

Rod's Radio Show Notes August 15th 2012

Go to: www.rodnolespropertymanagement.com and click on radio notes and sign up to have them emailed each week. If you know of someone looking for rental space, apartments, homes, retail, office or industrial send them to www.rodnolespropertymanagement.com.

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).

Every Deal Has a Tale / Tail:

Louisiana Rockwell, Inc. Thomas Wilson (1330 Jackson St., Alex., LA 71301) near the corner of 13th street and Jackson to HDJones Properties, LLC David Joones young attorney in town. (2319 Marye St., Alex., LA 71301) - Part of Lot 3, Sq 34 1/2, Jackson St. Subd., et al (1330 Jackson St., Alex., LA 71301), \$255,000.00. Discussed this last week but wanted to add that David was able to retain all of his tenants.

Kay John Properties, LLC (P O Box 12656, Alex., LA 71315) to Ratcliff Construction Co., LLC (P O Box 7522, Alex., LA 71306) - 4.73 acres in Sec 53 & 56, T4NR1W (3900 Lee St., Alex., LA 71301), \$700,000.00. 3900 Lee Street

Roofing mill located at Dallas and Broadway will be auctioned by Barbara Bonnette September 6, 2019. The land is 44.22 acres, the building 172,760, and all of the equipment. RSI paper Mill absolute auction.

Acreage Sales:

Krista N & Devin Tipton (15 H Smith Road, Deville, LA 71328) to Casey Ellison (44 Ruben Deville Road, Deville, LA 71328) - 7.267 acres in Sec 40, T5NR3E, \$55,500.00

Corliss F Herrington (6119 Coco Dr., Alex., LA 71303) to Pamela A Belgard (93 Vanasselberg Road, Elmer, LA 71424) - 18 acres in Sec 3, T3NR3W, \$85,000.00

Construction Contracts Recorded:

Over \$1,200,000 In 4 different public works projects.

City of Alexandria to System Services Broadband, Inc. - Telephone network upgrade phase V: Fiber optic cable splicing and terminations, \$77,409.60

Rapides Parish Police Jury to Progressive Construction Co., LLC - Bayou Boeuf Diversion Canal Improvements, \$397,350.00

LSUA to Miguez Deloach Co., Inc. (2712 David Dr., Pineville, LA 71360) - Demolition and relocation of structures, Multi-Purpose Academic Center at LSUA, \$122,800.00

Rapides Parish Police Jury to Rylee Contracting, Inc. - Henry Street Sewer System Improvements, \$652,053.70

England Airport Authority News:

Nothing to report this week.

People not Properties:

Paul Stich CCIM sold his home and acreage to Lynda Verzwyvelt and has moved to Baton Rouge. Good news for Latter & Blum but not good news for Noles-Frye Realty. Paul will be missed in our community. One of his famous quotes is "the world according to Paul" now that he has left town I plan on stealing this.

Rob Hatchet, CEO for Cryke Leike National Franchise

1. I have a Joe and Sue Steedman story I want to share with him. .
2. Has he noticed inventory below 7 month absorption rate in markets where Cryke Leike Realty has offices?
3. I will mention to him number of licenses in the state of Louisiana has declined five years in a row from peak in 2007 of 22,400 to last year 18,500 is he noticing that in the industry ?
4. What are 3 most important things a new agent should do in their first year in the business?
5. What are 2 most important things an agent in 90 slumps should do?

David Britt and Susan Matthews to make a United Way announce and to invite one and all to special event.

Barron, Heinberg, and Brocato local design firm to win Coliseum master plan.

Announcements, Attachments, Travels, and Tips:

Culpepper Rule, always verify zoning before you close this is not a responsibility Realtor should be responsible for.

Saw two movies last week and can recommend both (1) Hope Springs and (2) Bourne Legacy

Celebrity waiter at Hope House Lobster House, the items at silent auction were great. Evelyn Sisco was in charge of that portion of the fund raiser and she made local and national calls for great gifts. Hope, Hope house made lots of money the event was sold out.

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 August 6th through August 10th

- (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.

(-1.25) Total Weekly Volume:

During 5 business days of last week the market provided 22 sales with total volume of \$2,878,077 this dearth of activity rates a negative score.

The biggest sale was \$700,000 for Delta Business College on Lee Street.

Smallest sale was Federal National Mtg. Assoc. to William L Poole (P O Box 275, Cheneyville, LA 71325) - 1 acre tract known as 126 Cheneyville Echo Road, Cheneyville, LA 71325, \$15,000.00

(+1.25) Lot Sales:

To rank positive score need one sale market gave us two sales for positive score.

Ballina Farms, Inc. (P O Box 12487, Alex., LA 71315) to Thomas Bolton Properties & Construction, LLC (4821 Porter Circle, Alex., LA 71303) - Lot 179, Tennyson Oaks, Phase 8, \$61,500.00

M/S Construction, Inc. (545 Barron Chapel Road, Pineville, LA 71360) to Merrell S & Elizabeth M Alford (575 Nation Road, Deville, LA 71328) - Lot 4, Stone Manor, Phase 1, \$16,000.00

(+1.25) New home sales:

Looking for one new home sale for positive score and market gave us a single sale for positive score.

Bernard's American Home Sales, Inc. (4400 Hwy. 28 East, Pineville, LA 71360) to Ryan P & Heather D Calhoun (60 Booner Miller Road, Deville, LA 71328) - Lot 20, Buckeye Ridge Subd., Phase II (317 Buckeye Ridge Loop, Deville, LA 71328), \$199,900.00

Lender Sales as Percent of Total Sales:

Rates positive score if lender sales are below 5% of total sales, this week market gave us two sales that totaled $\$135,000 / \$2,878,077 = 4.69\%$

Federal Home Loan Mtg. Corp. to Rantan Properties, LLC (411 Vickie Lane, Alex., LA 71303) - Lot 104, Briarwood Tract III (508 Ridgewood Blvd., Alex., LA 71303), \$120,000.00

Federal National Mtg. Assoc. to William L Poole (P O Box 275, Cheneyville, LA 71325) - 1 acre tract known as 126 Cheneyville Echo Road, Cheneyville, LA 71325, \$15,000.00

Interest Rates:

30 year rate was 3.61% this week is 3.56%, the 15 year rate was 2.98% this week it is 2.90%, the 5/1 ARM was 3.03% now 2.89%.