

Radio Show Notes April 17th 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

Asked Jon Grafton to phone in regarding: Public Notice for England Authority expanding their subdivision area. Another Rumor Grafton has stopped hooters from coming to this market.

1Q2013 Review

Every Deal has a Tale / Tail:

January

Sundrop Buys Cowboy Town: Yahweh, LLC (5015 Hwy. 71, Tioga, LA 71477) to Sundrop Fuels Louisiana, LLC (2410 Trade Center Ave., Longmont, CO 80503) - 27.74 acres in Sec 4, 5, & 6, T5NR2W, \$2,500,000. You want to be the first grandson, second spouse, and third owner of Cowboy Town.

V&V buys \$2,300,000 490 acre parcel West of Versailles from Lake District.

McKesson Building is Going Back to the Lender: U S Bank Vs MacArthur Business Park Phase A, LLC - 12.061 acres in Sec 23, T3NR1W, \$4,810,567.79. Front 8 acres is outside the mortgage and I am still staying with my predictions that Olive Garden will be on that site.

30 Additional Rooms at Hampton Inn

Calhoun Enterprises, LLC (4000 Locke Lane, # 7, Lake Charles, LA 70605) to MIC Alexandria, LLC (202 W Superior St., Suite 321, Duluth, MN 55802) - .78429 acres in Parcel L, Calhoun Commercial Park 1-2nd filing, \$187,900.00 Sale is \$5.50 psf. 30 Rooms being added to Hampton Inn. Paul Stich from Baton Rouge NAI Latter & Blum. 308-2629 cell phone good values, good sites available.

Barry Mitchell Enterprises, LLC (184 Cooper Road, Alex., LA 71303) to Stat Central Alexandria Properties, LLC (10615 Jefferson Hwy., Baton Rouge, LA 70809) - Lot 3, Yorktown Medical and business Park, Phase I (101 Yorktown Dr., Alex., LA 71303),

\$650,000. This was Mike Dorman sale with Noles-Frye Realty and we gain sale and I lost a tenant now have 4,450 square feet available in our building.

CVM Deli Concepts, LLC Michael King(5005 Buckland Dr., McKinney, TX 75070) to Hejr Project, Corp. (P O Box 5813, Midland, TX 79704) - Lots 19 & 20, Sq 2, Ball's Texas Ave. Subd. (959 MacArthur Dr., Alex., LA 71301), \$1,200,000.00

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

The Central LA Chamber of Commerce, Inc. (P O Box 992, Alex., LA 71309) to John L Van Mol, Jr., et al (6299 Old Baton Rouge Hwy., Alex., LA 71302) - 110.1 acres in Sec 55, 57, & 59, T3NR1W, et al, \$160,500.00

Shreveport, Louisiana #2 Bible minded City in the country: great for Shreveport but it does make you wonder how these various ratings are established. Noles and Madison need to find a non-published rating and decide which areas rank in top 10

February

D & J Investment of Cenla, LLC, James Greer et al (P O Box 1719, Tioga, LA 71477) to E P Capital, LLC (277 LaCroix Road, Pineville, LA 71360) - 1 acre in Sec 12, T4NR1W, et al, \$650,000.00 not sure what this is but certain James Greer made \$\$\$\$

Oaks Care Center, LLC to Capital Funding, LLC - 5.034 acres in Sec 36, T5NR1E, \$5,581,400.00. Senior Housing on Pinecrest road adjacent to Union Bank

Block Buster 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.

Alexandria Seed Warehouse facility on Broadway sells for \$600,000

Ken Moran Holdings, LLC (P O Box 1386, Alex., LA 71309) to Yahweh, LLC (5015 Hwy. 71, Tioga, LA 71477) - Tract in Sec 5, T4NR1W, et al, \$500,000.00.

Ken Moran Holdings, LLC (P O Box 1386, Alex., LA 71309) to D & J Investments of Cenla, LLC (P O Box 1719, Tioga, LA 71477) - Tract fronting 500' on Chicago St., Alex., LA, \$100,000.00

Office Depot and Office Max are working on merger: Biggest competition is Staples and Amazon.com Inc. Office Depot market value is \$1.3 billion and Office-Max is \$933 million. Office Depot based in Boca-Raton, Fla has 1,675 stores and annual sales of \$11.5

Billion with 39,000 employees. OfficeMax based in Naperville, Ill. has 900 stores sales in \$7 billion range and 29,000 employees. FTC blocked earlier merger of Staples and Office Depot in 1997. Merger would give the combined companies options to cut cost which mean fewer stores and fewer employees. Office Max story with Jeff Moore the developer and refusal to sub lease 10 year vacant store at less than \$8 psf. The store has been dark but tenant has been paying of \$224,000 per year. Lease expires soon and property will most likely go back to the lender.

Readers Digest files for Bankruptcy for 2nd time.

March

Ballina Farms, Inc. (4615 Parliament Dr., Suite 101, Alexandria, LA 71301) to Sundrop Fuels Louisiana, LLC (2410 Trace Center Ave., Suite A, Longmont, CO 80503) - 1,213.626 acres in Sec 2-10, 13-15, & 75, T4NR2W & Sec 2-9, T5NR2W, \$4,752,000.00

Clyde H & Rae L Creed (13919 Waterville Way, Houston, TX 77015) to Crest Properties, LLC (P O Box 6115, Alex., LA 71307) - 2.655 acres in Sec 25, T5NR1W, et al, \$300,000.00. I believe this is the corner of Esler Field and 28 East but not certain. Near industrial Park in Pineville

Luther & Jessie Sutton Trust (7405 Esler Field Road, Pineville, LA 71360) to Jeffkris Investments, LLC (35 G Ryder Road, Deville, LA 71328) - 21.63 acres in Sec 26, T5NR1E, et al, \$800,000.00. Jeffkris Investments, LLC (35 G Ryder Road, Deville, LA 71328) to The Union Bank (P O Box 39, Marksville, LA 71351) - 21.63 acres in Sec 26, T5NR1E, et al (7401/7405 Esler Field Road, Pineville, LA 71360), \$805,262.41

Grimes Investments, LLC (136 Hidden Path, Pineville, LA 71360) to Texas Avenue Partners, LLC (5911 Bayou Robert Dr., Alex., LA 71303) - 2.77 acres in Sec 32 & 33, T4NR1W, \$386,250.00. Matt Ritchie has sales side; Maurice Hebert had the list side. It certainly appears that Spirits will soon own their restaurant location just down the street from location they lease from James Drummond.

Absolute auction for 19 condos downtown on Cane River in Natchitoches April 27th

Town Hall meeting in Pineville this month to discuss alcohol by the drink in local restaurants.

Estate of L D Kellogg, Jr. & Joann W Kellogg (4314 Willowick Blvd., Alex., LA 71303) to Ballina Farms, Inc. (4615 Parliament Dr., Suite 101, Alexandria, LA 71303) - Tract fronting 50' on Parliament Dr.

Every Deal has a Tail / Tale:

MacArthur Village

Closed health club

Former Coldwell Banker office building being demolished for Pet Co not to be confused with PetSmarth moving but new pet store.

Darryl D Andrews, Sr. & June P Andrews (6525 Tennyson Oaks Lane, Alex., LA 71301) to Visual Concepts and Designs, LLC (1105 Texas Ave., Alex., LA 71301) - Part of Lots 7 & 8, Mattie O Ball Addn., \$159,000.00

Pollard Properties, Inc. (1103 High School Dr., Deridder, LA 70634) to Cooke Holdings, LLC (2030 North Mall Dr., Alex., LA 71301) - Lot 6B of resubdivision of Lots 5 & 6, Blk 7, Sterkx-Deming Subd., \$875,000.00 Loan Cooke Holdings, LLC (2030 N Mall Dr., Alex., LA 71301) to Sabine State Bank (P O Box 670, Many, LA 71449) - Lot 6B of resubdivision of Lots 5 & 6, Blk 7, Sterkx-Deming Subd. (2020 N Mall Dr., Alex., LA 71301), \$826,972.96

Jones Investments, Inc. (P O Box 11735, Alex., LA 71315) to George's Lane Property, LLC (3028 George's Lane, Alex., LA 71301) - Lots 1-6 of the revision of Lots 1, 2, 3, 8, 9, 10, & 11, & 12, R J Jones Subd., et al, \$1,300,000.00 Loan; George's Lane Property, LLC (3028 Georges Lane, Alex., LA 71301) to Red River Bank (1412 Centre Court, Alex., LA 71301) - Lots 1-6 of the revision of Lots 1, 2, 3, 8, 9, 10, & 11, & 12, R J Jones Subd., et al, \$1,000,000.00

People not Property: Bizzie awards by Chamber of Commerce

Best Overall Business	Roy O Martin
Best Small Business	Terra homes
Best Medium Business	Hayes Manufacturing
Best Large Business	Afco Industries
Best Non Profit	Rapides Foundation
Best Curb Appeal	Alexandria International Air Port
Best Interior Design	Meyer, Meyer, Hixson & LaCroix
Best Website	YWCA
Best Logo	Cabrini Hospital
Best Marketing Campaign	Rapides Regional Hospital
Best Green Company	Inglewood

(+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.

(+3.75) Legal Recorder Data:

Business days from time period of April 9th through April 15th

- (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:

32 transactions with volume of \$5,635,886 negative rating for the week

Lot Sales:

To rank positive score need one sale per week the market provided

ABC Homes, Inc. (P O Box 1236, Glenmora, LA 71433) to Jamm Family Properties, LLC (P O Box 1123, Glenmora, LA 71433) - Lot 66, Pringle Subd., Ext. 2, 4th filing (1108 Beverly Lane, Glenmora, LA 71433), \$50,000.00

(+1.25) New Home Sales: looking for one new home sale per week the market gave us three sales with two condo sales for positive rating

Weiland Enterprises, LLC (P O Box 1548, Alex., LA 71309) to Weil Company, Inc. (P O Box 1548, Alex., LA 71309) - Lot 3-C, Village at Versailles Townhouses, Phase II-A (705 Toulouse St., Alex., LA 71303), \$169,000.00

Brittain White Construction, LLC (5521 Jackson St. Ext., Alex., LA 71303) to Kathy D Wiggins (208 White Oak Dr., Pineville, LA 71360) - Unit 524A, Cypress Point II at Lake District Condominiums (524 A Ansley Blvd., Alex., LA 71303), \$177,500.00

Moore Residential Builders, LLC (1904 Hartsfield Ave., Pineville, LA 71360) to Kimberly Davis (203 Nickolas Path, Pineville, LA 71360) - Lot 17, Nicole's Place Subd., Phase II, \$235,000.00

(+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 3 sales with volume of \$240,500 / \$5,635,886 = 4.265 for positive rating for the week

J P Morgan Chase Bank (270 Park Ave., New York, NY 10017) to Melba S Phillips (220 Stovell Rd., Alex., LA 71301) - Lot 11, Blk 1, KPDR Heights Subd. (1812 Henry St., Alex., LA 71303), \$11,500.00

Wells Fargo Bank (7360 S Kyrene Road, Tempe, AZ 85281) to Lawrence Real Estate Group, LLC (1320 McNutt Dr., Alex., LA 71301) - Lot 10, Sq 1, Colonial Heights Subd. (119 Colonial Dr., Alex., LA), \$19,000.00

LPP Mtg. Ltd. (7195 Dallas Parkway, Plano, TX 75024) to Gregory & Vernice Y Jackson (1170 Belgard Bend Road, Boyce, LA 71409) - Lot 5, Woodlawn Estates, et al (1170 Belgard Bend, Boyce, LA 71409), \$210,000.00

Interest Rates:

Third week of slight increase: 30 year rate was 3.56% this week is 3.51%, the 15 year rate was 2.78% this week it is 2.77%,

Indices

Last	Last Week	YTD	Return %
DJIA	14865.14	14606.11	13.44%
NASDAQ	3300.16	3224.98	9.29%
S&P 500	1593.37	1559.98	11.72%
MSCI EAFE	1724.04	1659.21	7.48%
Russell 2000	947.05	925.66	11.50%

Consumer Money Rates

	Last	1-year ago
Prime Rate	3.25	3.25
Fed Funds	0.16	0.08
30-year mortgage	3.54	3.88

Currencies

	Last	1-year ago
Dollars per British Pound	1.540	1.591
Dollars per Euro	1.312	1.312
Japanese Yen per Dollar	99.610	80.980
Canadian Dollars per Dollar	1.010	1.003
Mexican Peso per Dollar	12.066	13.141

Commodities

	Last	1-year ago
Crude Oil	93.51	102.70
Gold	1566.05	1659.25

Bond Rates

	Last	1-month ago
2-year treasury	0.23	0.25

10-year treasury	1.73	2.00
10-year municipal	3.06	3.26