

Rod's Radio Show Notes October 31st 2012

Go to: www.rodnolespropertymanagement.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.rodnolespropertymanagement.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).

People not Property:

David and Betty Coe Manuel are finalist for job of President of Drury University. I have no idea who Dr. Manuel's competition is for this position but Drury will make a huge mistake in not grapping Dr. David Manuel and his wife Betty Coe. The university and the community will simply be a better place. If we lose Dr. Manuel I can personally rejoice in having met and worked with David & Betty Coe.

Tony Treadwell landscape architect keep your eyes on this young man he did the plans for POA parking lot and Randy Gilchrist gardens.

Matt Ritchie is 2013 CCIM State President and current president Mi Mi Montagnet mmontagnet@hotmail.com have already ask National to provide same educational discount for East Coast storm victims that they did for our folks after Katrina.

Need recommendation for large asphalt parking lot rehab if you have recommendation call the show, call my assistant Priscilla Perry 318-483-1551 or email me rnoles@noles-frye.com.

History channel last night story about JP Morgan, Thomas Edison, and Westinghouse

Tip for the Week:

Refinance now rates will be higher one day and not likely lower than they are right now.

Number for the Week:

280,000 out of 2,900,000 register voters have voted early up 25% from 2008

England Authority Deals:

Zero sales, zero construction contracts and zero grants for the week.

Every Deal has a Tale / Tail:

Provine building is for sale at \$3,500,000 listed by Jimmy Redfearin CCIM and Joe Betty Sterkyx. Land and building for sale the tenant Provine School Pictures is not moving or going out of business.

Protemp Staffing Solutions, Inc. Chris Tyler (1150 Expressway Dr., Pineville, LA 71360) to Dustin Goynes Ins. Agency, LLC (1623 MacArthur Dr., Alex., LA 71303) - Tract in Sec 30, 31, 43, & 84, T4NR1W (4129 Parliament Dr., Alex., LA 71303), \$209,500.00

I lost a prospect for hotel site in Pineville due to community being "dry." Not often that I have a missed opportunity where no alcohol is the deciding factor. Makes me wonder what does Pineville lose being dry and what does it gain.

In terms of market tips I have been thinking if what opportunities will surround the opening and operation of Jena Choctaw Pines Casino? Several large properties near the site are on the market and everyone seems to have tomorrow's asking price. What does Rod know I advised client not to invest in Marksville Hampton Inn and turns out at least for now I was wrong.

Large Loans:

Bethel Apts., Inc. (724 Willow Glen River Road, Alex., LA 71302) to Wells Fargo Bank (2010 Corporate Ridge, Suite 1000 Technology Dr., O'Fallon, MO 63368, McLean, VA 22102) - 4.985 acres in Sec 3, T4NR1W, \$2,307,000.00

Cenla Lodging, LLC Naresh Patel (1212 MacArthur Dr., Alex., LA 71303) to Sabine State Bank (737 Keyser Ave., Natchitoches, LA 71457) - 1 acre fronting MacArthur Dr. in Sec 31, T4NR1W (1212 MacArthur Dr., Alex., LA 71303), \$850,000.00. The hotel next to Key Realty.

G6 Hospitality Property, LLC to J P Morgan Chase Bank (383 Madison Ave., New York, NY 10179) - 2.296 tract fronting MacArthur Dr. in Sec 31, T4NR1W

Emails from Listeners:

You may be interested in this from The Wall Street Journal.
Everything Is a Real-Estate Play

<http://online.wsj.com/article/SB10001424052970204005004578080882499199060.html>



Karl Landreneau, CCIM

Construction Contracts

\$3,338,714 recorded contracts.

LA Military Dept. to Skip Converse, inc. (318 Jones St., Pineville, LA 71360) - Building 1401 Rehabilitation, US Marshall Service, Camp Beauregard, \$1,410,000.00

Bethel Apartments, Inc. to Shreve Land Constructors, LLC - Bethel Apartments Project, \$1,712,470.00

LA Military Dept. to Gordon Blacktopping Services, LLC (P O Box 3070, Pineville, LA 71360) - Road repairs and improvements, Camp Beauregard, \$65,375.00

LA Military Dept. to ACA Mechanical Industrial, LLC (3616 Lee St., Alex., LA 71307) - Youth Challenge Program (YCP)HVAC Replacement, Camp Beauregard, \$55,315.00

LA Military Dept. to ACA Mechanical Industrial, LLC (3616 Lee St., Alex., LA 71307) - Lift Station # 599 & 1104 upgrade, Camp Beauregard, \$95,581.00

(+1.25) 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. This is worst score of the year.

Legal Recorder Data:

Five business days from time period of October 22nd through 26th

- (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:

Total volume of \$4,025,000 with 37 sales which ranks negative score for the week. The biggest deal was \$365,000

(+1.25) Lot Sales:

To rank positive score need one sale market gave us one

The Linc Group, LLC (P O Box 4769, Pineville, LA 71360) to D & R Properties, OF Cenla, LLC (1301 Melrose Dr., Pineville, LA 71360) - Lot 128, Country Club Place Subd., Phase 6, \$34,000.00

(-1.25) New Home Sales:

Looking for one new home sale for positive score and market gave us zero.

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

Rates positive score if lender sales are below 5% of total sales, this week market gave us 6 sales with volume of \$267,522 / \$4,025,000 = 6.64%

Sec. of HUD to Kenneth J Michiels (1700 Beech St., Alex., LA 71301) - Lot 9, Sq 94, Poplar Grove Addn., \$15,940.00

Sabine State Bank to James A & Katherine Shields (7265 Edler Field Road, Pineville, LA 71360) - Tract in Sec 22, T4NR1E, et al (102 Clark St., Pineville, LA 71360), \$10,500.00

The Evangeline Bank (P O Box 12900, Alex., LA 71315) to Cenla Property Investments, LLC (P O Box 305, Dry Prong, LA 71423) - Lot 25, North Park Village, Phase 1 (1551 Chase Dr., Alex., LA 71303), \$90,000.00

Federal National Mtg. Assoc. to Christopher Bordelon (4500 S MacArthur Dr., Lot 9-A, Alex., LA 71302) - Part of Lot 5, Victor Michiels Subd. (3021 Hill St., Alex., LA 71301), \$48,000.00

Federal Home Loan Mtg. Corp. to Catherine M Smith (1600 Weems Ave., Lecompte, LA 71346) - Lots 1, 2, 11, & 12, Earnest and Smith Addn., \$101,000.00

Sabine State Bank to Monica L & Robin D Campbell, \$1,597.47

Acreage Sales:

Six sales of acreage 80.89 acre 6/37 = 16.2% sales were land only.

Ricky D & Dana M Elliott (P O Box 434, Forest Hill, LA 71430) to Rigoberto R

Garcia, et al (228 Butter Cemetery Road, Forest Hill, LA 71360) - 7 acres in Sec 28, T1SR2W, \$35,000.00

USA Lands, LLC (3786 Old Marksville Hwy., Pineville, LA 71360) to Terry L & Bridget M Ward (1155 Hwy. 454, Pineville, LA 71360) - 37.4 acres in Sec 5, T2NR2E, \$60,000.00

Alva R Ladner (404 Look Out Pass, Pineville, LA) to K & L, LLC (715 Hwy. 115, Deville, LA) - 20 acres in Sec 29, T5NR3E, \$40,000.00

Barry L Folsie (404 Look Out Pass, Pineville, LA) to K & L, LLC (715 Hwy. 115, Deville, LA) - 5 acres in Sec 29, T5NR3E, \$10,000.00

Harold T & Kim R Wright (15 East River Road, Calcasieu, LA 71433) to Jesus & Erica L Sanchez (356 Moss Point Dr. # 53, Boyce, LA 71409) - 7.324 acres in sec 31, T2NR3W, \$19,000.00

Jeffery L & Bridget P Powell (5672 Old Marksville Hwy., Pineville, LA 71360) to Benchmark South, LLC (420 Brooksie Lane, Pineville, LA 71360) - 4.162 acres in Sec, T3NR2E, \$68,000.00

Interest Rates:

30 year rate was 3.49% this week is 3.45%, the 15 year rate was 2.86% this week it is 2.83%, the 5/1 ARM was 2.98% now 2.97%.

Total Loan Volume:

58 transactions with total volume of \$12,578,595 / \$4,025,000 in deals = 3.13: 1 ratio loans to sale is a good indication that interest rates are low enough to attract refinancing.

Robert Kinberger Weekly Update:

Indices

	Last	Last Week	YTD return %
DJIA	13103.68	13548.94	7.25%
NASDAQ	2986.12	3072.87	14.62%
S&P 500	1412.97	1457.34	12.35%

MSCI EAFE	1525.61	1563.65	8.00%
Russell 2000	816.82	837.12	10.24%

Consumer Money Rates

	Last	1-year ago
Prime Rate	3.25	3.25
Fed Funds	0.17	0.07
30-year mortgage	3.50	4.16

Currencies

	Last	1-year ago
Dollars per British Pound	1.613	1.600
Dollars per Euro	1.296	1.392
Japanese Yen per Dollar	80.200	75.940
Canadian Dollars per Dollar	0.994	1.014
Mexican Peso per Dollar	12.965	13.425

Commodities

	Last	1-year ago
Crude Oil	85.68	92.99
Gold	1712.48	1697.33

Bond Rates

	Last	1-month ago
--	------	-------------

2-year treasury	0.30	0.25
10-year treasury	1.79	1.84
10-year municipal (TEY)	2.66	3.08