



Newsletter March 2022



**PARTON PROPERTY
SOLUTIONS**

Welcome To Parton Property Solutions

- ❖ **96 Bill Lucas Dr SE** – Under construction.. Final MEPs underway. Shower Doors, Mirrors and closet installs soon. Final floor finishes next.
- ❖ **100 Bill Lucas Dr SE** – Final MEPs underway. Beginning floor finishing and installing appliances. **UNDER CONTRACT**
- ❖ **218 Bill Lucas SE** – Sold undeveloped land to neighboring lot. **SOLD**
- ❖ **796 Morningside Dr** – Under construction. Framing complete. Waiting on Windows and Doors delivery (back log due to covid restrictions in market).
- ❖ **716 Terry St SE-** Beginning construction phase. Footers/Foundations underway. Framing up soon.
- ❖ **727 Martin St** – Designing in progress. Zoning application pending approval.
- ❖ **753 Martin St** – Existing home demo-ed and lot cleared for construction. Building Permit pending approval.
- ❖ **717 Pryor St SW** – Met with State Council member Jason Dozier and staff. Project received with positive outcome. Re-zoning hearing set for May 2022. Land use reallocation hearing set for June 2022
- ❖ **1247 RDA SW Townhouse Project** – Land Disturbance Permit is Approved. Building permit being reviewed for final approval.

Mark's Remarks



Happy Spring! Welcome to the new edition of Parton Property Solutions Newsletter and the newly minted, Mark's Remarks!

We have wrapped up another great month and are officially into Spring! It is nice that we are putting the winter months behind us as we look forward to Summer. The only downside is the pollen! However, I look at the pollen as temporary discomfort and a happy reminder that very soon everything will be green again and that we are that much closer to pool weather. Atlanta has had a relatively cold and wet winter so soaking up some rays at the pool with friends and family is something nice to look forward to. Spring also brings...baseball! Opening day for our World Series Champions, the Atlanta Braves, is only a week away. Opening pitch is Thursday April 7th. I personally am rooting for a repeat. We will wait with anticipation to see how the season shapes up.

As it pertains to the business operations, this has been a very productive month. We solidified a contract to sell 100 Bill Lucas immediately following the issuance of the Certificate of Occupancy which is currently scheduled for mid-April. It's neighboring property, 96 Bill Lucas, is almost finished and we will have it listed for sale at the end of April. There are already several potential buyers viewing the property as it is being completed. It is very possible that it goes under contract prior to being completed. We have also agreed to sell the recently acquired 218 Bill Lucas lot for a nice little profit to the neighboring homeowner.

The townhouse projects are progressing along nicely. The 1247 RDA Townhouses are getting closer to building permit issuance and 717 Pryor is closer to being rezoned. For this project, the team recently had a meeting with the local City Council members and staff to present the project and the benefits that it brings to the Mechanicsville neighborhood. The outcome of the meeting was positive with Councilman Dozier agreeing to provide support through the rezoning and building approval processes.

Our Custom Build, Commercial, and newly added Renovation Divisions are continuing to thrive. Along with getting the contracts signed, the team is working diligently as the projects gear up and take shape. Materials are being ordered and schedules are being created daily to work through the projects for the homeowners. We continue to receive project requests that that we may need to bring on some additional resources to handle the demand should we choose to scale up on that side of the business to match the volume of the spec build division.

The new office building is fantastic as the team is settling in and transitioning from the old office to our new office/warehouse. We officially moved-in this month after the whole building wi-fi was installed. Now that we are settled in, the team's next action is to lease some of the unused office and warehouse space within our new building. This plan may offset, if not fully cover, the cost of ownership of the building itself. The updated website is still a work in progress and is now scheduled to replace the old site sometime in April. I suppose it is fitting that the new website is launched during the heart of spring, long-known for being a time of rebirth or renewal.

We are excited about continuing our journey with you! 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, stay healthy and safe!





**96 Bill Lucas Drive SE
Atlanta, GA 30315**



Construction Phase

- ❖ 90% Complete

Current Status

- ❖ Final MEPs
- ❖ Install Gutters
- ❖ Install Shower Doors, Mirrors, Closets

Next Steps

- ❖ Floor Finishes
- ❖ Install Appliances
- ❖ Final Paint Touch-ups
- ❖ Final Inspections





UNDER CONTRACT

**100 Bill Lucas Drive SE
Atlanta, GA 30315**



Construction Phase

- ❖ 95% complete

Current Status

- ❖ Final MEPs
- ❖ Gutters
- ❖ Floor Finishes

Next Steps

- ❖ Install Appliances
- ❖ Final Paint Touch-up
- ❖ Final Building Inspection





796 Morningside Drive Atlanta, GA 30324



Construction Phase

- ❖ 60% complete

Current Status

- ❖ MEPs – Rough In
- ❖ Doors and Windows
- ❖ Brick Veneer

Next Steps

- ❖ Insulation
- ❖ Drywall
- ❖ Exterior Siding



716 Terry Street Atlanta, GA 30315



Construction Phase

- ❖ 20% complete

Current Status

- ❖ Footers and Foundation
- ❖ Block Crawl Space
- ❖ Framing

Next Steps

- ❖ Install Rough MEPs
- ❖ Install Housewrap
- ❖ Install Roof



**727 Martin Street
Atlanta, GA 30315**



Permitting Phase

- ❖ 10% complete

Current Status

- ❖ Land Purchased
- ❖ Zoning Application – Pending Approval



Next Steps

- ❖ Architect Designs
- ❖ Submit for Permitting



753 Martin Street Atlanta, GA 30315



Construction Phase

0% Complete

Current Status

- ❖ Building Permits – Pending Approval

Next Steps

- ❖ Schedule pre-construction Meeting
- ❖ Begin Construction



717 Pryor Street SW Atlanta, GA 30315 Multi-Family Townhomes (14 Units)



Permitting Phase

- ❖ 10% 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

1247 Ralph David Abernathy

Atlanta, GA 30310

Multi-Family Townhomes

(9 units)



Permitting Phase

- ❖ 10% complete

Current Status

- ❖ Land Under contract
- ❖ Zoning – Pending Approval

Next Steps

- ❖ Architect Designs
- ❖ Submissions for Permitting

Properties at a Glance

Property Address	Price	Status
96 Bill Lucas Drive	Coming Soon - \$600K	Under Construction
100 Bill Lucas Drive	Coming Soon - \$600K	Under Contract
796 Morningside Drive NE	Coming Soon - \$1.7M	Under Construction
716 Terry Street	Coming Soon - \$600k	Under Construction
218 Bill Lucas Drive	\$275k	Land Sold
727 Martin Street	Coming Soon - \$600k	Design
753 Martin Street	Coming Soon - \$600K	Permitting
717 Prior Street SW (14 Unit Townhomes)	Coming Soon - \$500K each	Permitting
1247 Ralph David Abernathy (9 Unit Townhomes)	Coming Soon - \$400K each	Permitting

Parton Property Solutions – Management Team

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

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