



Newsletter

September 2022



**PARTON PROPERTY
SOLUTIONS**

Welcome To Parton Property Solutions

NEW CONSTRUCTION

- ❖ **716 Terry St SE** – Under Construction. Landscaping and Final Punch List. For sale before the end of October.
- ❖ **717 Pryor St SW** – Zoning Approved. Plans submitted for permitting.
- ❖ **727 Martin St** – Building Permit application pending approval.
- ❖ **753 Martin St** – Under Construction. Insulation and Exterior Siding.
- ❖ **796 E Morningside Dr** – Under construction. Landscaping and Final Punch List. Ready for sale by the end of October.
- ❖ **965 Boulevard NE** – Permitting Phase
- ❖ **971 Boulevard NE** – Permitting Phase
- ❖ **1020 Kirkwood Ave SE** – Permitting Phase
- ❖ **1247 RDA SW Townhouse Project** – Land Disturbance Permit is Approved. Building permit being reviewed for final approval.
- ❖ **2150 Essex Ave SW** – Design Phase.

Mark's Remarks



Happy Fall! I would like to open this month's newsletter by sending our sincerest thoughts and prayers to all the folks affected by Hurricane Ian. It looks to be one of the most destructive storms to hit Florida and its effects are also being felt along the SC/NC coasts. Our hearts are with all those impacted by this devastating storm.

Since the last edition of the newsletter, hopefully everyone has had an opportunity to check out the new website at www.partonproperty.com. The team is still working out a few kinks, but overall, we have received a lot of positive feedback. Soon we will be adding a Newsletter page you will be able to access the current month's release along with archives of our previous editions. With that in mind, if you have some comments or suggestions, we'd love to hear them! Send the team a message by emailing info@partonproperty.com or by utilizing our "Contact Us" page on the new website.

Last month we discussed the overall strategy of Parton Property and how the two facets of the business, the Spec Build and For-Hire offerings, are making great strides while simultaneously supporting each other. This symbiotic relationship between the two service offerings is allowing Parton Property to grow in the most efficient and effective manner. Of course, we are keeping a close eye on changing market conditions but remain positive in the Atlanta housing market. There continues to be an enormous shortage in inventory, particularly in and around the downtown area. Yes, interest rates may be rising but, for our average buyer, it is not a problem. Our target demographic tends to have cash on hand and/or are highly compensated individuals, usually with two high-paying salaries in the household. These folks also have very good credit and qualify for the best possible financing rates and terms. They are, once again, taking advantage of loan products like ARMs (Adjustable-Rate Mortgages) that keep their rates low and payments affordable. When coupling this demographic with many major corporations expanding and moving to the Atlanta area, our team of real estate professionals are still forecasting high demand for the foreseeable future. We are not in the buying frenzy we experienced during Covid; however, prices for the intown market are holding solid and are stronger than the preceding years leading up to Covid. Parton Property is very conservative when acquiring properties and always forecasts the upcoming sales prices lower than the market rates. Parton Property never bets on appreciation so in the unlikely event prices begin the downward creep, we are well positioned to protect our forecasted revenues and profit.

Regarding Parton Property's business, September was a great month! The team finished multiple for-hire projects along with securing contracts to begin the statement of work and estimate creation process for two upcoming custom home builds for new clients. On the spec side, the team is continuing to make great progress on our current projects and will have 716 Terry St and 796 E Morningside Dr ready for sale in October. Be on the lookout for next month's edition featuring our "For Sale" listings of both properties!

There is one final update for the month. We are pleased to welcome Jessica Zamoscinski to the team as Parton Property's new Office Manager. Jessica eagerly joins the team with years of experience and has already begun to provide an immediate and positive impact for the organization. We are excited to have her join the team!

I appreciate the opportunity to inform you of what and how Parton Property is progressing into the future and want to thank everyone that has supported us along this amazing journey. As always, please do not hesitate to let us know if there are any questions or if our team can help you in any way. Until next month, we wish everyone a healthy and relaxing fall season!





716 Terry Street Atlanta, GA 30315



Construction Phase

- ❖ 95% complete

Current Status

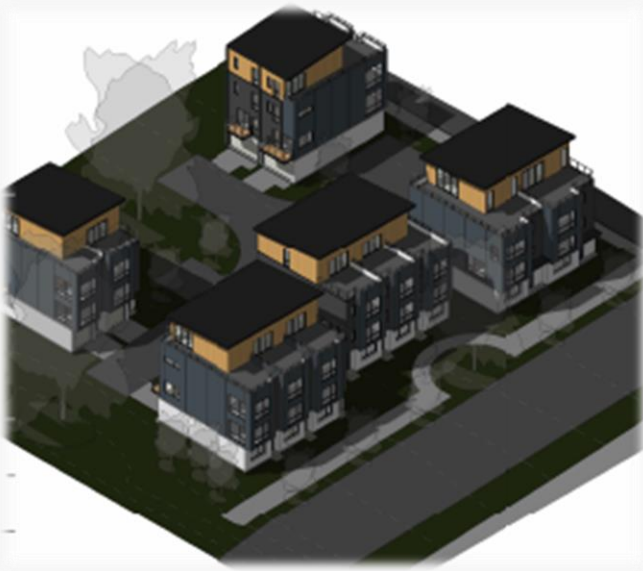
- ❖ Final MEPs
- ❖ Railing and Exterior Steps
- ❖ Appliances



Next Steps

- ❖ Landscaping
- ❖ Final Punch List
- ❖ Staging

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



Permitting Phase

- ❖ 30% complete

Current Status

- ❖ Land Under Contract
- ❖ Submitted For Re-zoning

Next Steps

- ❖ Architect Design – pending rezoning approval
- ❖ Submit for Land Disturbance Permitting - Pending Rezoning Approval
- ❖ Submit for Building Permit - pending Rezoning Approval



**727 Martin Street
Atlanta, GA 30315**



Permitting Phase

- ❖ 50% complete

Current Status

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

Next Steps

- ❖ Begin Construction Phase





**753 Martin Street
Atlanta, GA 30315**



Construction Phase

55% Complete

Current Status

- ❖ Exterior Siding
- ❖ Insulation Install

Next Steps

- ❖ Drywall
- ❖ Brick Veneer
- ❖ Tile and Hardwood Install



796 Morningside Drive Atlanta, GA 30324



Construction Phase

- ❖ 92% complete

Current Status

- ❖ Final MEPs
- ❖ Sand/Stain Floors
- ❖ Appliances

Next Steps

- ❖ Landscaping
- ❖ Final Punch
- ❖ Staging



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

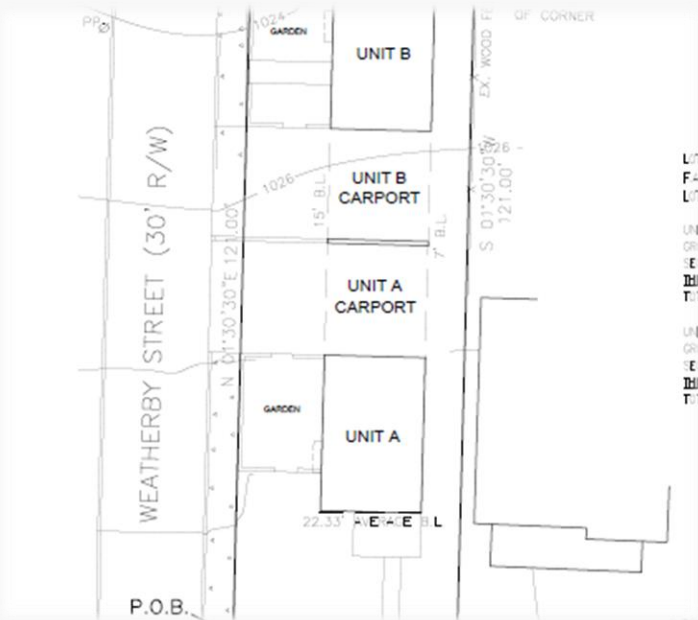
Current Status

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

Next Steps

- ❖ Begin Construction Phase

1020 Kirkwood Ave SE Atlanta, GA 30316



Permitting Phase

- ❖ 50% complete

Current Status

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

Next Steps

- ❖ Begin Construction Phase

1247 Ralph David Abernathy Atlanta, GA 30310 Multi-Family Townhomes (9 units)



Permitting Phase

- ❖ 80% complete

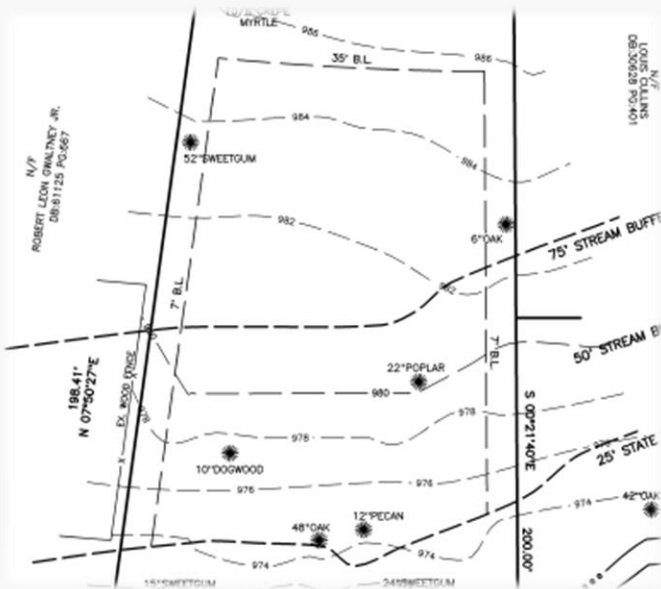
Current Status

- ❖ Land Under Contract
- ❖ Zoning – Pending Approval

Next Steps

- ❖ Architect Designs
- ❖ Submissions for Permitting

2150 Essex Ave SW Atlanta, GA 30311



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	Coming Soon - \$650k	Under Construction
717 Prior Street SW (12 Unit Townhomes)	Coming Soon - \$500K each	Permitting
727 Martin Street	Coming Soon - \$750k	Permitting
753 Martin Street	Coming Soon - \$700K	Under Construction
796 Morningside Drive NE	Coming Soon - \$2.1M	Under Construction
965 Boulevard (2 Unit Duplex)	Coming Soon - \$750K each	Permitting
971 Boulevard (2 Unit Duplex)	Coming Soon - \$750K each	Permitting
1020 Kirkwood (2 Unit Duplex)	Coming Soon - \$700K each	Permitting
1247 Ralph David Abernathy (9 Unit Townhomes)	Coming Soon - \$450K 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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