



Newsletter March 2024



**PARTON PROPERTY
SOLUTIONS**

Mark's Remarks



Spring has sprung! Welcome back to another edition of the Parton Property Solutions newsletter. March was a great month as the team wrapped up the end of the first quarter. I must admit that the first three months of the year went by so fast, but I suppose that is what happens when the team is busy and outpacing the annual goals for 2024. Along with the amazing pace that the team is achieving, we are now into spring with the grass turning green and the trees and flowers blooming. Unfortunately, with the beauty of spring comes the beast...pollen. Hopefully everyone is managing that inconvenience and making the best of spring and the warmer weather. Aside from that, Major League Baseball officially started on March 28th and the season is off and running. Fingers crossed for our home team Atlanta Braves through this 2024 season.

The spec build side of the operation is making great progress on the Boulevard duplexes and the team expects those units to start becoming available for sale in the late May, early June timeframe. This month, Parton also purchased three lots in the East Atlanta Village area, where construction is beginning on three new single-family homes that are planned to be available for sale in the August/September timeframe. With all these great homes coming available, the team is excited about the year and are fully expecting one or many of the homes to be placed under contract before construction is even completed. With that in mind, we very much enjoy working with our future homeowners as we feverishly work to finish their future homes.

The renovation team is also firing on all cylinders. Each month they finalize a project or two and start one or two as well. In March, they secured contracts for several great new projects and kicked off the build on a couple that were already on the books. They are also making great progress on one of the custom builds and gearing up to start another in the next month or two. We really cannot emphasize how proud we are of this team over the last year, with the great work they are doing and the amazing job of identifying and securing good quality projects.


Staying consistent with the first two months of 2024, federal interest rates remained stagnant through March, but we are quickly approaching the April meeting where many experts are continuing to anticipate a nominal rate drop. However, it appears inflation may have ticked up again in March so I would not be surprised if rates remained the same for another month. The upside is that there continues to be a shortage of housing in the Atlanta area with demand remaining extremely high.

Until next month, have a Happy St. Patrick's Day 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
40%**

Current Status

- ❖ Install Roof
- ❖ Housewrap Install
- ❖ Rough MEPs



Next Steps

- ❖ Insulation Install
- ❖ Drywall
- ❖ Siding Install



**965 B Boulevard NE
Atlanta, GA 30308**



Construction Phase

40%

Current Status

- ❖ Install Roof
- ❖ Housewrap Install
- ❖ Rough MEPs



Next Steps

- ❖ Insulation Install
- ❖ Drywall
- ❖ Siding Install



971 A Boulevard NE Atlanta, GA 30308



Construction Phase

35%

Current Status

- ❖ Second Floor Framing
- ❖ Install Housewrap
- ❖ Install Roof



Next Steps

- ❖ Rough MEPs
- ❖ Insulation
- ❖ Drywall



**971 B Boulevard NE
Atlanta, GA 30308**



Construction Phase
35%

Current Status

- ❖ Second Floor Framing
- ❖ Install Housewrap
- ❖ Install Roof



Next Steps

- ❖ Rough MEPs
- ❖ Insulation
- ❖ Drywall



891 Bouldercrest Dr Se Atlanta, GA 30316



Construction Phase

5%

Current Status

- ❖ Demolition
- ❖ Tree Removal
- ❖ Erosion Control

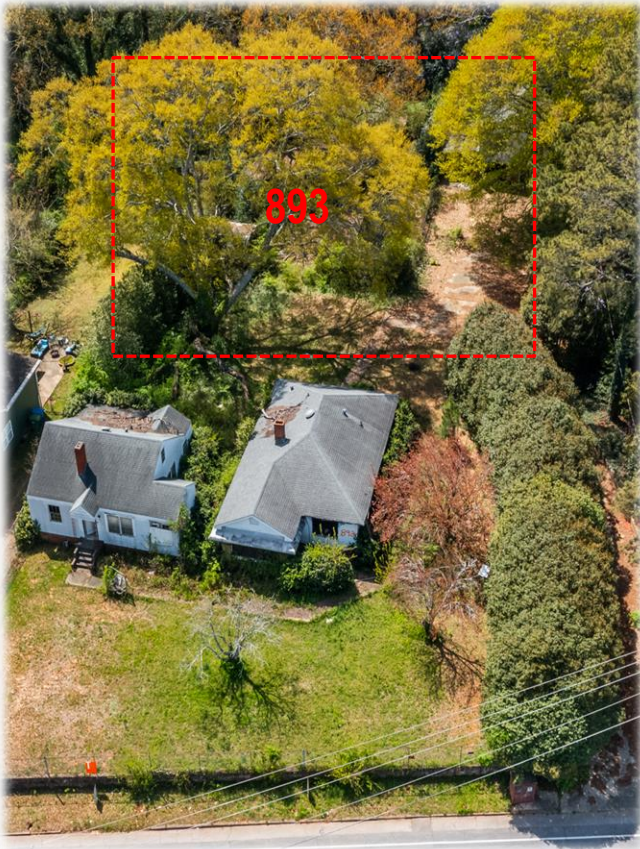


Next Steps

- ❖ Grading
- ❖ Foundation Prep
- ❖ Pour Foundation



893 Bouldercrest Dr Se Atlanta, GA 30316



Construction Phase

5%

Current Status

- ❖ Tree Removal
- ❖ Erosion Control

Next Steps

- ❖ Grading
- ❖ Foundation Prep
- ❖ Pour Foundation



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

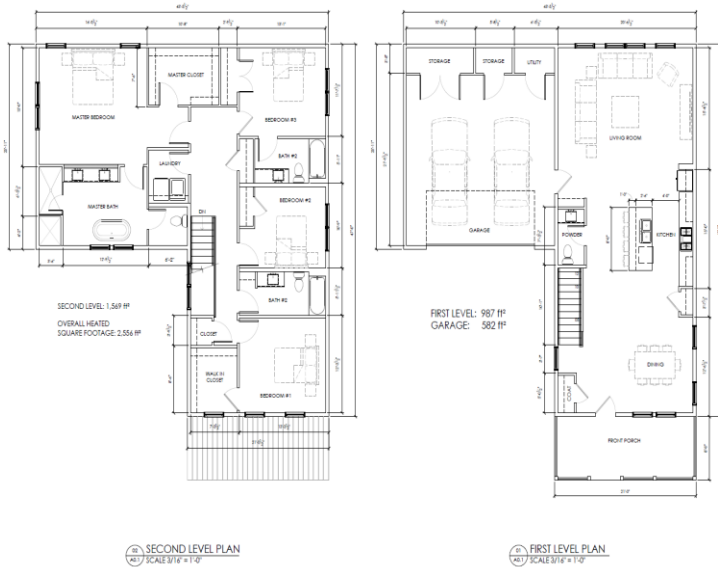
5%

Current Status

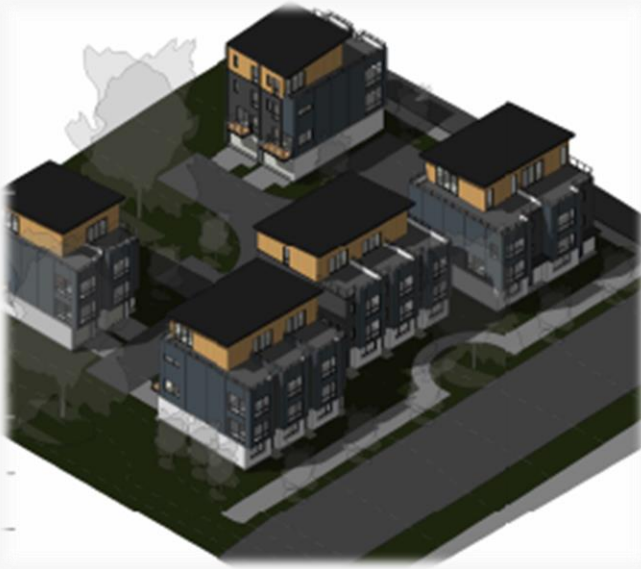
- ❖ Prep lot for construction
- ❖ Install Erosion Control
- ❖ Prep Foundation

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

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:

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