

# Rod's Radio Show Notes

## June 13<sup>th</sup> 2012

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You can participate in the show by calling 318-442-8255 (talk) between 8:05 and 8:55 on Wednesday morning. Do not attempt to call Saturday this is our encore performance (fancy way to say taped).

**Listener Quiz:** Where was "Beason Toy Store" located?

### **Central Louisiana makes top 3 lists for "Best places to retire in America"**

Marilyn (my wife) asked, "now that we are #3 would you consider retiring." For the record I am not retired. I no longer own a brokerage company having sold said business to Latter & Blum December 2009 but I am an active agent of Latter & Blum plus own a property management company Rod Noles Property management. Repeat, "Rod Noles is not retired"

### **Every Deal Has a Tale / Tail:**

Guy E Humphries, III & Dana L Humphries (1030 Lake Dr., Woodworth, LA 71485) to Marion A French, et al - Part of Lot 2, Sq 45, City of Alex., \$55,000.00

Progressive Construction Co., LLC (5816 Jackson St., Alex., LA 71303) to R L C Trucking, LLC (36301 W Pine Grove Court, Prairieville, LA 70769) - 2 acres in Sec 41, T4NR2W (705 McKeithen Dr., Alex., LA 71303), \$90,000.00.

Oasis Truck Stop on highway 71 South is sold, maybe Debbie Ransom can tell us if the "fair board" purchased this. The dirt work going on next door to evacuation center is not LSUA but appears to be fair board and looks like they are building a lake.

### **WSJ article "Foreigners snap up Properties in the U.S"**

- (1) Accounts for 8.9% of residential sales in past 12 months ending in March
- (2) Total foreign sales \$82.5 billion
- (3) Up 24% from same time period last year
- (4) Survey showed 55% came from 5 countries Canada, Shina, Mexico, India and UK
- (5) Five states accounted for 55% of sales Flordia, California, Texas, Arizona, and New York
- (6) Cash buyers in 62% of sales
- (7) 40% of buyers plan to use residents as primary home

- (8) Concept of safe haven, bargain, and currency advantage
- (9) Question for our listeners which city in American is seeing the largest sales volume to foreigners?

**England Air Park Activity:** zero for the week

**Investor's LLC Activity:**

**People Not Properties:**

Susan Matthews will be our guest next week maybe

**Construction Contracts:**

City of Alex. to Progressive Construction Co., LLC - S.P.A.R.C Masonic Dr. Corridor Enhancements Phase 3, Package 1, \$80,418.00

**Announcements, Attachments and Travels:**

Attended Prairie Home Champion this past Saturday at Shreveport's Municipal Auditorium and saw good group of Central La. finest in the crowd. There was one unnamed Episcopal priest who was absent from the Bishop's conference that was comfortably seated in front row balcony. I can now add to my resume that I sang with James Burton in same auditorium that Elvis performed.

Noles-Frye Realty Production will give you snap shot of activity for 30% sampling of MLS for past two weeks.

**(+5) Rod's Economic Indicator Perfect Score is 5.**

When top rating of 5 appears week after week I will share with our audience, that "Green Shots" is here and recovery is in full swing.

**Legal Recorder Data:**

Five business days from June 4th through June 8th

- (1) Total of 40 closed deals for the week has positive score
- (2) At least one new home sale for the week has positive score
- (3) At least one subdivision lot sale for the week garners positive score
- (4) Number of lender sales in market place is less than 5% of the total market sales for the week.

**(-1) Total weekly Volume:**

Tracking 5 business days from June 4<sup>th</sup> through June 8<sup>th</sup> total of 33 transactions highest sale was \$295,000 lowest sale \$2,000. Total volume was \$3,162,108 and average price of \$95,821. Rates Negative for the week

*WASHINGTON* (May 30, 2012) - Pending home sales retrenched in April following three consecutive monthly gains, but are notably higher than a year ago. The data reflects contracts but not closings. Lawrence Yun, NAR chief economist, said a one-month setback in light of many months of gains does not change the fundamentally improving housing market conditions. "Home contract activity has been above year-ago levels now for 12 consecutive months. Home sales are staying well above the levels seen from 2008 through 2011. The housing forecast has been upgraded, with existing-home sales expected to reach 4.66 million this year, compared with 4.26 million in 2011.

Because of measurably lower inventory supplies, the forecast for home prices has been upwardly revised with the median existing-home price projected to rise 2 to 3 percent this year and 4 to 5 percent in 2013, with wide local market variations.

The price gains will measurably reduce the number of underwater homeowners. "For example, a 5 percent national price gain means the number of underwater homeowners would fall to about 9 million from current estimates of around 11 million. A 10 percent gain, say over the next two years, would reduce the underwater status to about 7 million households out of 75 million owner-occupied homes. About 25 million homes are owned free and clear without a mortgage.

**NOTE:** Existing-home sales for May will be reported June 21 and the next Pending Home Sales Index will be on June 27; release times are 10:00 a.m. EDT.

### **Lot Sales:**

To rank positive score need one sale market gave

New Way Investments, LLC (3786 Old Marksville Hwy., Pineville, LA 71360) to Misty Bonnette (3667 Lil' Corner Road, Hessmer, LA 71341) - Lot 6, Tylin Acres Subd., \$25,000.00

D&J Development of Louisiana and Arkansas, LLC (P O Box 1719, Tioga, LA 71477) to Tracy D & Sheryl A Beech (82 Hwy. 454, Pineville, LA 71360) - Lot 12, Belle Chase Subd., \$42,500.00

D&J Development of Louisiana and Arkansas, LLC (P O Box 1719, Tioga, LA 71477) to Joe E & Marian W O'Quin (4805 Warwick Blvd., Alex., LA 71303) - Lot 10, Belle Chase Subd. (119 Club House Dr., Woodworth, LA 71485), \$42,500.00

Lambert Recreational Properties, LLC (P O Box 215, Hessmer, LA 71341) to Gary L & Wendy R Hyatt (820 Iberia St., Youngsville, LA 70592) - Lot 5-A Elza Hebert Estates, \$37,000.00

### **New Home Sales:**

To rank positive score need one sale last week market provided

Floyd C Hebert, Inc. (4033 Waterford Dr., Alex., LA 71303) to Beth L Riley (197 Woodwind, Pineville, LA 71360) - Lot 83, Woodlake Subd., Phase V-B, \$243,000.00

### **Lender Sales as Percent of Total Sales:**

The Evangeline Bank (3700 Jackson St., Alex., LA 71303) to Rhonda P Nugent (6149 Pineridge Ave., Alex., LA 71301) - Part of Lots 14 & 15, Sq 6, Plantation Acres, Part III (1806 Plantation Dr., Alex., LA 71301), \$65,000.00

Wells Fargo Bank to Red Dog Properties, LLC (6139 Twin Bridges Road, Alex., LA 71303) - Lot C of a resubdivision of Lots 7-9, Sq 13, Welch Addn. (216 N 15th St., Alex., LA 71301), \$5,000.00

Sabine State Bank (P O Box 670, Many, LA 71449) to Louisiana Community Care, Inc. (P O Box 710, Ball, LA 71405) - Lot 68, Pinebrook Estates Subd., \$70,500.00

Federal National Mtg. Assoc. to Elbert & Dorothy T Fuqua (3002 Hwy. 107, Pineville, LA 71360) - Tract in Sec 26, T5NR1W (915 Ridgeview Dr., Pineville, LA 71360), \$121,151.00

### **Interest Rates:**

30 year fixed is 3.68% was 3.75% the 15 year rate is 3.03% was 3.10% 5/1 ARM is 2.70% was 2.70%.

### **Investment yields, means nothing unless compared to some alternative:**

Look around the world at yields on 10 year government bonds;

U.S	1.594
Austria	2.230
France	2.451
Germany	1.304
Italy	5.828
Spain	6.470
U.K	1.648

**Parting Shot** update or opinions at Razor's Edge no way November 6 bond issue \$23 million dollar tax will pass.

**NOLES-FRYE REALTY, INC**  
**ACTIVITY REPORT**  
**MAY 22, 2012 thru JUNE 11, 2012**

**NEW LISTINGS**

501 WIMBLEDON BLVD / \$195,000 / ROSE STEEPLETON  
4016 HUNTWICK / \$229,500 / ROSE STEEPLETON  
6004 BOCAGE / \$244,900 / ROSE STEEPLETON  
6089 & 6101 TWIN BRIDGES / \$329,900 / ROSE STEEPLETON  
10 OAKLAND / \$214,900 / WANDA ROGENMOSE  
1202 CARDINAL LANE / \$139,500 / SANDRA GUIDROZ  
4273 HWY 501 / \$325,000 / ANNA DAUZAT  
16 NORTH LAKE DRIVE / \$239,900 / JAMIE LEMOINE  
3208 MADONNA / \$210,000 / JACK HODGES  
224 SHADY CREST / \$163,000 / NORMA & CHERYL  
5201 ALEX DRIVE / \$247,500 / CARLA GUILLORY  
1619 DARTMOUTH / \$39,000 / MICHAEL REED  
102 THIRD STREET / \$113,900 / MICHAEL REED  
4611 HWY 165 N, 1.6 acres / \$695,000 / DALE DAENEN  
LEE & PALMETTO, 15.3 acs / \$459,000 / ROD NOLES  
686 HOG ISLAND RD / \$115,000 / FRAN MICHIELS  
181 S DOGWOOD LANE / \$112,500 / FRAN MICHIELS  
783 HOG ISLAND RD / \$155,000 / FRAN MICHIELS  
132 ST ANDREWS DRIVE / \$280,000 / JOE BETTY STERKX & JIMMY REDFEARIN  
3332 WAINWRIGHT / \$85,000 / SUSAN MATHEWS & BILL ELLINGTON  
75 RAGAN / \$159,900 / SUSAN MATHEWS & BILL ELLINGTON  
403 RIDGEWOOD / \$183,900 / PHYLLIS BUSSEY

**UNDER CONTRACT**

5604 COURTLAND / JIMMY & JOE BETTY / WANDA VANOVER  
ST ANDREWS LINKS, Lots 100,112,116,117 / JIMMY & JOE BETTY / *Joey Vercher-Image One*  
1259 SOUTHAMPTON / *Margaret Hickman-Keller Williams* / JOE BETTY & JIMMY  
514 WEST WAY / CARLA GUILLORY / *Prissy Reap-CB*  
113 WEST DIXIE / JAMIE LEMOINE / JAMIE LEMOINE  
5034 PLANTATION / JAMIE LEMOINE / JAMIE LEMOINE  
8800 HWY 1200 / JAMIE LEMOINE / JAMIE LEMOINE  
16 NORTH LAKE / JAMIE LEMOINE / *Alicia Abels-CB*  
6005 LEGACY LOOP / *Tanya Wallace-The Realty Co* / JAMIE LEMOINE  
1125 CARRIER RD / JAMIE LEMOINE / *Shawn Landreneau-The Realty Co*  
4041 CHARLESTON CIRCLE, UNIT 29 / *Steven Seale-B Difulco* / TULENA FRANCIS  
734 PARADISE / *Aubrey Gates-Holly Lane* / TULENA FRANCIS  
519 GOLDENROD / *Greg Wright-Wright's Real Estate* / MARYANN YELM (one time showing)  
6434 BAYOU CROSSING / ROSE STEEPLETON / SUSAN MATHEWS  
5508 COURTLAND / ROSE STEEPLETON / *Deborah Schwartz-Key*  
203 GEORGETOWN / *Maurice Hebert-Hebert Commercial Prop* / ROSE STEEPLETON  
717 WEST POINTE / ROSE STEEPLETON / *Dene McBride-Image One*  
6217 BRADFORD / ROSE STEEPLETON / ROSE STEEPLETON  
119 WINEGART / ROSE STEEPLETON / *Mary Stickell-Keller Williams*  
405 LULA LANE / MARSHA MCGRAW / MICHAEL REED (One Time Showing)  
212 GRAND LAKES / FRAN MICHIELS / FRAN MICHIELS  
172 ROBINHOOD / FRAN MICHIELS / *Sharon Grice-Ranson*  
350 STILLEY RD / FRAN MICHIELS / *CC Coleman-LaLagniappe*  
156 HARRISON LOOP / FRAN MICHIELS / SUSAN MATHEWS  
6108 CLARK CIRCLE / *Robert Burke-Keller Williams* / DAN PURVIS  
5405 DOWNING / SUSAN MCKENZIE / *Temperane Griffin-Keller Williams*  
ALLEN CANNING CO, DREW MS / PAUL MAXWELL / PAUL MAXWELL  
0 HWY 71, 10acs / ARCHIE STEWART / ARCHIE STEWART  
508 POST OAK / WANDA VANOVER / *Karen Faulk-Realty South, LLC*  
119 LILLY SCOTT DRIVE / *Alisha Pearson-Keller Williams* / MARTHA BRADFORD

### CLOSED

1009 WEST STREET / \$40,000 / MARSHA MCGRAW / *Roger Corley-Key Realty*  
4703 WHITECHAPEL / \$200,000 / MARSHA MCGRAW / *Kaye Whitaker-CB Reap*  
46 F THOMAS / \$25,000 / FRAN MICHIELS / FRAN MICHIELS  
141 VARVAROSKY / \$360,000 / *Jessica Maxwell-Key Realty* / TULENA FRANCIS  
1600 EMBERLY OAKS / \$339,000 / WANDA VANOVER / ROSE STEEPLETON  
338 FLORENCE / \$129,150 / ROSE STEEPLETON / ROSE STEEPLETON  
2410 EVERGREEN / *Matt Ritchie-Ritchie RE* / ROSE STEEPLETON  
132 COLUMNS DRIVE / \$412,000 / ROSE STEEPLETON / *Spencer Marks-Marks RE*  
32 SHADOW WOOD / \$229,500 / ROSE STEEPLETON / WANDA ROGENMOSER  
WOODSON LANDING / \$80,000 / WANDA ROGENMOSER / WANDA ROGENMOSER  
2125 ELLIOTT / \$90,000 / JOE BETTY & JIMMY / ARCHIE STEWART  
601 SHARON / \$155,000 / SANDRA GUIDROZ / SANDRA GUIDROZ  
4041 CHARLESTON #29 / \$102,000 / *Steven Seale-B Difulco* / TULENA FRANCIS  
4406 CHARLESTON CIRCLE, Unit 14 / \$92,500 / TULENA FRANCIS / TULENA FRANCIS  
111 PINWOOD / \$223,000 / CLAIRE JACKSON / MICHELLE LITTLEPAGE  
5251 RUE MARIA / \$237,500 / *Kelly Ducote-Premier* / JOHNNY HESNI  
616 HWY 114 / \$55,500 / JOHNNY HESNI / JOHNNY HESNI  
6121 PINERIDGE / \$118,000 / JOHNNY HESNI / *Christopher Naalbandian-Ritchie RE*  
3120 PERSHING AVE / \$95,000 / JOE BETTY & JIMMY / *Brenda Luttegharm-B. Miller*  
RICHFIELD, LOT 18 / \$31,500 / SUSAN & BILL / *Craig Sikes-The Realty Co*  
102 HILL STREET / \$74,900 / CARLA GUILLORY / *Jared Stevens-C21M*  
8800 HWY 1200 / \$147,000 / JAMIE LEMOINE / JAMIE LEMOINE  
197 WOODWIND / \$243,000 / MICHELLE LITTLEPAGE / *Karen Faulk-Realty Co*  
217 MOWAD / \$115,000 / *Jim Davidson-Jim Davidson Realty* / DONNA ROLLINS  
WASHINGTON & LEE / \$115,000 / ROD NOLES / ROD NOLES  
5511 MILDRED / \$179,000 / JOHNNY HESNI / *Prissy Reap-CB*  
10148 HWY 165 N / \$150,000 / CARLA GUILLORY & JOHNNY HESNI / ALVIN MYKOFF  
514 WEST WAY / \$270,000 / CARLA GUILLORY / *Prissy Reap-CB*  
5715 CIRCLE / \$145,000 / *Joanne Deville Smith-Keller Williams* / MARTHA BRADFORD  
915 RIDGEVIEW / \$121,151 / *Mairon Daley-BDifulco* / PATTI DEVILLE

### PRICE CHANGES

4068 HUNTWICK BLVD / \$229,900 **TO** \$224,900 / ROSE STEEPLETON  
717 WEST POINTE / \$257,500 **TO** \$249,900 / ROSE STEEPLETON  
99 RAGAN / \$162,000 **TO** \$154,000 / GARY PREUETT & ARCHIE STEWART  
3176 KINCAID BOAT RD / \$190,000 **TO** \$185,000 / GARY PREUETT & ARCHIE STEWART  
10 OAKLAND / \$223,000 **TO** \$214,900 / WANDA ROGENMOSER  
880 TARPLEY / \$219,500 **TO** \$199,500 / NORMA SOILEAU  
608 FOX STREET / \$104,000 **TO** \$99,000 / MICHAEL REED  
5103 BLANCHE / \$134,900 **TO** \$99,000 / MICHAEL REED  
2816 ELLIOTT / \$269,000 **TO** \$265,000 / JOE BETTY STERKX  
2025 JACKSON / Lease only **TO** \$175,000 or \$1500 mo lease / PHYLLIS BUSSEY  
21005 HWY 167 / \$349,500 **TO** \$339,500 / MARTHA BRADFORD