



Newsletter

April 2024



**PARTON PROPERTY
SOLUTIONS**

Mark's Remarks



Welcome back! April flew by and we are rounding the bases into May. Most of us find ourselves knee-deep at the end of a school year with scheduling events and final exams. Every parent knows how exhausting this can be, but we are here to remind you, this too shall pass... A bit of advice, slow down and enjoy your children while they still want you around and find time to relax on your summer vacations! A little R&R can help to reset the system, so you come back to reality stronger than ever. And, if none of that helps, our final bit of advice, get out and go to a Braves game! They are always a great time, and our Braves are once again the best in baseball.

The Parton team is excited to announce we are revamping our website! The team has been working hard behind the scenes to hopefully launch in late May. We will be able to showcase our project progress in real-time and highlight each our team members. Be sure to check that out!

The Boulevard duplexes, a block from the Beltline, are really coming along and will be available for sale in late June to mid-July. The Bouldercrest single-family homes are beginning to make progress as well. These should be completed and ready for sale in the fourth quarter ending our 2024 year strong.

The Parton renovation team is wrapping up its first custom-build project by mid-June. The team also is working to complete two other home renovations by the end of May and late June, with several more starting this month. In addition, they just completed an expedited restaurant overhaul, J Christopher in Alpharetta. Be sure to check out the before and after photos in this month's edition. Our next custom home project is gearing to beginning as we finalize the building permit process. The team is very excited to work with each of our new clients to build their forever homes and new office spaces.


Unfortunately, interest rates have not been adjusted again this month due to a slight uptick with inflation numbers from the last couple of months. Because of that unforeseen inflation, mortgage rates reverted back to February numbers negating the gains we had seen from early March to mid-April. However, even with the uptick, there does not appear to be a reduction in demand, especially with the in-town buyers. To be more specific, our sales team is forecasting that the spec-builds Parton has under construction will move quickly and they are beginning some pre-marketing activities in an effort to drive demand (and perhaps a pre-finish contract) while the units are being completed.

Until next month, have a great May and thank you for supporting Parton Property's incredible journey. Please let us know if there are any questions or if our team can help you in any way. Please do not forget to share Parton's success with your friends, relatives, and co-workers in case they are interested in investing, inquiring about building, or renovating a home, or need commercial construction services. Check out our past issues by visiting our website at www.PartonProperty.com. As Parton's website states...We Build Dreams for Families and Businesses!

FOR SALE

796 Morningside Drive
Atlanta, GA 30324



Click Picture for Video Tour 



965 A Boulevard NE
Atlanta, GA 30308



Construction Phase
59%

Current Status

- ❖ Drip Edge/Metal Roof Install
- ❖ Insulation Install
- ❖ Drywall Install



Next Steps

- ❖ Interior Trim and Doors
- ❖ Tile Flooring
- ❖ Hardwood Flooring



965 B Boulevard NE
Atlanta, GA 30308



Construction Phase

59%

Current Status

- ❖ Drip Edge/Metal Roof Install
- ❖ Insulation Install
- ❖ Drywall Install



Next Steps

- ❖ Interior Trim and Doors
- ❖ Tile Flooring
- ❖ Hardwood Flooring



971 A Boulevard NE
Atlanta, GA 30308



Construction Phase

56%

Current Status

- ❖ MEP Rough Install
- ❖ Drip Edge/Metal Roof Install
- ❖ Insulation Install



Next Steps

- ❖ Drywall Install
- ❖ Tile Flooring Install
- ❖ Hardwood Flooring Install



971 B Boulevard NE
Atlanta, GA 30308



Construction Phase

56%

Current Status

- ❖ MEP Rough Install
- ❖ Drip Edge/Metal Roof Install
- ❖ Insulation Install



Next Steps

- ❖ Drywall Install
- ❖ Tile Flooring Install
- ❖ Hardwood Flooring Install



891 Bouldercrest Dr Se Atlanta, GA 30316



Construction Phase

5%

Current Status

- ❖ Demolition
- ❖ Tree Removal
- ❖ Erosion Control



Next Steps

- ❖ Grading
- ❖ Foundation Prep
- ❖ Pour Foundation



893 Bouldercrest Dr Se Atlanta, GA 30316

Construction Phase

5%



Current Status

- ❖ Grading
- ❖ Erosion Control
- ❖ Foundation Prep

Next Steps

- ❖ Pour Foundation
- ❖ First/Second Floor Framing
- ❖ Install Housewrap and Roof



895 Bouldercrest Dr Se Atlanta, GA 30316



Construction Phase

5%

Current Status

- ❖ Demolition
- ❖ Tree Removal
- ❖ Erosion Control

Next Steps

- ❖ Grading
- ❖ Foundation Prep
- ❖ Pour Foundation





**2150 Essex Ave SW
Atlanta, GA 30311**

Construction Phase

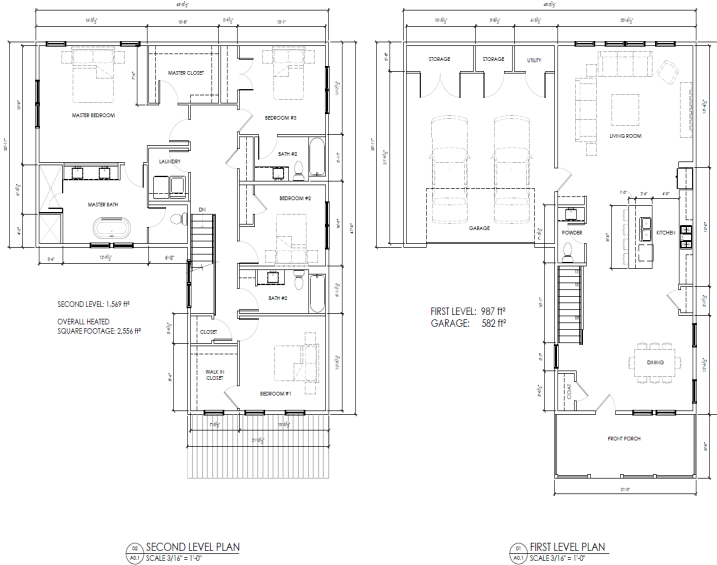
5%

Current Status

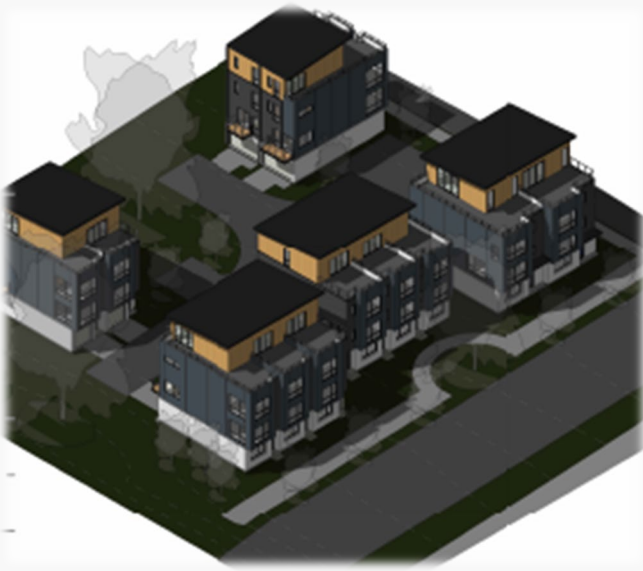
- ❖ Prep lot for construction
- ❖ Install Erosion Control
- ❖ Prep Foundation

Next Steps

- ❖ Pour Foundation
- ❖ Install waterproofing
- ❖ Framing



717 Pryor Street SW Atlanta, GA 30315 Multi-Family Townhomes (12 Units)



Permitting Phase

- ❖ 90% complete

Current Status

- ❖ Land Under Contract
- ❖ Submitted For Re-zoning
- ❖ Submitted for Land Disturbance Permitting – Pending Approval

Next Steps

- ❖ Architect Design
- ❖ Submit for Building Permit

Commercial Renovation

The New "Reveille"

After



After



Before



Before

After



Before

After



Before

Properties at a Glance

<u>Property Address</u>	<u>Price</u>	<u>Status</u>
796 Morningside Drive NE	Listing Price: \$1.65M	FOR SALE
965 Boulevard (2 Unit Duplex)	Coming Soon - \$750K each	Under Construction
971 Boulevard (2 Unit Duplex)	Coming Soon - \$750K each	Under Construction
891 Bouldercrest	Coming Soon - \$ 1M	Under Construction
893 Bouldercrest	Coming Soon - \$ 1M	Under Construction
895 Bouldercrest	Coming Soon - \$ 1M	Under Construction
717 Prior Street SW (12 Unit Townhomes)	Coming Soon - \$500K each	Permitting
2150 Essex Ave SW	Coming Soon – \$550k	Under Construction
727 Martin St	\$800k	SOLD
1020 Kirkwood (2 Unit Duplex)	\$715K / \$720K	SOLD

Parton Property Solutions – Management Team

If there are any questions, please feel free to reach out at any time:

Mark Hall – Founder/CEO - mark@partonproperty.com

Dana Hall – Founder/Vice President - dana@partonproperty.com

Marcus Cavicchioli – Partner/Construction Manager - marcus@partonproperty.com

David Dean – Project Manager - david@partonproperty.com

Josh McCormick – Project Manager – josh@partonproperty.com

Vanessa Allen – Operations Manager - vanessa@partonproperty.com

Terance McCleskey – Operations Specialist – terance@partonproperty.com

Tammy Lomis – Operations Support – invoices@partonproperty.com

Jim Funk – Investment Manager - jim@partonproperty.com

