



# Newsletter December 2023

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**PARTON PROPERTY  
SOLUTIONS**

# Mark's Remarks

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Happy New Year! Wow...2023...what a year!

We made another trip around the sun with many interesting adventures and new experiences under our belts. There were a lot of ups and downs as with every year, but I am happy to report that the majority here at Parton were happy and positive. The team made great strides and learned a lot of new ways to work smarter, not harder and improved the overall business as a result. We hired a new project manager toward the end of 2023, Josh McCormick, and he is off to a good start and doing an excellent job. We are happy that he is now part of the Parton team. College football is almost over, and the NFL is moving into the playoff phase of their season, which means only one thing... Baseball season is just around the corner!

The team finished the year strong with the completion of a couple of renovation projects and the sale of 727 Martin Street in mid-December. The team also positioned the sale of the 1020 Kirkwood duplex project to occur in January of 2024 due to a couple of administrative delays within the City of Atlanta building and zoning departments. It would have been great to finish 2023 with that one off the books but by being optimistic we look at starting 2024 with a head start. With that in mind, 1020 Kirkwood units will be closing in the next couple of weeks with two families moving into their new homes soon after. Both buyers are extremely excited and have already expressed interest in how much they love the units and the location. Being so close to the Belt Line is exciting for them as it fits their desired "Live, Work, and Walk" lifestyle as a part of intown living.

As with last month there is a shortage of housing in and around the downtown market. Recently a report was issued that there has been a reduction of new home listings, which continues to be an advantage for the Parton team. This shortage is not because the market is weak, or interest rates are too high. In fact, rates declined again in December, with a 30 yr. conventional mortgage now in the low six percent range. Rates are also forecasted to continue their decline well into 2024 as we all move into the Presidential election cycle. So, what happened? Why are listings down? Well, the big production builders paused a lot of new construction in 2023 due to higher rates, supply chain issues, and market conditions. Alternatively, Parton pressed through to finish a solid year while also securing a pipeline of work for 2024 that will make it our best year yet!

So, until next month, Happy Holidays 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](http://www.PartonProperty.com)

As Parton's website states...We Build Dreams for Families and Businesses!




# FOR SALE

796 Morningside Drive  
Atlanta, GA 30324

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Click Picture for Video Tour 

# UNDER CONTRACT

1020A Kirkwood Ave SE  
Atlanta, GA 30316

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Click Picture for Video Tour 

# UNDER CONTRACT

1020B Kirkwood Ave SE  
Atlanta, GA 30316

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Click Picture for Video Tour 

# SOLD

727 Martin Street  
Atlanta, GA 30315

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965 A Boulevard NE  
Atlanta, GA 30308



## Construction Phase

35%

## Current Status

- ❖ Footers
- ❖ Foundation Walls
- ❖ Foundation Slab

## Next Steps

- ❖ Waterproofing
- ❖ Foundation Drain Install
- ❖ Basement/1<sup>st</sup> floor Wall Framing



965 B Boulevard NE  
Atlanta, GA 30308



## Construction Phase

35%

## Current Status

- ❖ Footers
- ❖ Foundation Walls
- ❖ Foundation Slab

## Next Steps

- ❖ Waterproofing
- ❖ Foundation Drain Install
- ❖ Basement/1<sup>st</sup> floor Wall Framing





971 A Boulevard NE  
Atlanta, GA 30308



## Construction Phase

35%

## Current Status

- ❖ Footers
- ❖ Foundation Walls
- ❖ Foundation Slab



## Next Steps

- ❖ Waterproofing
- ❖ Foundation Drain Install
- ❖ Basement/1<sup>st</sup> floor Wall Framing



971 B Boulevard NE  
Atlanta, GA 30308



## Construction Phase

35%

## Current Status

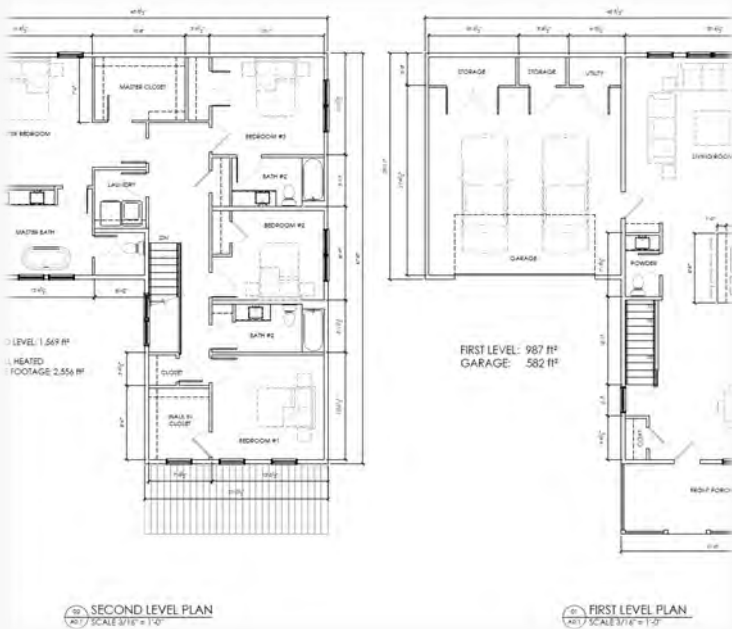
- ❖ Footers
- ❖ Foundation Walls
- ❖ Foundation Slab



## Next Steps

- ❖ Waterproofing
- ❖ Foundation Drain Install
- ❖ Basement/1<sup>st</sup> floor Wall Framing

# 2150 Essex Ave SW Atlanta, GA 30311



## Permitting Phase

- ❖ 90% 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

- ❖ 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

Property Address	Price	Status
796 Morningside Drive NE	Listing Price: \$1.825M	<b>FOR SALE</b>
1020 Kirkwood (2 Unit Duplex)	Listing Price - \$715K each	<b>UNDER CONTRACT</b>
727 Martin Street	\$800K	<b>SOLD</b>
965 Boulevard (2 Unit Duplex)	Coming Soon - \$750K each	Under Construction
971 Boulevard (2 Unit Duplex)	Coming Soon - \$750K each	Under Construction
717 Prior Street SW (12 Unit Townhomes)	Coming Soon - \$500K each	Permitting
2150 Essex Ave SW	Coming Soon – \$550k	Permitting

# Parton Property Solutions – Management Team

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

**Mark Hall** – Founder/CEO - [mark@partonproperty.com](mailto:mark@partonproperty.com)

**Dana Hall** – Founder/Vice President - [dana@partonproperty.com](mailto:dana@partonproperty.com)

**Marcus Cavicchioli** – Partner/Construction Manager - [marcus@partonproperty.com](mailto:marcus@partonproperty.com)

**David Dean** – Project Manager - [david@partonproperty.com](mailto:david@partonproperty.com)

**Josh McCormick** – Project Manager – [josh@partonproperty.com](mailto:josh@partonproperty.com)

**Vanessa Allen** – Operations Manager - [vanessa@partonproperty.com](mailto:vanessa@partonproperty.com)

**Terance McCleskey** – Operations Specialist – [terance@partonproperty.com](mailto:terance@partonproperty.com)

**Tammy Lomis** – Operations Support – [invoices@partonproperty.com](mailto:invoices@partonproperty.com)

**Jim Funk** – Investment Manager - [jim@partonproperty.com](mailto:jim@partonproperty.com)



