



# Newsletter

# September 2023

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**PARTON PROPERTY  
SOLUTIONS**

# Mark's Remarks



Welcome back to another monthly update of Parton Property Solutions!

This past month has been a busy one for us, as we continue to work on several exciting projects. The Kirkwood duplex and 727 Martin projects are being listed for a sale in a matter of days. The Martin property is a five-bedroom, three and a half bath single-family home that is located in the quiet and established neighborhood of Summerhill. It will be listed for sale in approximately two weeks. In addition to our spec projects, we are also actively involved in the for-hire market. We are currently working on several large-scale residential and commercial projects, and we are negotiating contracts on two more potential custom-built homes. We are excited about the growing synergies between our spec and for-hire businesses, which are allowing us to build a larger pool of subcontractors and leverage better volume pricing for materials and labor.

We are seeing extensive growth in and around the Atlanta area, especially near downtown. This growth is being driven by the continued increase in population, which is expected to grow over 6 million by 2030. This growth is leading to a need for additional housing, and we are well positioned to capitalize on this demand. We believe that housing prices will continue to grow in the Atlanta area, especially if the Fed takes active steps to reduce interest rates. Lower rates would make it more affordable for people to buy homes, which would lead to increased demand. We are also seeing strong demand from investors, who are attracted to the Atlanta market due to its strong economic growth and relatively affordable housing prices. With that in mind, we are excited about the future of Parton Property Solutions. We are well-positioned to capitalize on the growth with our strong track record, experienced team, and diverse portfolio of services. Here are some additional details about our upcoming projects and the Atlanta real estate market:

- The Kirkwood duplexes are in a neighborhood that is experiencing rapid gentrification. The neighborhood is home to a diverse mix of residents, including young professionals, families, and retirees. The duplexes are also close to several popular restaurants, bars, and shops.
- 727 Martin is in a quiet and established neighborhood that is known for its good schools and family-friendly atmosphere. The home is close to parks, playgrounds, and other amenities.
- Large-scale residential and commercial projects: We are currently working on a variety of large-scale residential and commercial projects, including a multifamily townhouse development and the renovation of a commercial office space. These projects are located in different parts of the Atlanta metropolitan area, and they are all expected to be completed within the next two years.
- Custom-built homes: We are negotiating contracts on two more potential custom-built homes. These homes will be built to the exact specifications of our clients, and they will be in exclusive neighborhoods in the Atlanta area.
- Atlanta real estate market: The Atlanta real estate market is one of the hottest in the country. Housing prices are rising rapidly, and inventory is low. This is due to a combination of factors, including the continued increase in the Atlanta population, strong economic growth, and relatively affordable housing prices.

So, until next month, 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](http://www.PartonProperty.com). As Parton's website states...We Build Dreams for Families and Businesses!



# Spooky Season Has Arrived!




# FOR SALE

796 Morningside Drive  
Atlanta, GA 30324

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Click Picture for Video Tour 



## 1020A Kirkwood Ave SE Atlanta, GA 30316



### Construction Phase

100% Complete

### Current Status

- ❖ Landscaping
- ❖ Staging
- ❖ Punch List

### Next Steps

- ❖ Listing





**1020B Kirkwood Ave SE  
Atlanta, GA 30316**



**Construction Phase**  
100% Complete

**Current Status**

- ❖ Landscaping
- ❖ Staging
- ❖ Punch List

**Next Steps**

- ❖ Listing





**727 Martin Street  
Atlanta, GA 30315**



**Construction Phase**  
85% Complete

**Current Status**

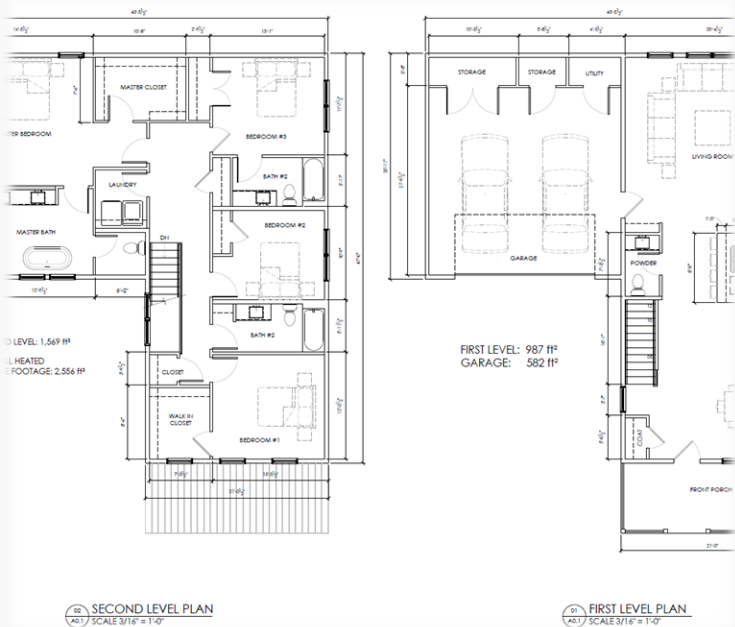
- ❖ Plumbing Trim/
- ❖ Exterior/Interior Trim
- ❖ Stucco/Porch Install

**Next Steps**

- ❖ Shower Door Install
- ❖ Sand, Stain Seal Hardwoods
- ❖ Install Appliances



# 2150 Essex Ave SW Atlanta, GA 30311



## Permitting Phase

- ❖ 50% complete

## Current Status

- ❖ Land Purchased
- ❖ Zoning Application – Pending Approval
- ❖ Building Permit – Pending Approval

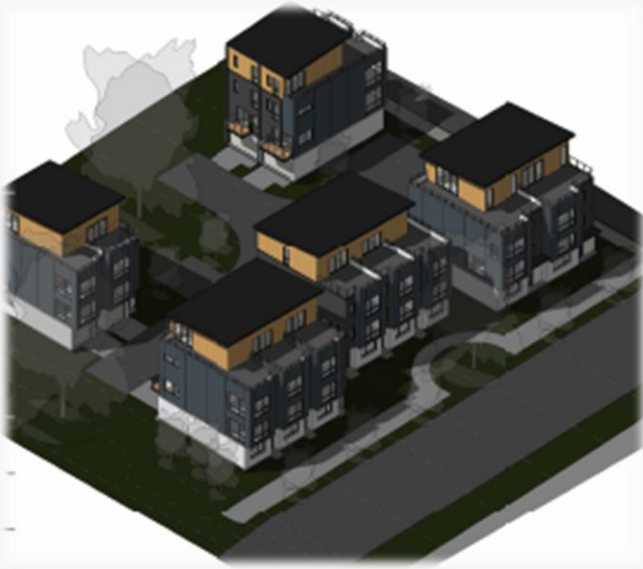
## Next Steps

- ❖ Begin Construction Phase



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

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## Permitting Phase

- ❖ 65% 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

# 965 Boulevard NE Atlanta, GA 30308

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## Permitting Phase

- ❖ Building Permits Approved!

## Next Steps

- ❖ Schedule Pre-construction meetings
- ❖ Begin Construction Phase

# 971 Boulevard NE Atlanta, GA 30308

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## Permitting Phase

- ❖ Building Permits Approved!

## Next Steps

- ❖ Schedule Pre-construction meetings
- ❖ Begin Construction Phase

# Properties at a Glance

Property Address	Price	Status
796 Morningside Drive NE	Listing Price: \$1.825M	<b>FOR SALE</b>
1020 Kirkwood (2 Unit Duplex)	Coming Soon - \$700K each	Listing Soon
727 Martin Street	Coming Soon - \$750k	Under Construction
965 Boulevard (2 Unit Duplex)	Coming Soon - \$750K each	Permitting
971 Boulevard (2 Unit Duplex)	Coming Soon - \$750K each	Permitting
717 Prior Street SW (12 Unit Townhomes)	Coming Soon - \$500K each	Permitting
2150 Essex Ave SW	Coming Soon – \$550k	Design Phase
753 Martin St		<b>SOLD</b>

# Parton Property Solutions – Management Team

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

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