



Newsletter January 2023



**PARTON PROPERTY
SOLUTIONS**

Mark's Remarks



Well, folks, it's official... winter will be sticking around for another six weeks thanks to the fortune-telling groundhog Punxsutawney Phil. We at Parton are having a hard time accepting this cold fact, but here we are. We hope everyone is off to a great start this year and had a fantastic January. The sports fans out there should be excited as we all look forward to the upcoming Super Bowl, the beginning of Spring Baseball Training, and of course, the final stretch to see who competitors in this year's upcoming March Madness College Basketball tournament will be.

Parton is having a great start to 2023. First, we are happy to report that we have a contract to sell 716 Terry St by the end of February. Also, there has been a lot of traffic on 796 E Morningside and our agent has recently informed us that we may have an offer pending by the end of this week. Since the new year, with interest rates continuing to drop, the volume of showings has increased substantially. We are hearing reports of high-demand houses experiencing multiple competitive offers like the early 2022 market. With that in mind, the team has also been working hard to get 753 Martin St finished up and on the market before Valentine's Day. We already have several scheduled showings for early next week.

On the development side of Parton, the spec build team has three new projects gearing up this month. First-off is 1020 Kirkwood Ave a multi-family, duplex unit. The existing structure is being demolished and the lot prepared for the new construction this week. Also, 727 Martin St will be a new single-family home and the lot is currently empty and already prepped for new construction that will begin next week. The for-hire business is continuing to see success with growth and scalability. The renovation team has secured two new contracts over the last couple of weeks providing that team with a solid pipeline of work for the next six to eight months. The same team is also working on several new opportunities that should fill the pipeline through the end of 2023 once the contracts are secured.


As with last month, the overall market in Atlanta remains strong and our sales teams and colleagues in the real estate and brokerage industry are predicting continued growth. There continues to be a shortage of inventory and interest rates are continually creeping back down on a week-by-week basis. We believe the shock of increased interest rates is waning and buyers and sellers are realizing that rates are going to stabilize for a while with small movements, up and down, predicted for the foreseeable future. With that in mind, expectations are being reset and the overall activity is still very high. For those who have been around for a while, rates in the mid-fives to low sixes are historically still very good. With the current trends being observed, optimism for the Atlanta real estate market is as strong as ever! A large majority of experts are predicting another great year for the industry with overall lower rates and continued appreciation in values in and around the metropolitan area, especially the Intown market where Parton focuses the bulk of its activity.

We 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 incredible 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 cozy winter! And, as a reminder, if you want to access any old newsletters, an archive is located on the website at www.partonproperty.com under the "About Us" drop-down menu.

UNDER CONTRACT

716 Terry Street
Atlanta, GA 30315



Click Picture for Video Tour 

FOR SALE

796 Morningside Drive
Atlanta, GA 30324



Click Picture for Video Tour 



**753 Martin Street
Atlanta, GA 30315**



Construction Phase

99 % Complete

Current Status

- ❖ Final Clean
- ❖ Final Landscaping
- ❖ Final Inspections /CO Gutters and Landscaping

Next Steps

- ❖ List Property





**727 Martin Street
Atlanta, GA 30315**



Construction Phase

5 % Complete

Current Status

- ❖ Foundation preparation
- ❖ Install slab plumbing
- ❖ Pour Slab



Next Steps

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

1020A Kirkwood Ave SE Atlanta, GA 30316



Construction Phase

5 % Complete

Current Status

- ❖ Demolition of existing structure
- ❖ Lot Clearing
- ❖ Foundation preparation

Next Steps

- ❖ Install slab plumbing
- ❖ Pour Slab
- ❖ Framing

1020B Kirkwood Ave SE Atlanta, GA 30316



Construction Phase

5 % Complete

Current Status

- ❖ Demolition of existing structure
- ❖ Lot Clearing
- ❖ Foundation preparation

Next Steps

- ❖ Install slab plumbing
- ❖ Pour Slab
- ❖ Framing

965 Boulevard NE Atlanta, GA 30308



Permitting Phase

- ❖ 50% complete

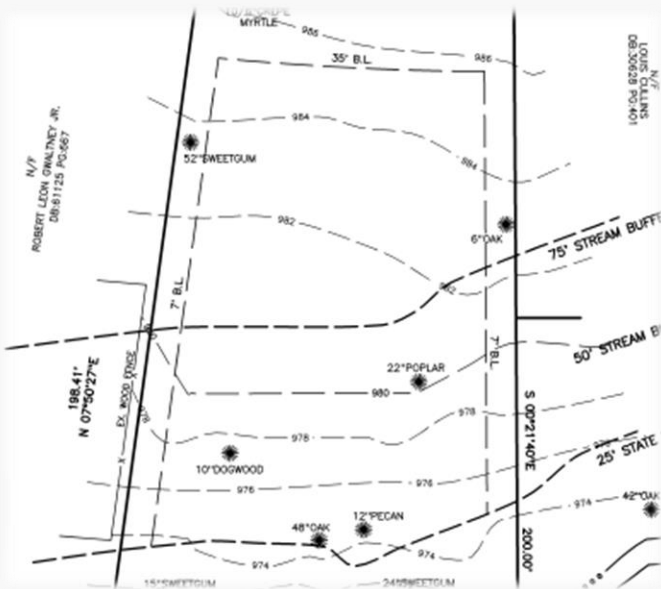
Current Status

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

Next Steps

- ❖ Begin Construction Phase

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

971 Boulevard NE Atlanta, GA 30308



Permitting Phase

- ❖ 50% complete

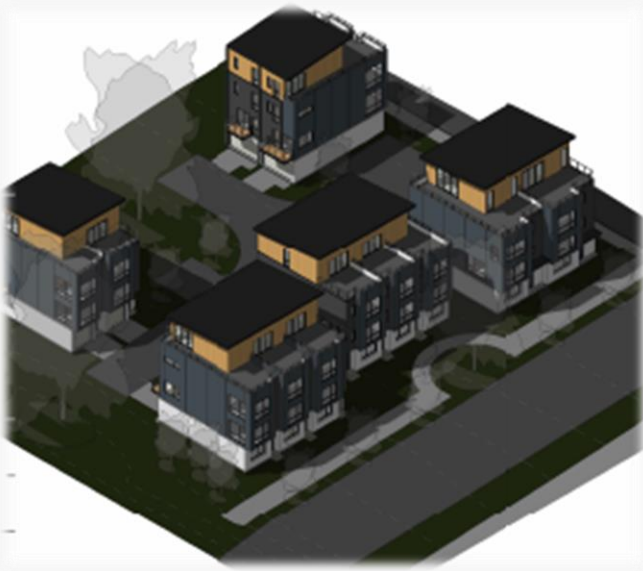
Current Status

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

Next Steps

- ❖ Begin Construction Phase

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



Permitting Phase

- ❖ 40% 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

Properties at a Glance

Property Address	Price	Status
716 TERRY STREET	Listing Price: \$635K	UNDER CONTRACT
796 Morningside Drive NE	Listing Price: \$2.05M	FOR SALE
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
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	Under Construction
2150 Essex Ave SW	Coming Soon – \$550k	Design Phase

Residential Renovation

Pop Top: Second story addition to family home to provide additional living space and bathroom.

Before



After



Residential Renovation

New Porch Addition: Enclosed to create privacy and inviting space for entertaining.

Before



After



Residential Renovation

New Porch Addition: Enclosed to create privacy and inviting space for entertaining.

Before



After



Commercial Renovation

Office Redesign: Created new offices, community spaces and breakroom for staff.

Before



After



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

