



Newsletter January 2024



**PARTON PROPERTY
SOLUTIONS**

Mark's Remarks



January...where did you go?

The first year of the month is always a fun time. It reminds me of spring, except the weather is less pleasant. That said, what January represents is a new beginning. It is time of hope, promises, and perhaps resolutions of change to make up for the things we planned but did not accomplish. It is also a time where we incorrectly write the date using the previous year on official documents and must scratch through or start all over and that is ok. I welcome those mistakes as it is a reminder that we must focus and pay attention to the details as we work to accomplish the goals we have created for this year.

So how is Parton doing so far in 2024? Well, we have already closed the sale of two homes to happy new owners. The Kirkwood duplex project had both units sell on the same day, which set the company off to a great start for the year as it relates to meeting our goals of sales and growth. The team is also making amazing progress on the construction of the Boulevard duplex units, the ongoing commercial permitting of the Pryor St townhouse project, final permitting of the Essex and Bouldercrest homes. The permitting for the townhouse project is on track to be completed in the 2nd quarter, with the Essex and Bouldercrest properties being fully approved with construction underway in the next 30 days.

The spec building side of the business is firing on all cylinders with the for-hire team right there in lock step. This team is diligently completing the contracted projects along with recently securing contracts for well over \$2M. This does not take into account the numerous leads that are now flowing in as existing home and business owners explore renovation projects that coincide with the upcoming spring and summer seasons.

Unfortunately, federal interest rates remained stable this month although experts in the industry hoped for a small dip. However, as it has been over the last few months, interest rates are continuing their slow decline and we have recently seen a few select lenders with rates just below 6%, which is a great sign. With that in mind, earlier in February, the Fed did signal that they anticipate reducing rates over the next couple of months, which will drive residential and commercial mortgage rates down even further. We wish we had a crystal ball to see just how far and when these rates would decrease but unfortunately, we do not. So, stay tuned to next month's newsletter for an update.

Until next month, have a Happy Valentines 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!



Parton Property Solutions 2024

HAPPY NEW YEAR!



FOR SALE

796 Morningside Drive
Atlanta, GA 30324




Click Picture for Video Tour 

SOLD

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




Click Picture for Video Tour 

SOLD

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



Click Picture for Video Tour 



965 A Boulevard NE Atlanta, GA 30308



Construction Phase

30%

Current Status

- ❖ Foundation Pour
- ❖ Waterproofing
- ❖ First Floor Framing



Next Steps

- ❖ Second Floor Framing
- ❖ Install Roof
- ❖ Rough Plumbing



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



**Construction Phase
30%**

Current Status

- ❖ Foundation Pour
- ❖ Waterproofing
- ❖ First Floor Framing



Next Steps

- ❖ Second Floor Framing
- ❖ Install Roof
- ❖ Rough Plumbing



971 A Boulevard NE Atlanta, GA 30308



Construction Phase

30%

Current Status

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Next Steps

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



Construction Phase

30%

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Next Steps

- ❖ Second Floor Framing
- ❖ Install Roof
- ❖ Rough Plumbing

2150 Essex Ave SW Atlanta, GA 30311



Construction Phase

0%

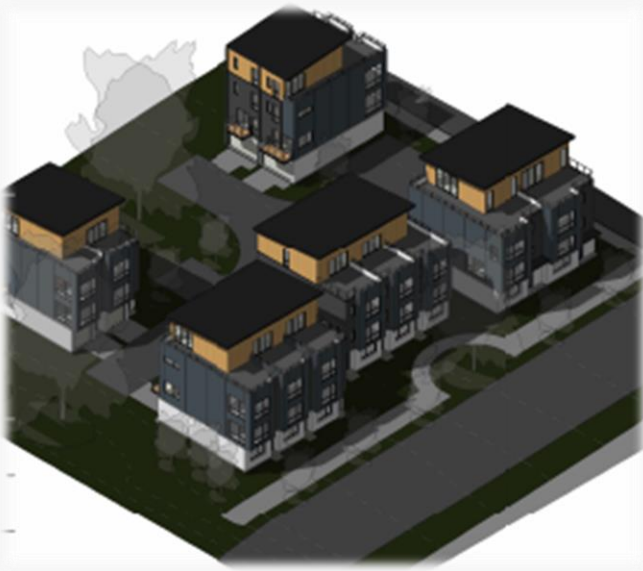
Current Status

- ❖ Plans approved!
- ❖ Waiting on Permit Issuance.
- ❖ Prep lot for construction.

Next Steps

- ❖ Prep lot for construction

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

Property Address	Price	Status
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
717 Prior Street SW (12 Unit Townhomes)	Coming Soon - \$500K each	Permitting
2150 Essex Ave SW	Coming Soon – \$550k	Permitting
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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