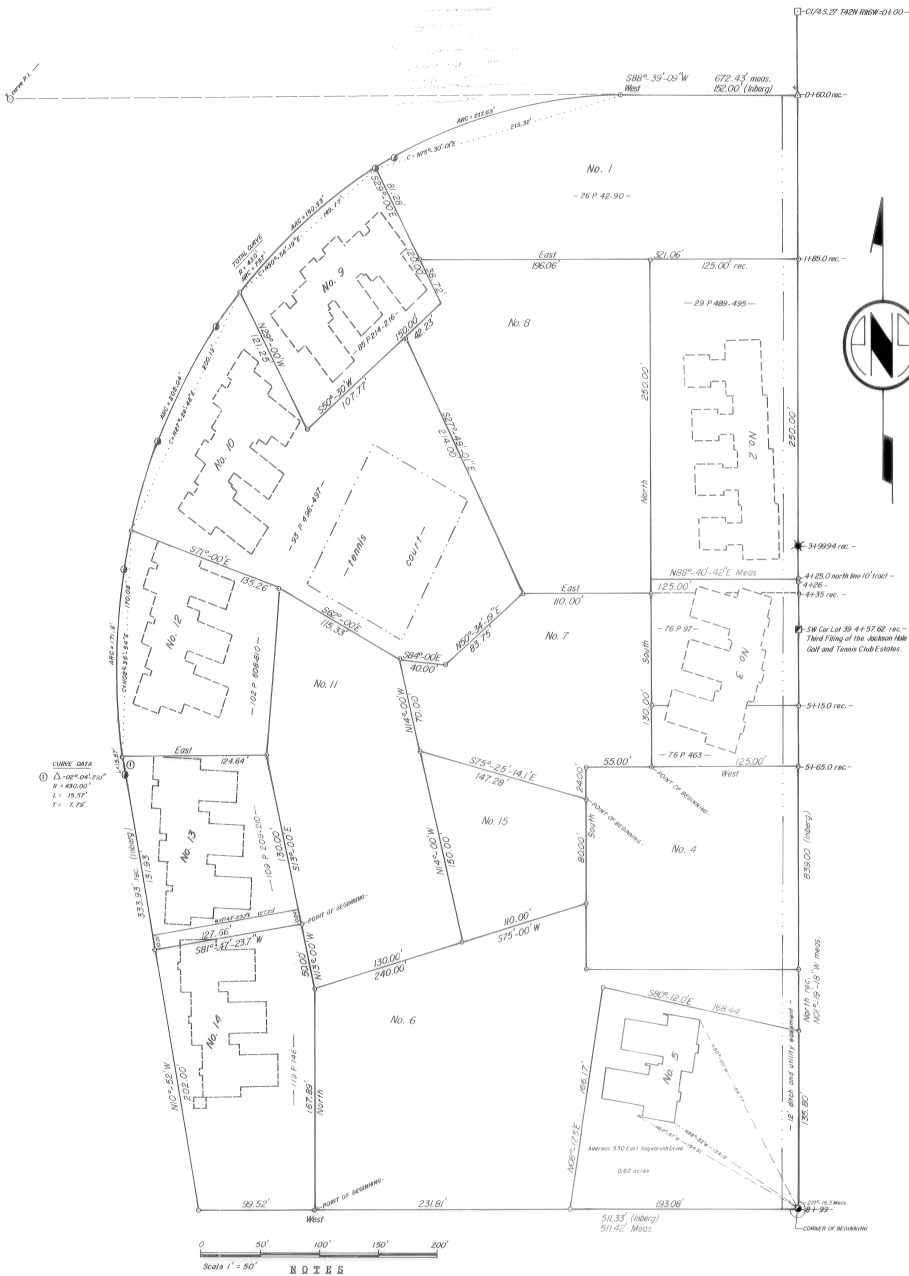
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COMPASS

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TYPICAL UNIT: Consists of the individual air space that is contained within the perimeter walls, floors, ceilings, windows and doors of each unit together with common elements. Each unit has an undivided interest in the common elements within Teton Shadows No. 5 project.

All number divisions shown hereon are units as defined in Wyoming Statutes, 1977, as amended, in Sections 34-20-101 through 34-20-104. The floor plans were compiled from The Design Group Architects/Planners, Job No. 7914 and revised 10/84 and do not represent an as built drawing.

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Sublette) ss...

I, Scott A. Scherbel of Jackson, Wyoming, a Registered Land Surveyor, as prescribed by the laws of the State of Wyoming, do hereby certify that by authority of the Corporation I have subdivided the land shown on this plat into condominium units to be known as TETON SHADOWS CONDOMINIUM NO. 5 - ST. JOHN GROUP; that the dimensions of the tract and the horizontal and vertical boundaries of the building, units and common elements are correctly shown; that the record tract is described as follows:

That part of the NE1/4SW1/4 of Section 27, T42N, R116W, Teton County, Wyoming, being part of the tract of record in the Office of the Clerk of Teton County in Book 16 of Photo on page 90, described as follows:
BEGINNING at the southeast corner of said tract of record, on the east line of the said NE1/4SW1/4, S01°-19.3'E, the base bearing for this survey, 899.00 feet from the northeast corner of said NE1/4SW1/4 where found a 1-1/2" copperwell monument inscribed "CENTER SEC/27 MERRICK 1964"; thence West, 193.08 feet along the south line of said tract of record to a point;
thence N08°-17.5'W, 166.17 feet to a point;
thence S80°-12.0'E, 168.44 feet to an intersection with the east line of said tract of record identical with the said east line of the NE1/4SW1/4;
thence S01°-19.3'E, 135.80 feet along said identical line to the CORNER OF BEGINNING;
ENCLOSING an area of 0.62 acre, more or less.

Scott A. Scherbel
Land Surveyor - Registration No. 3889 - 11 April 1985

The foregoing instrument was acknowledged before me by Scott A. Scherbel this 3rd day of June, 1985.

Carol A. Scherbel
Notary Public

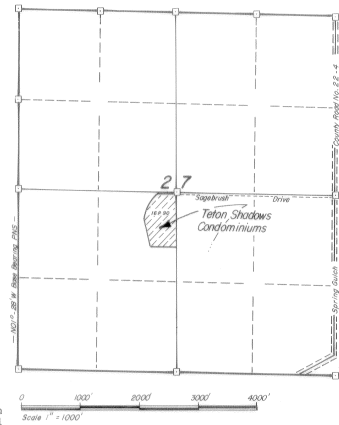
My Commission Expires:

LEGEND

- indicates a Certified Land Corner Recordation Certificate filed.
- indicates a 5/8" steel reinforcing rod with aluminum cap inscribed "162454 Prop. Cor. P.O.C. or P.O.L. 1978".
- ▲ indicates a steel T-shaped stake 24" long with metal cap inscribed "SURVEY POINT DO NOT DISTURB NLS164".
- indicates a 5/8" steel reinforcing rod with orange plastic cap inscribed "C.S.S.A.A.".
- △ indicates a 5/8" steel reinforcing rod with aluminum cap inscribed "NELSON ENGR PEALS 578".
- indicates no monuments found or set.

Note: Ties are based on East Line = N01°-19'-18"W.

CERTIFICATE OF MORTGAGE - See page 2 of 3
CERTIFICATE OF APPROVAL - See page 2 of 3



Location Map

CERTIFICATE OF OWNER

State of Wyoming)
County of Teton) ss...

That TETON SHADOWS INCORPORATED, a Wyoming Corporation, acting through its President, Scott M. Shepherd and its Secretary, Donna Hasenbein Shepherd, duly organized and existing under and by virtue of the Laws of the State of Wyoming, does hereby certify that it is the owner in fee simple of the tract of land represented on this plat to be known as TETON SHADOWS CONDOMINIUM NO. 5 - ST. JOHN GROUP, being part of the NE1/4SW1/4 of Section 27, T42N, R116W, Teton County, Wyoming and more particularly described in the Certificate of Surveyor;

that it does hereby dedicate this Condominium Project as provided for under Wyoming Statutes, 1977, as amended, 34-20-101 through 104, inclusive;

that said owner certifies that the survey and measure of the building and common elements as they appear on this plat are with the free consent and according to the desires of said owner and are correct and that the courses and dimensions of the buildings, common elements and individual units are correctly shown hereon;

that each unit consists of the unit together with the attached garage and deck and a one fifty-second undivided interest in the common area of Condominium Groups No. 1, 2, 3, 9, 10, 12, 13 and 14;

that the common elements are subject to a blanket easement for utility and drainage purposes except under any building as shown hereon;

that the common elements are subject to easements of sight and easements of record, including but not limited to, the Lower Valley Power and Light, Inc. easement of record in the Office of the Clerk of Teton County in Book 94 of Photo on page 328;

that the common elements are subject to a twelve foot ditch and utility easement identical with the east twelve feet of the tract described in the Certificate of Surveyor;

that this dedication is subject to any existing easements and rights-of-way or mining reservations of record;

subject to the "Condominium Declaration for Teton Shadows" for Condominium No. 1 of record in the Office of the Clerk of Teton County in Book 26 of Photo on pages 42-90 and a Supplement Declaration for Unit No. 2 of record in said Office in Book 29 of Photo on pages 489-495 and a Supplement Declaration for Unit No. 5 to accompany this plat;

subject to restrictions contained in that instrument of record in the said Office in Book 14 of Deeds on page 232 and Book 14 of Deeds on page 333.

Attest:

Donna Hasenbein Shepherd
Secretary

TETON SHADOWS INCORPORATED
a Wyoming Corporation
Scott M. Shepherd
President

On this 31st day of May, before me personally appeared Scott M. Shepherd to me personally known, who, being by me duly sworn, did say that he is the President of Teton Shadows Incorporated and that the seal affixed to said instrument is the corporate seal and said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said President acknowledged said instrument to be the free act and deed of said corporation.

Scott A. Scherbel
Notary Public

SCOTT A. SCHERBEL
Notary Public
My Commission Expires 27 October 1987

SUBDIVIDER - Teton Shadows Incorporated
a Wyoming Corporation
Jackson, Wyoming

SURVEYOR - Surveyor Scherbel, Ltd.
Jackson, Big Piney, and
Afton, Wyoming

DATE - April 1985

TETON SHADOWS CONDOMINIUM NO. 5

ST. JOHN GROUP

CONSISTING OF FOUR UNITS

WITHIN THE

SECTION 27

T42N R116W

TETON COUNTY, WYOMING

SHEET 1 OF 3

#587

Recorded 6-1-85
in Book 25 of Deeds
Page 258
K. G. Scherbel
Surveyor



Teton Shadows Home Owners Association

Current Annual Due: \$7,068

Roof Assessment Balance: \$9,129.12

COVERED BY HOA DUES

- Administrative Fees
- Management Fees
- Maintenance & Repairs
- Chimney Sweeping
- Gutter Cleaning
- Fire Alarm System
- Pest Control
- Painting/Staining
- Grounds Maintenance
- Lawn Care
- Tree & Shrub
- Irrigation
- Snow Removal
- Electricity - Common Area & Systems
- Water System
- Sewer
- Propane (Well Heat)
- Security Service
- Insurance & more.

GRAND TETON
Property Management

Managed by Grand Teton Property Management

The premier property management company in Jackson Hole

Contact Directly for Minutes, Governing, & Financial Documents

<http://www.grandtetonpropertymanagement.com/teton-shadows.html>

<https://tetonshadows.com>

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Utility History

Service	Billing Period	Days Use	Usage	Reporting Revenue	
ELEC	May-21	28	505	\$	46.96
ELEC	Apr-21	32	1,197	\$	88.06
ELEC	Mar-21	31	1,691	\$	117.41
ELEC	Feb-21	28	1,963	\$	133.57
ELEC	Jan-21	35	2,547	\$	168.25
ELEC	Dec-20	28	1,927	\$	131.43
ELEC	Nov-20	28	1,473	\$	104.46
ELEC	Oct-20	32	1,215	\$	89.13
ELEC	Sep-20	30	729	\$	60.26
ELEC	Aug-20	29	437	\$	42.92
ELEC	Jul-20	33	532	\$	48.56
ELEC	Jun-20	34	739	\$	60.86
ELEC	May-20	27	928	\$	72.09
ELEC	Apr-20	30	1,878	\$	128.51
ELEC	Mar-20	30	1,616	\$	112.95
ELEC	Feb-20	28	1,247	\$	91.04
ELEC	Jan-20	35	1,582	\$	110.94
ELEC	Dec-19	32	1,041	\$	78.80
ELEC	Nov-19	27	1,706	\$	118.29
ELEC	Oct-19	31	1,412	\$	100.84
ELEC	Sep-19	29	474	\$	45.11
ELEC	Aug-19	32	498	\$	46.55
ELEC	Jul-19	31	425	\$	42.21
ELEC	Jun-19	31	542	\$	49.15



THE SCIENCE OF DYNAMIC & STRATEGIC PRICING

We maximize revenue by sifting through the analytics on both aggregate and individual levels. Our revenue team tweaks pricing and strategy of our homes on a daily basis to ensure we deliver optimal performance. The following projections assume zero owner-occupied days and a strategy focused on optimized income.

YEAR-TWO PROJECTIONS

INPUTED VARIABLES

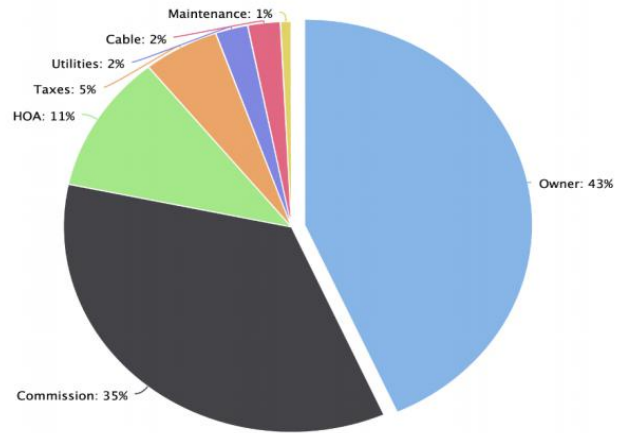
Net Rent	\$65,000
Management Fee	35%
HOA Fee	\$7,068
Property Taxes	\$3,505
Utilities	\$1,500
Cable	\$1,500
Maintenance	\$500

Closing / List Price \$1,250,000

RESULTS

Net Rent	\$65,000
Management Fee	\$22,750
HOA Fee	\$7,068
Property Taxes	\$3,505
Utilities	\$1,500
Cable	\$1,500
Maintenance	\$500

Net Income	\$28,177
Net Yield	2.25%



Yield Analysis:

PRICE VS. YIELD

\$1,400,000	2.01%
\$1,350,000	2.09%
\$1,300,000	2.17%
\$1,250,000	2.25%
\$1,200,000	2.35%
\$1,150,000	2.45%
\$1,000,000	2.82%

COMMISSION VS. YIELD

44%	1.78%
41%	1.94%
38%	2.09%
35%	2.25%
32%	2.41%
29%	2.56%
26%	2.72%

NET REV VS. YIELD

\$50,000	1.47%
\$55,000	1.73%
\$60,000	1.99%
\$65,000	2.25%
\$70,000	2.51%
\$75,000	2.77%
\$80,000	3.03%

While we assume a commission structure of 35%, in actuality, we have many different offerings. Please inquire on what structure would best fit your needs. It is important to note the above figures include forecasts and projections that represent Outpost's assumptions and expectations in light of currently available information. Outpost's actual performance results may differ from those projected. Consequently, no guarantee is presented or implied as to the accuracy of specific forecasts.

OUTPOST PROJECTIONS
530 E SAGE BRUSH DR 5-3
 VACATION RENTAL MANAGEMENT



Provided as a courtesy of

Colby Murphy

Jackson Hole Real Estate Associates, LLC
80 West Broadway
Jackson, WY 83001
Mobile - +1(307) 365-7256
colbymurphy@jhrea.com
<http://www.jhrea.com>



Non-Public:

Start Showing Date:

House Style:	2 Story	Year Built:	1985	Last Major Remod:	
Main House Total Bedrooms:	2	Main House Baths-Full:	1	Main House Baths-3/4:	1
Main House Baths-Half:	0	Main House Total Baths:	2	Main House 2nd Flr & Above SqFt:	624
Main House-Main Level SqFt:	679	Main House Garage Type:	Attached	Main House # Stalls:	1
Main House Garage SqFt:		Main House-BG SqFt:	0	Main House-BG SqFt Unfinished:	
Main House SqFt:	1,303	Guest House Bedrooms:		Guest House Baths:	
Guest House Garage SqFt:		Guest House SqFt:		Overall Total Bedrooms:	2
Overall Total Baths:	2	Overall Garage SqFt:	0	Overall Livable SqFt:	1,303
Acres:	0.16	Lot Size:		Horses Allowed:	No
# Horses Allowed:					

Common Name:	Area:	05 - Skyline Ranch to Sagebrush Dr	Subdivision:	Teton Shadows
Lot #:	Zoning:	Resort	Flood Zone:	
Flood Class:	Ann. HOA Fee \$:	7,068	Taxes:	3,505.37
Tax Year:	2020			

Possession:	At Closing	In-House Listing #:		Exclusions:	
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County:	Teton	Ownership:	Condo
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Legal Description: Unit 5-3 of Teton Shadows Condominium No. 5 - St. John Group, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on June 4, 1985 as Plat No. 587, and defined and described in Restated Declaration of Condominiums recorded in Book 260, page 73-96 and in Book 262, page 757-780.

Public Remarks: A quick bike ride to the gates of Grand Teton National Park, this updated 2 bed, 2 bath condo is just a short chip away from Jackson Hole Golf & Tennis Club set in prime location for exploring Jackson Hole! On the edge of wild, yet the unit is minutes away from shopping, dining and amenities on Jackson Town Square. Improvements include a new roof, new front door, recessed lighting, custom cabinetry, Madagascar labradorite counter tops, South African slate floors, a remodeled wood burning fireplace, and a sliding glass door opening to the back deck. The garage and accessory lot allow owners to store gear such as skis, boat, extra car, etc. HOA property management and short term rental approval make this a hassle free "lock and leave" if it's not yet time to be a full time base camp!

Water: Private (Community); Well
Sewer: Private (Community)
Construction: Stick Built On Site
Exterior: Cedar; Wood
Furnished: Unfurnished
Amenities: Cable; Deck; Garage Door Opener; Hi-Speed Internet; Landscaped; Sauna; Woodstove

Property Features: Adj to Common Area; Cable to Property; Electric to Property; Flat; Phone connected to Home; ST Rentals Allowed; Year Round Access; G-Pathways/Trails
Interior Trim: Painted
Exterior Trim: Cedar
Roof: Comp Shingle
Fireplace: Wood #: 1
Fuel Type: Electric

Heat: Electric Baseboard
Appliances: Dishwasher; Dryer; Freezer; Microwave; Range; Refrigerator; Washer
Driveway: Asphalt
View: Mountain View; Sleeping Indian View; Teton View; Scenic
Special Rooms: Storage
Lifestyle: Golf; Mountain; Outdoor Recreation; Pets Allowed

Agent Owned: N

Seller Concessions:

County:	Teton	Ownership:	Condo
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Listing Price: 1,250,000

LO: Jackson Hole Real Estate Associates, LLC



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80 W Broadway, Jackson, WY 83001

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ASSOCIATES

REALM™

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