



Newsletter May 2023



**PARTON PROPERTY
SOLUTIONS**

Mark's Remarks



Hello Parton people! May has brought us a new home sale, summer break from school, swim team lessons and baseball in full swing. Our Atlanta Braves continue to hold their first-place spot in the NL East. It has been fun watching the young team's success even with injuries. It makes me think back to the difficulties the shifting market created in the last two quarters of 2022 and early into 2023. But we didn't quit, and we saw this period as temporary. Like our hometown Braves, Parton kept swinging and pivoting when necessary to continue the sustainable growth we planned in early 2022. With this belief and the team's hard work, Parton is positioned to continue this success for the foreseeable future.

As I mentioned, we are excited to report that 753 Martin St is the new residence of a lovely young couple who took ownership a few days before the Memorial Day holiday weekend. With the timing of this purchase, the new owners were able to spend the long weekend transforming the house Parton built into their home. We couldn't be happier for the new owners and wish them health and happiness in their new Parton-built home.

The rest of the Spec Build business continues strong with several new units going vertical this month and many more to follow. This part of the business continues to be the foundation of Parton; however, I cannot give enough credit to the Renovation team! They continue to generate new business and do a great job starting and finishing these projects with a high level of success and customer satisfaction. I am proud to report that this team is on track to nearly 4X their revenues from last year, which was their first full year in operation.

Now, let's talk about the market and interest rates. Unfortunately, rates have recently bumped up again, but they are still in the sixes and some mortgage products can be obtained in the high fives, depending on the usual factors like credit and down payment. The rates we have today are going to be a part of our everyday lives for the foreseeable future, which leads me to my next thought. I recently came across a video on Facebook of this young lady, Barbara Corcoran, real estate genius and Shark Tank investor, called [Pick your poison](#). In about a minute, she does a great job of answering the question, 'Is now the right time to buy a house?'. Also check out Atlanta Business Chronicles latest, [Are bidding wars coming back to the housing market?](#). This is a phenomenon we have been predicting for quite some time based on the extreme lack of inventory in the Atlanta market. Now, with stable interest rates, the Parton team is seeing a tremendous uptick in activity and requests for information about our spec builds that are not yet complete.

Thank you for supporting Parton Properties' 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



Parton Property Proud!

We are honored to be the proud sponsors of The Blue Jays! Shout out to Head Coach, Nick Vitucci who led the team through a great season with a 6-4-1 record.

GO BLUE JAYS!



SOLD


753 Martin Street
Atlanta, GA 30315



FOR SALE

796 Morningside Drive
Atlanta, GA 30324



Click Picture for Video Tour 



1020A Kirkwood Ave SE Atlanta, GA 30316



Construction Phase

45 % Complete

Current Status

- ❖ Roof Installation
- ❖ Housewrap installation
- ❖ Install Windows and Siding

Next Steps

- ❖ Rough Plumbing Install
- ❖ Rough HVAC Install
- ❖ Rough Electric Install





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



Construction Phase

45 % Complete

Current Status

- ❖ Roof Installation
- ❖ Housewrap installation
- ❖ Install Windows and Siding



Next Steps

- ❖ Rough Plumbing Install
- ❖ Rough HVAC Install
- ❖ Rough Electric Install



**727 Martin Street
Atlanta, GA 30315**



Construction Phase

25 % Complete

Current Status

- ❖ Framing
- ❖ Windows/Fireplace Install
- ❖ Roofing/Housewrap

Next Steps

- ❖ Rough Plumbing/Hvac
- ❖ Windows/Exterior Doors Install
- ❖ Siding/Exterior Trim



2150 Essex Ave SW Atlanta, GA 30311

Permitting Phase
❖ 50% complete

Current Status

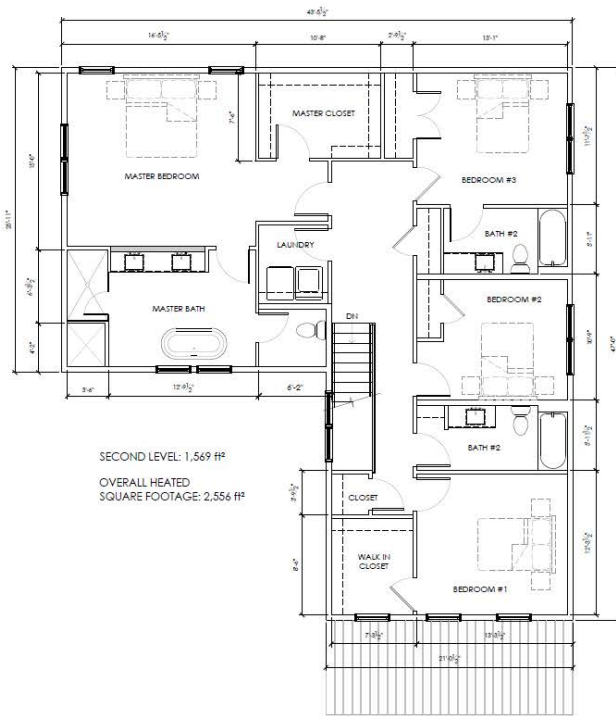
- ❖ Land Purchased
- ❖ Zoning Application – Pending

Next Steps

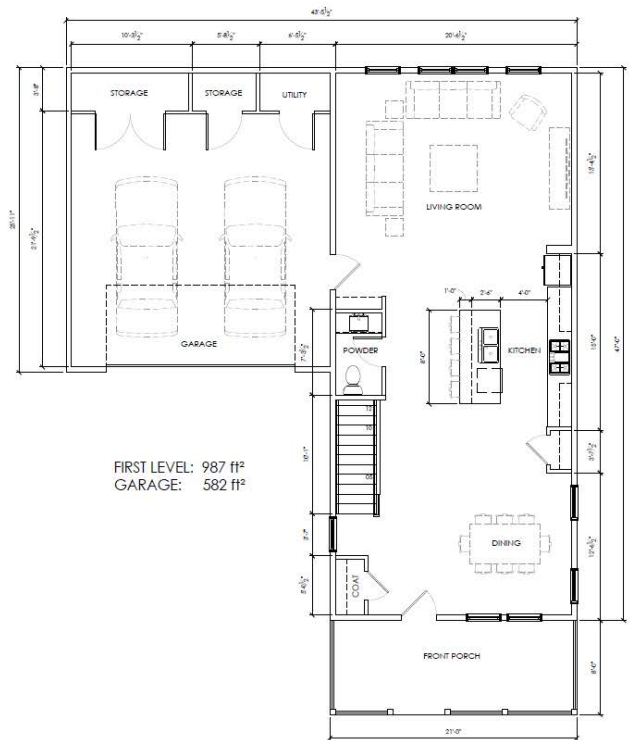
- ❖ Begin Construction Phase

Approval

- ❖ Building Permit – Pending Approval

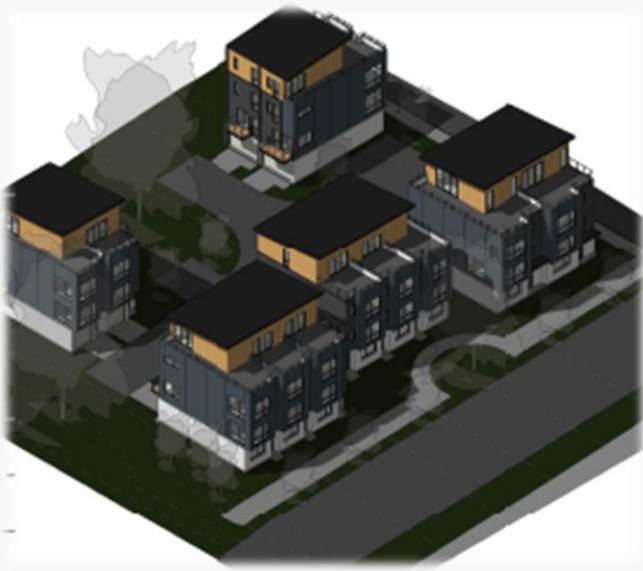


02 SECOND LEVEL PLAN
A0.1 SCALE 3/16" = 1'-0"



01 FIRST LEVEL PLAN
A0.1 SCALE 3/16" = 1'-0"

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

Next Steps

- ❖ Architect Design – Complete
- ❖ Submit for Land Disturbance Permitting - Complete
- ❖ Submit for Building Permit - Complete

965 Boulevard NE Atlanta, GA 30308



Permitting Phase

- ❖ 50% complete

Current Status

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

Next Steps

- ❖ Begin Construction Phase

971 Boulevard NE Atlanta, GA 30308



Permitting Phase

- ❖ 50% complete

Current Status

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

Next Steps

- ❖ Begin Construction Phase

Properties at a Glance

Property Address	Price	Status
716 Terry Street	SOLD	SOLD
753 Martin Street	SOLD	SOLD
796 Morningside Drive NE	Listing Price: \$1.95M	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

Parton Property Solutions – Management Team

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

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