

Rod's Radio Show Notes

February 8th 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).

Announcements, Attachments and Travels:

I am in Las Vegas through today at noon for NAI national convention.

There are, however, some interesting places for breakfast and dinner that you and your guests might enjoy.

Breakfast:

<http://www.hashhouseagogo.com/vegas/>

<http://www.originalpancakehouse.com/>

<http://www.theeggworks.com/>

Dinner:

Our favorite place of all is Border Grill inside Mandalay Bay. It's a gourmet Mexican restaurant owned by Susan Feniger and Mary Sue Milliken, who both recently appeared on Bravo's "Top Chef Masters." They also have a killer brunch on Saturdays and Sundays.

http://bordergrill.com/bg_lv/bg_lvwel.htm

For Italian, it's hard to beat Ferraro's, a Las Vegas institution, located on Paradise Road across from the Hard Rock Hotel:

<http://www.ferrarolasvegas.com/the-restaurant>

Finally, Marche Bacchus is a French bistro overlooking a lake in the Desert Shores area northwest of town. The executive chef used to be the executive chef at Alex Stratta's restaurant at the Wynn until it closed.

<http://marchebacchus.com/flash/>

People not properties:

Roemer qualifies for federal campaign matching funds: Excluded from debates and largely ignored by the Republican establishment, former Louisiana Gov. Buddy Roemer has become the first presidential candidate to qualify for federal matching campaign funds. The Federal Election Commission says Roemer has reached the \$100,000 threshold amount in the required manner: \$5,000 collected in 20 different states in amounts no greater than \$250 from any individual. The FEC will now request that the United States Treasury make an initial payment of \$100,000 to Roemer's campaign. Roemer will be able to submit additional contributions for matching funds every month. The maximum he—or any qualifying candidate—can receive is estimated to be about \$22.8 million. Though Roemer's message has failed to make much of an impact via the mainstream media, Roemer has made the promise not to take more than \$100 from any contributor a cornerstone of his

campaign. He's also been an outspoken critic of super political action committees, or super PACs, with campaign finance reform one of his major issues. His filing with the FEC lists roughly 3,500 people from across the country who have contributed no more than \$100—many giving as little as \$5 or \$10.

Every Deal has a Tale / Tail: Stephen N Cooper & Janice Howington, et al (304 Loop Road, Delhi, LA 71232) to James P & Jennifer J Peterman (536 North Bayou Rapides road, Alex., LA 71303) - 108.52 acres in Sec 66, 67, & 81, T4NR2W & Sec 54, 55, & 64, T4NR3W, \$240,000.00

Who Dat nation triumphs as NFL settles trademark lawsuit: Soon enough, "Who Dat?" may belong to the people again. *The Times-Picayune* reports the NFL has reached a settlement on behalf of itself and the New Orleans Saints with Who Dat? Inc.—a company that claimed to have trademarked the catchphrase—which includes dismissal of a lawsuit over the use of "Who Dat?" on merchandise. According to two-sentence press releases issued by the NFL and Who Dat? Inc. owner Steve Monistere, both have agreed to make merchandise available to fans that contains both the "Who Dat?" and NFL brands. No such merchandise appeared on the NFL's website as of this morning, however. By late Monday, two companies selling T-shirts with the phrase and a third that wants to use it as part of the name of a coffee shop and restaurant in Violet had filed motions in U.S. District Court to dismiss the remaining complaints by Who Dat? Inc. that they, too, committed trademark infringement.

La., U.S. Army open door to Fort Polk expansion: The U.S. Army expects to complete the purchase of 4,900 acres at Fort Polk that will allow it to expand training at the Leesville-area base, says Louisiana Economic Development. With the exception of state government, Fort Polk is already the largest employer in Louisiana, with more than 16,000 military and civilian jobs associated with a U.S. Army installation that generates an estimated annual economic impact of \$1.8 billion. In September, the state announced an investment of \$25.3 million in infrastructure improvements in the Fort Polk area over the next three years. Those improvements to transportation routes and utilities are designed to help expand the local economy and maximize conditions to attract more military units to Fort Polk. With the state's support, the Army continues to pursue a long-term strategy of expanding Fort Polk's physical assets, LED says. Ultimately, the Army would like to expand the installation's footprint by 50% with the purchase of an additional 100,000 acres. Fort Polk currently covers more than 194,000 acres, and the February purchase would be the first major step in pursuing the long-term land goal. The first 4,900 acres planned for purchase are south of Peason Ridge, a training area located in northern Vernon Parish. Of all brigade combat teams deployed to Iraq and Afghanistan, 50% of them initially train at Fort Polk, which is home to 10,000 military personnel and 6,300 civilian employees.

Construction Contracts:

City of Alex. to KDC Construction Co., LLC (P O Box 4611, Pineville, LA 71360) - Monroe St. Sidewalk Improvements, \$91,515.00

City of Alex. to Progressive Construction Co., LLC (5816 Jackson St. Ext.) - Aaron St. Sidewalk Improvements, \$85,780.00

LA Division of Administration to ACA Mechanical/Industrial, LLC (P O Box 6176, Alex., LA 71307) - A/C related work at State Office Building, Alex., LA, \$459,895.00

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%.

(+2.5) 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. 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 time period of January 30th to Feb 3rd.

- (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 \$3,091,060 total sales 25

(.50) Random sales comparison: We track average sales price in certain subdivision for 2008 through 2011 and compare it to a sale this.

Terrell D & Patsy N Corley (425 Versailles Blvd., Alex., LA 71303) to Lance P & Jessica L Poirier (306 Northcreek Blvd., Suite 100, Goodlettsville, TN 37072 Lookout Pass, Pineville, LA 71360) - Lot 58, Choctaw Hills Subd., \$167,500.00. Only 4 sales since 5-23-08 average price was \$169,250 sale we are tracking this week is \$167,500 for negative score.

2 sales in Holiday Park this week

Good Family Properties, LLC (172 Adams Path, Pineville, LA 71360) to Martin L & Michelle B Wallace (513 Holiday Park Circle, Pineville, LA 71360) - Lot 73, Holiday Park Subd., \$159,000.00

Shane W & Melynda Z Gremillion (3411 Elliott St., Alex., LA 71301) to Jason B Collins (108 Holiday Blvd., Pineville, LA 71360) - Lot 105, Holiday Park Subd., \$134,000.00

Total Sales since 3-24-08 are 15 average price of \$135,226.

The lowest price was \$85,000 and the highest \$179,900

Total Sales in 2008 of 5 average price \$142,000

Total Sales in 2009 of 4 average price \$152,725

Total Sales in 2010 of 4 average price \$142,875

Total Sales in 2011 of 1 average price \$85,000

Sales through of 2012 are 2 average price \$145,000

(-1) New Home sales: Looking for a single sale this week for positive score the market gave us zero

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 one

Jasper W & Helen H Hebert (P O Box 27, Forest Hill, LA 71430) to Stephen & Paula A Eisler (321 Palermo Road, Bunkie, LA 71322) - Lot 6, Elza Hebert Estates (289 Ahtus Melder Road, Forest Hill, LA 71430), \$50,000.00

(+1) Lender total Sales rates positive score if lender sales are below 5% of total sales, this week market gave us zero

B.R. foreclosure rate falls in November: Baton Rouge's foreclosure rate dipped to 2.34% in November from 2.53% in the same month a year prior, according to new data from CoreLogic. That's considerably lower than the national rate, 3.41%, which was down from 3.46% in November 2010. Louisiana at large posted a November rate of 2.44%, also higher than the local rate, though down from 2.79% from a year ago. Baton Rouge's mortgage delinquency rate—that is, the percentage of home loans that are more than 90 days delinquent—fell to 5.68%, down from 5.97% a year prior. The national and state mortgage delinquency rates were also higher than the local rate on the month, at 7.23% and 6.22%, respectively. November marked the third straight month foreclosure rates fell in Baton Rouge, reversing three months of increases from June through August, though the swings up and down have not been dramatic. For historical comparison on foreclosures, Baton Rouge's rate was 1.28% in January 2009, 2.08% in January 2010, and 2.79% in January 2011.

Mortgages of Interest: Tee It Up Golf, LLC (744 MacArthur Dr., Alex., LA 71303) to Whitney Bank (P O Box 591, Baton Rouge, LA 70821) - Tract known as 744 MacArthur Dr., Alex., LA 71303, \$884,576.68. This shopping center on MacArthur Drive is good sign to see refinancing on local properties.

Interest Rates: 30 year fixed is 3.85% was 3.89% the 15 year rate is 3.18% was 3.22%. 5/1 ARM is 2.85% was 2.87%.

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.

Last week's rankings I did not cover with two guests on the show last week

(+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.

(1) Total of 40 closed deals for the week has positive score only 28 closed deals volume of \$2,856,667

(2) At least one new home sale for the week has positive score was zero new home sales

(3) At least one subdivision lot sale for the week garners positive score had one sale

(4) Number of lender sales in market place is less than 5% of the total market sales for the week, previous week was 15.71%

(5) Two random residential sales compared to average prices for 2008, 2009, 2010, and 2011 that demonstrate price direction. Huntington Ridge and Brookhaven both had higher sales than average from previous year.

U.S. unemployment drops to 8.3% on hiring surge: In the most impressive surge for the job market since early last year, the United States added 243,000 jobs in January, far more than economists expected. The unemployment rate dropped to 8.3%, the lowest in three years. Hiring accelerated across the economy and up and down the pay scale. The high-salary professional services industry added 70,000 jobs, the most in 10 months. Manufacturing added 50,000, the most in a year. The unemployment rate is the lowest since February 2009, one month after President Barack Obama took office. The number of jobs added far exceeds an estimate by economists of 155,000, according to FactSet, a provider of financial data; other economists' estimates were even lower. January saw the most jobs created since April of last year, when 251,000 jobs were created. Before spring 2011, the last month with stronger hiring, excluding temporary hiring for the census, was March 2006—almost two years before the Great Recession began

Manufacturing expands at fastest pace since June: U.S. factories grew in January at the fastest pace in seven months, boosted by a rise in new orders. And builders ended a poor year for construction by spending more on homes and projects for the fifth straight month. A pair of reports released today bolster other data showing the U.S. economy started the year strong. The Institute for Supply Management, a trade group of purchasing managers, says its manufacturing index rose last month to 54.1 from 53.1 in December. Readings above 50 indicate expansion. A measure of hiring dipped, however, indicating factories are still adding jobs but at a slower pace than in December. Export orders also rose, a sign that U.S. manufacturers haven't yet been affected by Europe's slowing economy. Separately, the Commerce Department says spending on construction projects rose 1.5% in December, the fifth straight monthly gain. That pushed spending to a seasonally adjusted annual rate of \$816.4 billion, the highest level in 20 months

U.S. income up 0.5%; consumer spending flat: Americans' income rose in December by the most in nine months, a hopeful sign for the economy after a year of weak wage gains, but that didn't lead to any more consumer spending than was seen in November. Apparently, Americans ended up saving all their additional income. Economists note average income rose last month largely because of strong hiring. The economy added 200,000 jobs in December. More jobs mean more income available to spend. The best hope for the economy is further job gains. On Friday, the government is expected to report another solid month of hiring for January. Nationwide, household income rose 0.5% from November to December, the Commerce Department reports this morning. That's the sharpest increase since a similar gain in March. The flat spending in December followed scant gains of 0.1% in

both October and November. For all of 2011, income barely rose. And consumers tapped their savings to spend more. But in December, Americans boosted their savings. If they continue to save any additional income rather than spend it, the economy could slow. And that could force employers to pull back on hiring. Consumer spending accounts for about 70% of economic activity. Many economists are holding out hope, though, that continued job gains will mean more spending across the economy

Study of Holiday Park Sales

Total Sales since 3-24-08 are 15 average price of \$135,226. The lowest price was \$85,000 and the highest \$179,900

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- 03/24/2008 1808/641 1365160 Alisha E & David L Gaspard (320 Viney Ridge Road, Colfax, LA 71417) to Tywhanika P & Lucas A Logan, Sr. (103 Holiday Blvd., Pineville, LA 71360) - Lot 3, Holiday Park, \$135,000.00
- 04/22/2008 1810/993 1367466 Zane T & Patsy A Young (732 Highpoint Circle, Alex., LA 71303) to Jerry L & Rita J Touchton (2912 Louise Ave., Alex., LA 71301) - Lot 36, Holiday Park (518 Holiday Circle, Pineville, LA 71360), \$185,000.00
- 08/11/2008 1820/377 1377553 John P & Brenda J Mathews (325 Links Dr., Alex., LA 71303) to Sally C Chagnon (107 Holiday Blvd., Pineville, LA 71360) - Lot 5, Holiday Park (107 Holiday Blvd., Pineville, LA 71360), \$143,000.00
- 12/23/2008 1829/258 1386920 Carolyn C Blackstone (916 College Dr., Pineville, LA 71360) to Donald K Paul (204 Holiday Park Cir., Pineville, LA 71360) - 8.62 acres, Sec. 42, T4NR1E, \$105,000.00
- 03/10/2009 1833/360 1932112 Kevin A & Patricia L Plaisance (517 Holiday Circle, Pineville, LA 71360) to Prudential Relocation, Inc. (16260 North 71st St., 2nd Fl. Reception, Scottsdale, AZ 85254) - Lot 79, Holiday Park, \$168,000.00
- 04/21/2009 1836/170 1395050 Donald K Paul (204 Holiday Park, Pineville, LA 71360) to Dwayne & Heather Phelps (685 Denny Rd., Deville, LA 71328) - Tract in Sec. 40, T4NR2E, \$38,500.00
- 04/27/2009 1836/502 1395504 Annette G Riley (200 Greer Rd., Pineville, LA 71360) to Joshua F & Margaret B Davis (307 Holiday Circle, Pineville, LA 71360) - Lot 80, Holiday Park (307 Holiday Circle, Pineville, LA 71360), \$128,000.00
- 05/21/2009 1838/99 1397558 Donavon G Arabie (2538 Ave. C, Alex., LA 71301) to Daphne R

Bordelon (107 Lake Dr., Pineville, LA 71360) - Lot 12, Holiday Park, \$135,000.00

- 07/22/2009 1843/325 1403002 Orange Street Properties, LLC (4615 Parliament Dr., Alex., LA 71303) to Alex C & Jill W Goodling (605 Holiday Circle, Pineville, LA 71360) - Lot 87, Holiday Park, \$179,900.00
- 04/30/2010 1860/654 1421523 Fred R Cull, Jr., et ux (146 Lakeland Dr., Pineville, LA 71360) to Timothy W Chapman (5703 Jackson St., Alex., LA 71360) - Lot 74, Holiday Park (311 Holiday Circle, Pineville, LA 71360), \$149,000.00
- 06/30/2010 1866/152 1427824 Edgar E Fowler to Jacob D Fowler - Lot 93, Holiday Park, et al
- 06/30/2010 1866/157 1427825 Miss Patricia Trinco to Jacob D Fowler - Lot 93, Holiday Park, et al
- 08/16/2010 1869/454 1431363 John W & Christie M Dunn (1047 Rambleview, Woodworth, LA 71485) to Alisha D King (315 Holiday Circle, Pineville, LA 71360) - Lot 68, Holiday Park , \$156,000.00
- 09/22/2010 1871/932 1434146 Chang Ho & Soon G Kim (22152 Riverwood Dr., Claremore, OK 74019) to Amanda L Agee - Lot 77, Holiday Park Subd., \$138,000.00
- 11/09/2010 1874/868 1437627 Joshua F & Margaret B Davis (307 Holiday Park Circle, Pineville, LA 71360) to Prudential Relocation, Inc. - Lot 80, Holiday Park, \$128,500.00
- 06/07/2011 1889/881 1451942 Bank of New York, et al to Good Family Properties, LLC (172 Adams Path, Pineville, LA 71360) - Lot 73, Holiday Park Subd. (513 Holiday Circle, Pineville, LA 71360), \$85,000.00
- 01/31/2012 1905/430 1467937 Shane W & Melynda Z Gremillion (3411 Elliott St., Alex., LA 71301) to Jason B Collins (108 Holiday Blvd., Pineville, LA 71360) - Lot 105, Holiday Park Subd., \$134,000.00
- 01/31/2012 1905/454 1467964 Good Family Properties, LLC (172 Adams Path, Pineville, LA 71360) to Martin L & Michelle B Wallace (513 Holiday Park Circle, Pineville, LA 71360) - Lot 73, Holiday Park Subd., \$159,000.00