



Newsletter

July 2023



**PARTON PROPERTY
SOLUTIONS**

Mark's Remarks



I hope everyone is continuing to enjoy the last waning days of summer. Depending on the school district, most kids are heading back to the classrooms in the coming days/weeks. Let us all take a moment to send tribute to the teachers taking the baton for the next 10 months as they do their best to educate and nurture our next generations. Since last month, we do feel like the heat finally caught up with us along with Atlanta's world-famous humidity. Hopefully though, we can speed through this hotter weather and slide into fall's cooler, dryer months sooner rather than later. In case you missed it, the Braves are the top team in major league baseball currently, even with multiple injuries in the pitching staff. Being a life-long fan, this has been one of the most exciting seasons to watch. Let's collectively cheer on our home team as they push to finish strong in the regular season.

The construction and operations teams are continuing to stay focused and driven as we bring the first half of the year to a close. Along with the spec homes sales to date, and completion of some high-end renovations, the team is working hard to wrap up several other for-hire projects this year. We are also aiming to have at least three more spec homes completed and sold by the end of this year.

The Kirkwood duplex and 727 Martin projects are moving along at a fantastic pace! The Kirkwood duplexes will be ready for listing in the next 30-45 days. 727 Martin is also closing in and will follow suit within weeks of the Kirkwood listing. With that, Parton will be putting more quality homes on the market in the very near future just as we enter the fall season. Fall has historically produced great marketing opportunities for the organization. The team is also very close to kicking off some new projects over the next 30-60 days to continue the momentum for the spec build operations as we work through the last two quarters of the year.

The For-Hire business is also making great strides forward as they have recently completed a couple of large projects and are in the planning and launch phase of two custom home builds that will break ground this year. This side of the business continues to outpace expectations, which helps create a lot of flexibility for future opportunities.

Market conditions in the real estate industry have been relatively stable since last month with a lot of changes. Outside of a recent but small increase in interest rates, there continues to be a shortage of housing in the area. This shortage shows no signs of letting up any time soon. With the overall stabilization of interest rates over the last few months, we get the sense that this is the new norm for the foreseeable future. Buyers are also coming to terms with that realization. As we continue to communicate with our real estate team, the consistent message back is that there is a solid flow of buyers who are moving quickly to make offers causing many multiple offer situations. In some cases, this is causing up bids on houses for sale. This was a common occurrence before and during Covid and is a welcome occurrence in the market going forward.


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. 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 



1020A Kirkwood Ave SE Atlanta, GA 30316



Construction Phase

80% Complete

Current Status

- ❖ Installed Hardwood Floors
- ❖ Installed Cabinetry
- ❖ Installing Interior Trim/doors

Next Steps

- ❖ Install final MEPs
- ❖ Install Shelving/Mirrors
- ❖ Installing exterior Steps/Rails





1020B Kirkwood Ave SE Atlanta, GA 30316



Construction Phase

80% Complete

Current Status

- ❖ Installed Hardwood Floors
- ❖ Installed Cabinetry
- ❖ Installing Interior Trim/doors

Next Steps

- ❖ Install final MEPs
- ❖ Install Shelving/Mirrors
- ❖ Installing exterior Steps/Rails





**727 Martin Street
Atlanta, GA 30315**



Construction Phase
65% Complete

Current Status

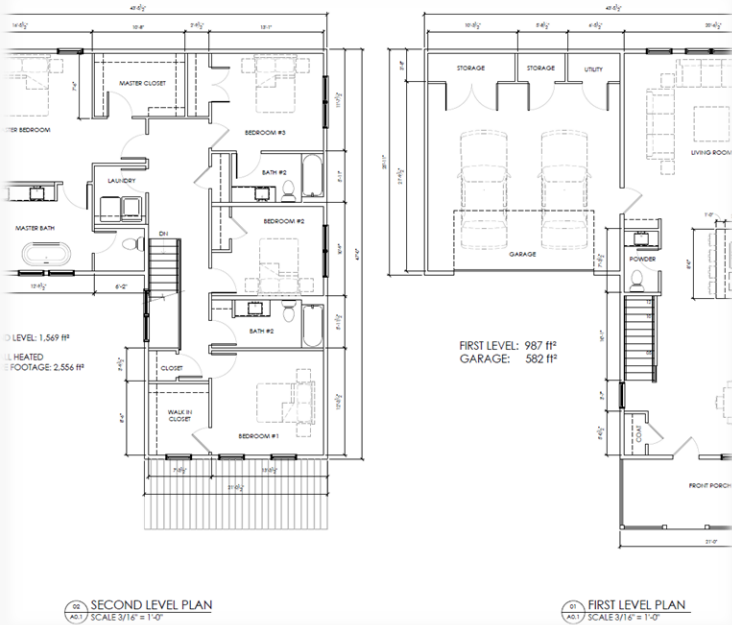
- ❖ Complete rough MEPS
- ❖ Insulation Install

Next Steps

- ❖ Install Drywall
- ❖ Install Tile and Hardwood
- ❖ Install Cabinetry



2150 Essex Ave SW Atlanta, GA 30311



Permitting Phase

- ❖ 50% complete

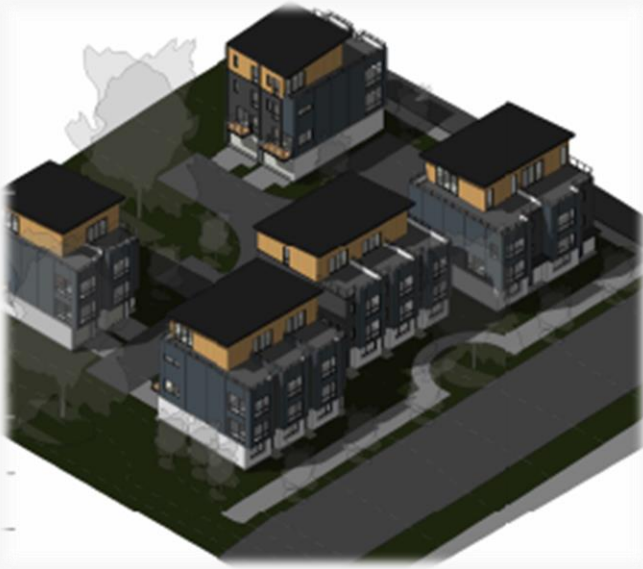
Current Status

- ❖ 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)



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



Permitting Phase

- ❖ 75% complete

Current Status

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

Next Steps

- ❖ Begin Construction Phase

971 Boulevard NE Atlanta, GA 30308



Permitting Phase

- ❖ 90% complete

Current Status

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

Next Steps

- ❖ Begin Construction Phase

Properties at a Glance

Property Address	Price	Status
796 Morningside Drive NE	Listing Price: \$1.825M	FOR SALE
1020 Kirkwood (2 Unit Duplex)	Coming Soon - \$700K each	Under Construction
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		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

Alex Nardone – Project Manager – alex@partonproperty.com

Vanessa Allen – Operations Manager - vanessa@partonproperty.com

Brittany Green – Operations Specialist – brittany@partonproperty.com

Tammy Lomis – Operations Specialist – invoices@partonproperty.com

Jim Funk – Investment Manager - jim@partonproperty.com

