



Newsletter

June 2023



**PARTON PROPERTY
SOLUTIONS**

Mark's Remarks



Hello Parton people! I hope everyone is having a great summer. So far, and until just recently, we were blessed with mild temperatures which was a nice way to kick off this summer season. It made the evening outdoor swim meets much more enjoyable than in recent years past. Speaking of swim teams, make sure you check out the Vinings Estates Swim Team information in this month's newsletter. Parton was a proud sponsor of the team, which did an amazing job in their weekly competitions to finish with a 4 & 1 record this season. There was a lot of personal improvement resulting in an overall team advancement. We would like to congratulate all the swimmers and volunteers that made this year's season a success.

The construction and operations teams are continuing to have a great year as we bring the first half of the year to a close. Along with the spec homes sales to date, and completion of some high-end renovations, the team is working hard to wrap up several other for hire projects this year. We also have at least three more spec homes that should be completed and sold by the end of this year.

The new owners at 716 Terry and 753 Martin love their new homes and it is exciting to see our new homeowners in the neighborhood. They are always quick to tell us the things they love the most about the houses we built. We love to hear all feedback on areas where we could improve on, and the team works diligently to incorporate that feedback into our processes or finish selections as we build new homes for our future buyers.

Not much has changed in the market overall other than seeing a lot more foot traffic in the homes we have for sale. Now that interest rates have stabilized for the foreseeable future, buyers are hitting the streets pretty hard to find their next home. The expansion of the business, corporate, and entertainment industries in Atlanta are continuing to drive demand causing the already low inventory of housing to remain tight. This tight inventory keeps Parton in a great position for new construction and renovations. As we have been saying all along, higher rates and an inventory shortage are causing existing homeowners to stay put and reinvest in their current homes, driving a consistent increase in demand for our renovation offerings.

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 four times their revenues from last year, which was their first full year in operation.

There were not a lot of new articles this month that provided much more value than last month so I'm not including anything new. However, I do want to keep Barbara Corcoran's Facebook video this month for those that may have missed last month's newsletter, or for those of you that are new as of this month. As you already know Barbara Corcoran is a real estate genius and Shark Tank investor, and the name of her article is 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?'.

So, until next month, 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. As Parton's website states...We Build Dreams for Families and Businesses!

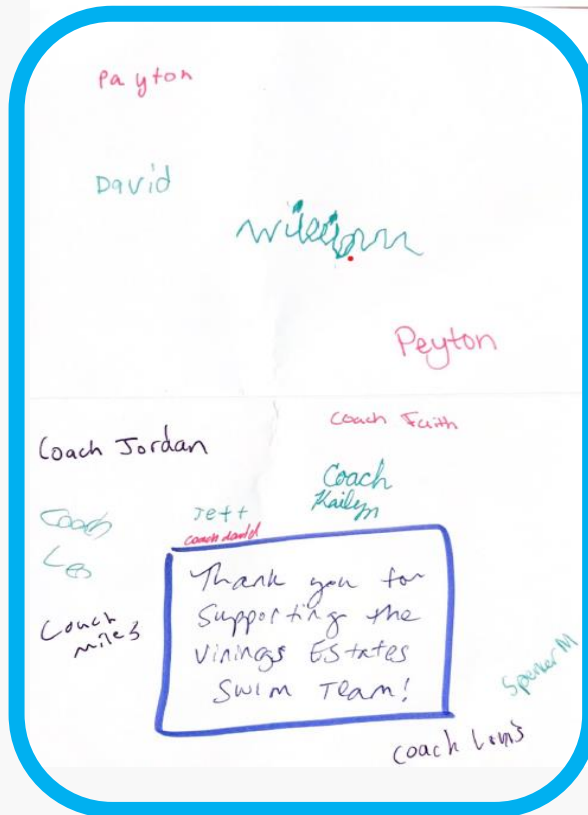
Check out our past issues by visiting our website at www.PartonProperty.com



Parton Property Proud!

We are pleased to sponsor our community swim team! Congratulations to these hardworking Dolphins!

Vinings Estate Dolphins Swim Team



FOR SALE

796 Morningside Drive
Atlanta, GA 30324



Click Picture for Video Tour 



1020A Kirkwood Ave SE
Atlanta, GA 30316



Construction Phase

65% Complete

Current Status

- ❖ Insulation Install
- ❖ Install Siding
- ❖ Drywall Install

Next Steps

- ❖ Install Flooring
- ❖ Install Interior Trim
- ❖ Install exterior steps and rails





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



Construction Phase

65% Complete

Current Status

- ❖ Insulation Install
- ❖ Install Siding
- ❖ Drywall Install

Next Steps

- ❖ Install Flooring
- ❖ Install Interior Trim
- ❖ Install exterior steps and rails





**727 Martin Street
Atlanta, GA 30315**



Construction Phase
50% Complete

Current Status

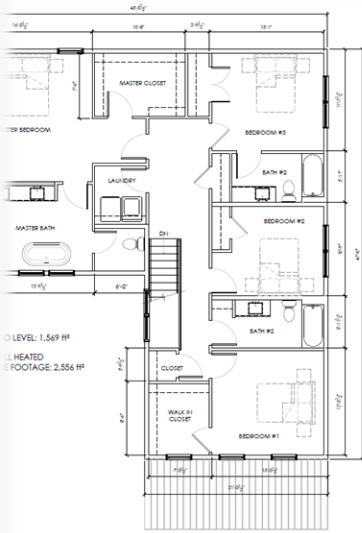
- ❖ Install Siding
- ❖ Windows/Exterior Doors Install

Next Steps

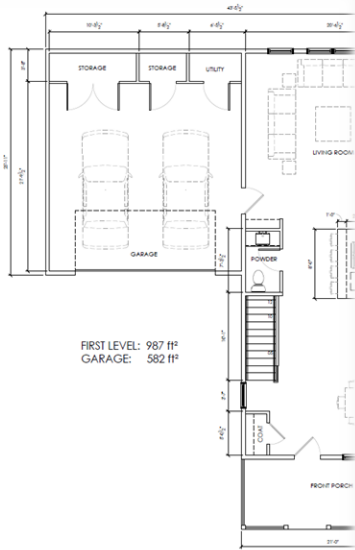
- ❖ Rough MEPs
- ❖ Insulation
- ❖ Drywall



2150 Essex Ave SW Atlanta, GA 30311



② SECOND LEVEL PLAN
AS 17 SCALE 3/16" = 1'-0"



① FIRST LEVEL PLAN
AS 17 SCALE 3/16" = 1'-0"

Permitting Phase

- ❖ 50% complete

Current Status

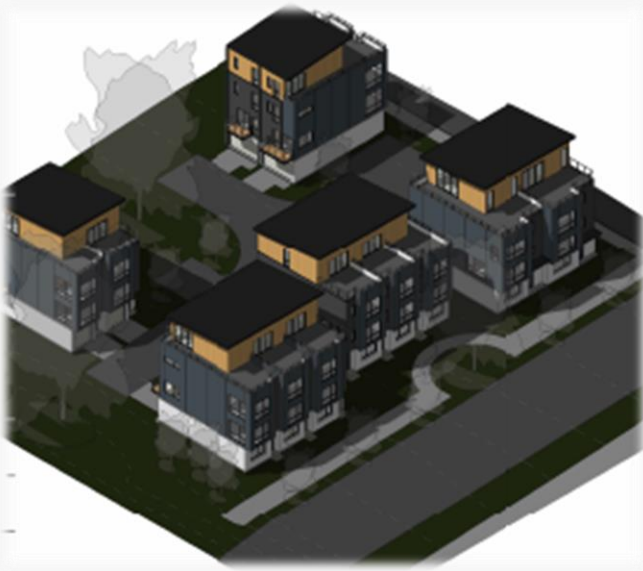
- ❖ Land Purchased
- ❖ Zoning Application – Pending Approval
- ❖ Building Permit – Pending Approval

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

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
796 Morningside Drive NE	Listing Price: \$1.89M	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
753 Martin St		SOLD

Parton Property Solutions – Management Team

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

Mark Hall – Founder/CEO - mark@partonproperty.com

Dana Hall – Founder/Vice President - dana@partonproperty.com

Marcus Cavicchioli – Partner/Construction Manager - marcus@partonproperty.com

David Dean – Project Manager - david@partonproperty.com

Alex Nardone – Project Manager – alex@partonproperty.com

Vanessa Allen – Operations Manager - vanessa@partonproperty.com

Brittany Green – Operations Specialist – brittany@partonproperty.com

Tammy Lomis – Operations Specialist – invoices@partonproperty.com

Jim Funk – Investment Manager - jim@partonproperty.com

