

Radio Show Notes June 20th 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).

I will be gone for next two weeks, sorry no show until July.

Listener quiz: Where was Cummella's grocery?

Chateaux Deville: filed 18 evictions last week, must be shake up going on there

Every Deal Has a Tale / Tail:

William J McPherson, Jr. & Karen S McPherson, et al (2000 Maison Rue, Woodworth, LA 71485) to BMG Investments, LLC - Lot 6, Pine Grove Subd., \$500,000.00. BMG Investments, LLC (5119 Masonic Dr., Alex., LA 71301) to Colfax Banking Co. (P O Box 247, Colfax, LA 71417) - Part of Lot 22, Cook-Alexander Subd., et al (5123 Masonic Dr, Alex., LA 71301), \$500,000.00

George A Lester, et al (3908 Lee St., Alex., LA 71302) to Carl N Gunter, III & Martha H Gunter (3361 Edgewater Dr., Gulf Breeze, FL 32563) - Tract in Sec 13, T3NR1E, et al, \$621,000.00. This is 80 acres on the Red River borders land already in Gunter family other adjacent property owners include Frank Hathorn, Dean Tyler and Mrs. Waddell. Curious if there are improvements with this sale if not this is comparable of \$7,762 per acre.

Trident Construction Co. of Cenla, Inc. **Eddie Parker** (620 Daniels Road, Ball, LA 71405) to Kacey E Trahan (904 Mockingbird Lane, Pineville, LA 71360) - Lot 6, Audubon Heights Subd., \$60,000.00

Two Sales at Rosalie Plantation: 4.87 acres for \$175,000

Wilvan M & Laine B Miller (6699 Old Baton Rouge Hwy., Alex., LA 71302) to Bennet C & Dolores F Landreneau (6705 Old Baton Rouge Hwy., Alex., LA 71302) - 3 acres in Sec 60, T3NR1W (6670 Old Baton Rouge Hwy., Alex., LA 71302), \$55,000.00

Wilvan M & Laine B Miller (6699 Old Baton Rouge Hwy., Alex., LA 71302) to Layne J Landreneau (6705 Old Baton Rouge Hwy., Alex., LA 71302) - 1.87 acres in Sec 60, T3NR1W, et al (6670 Old Baton Rouge Hwy., Alex., LA 71302), \$120,000.00

Rent House:

I have never owned a rent house with swimming pool and did not realize liability insurance cost nearly \$900 per year more. My investment check list now includes not buying rent house with a pool.

England Air Park Activity: 51 transactions over \$5,400,000 in sales.

Bruce & Gayla S Knight (6903 Hwy. 1 North, Boyce, LA 71409) to The England Economic and Industrial Development District - 2.834 acres in Sec 12, T4NR2W, \$140,000.00

Joseph K & Jacqueline A Jones (430 Moss Point Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Tract in or near Lot 13, Bayou Grosse Park Subd., \$105,500.00

Allan R & Carolyn G Phillips (2504 King Road, Sulpher, LA 70663) to The England Economic and Industrial Development District - Lot 8, Bayou Grosse Park Subd., Ext. 1, \$18,420.00

Investor's LLC Activity:

Christopher A Wade (2409 Valley View Dr., Pineville, LA 71360) to Strother Investments, LLC (208 Milky Way, Pineville, LA 71360) - Tract in Sec 8, T4NR3E, \$6,000.00

Litton Properties, LLC (215 Timberlake Dr., Woodworth, LA 71485) to Louis P Lemoine (1400 East Newport Center Dr., Deerfield Beach, FL 33442 Lake Dr., Woodworth, LA 71485) - Lot 121, Country Club Place, Phase 6, \$100,000.00

People Not Properties:

Susan Matthews might appear as guest for Rich Field Subdivision in Pineville.

Eugene Scriber with Banc Corp South sponsored our commercial broker's meeting last night at Cajun Landing. Small turn out but great exchange of "wants and needs"

Executive director of the LREC will meet with local brokers Monday July 25th at Noles-Frye conference room.

Construction Contracts:

Zero recorded this week but interesting activity at former Masonic Children's

home and new fire station on 28 West.

Announcements, Attachments and Travels:

(+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.

Legal Recorder Data: Five business days from June 11th through June 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:

41 deals total volume of \$4,694,633 Tracking 5 business days from June 11th to June 15th. For a positive score we only need 40 closed deals.

(+1.5) Lender Sales as Percent of Total Sales:

With volume of \$4,694,633 @ 5% = \$234,731 and total volume for two sales was \$132,000 / \$4,694,633 = 2.81%

Dept. of HUD to Kayce R Sisco (135 Joy Lane, Pineville, LA 71360) - Lot 10, Marie Acres Subd., \$72,000.00

LPP Mtg., Ltd. (7195 Dallas Parkway, Plano, Tx 75024) to Barry & Lynn Herrington (120 Ward Road, Boyce, LA 71409) - Lot 3, Kenneth Lewis Subd. (120 Ward Road, Boyce, LA 71409), \$60,000.00

(+1.25) New Home Sales:

We need one sale for positive score this week we had two sales.

Johnny Porter Builder, Inc. (1268 Philadelphia Road, Deville, LA 71328) to Edgar L Arnold, III (101 Shady Crest Ave., Pineville, LA 71360) - Lot 8, Shady Crest Subd., Phase II, \$179,000.00

V & V Builders, LLC (1223 MacArthur Dr., Alex., LA 71303) to Mathew R Wilson, III & Malarie W Wilson (67 Ragan Dr., Alex., LA 71303) - Lot 246, Bocage Subd., Phase V (37 Ragan Dr., Alex., LA 71303), \$247,000.00

(+1.25) Lot Sales:

We need one lot sale for positive score this week we had two.

DONK, LLC (1580 Hwy. 115, Deville, LA 71328) to Michael L Rhodes (119 Navajo Place, Pineville, LA 71360) - 2.24 acres in Sec 17, T4NR1E, \$26,000.00

Olson's Properties, LLC (8782 Hwy. 1200 Boyce, LA 71409) to Christina M Rodrigues (222 Wainwright Road, Pineville, LA 71360) - Lot 17, Colina Heights Subd., Phase I, \$16,000.00

Interest Rates:

30 year fixed is 3.63% was 3.68% the 15 year rate is 2.99% was 3.03% 5/1 ARM is 2.68% was 2.70%.

Local Bank Quote for \$100,000 CD:

6 months @ 0.35% / 1 year @ 0.55% / 2 year @ 0.75% Drive by reporters can someone tell me where there they can find a better rate?

England Air Park Sales

Since 9-19-2008 there has been a total of 50 transactions with a volume of \$5,417,186 on our next show I will research how many of the sellers purchased another home in Rapides Parish.

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|------------|----------|--|
| 09/19/2008 | 1822/920 | Terry L & Bridget M Ward (1155 Hwy. 454, Pineville, LA 71360) to The England Economic and Industrial Development District - Lot 1, J C Brown partition, \$71,000.00 |
| 09/19/2008 | 1822/924 | Terry L & Bridget M Ward (1155 Hwy. 454, Pineville, LA 71360) to The England Economic and Industrial Development District - Lot 1, J C Brown partition, \$164,000.00 |
| 10/15/2008 | 1824/961 | Nealon & Peggy A Maricle (395 Moss Point Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - 1.958 acres, Sec. 11, T4NR2W, \$115,000.00 |
| 12/08/2008 | 1828/117 | Ernest F Goff, III, et ux (435 Moss Point Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - 7.43 acres, Sec. 11, T4NR2W, et al, \$120,000.00 |
| 12/18/2008 | 1828/825 | Lydia P Cortello (6749 Hwy. 1, Boyce, LA 71409) to The England Economic and Industrial Development District - No Legal Desc., \$92,000.00 |

12/22/2008 1829/172 David L & Julane A Reinhart (3025 Hoyt Rd., Boyce, LA 71409) to The England Economic and Industrial Development District - 1 acre, Sec. 11, T4NR2W, \$49,400.00

12/23/2008 1829/231 Twin City Renovators, LLC (423 Timber Ridge Dr., Woodworth, LA 71485) to The England Economic and Industrial Development District - Lot 181, Bayou Grosse Park Subd of Lot 1, James C Brown Partition, et al, \$128,014.00

04/24/2009 1836/369 Frances D Burch (480 Moss Point Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Lot 24, Sec. 16, T4NR2W, \$88,000.00

04/24/2009 1836/373 Claude D & Cindy J Rashall (68 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Lot A, Bayou Grosse Park Subd., \$149,000.00

04/24/2009 1836/377 Max McElwee (6787 Hwy. 1 N, Boyce, LA 71409) to The England Economic and Industrial Development District - 1.51 acres, Sec. 17, T4NR2W, \$135,000.00

04/24/2009 1836/381 Bessie M Brodnax (427 Moss Point Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Tract in Secs. 13 & 16, T4NR2W, \$96,000.00

08/31/2009 1845/976 Ralph D Devine, et al (50 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - 2.72 acres, Lot T, Bayou Grosse park Subd. Ext. #2, \$29,294.00

11/13/2009 1850/471 Ralph D & Mark L Devine (50 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - 2.344 acres, Lot S, Bayou Grosse Park Subd., \$148,000.00

12/29/2009 1852/687 Veronica J Clark (6789 Hwy. 1 N, Boyce, LA 71409) to The England Economic and Industrial Development District - 1.121 acre tract in Sec. 17, T4NR2W (6789 Hwy. 1 N, Boyce, LA 71409), \$118,400.00

12/29/2009 1852/691 Brandon K Bakies (477 Moses Point Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Lots 15-18, Bayou Grosse Park, \$58,000.00

03/12/2010 1857/388 Charles Gorum (30 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Lot 6, Bayou Grosse Park, Ext. 1, \$77,400.00

03/12/2010 1857/397 George L Jones to The England Economic and Industrial Development District - .910 acre tract in Lot 7, Bayou Grosse Park Subd., Ext. 1, \$86,500.00

03/12/2010 1857/405 Brandon K Bakies (477 Moss Point Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Tract in Secs. 11 & 16, T4NR2E, \$105,000.00

04/22/2010 1859/972 Jefferson & Dorothy Hastings (74 Dottie Ln., Boyce, LA 71409) to The England Economic and Industrial Development District - Lot 12, Dottie Lane Extended, \$94,500.00

04/22/2010 1859/980 Billy J & Carol C Jowers (6899 Hwy. 1 N, Boyce, LA 71409) to The England Economic and Industrial Development District - Lot 1, Bayou Grosse Park Subd., et al, \$35,000.00

04/22/2010 1859/992 William Luttgarm (P O Box 8508, Alex., LA 71306) to The England Economic and Industrial Development District - Lot 2, Bayou Grosse Park Subd., et al, \$54,500.00

05/07/2010 1861/112 Paul A & Christine B Drerup (74 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Lot B, Bayou Grosse Park Subd. Ext. #2, \$109,000.00

05/07/2010 1861/120 Larry M & Mary C Holligan (70 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Lot Q, Bayou Grosse Park Subd. Ext. #2, \$138,000.00

06/24/2010 1865/477 Geraldine Blackwell (60 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Lot R, Bayou Grosse Park Subd. (60 Christine Dr., Boyce, LA 71409), \$84,200.00

07/12/2010 1866/991 Down Home Properties, LLC (6361 Twin Bridges Rd., Alex., LA 71301) to The England Economic and Industrial Development District - Lot A, Bayou Grosse Park Subd., Ext. #2, \$96,700.00

07/16/2010 / 1428996 Mary A Cooper (28 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development

District - Lot 3, Bayou Grosse Park, Ext. #1,
\$123,500.00

07/16/2010 / 1428895 William Schellenger, et ux (105 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Lot E, Bayou Grosse Subd., Ext. #2, \$216,000.00

07/16/2010 / 1428994 Harren Basco (107 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Lot O, Bayou Grosse Park Subd., Ext. #2, et al, \$74,500.00

07/16/2010 / 1428993 Jerry & Pamela Johnson (390 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - 2.95 acre tract in Secs. 11 & 73, T4NR1W, \$119,000.00

07/16/2010 / 1428991 Barbara J Hillman (78 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Lot C, Bayou Grosse Park, Ext. #2, \$66,500.00

08/17/2010 1869/527 April Albritton (6845 Hwy. 1 N, Boyce, LA 71409) to The England Economic and Industrial Development District - .50 acre tract in Secs. 11 & 16, T4NR2W, \$60,000.00

09/02/2010 1870/815 Jimmie & Peggy C Deramus (2417 Lee ST., Alex., LA) to The England Economic and Industrial Development District - Lot 7, Henderson-LeBlanc Subd., et al, \$84,680.00

09/08/2010 1871/143 Joseph & April Schoolcraft (6785 Hwy. 1 N, Boyce, LA 71409) to The England Economic and Industrial Development District - 1.28 acre tract in Sec. 17, T4NR2W, \$122,200.00

09/09/2010 1871/224 Linda P Nagel (1760 Taylor Rd., Farmville, NC 27828) to The England Economic and Industrial Development District - Tract in Sec. 11, T4NR2W, \$136,000.00

09/24/2010 1872/222 James A Rhodes, Sr. (386 Moss Point Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - 1.0 acre tract in Sec. 11, T4NR2W, Lot 5, The Bayou Grosse Subd., \$82,500.00

09/24/2010 1872/226 Monica G Edmonson (99 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Lot 8, Bayou Grosse Park

Subd., \$67,500.00

- 10/20/2010 1873/684 William & Misty D Hebert (100 Christine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Lot D, Bayou Grosse Park Subd., Ext. # 2, \$150,000.00
- 10/27/2010 1874/100 Jay C & Janet R Rachall (77 Fredericksburg Road, Boyce, LA 71409) to The England Economic And Industrial Development District - 1 acre tract in or near Lot 9, Colonial Estates, \$23,000.00
- 12/16/2010 1877/225 Edwina H DeRamus (200 Jimmy Brown, Boyce, LA 71409) to The England Economic and Industrial Development District - Lot 10, Henderson-LeBlanc Subd., et al, \$185,000.00
- 01/24/2011 1879/515 Mark L & Kathy L Devine (412 Moss Point Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - 1 acre in Sec 11, T4NR2W, \$28,000.00
- 07/21/2011 1893/240 Jo Ann McDaniel (490 Moss Point Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Lot 3, Bayou Grosse Park Subd., et al, \$90,000.00
- 07/22/2011 1893/481 John D & Mary C Winn (4 Dottie Lane, Boyce, LA 71409) to The England Economic And Industrial Development District - Part of Lot 1, Dottie Land Subd., \$126,040.00
- 07/27/2011 1893/865 Earl L Cherry (240 Effie Hwy., Deville, LA 71326) to The England Economic and Industrial Development District - 12.58 acres in Sec 19, T4NR2W, \$220,000.00
- 09/21/2011 1897/732 Tammy G Lacombe, et al (6790 Hwy. 1 North, Boyce, LA 71409) to The England Economic and Industrial Development District - .365 acres in Sec 17, T4NR2W, \$98,100.00
- 09/21/2011 1897/736 Milford R & Loretta B Beebe (55 Dottie Lane, Boyce, LA 71409) to The England Economic and Industrial Development District - Lot 9, Dottie Land Subd., \$105,500.00
- 11/17/2011 1901/69 Gregory K & Wanda D Hillman (76 Chrstine Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - W/2 of Lot B, Bayou Grosse Park Subd. Ext. # 2, \$446,000.00

- 11/17/2011 1901/77 Earl L Cherry (240 Effie Hwy. (Hwy. 115), Deville, LA 71326) to The England Economic and Industrial Development District - 12.467 acres in Sec 18 & 19, T4NR2W, \$90,338.00
- 06/12/2012 1917/832 Bruce & Gayla S Knight (6903 Hwy. 1 North, Boyce, LA 71409) to The England Economic and Industrial Development District - 2.834 acres in Sec 12, T4NR2W, \$140,000.00
- 06/12/2012 1917/836 Joseph K & Jacqueline A Jones (430 Moss Point Dr., Boyce, LA 71409) to The England Economic and Industrial Development District - Tract in or near Lot 13, Bayou Grosse Park Subd., \$105,500.00
- 06/12/2012 1917/840 Allan R & Carolyn G Phillips (2504 King Road, Sulpher, LA 70663) to The England Economic and Industrial Development District - Lot 8, Bayou Grosse Park Subd., Ext. 1, \$18,420.00

Parting Shot: Update or opinions at Razor's Edge no way November 6 bond issue \$23 million dollar tax will pass.