

Rod's Radio Show Notes February 13th 2013

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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). KSYL has now added Wednesday evening encore at 8:00 pm

Every Deal has a Tale / Tail:

Couple of weeks back I mentioned trade publication that announced Block Buster would be closing more stores. The company released a list of store closings for the country. Two stores were in our area both in Leesville, 3 stores in New Orleans, one in Monroe and one in Hammond.

Two Sales Reported in Last Few Weeks on HWY165:

Sold between Pineville High School and Cottingham Expressway. The community has underestimated the impact of \$82 million dollar bridge completion will have on 165 corridor. If you package this with the lift on ban for alcohol sales in Pineville you might consider it a good time to own land on 165 or 28 East. Good people can argue if alcohol sales will or will not be healthy for Pineville but it is hard to argue over missed real estate sales due to lack of alcohol sales.

D & J Investment of Cenla, LLC, James Greer et al (P O Box 1719, Tioga, LA 71477) to E P Capital, LLC Eric Petroskey (277 LaCroix Road, Pineville, LA 71360) - 1 acre in Sec 12, T4NR1W, et al, \$650,000.00. The tenant is automotive collision center and the sale includes vacant land next door. James Greer purchased large warehouse complex yesterday and since it is not in the legal news yet I will wait until next week to announce.

Bonner's Properties of Cenla, LLC (2600 Monroe Hwy., Pineville, LA 71360) to Redmon's Automotive Clinic, LLC (2600 Monroe Hwy., Pineville, LA 71360) - 1.91 acres in Sec 1, T4NR1W, \$675,000.00

Two sales this week by MRL LLC registered agent William Barron:

MRL, LLC (P O Box 3401, Pineville, LA 71360) to Commercial Partners, LLC (3219 Marye St., Alex., LA 71301) - 40 acres in Sec 31, T5NR2E, et al, \$83,500.00

MRL, LLC (P O Box 3401, Pineville, LA 71360) to Mid-South Retirement Services, LLC Jerry Pearson for the benefit of William F James, Jr., et al (90 Harold Miles Park Road, Boyce, LA 71409) - 40 acres in Sec 42, T4NR2E, \$90,000.00

C & A Development of Cenla, LLC Carroll Wayne Johnson (P O Box 13295, Alex., LA 71315) to Fernwood Homes, Inc. (P O Box 1236, Glenmora, LA 71433) - 6.08 acres in Sec 13, T5NR1W, \$185,000.00. Looks like a parcel of real estate to develop.

Flowers Food Inc. based in Thomasville, Ga. Is stalking horse for bankruptcy auction in mid-March offering \$360 million for 20 plants, 38 depots and brands that include Wonder and Nature's pride. I am curious what this means to our closed bakery in Central La.

Pines Casino opens in Creola I will make a weekend visit and report next week. I totally agree with Fred Rosenfeld's comment about the tribe's tenacity and can well remember option on land adjacent to Cowboy Town the site of new Sundrop Fuels plant. It is a shame that joint venture partner HK Stanley did not live to see the opening of this casino.

Closer to home rehab following Christmas day tornado at Washington Square is nearly completed on larger building. 13,000 square foot building at 16th street is still opened to the elements and final plan is still undecided. Tenants, City, Vendors, and Hartford Insurance have come through with very high marks and much appreciation.

Emails from Listeners:

Meant to advise you earlier but we had 101 Yorktown listed. Also have good activity in Plaza 28 with Allstate administrative office, Goodwill administrative office under construction, a home health will go under construction soon as well as two leases on the Wal-Mart side that I cannot elaborate on at this time. Enjoy your show!

Thanks,

Maurice L. Hebert, CCIM
Broker/Owner

Boom Times Return?

We know now that 2012 was a very good year for housing in Acadiana. In Lafayette Parish the number of home sales reported to the REALTOR Association of Acadiana Multiple Listing Service (MLS) rose by 22.5% over 2011. New Construction home sales increased by over 30%, while sales of

previously owned homes rose by 19%. Although sales did not attain the levels of our post-Katrina/Rita years of 2006 -2007, we ended 2012 pretty close to those record years.

So what might 2013 hold for us? Of course, only one month's data is not sufficient evidence to predict any sort of trend, but in our attached January 2013 report one certainly can't repress a feeling that 2013 may end up being our best year ever in residential sales. Here are some of the notable numbers notched up in January:

- The number of Lafayette Parish closed home sales reported to the MLS in January (199) was up by 43% over January 2012 (139). New Construction sales rose by 41% while re-sales were up by 44%. While those are impressive statistics, even more impressive is that, according to my monthly sales tracking data, the closed sales reported this January was an all-time record breaker. The closest past January number reported was in January 2007 when 173 sales were reported to the MLS (Page 2).
- The \$41,293,473 volume of January's Lafayette Parish closed home was also record setting with January 2007's \$33,749,940 being the closest to date. Both new construction with a 53% increase and re-sales with a 94% increase over January 2012's respective dollar volume registered impressive gains (Page 4).
- Evidence that demand remains extremely strong, the number of Lafayette Parish pending home sales reported in January rose by over 30% over January 2012. The 306 reported pending sales was also a record breaker exceeding the 298 previous record reported in January 2007. So too for the \$61 plus million in dollar volume of pending sales reported in January. This bested the previous January record reported in January 2007 of just over \$60 million (Pages 6 and 8).
- As far as the balance of supply and demand, Page 14 of the report shows that January 2013 ended with a 5.2 overall number of month's supply of housing in Lafayette Parish. This is down from 8.2 month in January 2012. Both re-sales and new construction saw their respective number of month's supply drop in January 2013 as compared to January 2012 (Pages 15 and 16).

Again, one month's data is not sufficient to predict any trend, but considering the strength that our housing market has shown heading into 2013, one cannot help but ponder as to whether the boom times are back.

William J. "Bill" Bacque

Van Eaton & Romero, LLC
A Latter & Blum Company

People not Property:

Cheryl Smith Jena Choctaw's Chief remained in leadership roll all these years while struggling to open their casino. The fact that you can buy alcohol now in Grant Parish at the Casino might be the tipping point for Applebees and glass of wine in Pineville.

Stephen Wright CEO of Christus St. Frances Cabrini Hospital gave great speech on power of inclusion and diversity. Stephen said "if you are not deliberate, it's not going to happen" I could not agree more needs to begin with our family, our business, our clubs, and our community.

Terry Bradshaw Today in America segment highlights Pineville. Share story of Bradshaw as fraternity brother at La. Tech.

Construction Contracts:

Rapides Parish School Board (P O Box 1230, Alex., LA 71309) to Sam's Air Conditioning Maintenance Service, Inc. (P O Box 5376, Alex., LA 71307) - Renovations to Pineville Jr. High School, \$271,500.00

Rapides Parish School Board (P O Box 1230, Alex., LA 71309) to Hahn Enterprises, Inc. (P O Box 19495, New Orleans, LA 70179) - Pineville Jr. High School Bleachers, \$43,900.00

Cenla Occupational Medicine Services (4219 Hwy. 28 East, Pineville, LA 71360) to The Miguez-DeLoach Co., LLC (2712 Davis Dr., Pineville, LA 71360) - Cenla Occupational Medicine Services project, \$517,160.00

Mykoff Absorption Report:

9.53 total market 791 homes listed / 83 sold = 9.53 with 156 new listings
26 above \$400,000 total market 26 homes listed 0 sold 2 new listings
18.4 \$250,001 to \$400K with 92 homes on market / 5 sold = 18.4 and 19 new listings
11.1 \$150,001 to \$250,000 with 234 active listings / 21 sold = 11.1 and 45 new listings
7.7 under \$150,000 with 439 / 57 sold = 7.7 and 90 new listings.

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.

(+3.75) Legal Recorder Data:

Business days from February 4th through February 8, 2013

- (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:

34 sales with low volume of \$3,797,615 below target for positive rating.

(+1.25) Lot sales:

To rank positive score need one sale the market gave us three sales

Ballina Farms, Inc. (P O Box 12487, Alex., LA 71315) to Robert L & Noel A Fontane (6417 Audubon Oaks, Alex., LA 71301) - Lot 189, Tennyson Oaks Subd., Phase 7C (6416 Arden Oaks, Alex., LA 71301), \$62,500.00. Only 5 lots remain in inventory at Tennyson Oaks three buys have purchased the adjacent lot or the lot behind their house.

Randy D & Angela B McCain (220 Hudson Creek Road, Colfax, LA 71417) to Mark A & Pamela S Chandler (8113 Titleist Dr., Pineville, LA 71360) - Part of Lot 7, Titleist Ext. Subd., \$50,000.00

Cogent Equity, Inc. (1412 Centre Court, Suite 500, Alex., LA 71301) to Jason S & Stacey L Babb (570 Williams Lake Road, Pineville, LA 71360) - Lot 5, Oakbrook Subd., \$17,500.00

(+1.25) New Home sales:

Looking for one new home sale market gave us one sale

Brittain & White Construction (5512 Jackson St. Ext., Alex., LA 71303) to Jerry L & Janice S Voorhies (66 Foxfire Lane, Alex., LA 71302) - Unit 420A, The Cypress Point at Lake District Condominiums (420A Ansley Blvd., Alex., LA 71303), \$289,500.00

(+1.25) Lender Sales as Percent of Total Sales:

Rates positive score if lender sales are below 5% of total sales, the market gave us only one sale $\$75,590 / \$3,797,615 = 1.99\%$

Sec. of HUD to William S & Rebecca F Byrd (49 Credeur Road, Pineville, LA 71360) - Lot B of a resubdivision of Lots 8-1- & part of 11 & 12, Mabry Subd. (102 Audrey Dr., Pineville, LA 71360), \$75,590.00

Interest Rates:

30 year rate was 3.59% this week is 3.60%, the 15 year rate was 2.93% this week it is 2.89%, the 5/1 ARM was 2.81% now 2.77%.

Cap Rates Contract in Auto Parts Sector:

Capitalization rates for auto parts chains, including AutoZone, O'Reilly Auto Parts, and Advance Auto Parts, compressed from 4Q11 to 4Q12, according to [The Boulder Group's](#) National Auto Parts Net-Lease Report. A shortage of both investment-grade assets below \$2 million in the net-lease market and newly developed assets contributed to the compression. Median asking cap rates remained relatively consistent across the country at a 7 percent

Perkins Rowe Auction Set for March:

BY BILL LODGE Advocate staff writer

The foreclosure auction of the mixed-use Perkins Rowe development is scheduled at 10 a.m. March 20 at the U.S. District Courthouse, 777 Florida St. The minimum bid must be at least \$63.5 million. KeyBank National Association, an Ohio, filed its foreclosure action in July 2009. The lender had not received any payments on \$170 million in construction loans since October 2008. Spinosa, who personally guaranteed his firms' Perkins Rowe debts, owes the bank \$201.9 million. The judge added that interest would continue to build at a rate of \$32,510 for each day after Aug. 15. Perkins Rowe has 87 condominiums, 226 apartments, more than 60 shops and restaurants, a bookstore, grocery store, fitness center, a movie complex and a pharmacy. A sale of Perkins Rowe for \$63.5 million would shrink KeyBank's loss to approximately \$131 million.

Dunkin' Donuts Plans 11 locations in N.O.

Dunkin' Donuts has signed agreements with two franchise groups to develop 11 new restaurants throughout New Orleans over the next several years. Alaa and Dhiya Esmail plan to develop six restaurants in New Orleans, with the first opening this year and the others by 2016. BBC Foods LLC, led by Bhavin and Bharat Chauhan, will develop five restaurants, with the first opening in 2014 and the remainder by 2018. As part of its expansion in Louisiana, Dunkin' Donuts said

it still has franchises available in New Orleans, Lake Charles, Lafayette, Alexandria and Monroe

Indices

	Last	Last Week	YTD return %
DJIA	13944.05	13860.58	6.41%
NASDAQ	3165.13	3142.13	4.82%
S&P 500	1509.39	1498.11	5.83%
MSCI EAFE	1661.10	1687.33	3.56%
Russell 2000	908.10	902.09	6.92%

Consumer Money Rates

	Last	1-year ago
Prime Rate	3.25	3.25
Fed Funds	0.15	0.10
30-year mortgage	3.53	3.87

Currencies

	Last	1-year ago
Dollars per British Pound	1.570	1.590
Dollars per Euro	1.340	1.326
Japanese Yen per Dollar	93.490	76.870
Canadian Dollars per Dollar	0.999	0.995
Mexican Peso per Dollar	12.711	12.629

Commodities

	Last	1-year ago
Crude Oil	95.83	98.41
Gold	1671.25	1746.45

Bond Rates

	Last	1-month ago
2-year treasury	0.25	0.25
10-year treasury	1.96	1.90
10-year municipal (TEY)	3.09	3.05

Mykoff Monthly Comparison Absorption Report

2013	January
Currently listed	791
Sold	83
Came on the Market	156
Current Monthly Supply	9.53
\$400,001 and Up	
Currently listed	26
Sold	0
Came on the Market	2
Current Monthly Supply	26
\$250,001-\$400,000	
Currently listed	92
Sold	5
Came on the Market	19

Current Monthly Supply	18.4
\$150,001-\$250,000	
Currently listed	234
Sold	21
Came on the Market	45
Current Monthly Supply	11.1
Under \$150,000	
Currently listed	439
Sold	57
Came on the Market	90
Current Monthly Supply	7.7

Blockbusters to close in 2013

	TBC Date	LL Turnover Date (8 Week Liquidation)	Address	City	State	Sq Ft	Bldg
91833	1/31/13		7621 Crestwood Blvd	Birmingham	AL	6575	FS
01012		4/14/13	1644 2nd Ave SW	Cullman	AL	5280	EC
92600		3/31/13	913 Rucker Blvd	Enterprise	AL	5775	IL
01033		3/31/13	45 Elm St	Oxford	AL	3990	FS
92215		3/31/13	3225 Rainbow Dr, #A200	Rainbow City	AL	6000	FS
01050		4/14/13	9070 Moffett Rd Ste 100	Semmes	AL	4800	EC
04058		4/14/13	3328 N Litchfield Rd	Goodyear	AZ	6060	FS
04153	1/10/13		5130 W Baseline Rd Ste 105	Laveen	AZ	5460	EC
04102		4/14/13	14557 W Grand Ave	Surprise	AZ	4200	EC
04116		5/14/13	1370 N Silverbell Rd Ste 170	Tucson	AZ	4955	EC
06477	2	6/13/13	2202 S Shore Ctr	Alameda	CA	5195	EC
02606		4/14/13	851 Bellevue Rd #102	Atwater	CA	4780	EC
06571	1/20/13		234 E Highway 246, Ste 106	Buellton	CA	4000	EC
06250		4/14/13	5490 Philadelphia Street	Chino	CA	6000	FS
06295		3/31/13	7831 Sunrise Blvd.	Citrus Heights	CA	5481	EC
06841		4/14/13	7291 Greenback Lane	Citrus Heights	CA	5700	EC
06861		7/13/13	800 W. Harris Street	Eureka	CA	6357	IL
06860		3/31/13	3332 N Texas St	Fairfield	CA	5000	FS
06709		4/14/13	26795 Portola Parkway	Foothill Ranch	CA	5000	FS

97276		4/14/13	1724 Freedom Blvd.	Freedom	CA	5600	EC
06440		4/14/13	410 Brunswick Road	Grass Valley	CA	7000	EC
95084		4/14/13	323 N 11th Ave	Hanford	CA	6000	FS
02588		4/14/13	2911 E Florence Ave	Huntington Park	CA	4087	IL
02646		3/31/13	1855 Holmes St Ste F	Livermore	CA	3880	IL
06616		4/14/13	25650 Barton Road	Loma Linda	CA	3580	IL
06255		7/13/13	510 N Main St	Manteca	CA	6000	EC
06426	2/17/13		3110 R St	Merced	CA	7000	FS
06431		3/31/13	2900 Standiford Ave Ste 22	Modesto	CA	6207	EC
91907		4/14/13	2401 E Orangeburg Ave Ste 100	Modesto	CA	6765	EC
06205		4/14/13	2260 Fremont Blvd.	Monterey	CA	6144	EC
06293		3/31/13	2257 Michael Dr	Newbury Park	CA	4587	EC
06416		4/14/13	2024 Oro Dam Blvd.	Oroville	CA	5100	FS
95078		4/14/13	892 West Henderson	Porterville	CA	5525	FS
06351	1/20/13		5005 Foothill Blvd Ste 1	Roseville	CA	9052	EC
06441		3/31/13	5610 Folsom Blvd	Sacramento	CA	6672	IL
06931		3/31/13	661 San Juan Rd Ste A	Sacramento	CA	4702	EC
02682		3/31/13	4670 Natomas Blvd.	Sacramento	CA	4508	FS
06569	1/20/13		10393 Spring Canyon Rd	San Diego	CA	5600	FS
06486		3/31/13	2300 16th St Ste 295	San Francisco	CA	6157	EC
06389	2/28/13		265 Davis St	San Leandro	CA	7000	EC
02704		4/30/13	28114 S Western Ave	San Pedro	CA	5030	IL
06395		4/14/13	1031 Sanguinetti Road	Sonora	CA	6500	FS
90007		5/14/13	475 E Avenida De Los Arboles	Thousand Oaks	CA	4640	FS
06236	1/31/13		5050 W 190th St	Torrance	CA	4750	FS
06729		6/1/13	1042 N Mountain Ave	Upland	CA	6000	EC
06584		3/31/13	3093 Alamo Dr	Vacaville	CA	5114	EC
06433	1/20/13		8813 Sepulveda Blvd	Westchester	CA	6400	EC
06163		7/13/13	2 W Court St	Woodland	CA	6310	EC
08117		4/14/13	17121 S Golden Rd Ste 100	Golden	CO	3947	EC
08153		3/31/13	7635 McLaughlin	Peyon Steamboat	CO	4403	EC
08090	1/20/13		1809 Central Park Dr #W202	Springs	CO	3066	EC
92252		3/31/13	2 Lakewood Rd	Waterbury Altamonte	CT	7060	FS
12022	1/20/13		494 W State Road 436 Ste 1016	Springs	FL	6527	EC
12270		3/31/13	2747 NE 193rd St	Aventura	FL	6000	EC
12495		3/31/13	6735 N Highway 1	Cocoa	FL	4800	FS
12172		4/14/13	18602 NW 67th Ave	Hialeah	FL	6002	EC
12506	47	3/31/13	6007 Pine Ridge Rd	Naples	FL	5000	IL
12489		6/13/13	2105 S Parrott Avenue Unit 104	Okeechobee	FL	4019	EC
12468		3/31/13	289 SW Port St Lucie Blvd	Port St Lucie	FL	3137	IL
95852		3/31/13	3251 17th St Unit 30	Sarasota	FL	5600	EC
12054		4/14/13	1960 S Federal Hwy	Stuart	FL	6720	FS

12168	2/28/13	5819 N University Dr	Tamarac	FL	6837	FS
12148	2/10/13	7242 Gall Blvd.	Zephyrhills	FL	4900	FS
92642	3/31/13	2601 Stuart Ave	Albany	GA	6221	FS
13084	3/31/13	136 W Belmont Dr	Calhoun	GA	5500	EC
92518	4/14/13	3201 Macon Rd	Columbus	GA	3995	EC
92757	2/28/13	392 Battlefield Parkway	Fort Oglethorpe	GA	6000	FS
13250	4/14/13	1911 Grayson Highway	Grayson	GA	4530	EC
92634	3/31/13	111 W General Screven Way	Hinesville	GA	6400	FS
13079	3/31/13	4525 Jimmy Lee Smith Pkwy	Hiram	GA	6500	FS
92590	2/28/13	886 Pierce Ave	Macon	GA	6178	EC
13247	4/14/13	930 Highway 81 East	McDonough	GA	4800	EC
95097	3/31/13	2459 Highway 17 #A	Richmond Hill	GA	3870	IL
13222	4/14/13	2907 Watson Blvd. # F	Warner Robins	GA	2800	IL
91616	3/31/13	111 E Puainako St	Hilo	HI	6000	FS
15013	3/31/13	823 California Ave	Wahiawa	HI	3456	EC
19011	4/30/13	3140 16th Ave SW	Cedar Rapids	IA	7591	FS
19004	3/31/13	1750 W Broadway	Council Bluffs	IA	4800	FS
19024	3/31/13	1022 Woodbury Ave	Council Bluffs	IA	6530	FS
19033	4/14/13	2930 W Locust St	Davenport	IA	5800	FS
91325	4/14/13	806 Wacker Drive	Dubuque	IA	7200	EC
19032	3/31/13	1705 Boyrum St	Iowa City	IA	6500	EC
19029	3/31/13	2609 2nd Ave	Muscatine	IA	6500	FS
19031	3/31/13	4291 Sergeant Rd	Sioux City	IA	4076	EC
52847	5/14/13	245 W Prairie Shopping Ctr	Hayden	ID	6390	EC
17362	5/31/13	1901 W Gelena Blvd	Aurora	IL	11353	EC
17244	4/14/13	686 S Buffalo Grove Rd	Buffalo Grove	IL	6825	EC
17488	4/14/13	2333 Randall Rd	Carpentersville	IL	4800	EC
90340	4/14/13	1907 W Springfield Ave	Champaign	IL	7000	FS
17026	2/17/13	4640 W Irving Park Rd	Chicago	IL	6000	IL
17102	4/14/13	5634 W Fullerton Ave	Chicago	IL	5000	EC
90331	3/31/13	2 E Main St	Danville	IL	6550	EC
17260	4/14/13	2650 W 95th St	Evergreen Park	IL	6600	FS
17009	1/31/13	3024 S State Route 159	Glen Carbon	IL	6700	EC
17027	4/14/13	14212 S Bell Rd	Homer Glenn	IL	6685	IL
17501	4/14/13	16521 W 159th St	Lockport	IL	4000	EC
17213	3/31/13	1724 E Riverside Blvd	Loves Park	IL	4900	EC
90378	2/28/13	1531 E College Ave	Normal	IL	7050	FS
17103	4/14/13	105 Regency Park, Unit 1	O'Fallon	IL	4131	EC
17033	3/31/13	780 W Euclid Ave	Palatine	IL	7082	IL
90318	3/31/13	3517 N University St	Peoria	IL	5775	IL
17025	5/31/13	3520 Broadway	Quincy	IL	6503	EC
17281	4/14/13	2025 Lincoln Highway	St. Charles	IL	6536	FS
95150	3/31/13	100 E Pettit Ave	Fort Wayne	IN	5355	EC

18594		3/31/13	450 Greensburg Commons Shopping Ctr	Greensburg	IN	3300	FS
18527	1/20/13		4853 W 56th St	Indianapolis	IN	7000	FS
18528	1/31/13		4903 S Emerson Ave	Indianapolis	IN	7500	FS
18637		4/14/13	1048 N Shadeland Ave	Indianapolis	IN	4836	EC
18615		4/14/13	868 Eades Pkwy	Lawrenceburg	IN	4500	EC
20016	2/28/13		7848 State Ave	Kansas City	KS	6500	EC
20003		4/14/13	6600 Johnson Drive	Mission	KS	7000	EC
21401		4/14/13	3160 Dixie Highway	Erlanger	KY	6000	IL
21410	1/20/13		9442 Brownsboro Rd	Louisville	KY	6140	IL
21002		4/14/13	947 N Main St	Nicholasville	KY	4800	EC
21415	1/31/13		8863 US Highway 42	Union	KY	5066	FS
22032		3/31/13	2807 W Thomas St	Hammond	LA	7000	FS
91653		3/31/13	700 S 5th St	Leesville	LA	6000	FS
91652		4/14/13	1253 Entrance Rd	Leesville	LA	6000	FS
22010		4/14/13	1844 Forsythe Ave	Monroe	LA	7660	EC
22068	1/31/13		4100 General DeGaulle Dr Ste B1	New Orleans	LA	5805	EC
92756		3/31/13	6225 S Claiborne Ave	New Orleans	LA	5500	EC
22041		4/14/13	1116 Louisiana Avenue	New Orleans	LA	4100	FS
25096	1/20/13		127 Eastern Avenue	Gloucester	MA	2400	EC
90035		4/14/13	67 Winthrop Ave Ste F	Lawrence	MA	5895	EC
25029	3/18/13		171 Centre St	Malden	MA	7000	EC
95209		3/31/13	125 E Main St	Webster	MA	5600	EC
25132		4/14/13	117 Stafford St Ste A	Worcester	MA	4000	EC
24083		4/14/13	6505 Dobbin Road	Columbia	MD	4500	FS
24100		4/14/13	7389 Baltimore Annapolis Blvd	Glen Burnie	MD	4500	EC
90369		3/31/13	2980 Festival Way	Waldorf	MD	6600	FS
23013		7/13/13	687 Hogan Rd	Bangor	ME	4648	IL
23026		7/13/13	756 Route 1	Yarmouth	ME	4377	IL
26157		3/31/13	15415 Southfield Rd	Allen Park	MI	9450	IL
26190		4/14/13	10864 Belleville Road	Belleville	MI	5000	IL
26230		3/31/13	1145 S Main Street	Chelsea	MI	4500	EC
26056		4/14/13	7085 Dixie Highway	Clarkston	MI	6787	EC
26007		4/14/13	1255 W 14 Mile Rd	Clawson	MI	5980	EC
26094		4/14/13	41140 Garfield Rd	Clinton Township	MI	6475	EC
91006		3/31/13	23340 Ford Road	Dearborn Heights	MI	7000	EC
26032	2/28/13		18445 Grand River Avenue	Detroit	MI	4900	FS
26182		4/14/13	33220 W 12 Mile Rd	Farmington Hills	MI	3900	EC
26220		4/14/13	15010 Silver Lake Parkway	Fenton	MI	4200	EC
26092		4/14/13	750 W 9 Mile Rd Ste D	Ferndale	MI	6500	EC
26236	1/20/13		703 S Greenville West Dr	Greenville	MI	4440	EC
26176		4/14/13	16824 Kerchival Pl	Grosse Pointe	MI	3955	IL
26193		4/14/13	4749 Central Park Drive	Okemos	MI	4500	EC

26012		3/31/13	27942 Woodward Ave	Royal Oak	MI	7930	EC
94126		3/31/13	3570 Bay Rd	Saginaw	MI	6663	EC
26127		4/14/13	52745 Hayes Road	Shelby Township	MI	7500	FS
26238		4/14/13	7070 Miller Rd Ste A	Swartz Creek	MI	5159	EC
26105	1	6/30/13	3618 Burlingame	Wyoming	MI	6680	FS
27053		3/31/13	707 Highway 33 South	Cloquet	MN	4389	EC
94061		3/31/13	5101 Gus Young Lane	Edina	MN	6989	FS
27054		4/14/13	5465 Mountain Iron Drive	Mountain Iron	MN	5050	IL
29193		4/14/13	3860 Vogel Rd	Arnold	MO	4440	EC
97178		3/31/13	2502 Williams Street	Cape Girardeau	MO	5395	FS
29048		3/31/13	15957 Manchester Rd	Ellisville	MO	7700	EC
29161		3/31/13	11200 W Florissant Ave	Florissant	MO	4680	FS
29227		4/14/13	1001 Crossroads Place	High Ridge	MO	5058	FS
29222		4/14/13	180 Mall Rd	Hollister	MO	3578	EC
29121	2/28/13		6340 N Chatham Ave	Kansas City	MO	6614	EC
29072		4/14/13	6238 NW Barry Rd	Kansas City	MO	6250	EC
29177		4/14/13	4321 N Chouteau Trfy	Kansas City	MO	4551	EC
29014		4/14/13	65 Nationalway Shopping Ctr	Manchester	MO	4800	EC
29028		3/31/13	9964 Kennerly Rd Ste F	St. Louis	MO	5630	EC
29138		3/31/13	955 Jungermann Rd	St. Peters	MO	7800	EC
28008		4/14/13	127 Highway 80 E	Clinton	MS	5000	IL
28018		3/31/13	2996 Bienville Blvd	Ocean Springs	MS	6500	FS
28020	2/28/13		3403 Pemberton Square Blvd Ste O	Vicksburg	MS	6375	EC
37070		5/31/13	1856 Hendersonville Rd.	Asheville	NC	5500	EC
37072		7/13/13	3833 Ramsey St	Fayetteville	NC	5500	EC
37024		4/14/13	3707 Battleground Ave Ste E	Greensboro	NC	4800	EC
37059	2	6/1/13	3700 Charles Blvd #B	Greenville	NC	4802	IL
37009	1/31/13		102 S Jackson Dr	Havelock	NC	4800	FS
37051	1/31/13		2219 Lejeune Blvd	Jacksonville	NC	5000	FS
92572		4/14/13	1201 W Vernon Ave Ste H	Kinston	NC	6767	EC
37118		4/14/13	3001 Widewater Parkway	Knightdale	NC	6014	EC
37093		3/31/13	1018 Mebane Oaks Rd	Mebane	NC	3200	IL
37017		5/14/13	4112 Pleasant Valley Rd Ste 100	Raleigh	NC	6204	EC
34093	9	5/14/13	555 State Route 18	East Brunswick	NJ	5475	EC
34149		3/31/13	385 Washington Avenue	Hillsdale	NJ	3600	EC
34099		3/31/13	1238 Chews Landing Road	Laurel Springs	NJ	3964	FS
34150		4/14/13	1075 Easton Ave Ste 12	Somerset	NJ	3600	EC
90536		3/31/13	10 Route 37 East, Unit 1	Toms River	NJ	6875	EC
90523		3/31/13	5300 Bergenline Avenue	West New York	NJ	4600	EC
95229		4/14/13	1442 E Williams Ave	Carson City	NV	6595	FS
32038		4/30/13	3510 E Bonanza Rd	Las Vegas	NV	5000	FS
32077	4	5/31/13	2225 E Centennial Pkwy Ste 105	North Las Vegas	NV	3425	EC
95058		3/31/13	5150 Maeanne Ave Ste 810	Reno	NV	6000	FS

32066	5/14/13	1095 N Hills Blvd	Reno	NV	5043	FS
36168	3/31/13	2217 Westchester Ave	Bronx	NY	4100	IL
36046	3/31/13	2554 White Plains Road	Bronx	NY	5500	FS
36523	4/14/13	6906 18th Ave	Brooklyn	NY	4000	IL
36384	4/14/13	3700 State Route 5 & 20 Ste 370	Canandaigua	NY	5000	FS
36516	3/31/13	350 Middle Country Road	Coram	NY	3017	EC
36202	4/14/13	3921 West Road	Cortland	NY	4050	EC
36546	4/14/13	6929 Erie Rd	Derby	NY	3500	EC
91929	3/31/13	7802 Northern Blvd	Jackson Heights Lake	NY	6000	EC
36058	4/14/13	600 Portion Road	Ronkonkoma	NY	6317	EC
36003	4/14/13	6220 Fresh Pond Rd	Middle Village	NY	6038	EC
36854	3/31/13	2510 Broadway	New York	NY	4808	IL
36540	4/14/13	729 State Highway 28	Oneonta	NY	3008	EC
36218	4/14/13	1240 Arsenal St	Watertown	NY	5500	FS
92299	4/14/13	6402 Winchester Blvd.	Canal Winchester	OH	4800	EC
39588	4/14/13	3520 Gender Rd.	Canal Winchester	OH	5037	FS
39561	4/14/13	1012 Western Ave	Chillicothe	OH	4800	EC
39386	5/14/13	9578 Colerain Avenue	Cincinnati	OH	5935	IL
39340	3/31/13	2410 Stringtown Road	Grove City	OH	6510	EC
39419	3/31/13	1440 Hamilton-Richmond Rd.	Hamilton	OH	6000	IL
39420	4/14/13	10548 Harrison Avenue	Harrison	OH	5600	EC
92306	4/14/13	1228 N Memorial Dr	Lancaster	OH	6000	EC
39528	3/31/13	1231 Columbus Ave Ste A1	Lebanon	OH	3686	EC
39427	4/14/13	10645 Loveland Madeira Rd	Loveland	OH	5640	EC
39430	4/14/13	1410 Lexington Ave	Mansfield	OH	5980	IL
39577	4/14/13	33725 Center Ridge Rd	North Ridgeville Painesville	OH	4400	EC
39446	5/14/13	1522 Mentor Avenue	Township	OH	6507	FS
39364	4/14/13	4517 Mayfield Rd	South Euclid	OH	11900	EC
92289	4/14/13	864 Main St Ste A	Wintersville	OH	5525	EC
39445	3/31/13	1861 Beall Ave	Wooster	OH	6700	FS
40079	4/14/13	14421 NE 23rd St	Choctaw	OK	3013	FS
40084	4/14/13	3010 E Memorial Rd	Edmond	OK	3633	EC
40087	4/14/13	610 W Main Street	Jenks	OK	3012	EC
40044	3/31/13	10001 SE 15th St	Midwest City	OK	6500	FS
40083	3/31/13	1000 Alameda St Ste 102C	Norman	OK	3786	EC
40040	4/14/13	11671 S Western Ave	Oklahoma City	OK	6499	EC
40030	4/14/13	7001 W Hefner Rd	Oklahoma City	OK	6800	FS
40105	4/14/13	4418 S Shields Blvd	Oklahoma City	OK	4752	FS
40007	4/30/13	7801 S Western Ave	Oklahoma City	OK	6500	EC
95332	4/14/13	17555 SW Farmington Rd	Aloha	OR	5725	FS
95387	4/14/13	14350 SW Barrows Rd, #B	Tigard Abington	OR	5570	EC
42017	1/20/13	1468 Old York Road	Township	PA	5000	EC

42104		4/14/13	224 N. Logan Blvd.	Burnham	PA	5250	EC
42077	2/28/13		1141 Northern Blvd.	Clarks Summit	PA	6000	FS
42113		4/14/13	120 N Reading Rd	Ephrata	PA	6334	IL
42225		3/31/13	124 Morton Avenue	Folsom	PA	5051	EC
42158		3/31/13	1054 Lititz Pike #B	Lititz	PA	5100	EC
42169		3/31/13	6810 Rising Sun Ave.	Philadelphia	PA	3400	EC
42314		4/14/13	9910 Frankford Ave Ste 274	Philadelphia	PA	4063	EC
90351		4/14/13	395 Meridian Avenue	Scranton	PA	6050	FS
90349	1/20/13		2801 E Market St Ste 3	York	PA	6786	FS
92509		3/31/13	1812 Sam Rittenburg Blvd.	Charleston	SC	6456	EC
92511		4/14/13	2419 Broad River Road	Columbia	SC	6000	FS
45036		3/31/13	460 Second Loop Road	Florence	SC	4800	IL
92562		3/31/13	220 Bypass 72 NW	Greenwood	SC	5400	EC
92581		3/31/13	509 W Main St	Lexington	SC	6400	FS
45078	1/20/13		113 Willbrook Blvd Ste A	Litchfield	SC	5385	EC
92599		3/31/13	1145 Johnnie Dodds Blvd.	Mount Pleasant	SC	7629	FS
92782		3/31/13	5101 Ashley Phosphate Rd #110	North Charleston	SC	6093	IL
92577		3/31/13	1360 Grove Park Dr	Orangeburg	SC	6206	FS
91932		4/14/13	510 S Jefferson Ave	Cookville	TN	5500	FS
47053		4/14/13	9450 S Northshore Dr Ste 112	Knoxville	TN	4900	EC
48347		4/14/13	2435 SE Green Oaks Blvd Ste 137	Arlington	TX	6508	EC
48290		4/14/13	2110 W Slaughter Lane	Austin	TX	8100	EC
48737		4/14/13	5716 Burnet Rd #B	Austin	TX	4784	IL
48349	1/20/13		494 Highway 71 W Ste 100	Bastrop	TX	6500	EC
48579	1/20/13		1915 S Gregg St	Big Spring	TX	4000	FS
48437		4/14/13	1121 E Villa Maria Rd	Bryan	TX	5850	IL
48596		3/31/13	1029 Plantation Dr	Clute	TX	6082	EC
48595		3/31/13	1748 Rock Prairie Rd	College Station	TX	4390	EC
48248		4/14/13	5000 State Highway 121	Colleyville	TX	5983	FS
97038		3/31/13	4506 Kostoryz Road	Corpus Christi	TX	7035	EC
48608		5/14/13	13637 Northwest Blvd Ste 100	Corpus Christi	TX	5000	EC
48138		4/14/13	3701 Center St	Deer Park	TX	6500	FS
48606	2/17/13		9316 Clifford St.	Fort Worth	TX	4200	FS
48451		3/31/13	6217 Oakmont Blvd	Fort Worth	TX	5706	EC
48701		3/31/13	1320 N Grand Ave	Gainesville	TX	5400	FS
48633		3/31/13	4050 FM 2181	Hickory Creek	TX	7012	EC
48718		4/14/13	12120 Jones Rd Ste N	Houston	TX	4900	EC
48693		4/14/13	10010 FM 1960 Bypass Rd W	Humble	TX	5408	EC
48282		3/31/13	3016 Marina Bay Dr (FM 2094)	League City	TX	6500	FS
48336		4/14/13	995 N Walnut Creek Dr	Mansfield	TX	6531	FS
48638	1/20/13		6700 W Virginia Pkwy	McKinney	TX	5977	FS
48615		5/14/13	1500 Wildcat Dr # Q	Portland	TX	4860	EC
48021	4	4/30/13	13434 Nacogdoches Road	San Antonio	TX	6600	EC

49072		4/14/13	1986 Hillfield Rd	Layton	UT	2465	EC
49053		4/14/13	78 S Fairfield Rd	Layton	UT	6750	FS
49085		3/31/13	5692 S 900 East Ste 10	Murray	UT	4290	EC
49013	7	7/13/13	510 East 400 South St	Salt Lake City	UT	5000	FS
49064		4/14/13	1852 E 9400 South	Sandy	UT	4571	IL
49082		3/31/13	960 N Main St	Tooele	UT	4301	EC
94241		3/31/13	5876 Kingstowne Center Ste 100	Alexandria	VA	5358	EC
91271		3/31/13	7448 Little River Turnpike	Annandale	VA	7842	EC
51046		4/14/13	3107 Boulevard	Colonial Heights	VA	6400	EC
51012		4/14/13	3200 Academy Ave	Portsmouth	VA	5100	EC
51065		4/14/13	1208 N Main St	Suffolk	VA	5000	EC
94102		4/14/13	13450 Jefferson Davis Hwy	Woodbridge	VA	4366	EC
50007		3/31/13	798 US Route 302	Barre	VT	4586	EC
50010		4/14/13	2 Carmichael St	Essex Junction	VT	4707	EC
52122	2/28/13		2700 N 1st St	Cheney	WA	4050	EC
52843		5/14/13	13215 SE 240th St Ste D	Kent	WA	2514	IL
95395		4/14/13	22125 SE 237th Place, Ste 106	Maple Valley Mountlake	WA	4550	IL
95389		4/14/13	21005 44th Ave West, ste 106	Terrace	WA	6088	EC
52845		4/14/13	215 Whitesell St NW Ste C103	Orting	WA	4000	EC
52842		3/31/13	3548 SE Mile Hill Dr	Port Orchard	WA	2999	FS
95326		4/14/13	4500 NE Sunset Blvd Ste D	Renton	WA	4775	IL
92489	1/31/13		100 N 85th St	Seattle	WA	6100	EC
52838	120	4/14/13	10640 16th Avenue SW	Seattle	WA	5066	FS
52093		4/14/13	12208 N Division St	Spokane	WA	3514	FS
95334		4/14/13	2100 SE 164th Ave Ste A	Vancouver	WA	5000	EC
52135		4/14/13	1201 E Yelm Ave Ste 100	Yelm	WA	3838	EC
91478		4/14/13	2828 N Richmond St	Appleton	WI	6500	EC
55020		4/14/13	17345 W Capitol Dr	Brookfield	WI	6500	EC
90577		3/31/13	2165 Eastridge Center	Eau Claire	WI	7256	IL
55012		3/31/13	2111 McCoy Rd	Sun Prairie	WI	6500	EC
54003		4/14/13	40 Riverwalk Mall	South Charleston	WV	6000	EC
54005		5/31/13	1433 MacCorkle Ave	St. Albans	WV	5500	IL