



Newsletter

November 2023



PARTON PROPERTY
SOLUTIONS

Mark's Remarks



Holiday Cheer is in the Air!

The holiday season is in full force now that we are past Thanksgiving. With that in mind, Happy Belated Turkey Day! We hope everyone had a wonderful holiday with friends, family, and significant others. It truly is a time to be grateful for the ability to live in the most amazing country the world has ever seen. As we move on to Christmas, Channukah, or your other chosen holiday celebration, we pray for it to be a joyful occasion.

On the spec build side of the business, the Parton Team has done a great job finishing up the Kirkwood and Martin Street homes. All three are under contract and on track to sell to new homeowners and close-out 2023 with over \$2.5M in revenue. I can't thank the team enough for their hard work and dedication in finishing these projects. With the challenges thrown on them from contractors and city officials, it helps to reaffirm that we have the right people in the right seats making it happen in the office and in the field!

Our For-hire Team is crushing it in their own way. They have recently finished one of the largest residential renovation projects on the books. Now we are moving full speed ahead on a custom-build with the next one making its way through permitting. This team has also been working to secure some very lucrative commercial projects in and around the downtown area, which continues to position Parton as a diverse general contractor that meets just about any homeowner or business owner's needs.

As we have mentioned in the past, there continues to be a massive shortage of housing in the United States with Atlanta feeling the crunch more than most cities. This means there will be new homebuyers competing for the houses as they become available. But on the for-hire side, it means many current homeowners will choose to reinvest in their current homes instead of looking to upgrade and move as prices will continue to rise and the competition might price them out of the market they seek. This is a very reassuring indication of market trends for the spec and the for-hire businesses for Parton. For more information, feel free to hear what the chief economist from Realtor.com has to say. [US housing market has 'big hole' to dig out of, Realtor.com chief economist says \(foxbusiness.com\)](https://www.foxbusiness.com/story/us-housing-market-has-big-hole-to-dig-out-of-realtor-com-chief-economist-says-2023-11-21)

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


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 

UNDER CONTRACT

1020A Kirkwood Ave SE
Atlanta, GA 30316




Click Picture for Video Tour 

UNDER CONTRACT

1020B Kirkwood Ave SE
Atlanta, GA 30316



Click Picture for Video Tour 

UNDER CONTRACT

727 Martin Street
Atlanta, GA 30315



Video Tour Coming Soon



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



Construction Phase

25%

Current Status

- ❖ Tree Removal
- ❖ Lot Staking
- ❖ Foundation Grading

Next Steps

- ❖ Footers
- ❖ Foundation Walls
- ❖ Foundation Slab



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



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2150 Essex Ave SW Atlanta, GA 30311

Permitting Phase

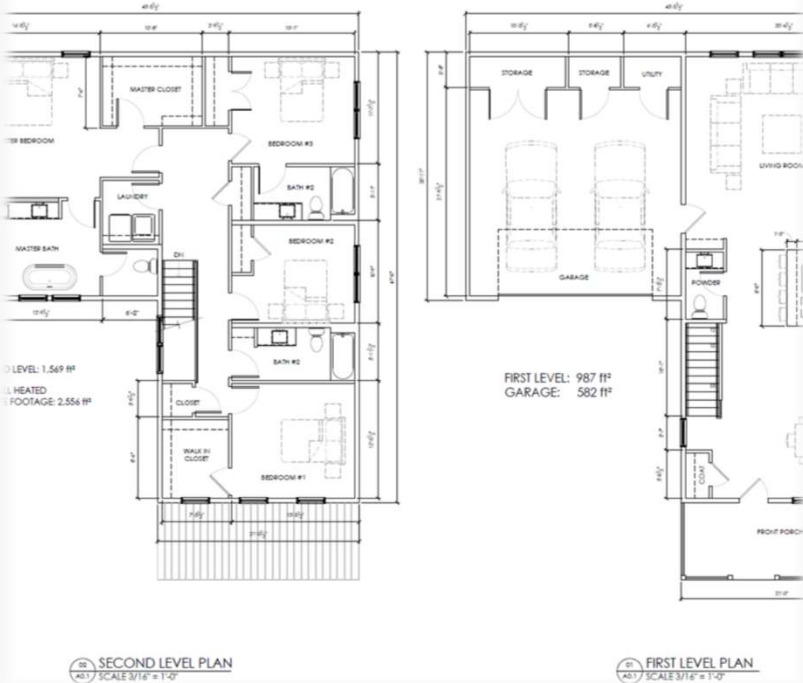
- ❖ 75% complete

Current Status

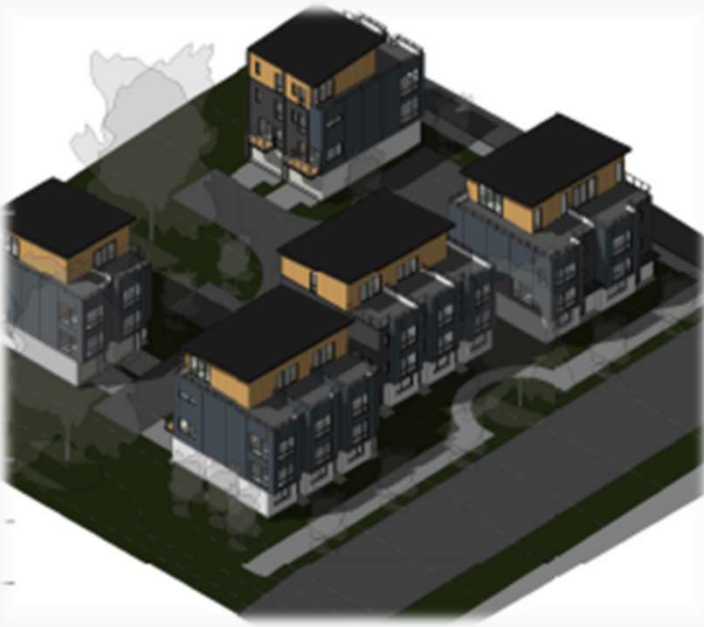
- ❖ Land Purchased
- ❖ Zoning Application – Pending Approval
- ❖ Building Permit – Pending Approval

Next Steps

- ❖ Begin Construction Phase



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



Permitting Phase

- ❖ 75% 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	FOR SALE
1020 Kirkwood (2 Unit Duplex)	Listing Price - \$715K each	UNDER CONTRACT
727 Martin Street	Coming Soon - \$800K	UNDER CONTRACT
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

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

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