

HOLTON INVESTMENT PROPERTIES, LLC

996 High Street | Macon, Georgia 31201

July 3, 2026

Re: Letter of Recommendation — Flint Building Company, LLC

To Whom It May Concern:

I am writing on behalf of Holton Investment Properties, LLC to recommend Flint Building Company, LLC, which served as our general contractor for the rehabilitation of 315/317 Cotton Avenue in downtown Macon, Georgia. The project was a full historic renovation of a commercial building dating to the 1830s into a ground-floor retail space and six residential lofts, performed under an AIA A102 cost-plus agreement with a guaranteed maximum price of approximately \$1.79 million, as part of a total project investment of roughly \$2.9 million. Work commenced in January 2024, and the building received its Certificate of Completion from Macon-Bibb County in May 2025.

Anyone who has renovated a historic building knows the surprises that come with it, and this one was no exception. What stood out to us was how Flint handled those moments. When unforeseen conditions came up, they came to us quickly with a plan, communicated openly about the impact, and kept the work moving. The delays we did experience were outside of Flint's control; Flint met every schedule commitment that was theirs to meet, and the project was completed in line with the adjusted schedule. The quality of the finished work speaks for itself — the building is now fully occupied and generating income, and we regularly get compliments on the craftsmanship.

Flint managed a large roster of subcontractors across every trade — electrical, plumbing, HVAC, roofing, flooring, insulation, and more — and did it well. Their monthly pay applications were clean, organized, and accurate, and change orders were handled transparently. In fact, the project closed out below the original contract amount, with net change orders coming in as a deduction. Every subcontractor and supplier was paid timely, we hold final lien waivers from all of them, and there were no liens, disputes, or claims of any kind on this project.

Their communication throughout was excellent. They were responsive to us at every stage, kept documentation in order, and made a complicated historic tax credit project feel manageable for us as owners. There were no safety incidents on the job, and the site was run professionally throughout.

We would hire Flint Building Company again without hesitation, and I am happy to serve as a reference. Please feel free to contact me directly at 478-954-5540 or kaitlynnkressin@gmail.com with any questions.

Sincerely,

Kaitlynn Kressin

Project Manager

Holton Investment Properties, LLC

