



Newsletter August 2023



**PARTON PROPERTY
SOLUTIONS**

Mark's Remarks



Hello again and welcome back to another monthly update of Parton Property Solutions. We must admit that this past month has flown by trying to squeeze in the last fun days of summer before all the kids are back in school and the fall sports and activities ramp up. We hope all of you enjoyed your summer months as much as we did! As has been the case all season, our Atlanta Braves are continuing their consistent performance and have positioned themselves for an almost guaranteed appearance in the post season yet again. It is hard to believe, but as of the writing of this newsletter, there are only 13 home games left in the 2023 season. Go Braves...finish strong!

The Kirkwood duplex and 727 Martin projects are almost complete. The Kirkwood duplexes will be ready for listing before the next scheduled newsletter with 727 Martin about two-weeks behind. It is always an exciting time to list a new property for sale and are already starting to receive inquiries about the timing and availability of the units. On a similar note, the team is acquiring two more land parcels in the next couple of weeks where the plans and permits have already been approved by the City of Atlanta. With these approvals and shovel ready acquisitions, it means the team can immediately begin construction the day after the lots are purchased.

The For-Hire business continues to grow and is actively signing contracts on multiple large-scale residential and commercial projects while also negotiating contracts on two additional custom-built home projects. The growing synergies between the spec and for-hire operations are really starting to pay dividends. The team is building a larger pool of subcontractors and will also soon be able to leverage better volume pricing for materials and labor.

As we have predicted over the last year or so, there continues to be extensive growth in and around the Atlanta area, especially near downtown. The Atlanta population continues to grow leading to an ever-growing need for additional housing. Here is a great article from the Atlanta Business Chronicle documenting this continued growth: [Atlanta population swells with record number of new residents - Atlanta Business Chronicle \(bizjournals.com\)](https://bizjournals.com/atlanta/article/atlanta-population-swells-with-record-number-of-new-residents-1014444) It is our continued opinion that the housing prices will continue to grow. In addition, if the Fed takes active steps to reduce interest rates, there could be another explosion of growth in housing demand and pricing. To be clear, there is still far more demand than supply so the industry is in a great position, but that forecasted growth could provide exponential opportunities for Parton on both the spec and for hire sides of the business.

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!


Check out our past issues by visiting our website at www.PartonProperty.com



FOR SALE

796 Morningside Drive
Atlanta, GA 30324



Click Picture for Video Tour 



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



Construction Phase

90% Complete

Current Status

- ❖ Install Shelving/Mirrors
- ❖ Installing exterior Steps/Rails
- ❖ Stain Hardwoods

Next Steps

- ❖ Install Driveway/sidewalks
- ❖ Install Landscaping
- ❖ Install Appliances





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



Construction Phase

90% Complete

Current Status

- ❖ Install Shelving/Mirrors
- ❖ Installing exterior Steps/Rails
- ❖ Stain Hardwoods

Next Steps

- ❖ Install Shelving/Mirrors
- ❖ Installing exterior Steps/Rails
- ❖ Stain Hardwoods





**727 Martin Street
Atlanta, GA 30315**



Construction Phase
75% Complete

Current Status

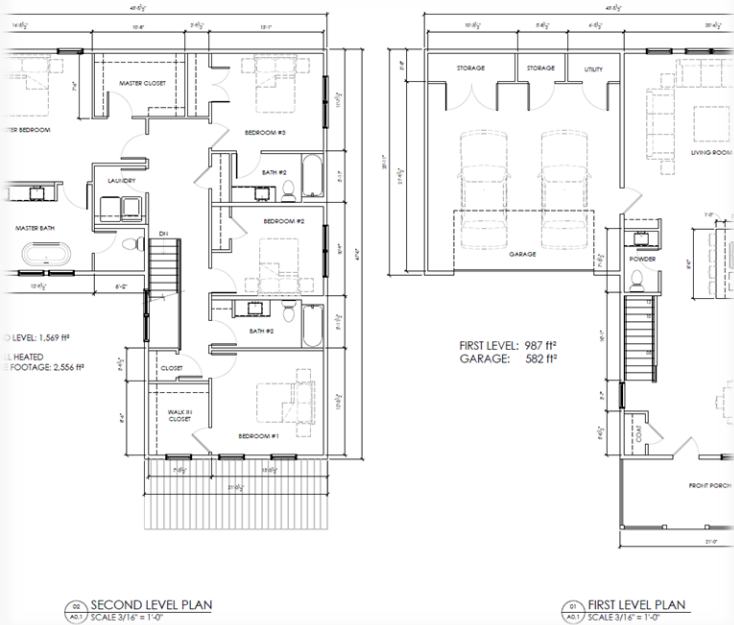
- ❖ Install Drywall
- ❖ Install Tile and Hardwood
- ❖ Install Cabinetry

Next Steps

- ❖ Install Interior Trim
- ❖ Install Countertops
- ❖ Rough interior/exterior painting



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

- ❖ Building Permits Approved!

Next Steps

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

971 Boulevard NE Atlanta, GA 30308



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: \$1.799M	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

