

The Home Front

Your Neighborhood REALTOR®

I'm excited to share some great news about the next chapter in my real estate career. As of 2025, I have joined forces with Sovereign Collective, LLC, a Utah Real Estate Broker. This partnership allows me to expand my services, provide even more resources for buyers and sellers, and bring you the very best tools and strategies available in today's market.

Utah Real Estate Market Update – Fall 2025

The Utah real estate market continues to show resilience and opportunity. After a period of adjustment in interest rates, we are now seeing increased buyer confidence and steady demand across the Wasatch Front. Inventory has modestly improved compared to previous years, giving buyers more options, while home values remain strong, providing excellent equity growth for sellers.

Highlights of the current market include:

- More balanced conditions for buyers and sellers
- Continued appreciation in well-located properties
- Ongoing demand fueled by Utah's strong economy and population growth

What This Means for You

By joining Sovereign Collective, LLC, I am able to leverage a powerful network of professionals, marketing platforms, and advanced tools to showcase properties more effectively than ever before. This means greater visibility for sellers, insightful guidance for buyers, and strategic support for investors.

A Personal Note

As always, I remain deeply committed to providing you with personalized service, clear communication, and professional expertise. My goal is to make every transaction as smooth and successful as possible. Whether you're buying, selling, or investing, I'm here to help you achieve your goals.

Thank you for your continued trust and support. Please don't hesitate to reach out if you or someone you know is considering a move. Let's make the most of the opportunities this market has to offer!

Warm regards,



SOVEREIGN
COLLECTIVE



September 2025

House Hacking Information (on back)



**My Contact Information
*Pass It On!***



(Scan this symbol with
your smartphones)

Dave Barton
801 580-9383
dbart1man@gmail.com

List Your Business

*Let me know if I can
help promote the sale
of your business.*

Food for Thought

**"The time to repair
the roof is when the
sun is shining."**

John F. Kennedy

House Hacking: A Smart Real Estate Strategy

House hacking is a popular real estate strategy that allows you to live in a property while renting out part of it to help cover your mortgage and housing costs. It's a great way for first-time buyers and investors in Utah to enter the market, reduce expenses, and build long-term wealth.

What is House Hacking?

House hacking is when you buy a property, live in part of it, and rent out the rest. This could mean owning a duplex, triplex, or fourplex, living in one unit, and renting out the others, or simply renting extra bedrooms in a single-family home.

Benefits of House Hacking

- Lower housing costs – Tenant rents help pay your mortgage
- Easier entry into real estate investing – Use residential financing
- Build equity faster – Mortgage gets paid down while property appreciates
- Tax advantages – Some expenses may be deductible for rental units

Examples of House Hacking

- Buy a fourplex in Salt Lake County, live in one unit, rent the other three
- Purchase a single-family home near a university, rent out bedrooms to students
- Add a basement apartment or ADU (Accessory Dwelling Unit) and rent it for extra income

Things to Consider

- Local zoning and rental regulations (especially for ADUs)
- Responsibilities of being a landlord (repairs, leases, tenant management)

Unlock Utah Homeownership with House Hacking

Learn how to live where you invest – RSVP today!

Join our exclusive **House Hacking Masterclass** hosted by **Brad Barton – Flite Financial** and **Dave Barton – Sovereign Collective, LLC**. Discover how you can offset your mortgage by renting part of your home, invest smarter, and build long-term wealth right here in Utah.

Scan the QR Code to RSVP directly!



Dave Barton – Sovereign Collective, LLC

Phone: 801-580-9383

Email: dbart1man@gmail.com

Website: <https://davebartonrealestate.com>