

Rod's Radio Show Notes

February 1st 2012

Go to: www.rodholespropertymanagement.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.rodholespropertymanagement.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).

Announcements, Attachments and Travels:

Super Bowl this week end if you are in office board with last digit horizontal and vertical with 100 squares what two numbers according to Wall Street Journal week end addition have highest percentage chance of winning best odds are 8.1% but keep in mind $1/100 = 1\%$ which two numbers increase your odds 8 times?

Answer is 0 & 0 at 8.1% next best is 3 & 0 at 7% any 5 number gives you statistical chance of 0%

People Not Properties:

Lilly and Debbie good morning family that welcomed our daughter's dog into their home listen to our show and I want to say hello to my grand dog.

Rhonda Reap Curiel is guest to tell us about CB's move they are not going out of business.

Rob Hatchett also guest. Rob was featured in National Realtors magazine as top 30 agents under 30 and he is also President of Franchise for Crye-Leike Realty.

Debbie Ranson kudos for average home price sale in her office at \$174,000 and for making top 10 ranking in sales volume for 2011 with Crye-Leike

Every Deal Has a Tale / Tail:

Northport Properties Partnership (P O Box 7177, Alex., LA 71306) to New Birth Fellowship Baptist Church (3210 North Bolton Ave., Alex., LA 71302) - Lot 23, Northside Subd., \$50,000.00. Prissy Reap at CB has slowly been making sales for this client and truly works it hard.

England Economic and Industrial Development District to Finkie Farms - 153.72 acres in Sec 11, 73, & 74, T4NR2W, et al

Trustland, LLC, et al (5615 Jackson St., Bldg. L, Alex., LA 71303) to Dowden Pecan Farm, LLC (P O Box 155, Moreauville, LA 71355) - 61.14 acres in Sec 3, T1NR1E, \$232,332.00

Cenla Events in former Moose Lodge on England Drive is now opened to lease for private parties. Herschel Lonider and Bobby Mafouz are new owners if you want to reserve the facility call 318-442-6000

Chesapeake cutting back on gas drilling: Chesapeake Energy, which says it has led the industry in natural gas production growth over the past decade, is responding to extremely low prices by severely cutting back on dry natural gas drilling. By the second quarter of this year, the company plans to have about 24 rigs drilling for dry gas—including only six in Louisiana's Haynesville Shale—compared to the 47 currently in use and an average of 75 during 2011. The company predicts that total production in the Haynesville and Barnett shale plays will decline this year, likely leading to flat or lower total natural gas production in the United States. Chesapeake plans to shift its focus away from the "dry" gas found in plays such as the Haynesville to liquids-rich plays that command a higher rate of return.

Construction Contracts:

State of LA Military Dept. to Westerchil Construction Co. (1833 Sterkx Road, Alex., LA 71301) - Renovate buildings at Camp Beauregard, \$465,300.00

Gilchrist starts highway work on 107 in Pineville from Ruby Wise Elementary to Pine Grove Drive

Central Louisiana Unemployment Rates the December 2011 unemployment rate for the 10 Parish CLEDA region is 6.9%. The State of Louisiana averaged 6.4% and the national average is 8.3%. The seasonally adjusted national rate is 8.5%.

(+2) 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. Only the measurement of lot sale ranked positive score and random sales one scored positive the other negative.

Legal Recorder Data five business days from January 23rd to 27th

(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.

(5) Two random residential sales compared to average prices for 2008, 2009, 2010, and 2011 that demonstrate price direction.

(-1) Total Sales looking for 40 closed deals from previous week market provided volume of \$2,856,671 with 28 closed transactions which rates a negative score.

(+1) Random Sales Comparison We track average sales price in certain subdivision for 2008 through 2011 and compare it to a sale this.

Grant W Simmering (118 Choctaw Dr., Pineville, LA 71360) to Dean A & Heather N Wainwright (220 Spring Creek Dr., Pineville, LA 71360) - Lot 93, Huntington Ridge Subd., 4th Ext., \$179,900.00. Higher than 3 year average and higher than 2011 average for Positive Score

Total sales since 2-22-08 were 17 with average price of \$156,482 .The lowest sale was \$79,000 and the highest price \$277,000

2008 there were 6 sales with average price of \$161,483

2009 there were 3 sales with average price of \$159,600

2010 there were 1 sale with average price of \$79,900

2011 there were 5 sales with average price of \$162,600

2012 there was 1 sale with average price of \$179,900

Joshua J & Patricia A Dufrene (6218 Bradford St., Alex., LA 71303) to Kendall Tibbett (1115 Brooks Blvd., Alex., LA 71303) - Lot 18, Brookhaven Subd., \$152,500.00. Positive score with highest price in 20 sales over past 4 years.

Total sales since 4-4-08 were 20 total and average was \$113,290. The lowest price was \$70,000 and highest price was \$152,500

Sales for 2008 totaled 9 with average price of \$113,044

Sales for 2009 totaled 6 with average price of \$110,983

Sales for 2010 totaled 2 with average price of \$105,000

Sales for 2011 totaled 2 with average price of \$110,000

Sales for 2012 totaled 1 with average price of \$152,500

(-1) New Home Sales:

Looking for a single sale this week for positive score the market gave us

We do have some good news. Permits are up. Notably, the National Association of Homebuilders Housing Market Index is up and that's a forward looking index. But it's not up very much. If you look at the rate of change it looks dramatic but it's still at a low level.

Read more: <http://www.businessinsider.com/robert-shiller-housing-2012-1#ixzz1ksvMmb2N>

(+1) Lot Sales or Home Site Acreage:

Only need one sale for positive score and this week the market gave us three

Bocage Subdivision of Alex., LLC (P O Box 12846, Alex., LA 71315) to Thomas Bolton Properties & Construction, LLC (4821 Porter Circle, Alex., LA 71303) - Lot 218, Bocage Subd., Phase V (5842 West Austin, Alex., LA), \$37,000.00

Gloria S Allen (177 Shadow Road, Bentley, LA 71407) to Elite Rentals, LLC (P O Box 318, Dry Prong, LA 71423) - Lot 3 of the subdivision of Lots C-E of the subdivision of Lot 7, Eastern portion of lot 3, oak Isle Plantation (6635 Third St., Alex., LA 71303)

Jacob P & Cari E Jeansonne (38 King Richard Road, Dry Prong, LA 71423) to Michael M Monk (300 Wilderness Dr., Boyce, LA) - 1 acre in Sec 23, T5NR1W, \$31,000.00

(-1) Lender Total Sales:

Rates positive score if lender sales are below 5% of total sales, this week market gave us four sales with total volume of 443,111 / \$2,856,671 = 15.51% this ratio for past two months is beginning to concern me. (Major Negative for the week)

Sabine State Bank (P O Box 670, Many, LA 71449) to Fay I Dantzler (5025 Oak Lane Road, Pineville, LA 71360) - Lots 3 & 4, Sq 2, Sibina Heights Subd., \$135,000.00

Federal Home Loan Mtg. Corp. to Nicolle Woodrum & James Setliff (408 E Ridge Dr., Pineville, LA 71360) - Lot 74, Whispering Pines Estates, 2nd Filing, \$113,000.00

The Evangeline Bank (3700 Jackson St., Alex., LA 71303) to Eugene A Ledet, Jr. & Beverly E Ledet (5994 Stonegate Dr., Alex., LA 71303) - .37 acres in Sec 8, T3NR1W (5803 Jackson St., Alex., LA 71303), \$95,000.00

Federal National Mtg. Assoc. to Jennifer L Hughes (119 D Wilson Road, Prairieville, LA 71360) - 8.138 & 3.054 acres tracts in Sec 1, T3NR1E, \$100,111.00

Interest Rates: 30 year fixed is 3.96% was 3.8% the 15 year rate is 3.28% was 3.22%. 5/1 ARM is 2.91% was 2.86%. Slight uptick in interest rates

The Federal Reserve's announcement that the nation's central bank is unlikely to raise its benchmark interest rate until late 2014 is simply its "best guess," Chairman Ben Bernanke says. He made clear during a news conference today the decision to leave interest rates unchanged for three more years is not ironclad. The ability of the Fed to forecast that far out is limited, Bernanke says, and it could adjust the time frame for when it will raise rates if economic conditions change. "Unless there is a substantial strengthening of the economy in the near term, it's a pretty good guess we will be keeping rates low for some time," Bernanke said, following a two-day policy meeting. The central bank has kept its key rate at a record low near zero for about three years. Bernanke says the Fed has not ruled out bolder steps to boost economic growth, such as a third round of bond purchases. "I would not say we are out of ammunition. We still have tools," he says.

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