

Reporting two weeks from May 21st through June 1

Every deal has a tail / tale

Sears is closing at the Mall. Sears owns 10 acres and 100,000 sf of space. Idea move community college to this space and make parking lot and landscape area downtown.

Dialysis Center under construction at former front yard to Masonic orphanage. Wonderful job of protecting Live Oak Trees.

Across the street next to Town and Country meats demolition taking place on land owned by St Romain. So much activity in this coorditor can we possibly dream Greenbrier hotel being a structure of the past.

RJPW, LLC Ricky Day (P O Box 1226, DeRidder, LA 70634) to Steamboat's, LLC Jason Felice (732 S Martin Luther King Hwy., Lake Charles, LA 70601) - Lots 15-18 & part of 14, Alja Place Subd. (3024 N MacArthur Dr., Alex., LA 71303), \$1,100,000.00

Ansley Investments, LLC (248 Belleauwood Blvd., Alex., LA 71303) to DPS Offices, LLC (P O Box 12008, Alex., LA 71315) - Lot A-3A, The Lake District, \$145,000.00. Cross sale with Alicia Sweat with KW.

Everet K Ryland, et al (870 Bethel Road, Deville, LA 71328) to Kenneth L & Camille H Robison (211 Red Oak Dr., Pineville, LA 71360) - 14.17 acre tract in Sec 9, T4NR1E, \$206,196.31. Land next to water tower on 28 East backs up to buyers home.

Apogee, LLC Jon Norman (916 Windermere Blvd., Alex., LA 71303) to Abdalrasoul Taha (5955 Toria Dr., Alex., LA 71303) - Tract known as 36 and 40 Bolton Ave. and 35 Florence Ave., Alex., LA 71301, \$80,000.00. Car lot at corner of Bolton, Kelly and back street Florence approximately \$2.14 psf. Adjacent to former Gunn Building next door.

Dental office from call in earlier show off military highway for Dr. Troy Babb. Jeff Burns sent me the details.

Julian Restaurant listed for sale with Dale Danean \$250,000. Property will be sold by end of June

Travels

1. Greenville, Eat at Does witness drive down major street where retail is dead "big box cemetery
2. Greenwood Alluvian hotel and Spa a jewel in Delta
3. Natchez restaurant 10 South on top for 10 story building looks like Capital One
4. New Roads Marksville Dialysis, new Tobacco Plus, lunch at Hot Tails

5. Covington look a land in brother in law Lon Wilson's family

(-1) Total Transactions positive for two weeks needed 80 sales. Market provided 73. Total volume was healthy at 12,884,699 average price high at \$176,502.

(+1) New Homes Sales to rank positive needed two new home sales. Market gave us exactly two

Lewis M Lauve and Morgan B Lauve (2525 Cooley Crossing, Woodworth, LA 71485) to Kendall Calhoun (380 Lady Carolyn Circle, Woodworth, LA 71485) - Lot 31, Ashton Colony Subd., Phase II-B1 (380 Lady Carolyn Circle, Woodworth, LA 714852), \$305,000.00

Jayco Unlimited, LLC Michael Johnson (119 Anna Lane, Pineville, LA 71360) to George H Lacour, Jr. and Candace M Lacour (120 Acadia Dr., Pineville, LA 71360) - Lot 3, High Cotton Subd. (408 Sky Blue Dr., Pineville, LA 71360), \$278,000.00

Residential lot Sales

Vida G Investments, Inc. Daniel Townley (742 Welwyn Way, Alex., LA 71303) to Mandel & Ivory C Davis (5645 Stoneridge Dr., Alex., LA 71129) - Lot 18, Kisatchie Park Subd., et al, \$54,000.00. Past Gardner on 28 West

Scott J Babin (1313 Lake Dr., Woodworth, LA 71485) to Buel G Taylor, III and Natalie G Taylor (5967 Hannah Dr., Alex., LA 71303) - Lot 47, Timberlake Subd., Phase VII-A, \$90,000.00

Bayou Place, LLC David Crutchfield (7117 Bayou Rapides Road, Alex., LA 71301) to Mason W & Jill M Vidrine (5511 Mildred Ave., Alex., LA 71301) - Lot 11, Bayou Place Subd., \$39,500.00

Bayou Place, LLC David Crutchfield (7117 Bayou Rapides Road, Alex., LA 71301) to Magnolia State Construction, LLC Christopher Naalbandian (P O Box 12993, Alex., LA 71315) - Lots 1-10, Bayou Place Subd., et al, \$546,400.00

Chrickie Investments, LLC Chris Rich (4406 Wellington Blvd., Alex., LA 71303) to Darren R & Mary L Green (105-A, Hilton Court, Pineville, LA 71360) - Lot 1, Donahue Place (0 Donahue Ferry Road, Pineville, LA 71360), \$53,000.00. Between Fairview and Lakeview lane on Donahue 5 lots

All the lots sales were in fill for existing subdivisions or what I term "loaf of bread" lot developments . Find parcel of land and sub divide with pencil and survey stakes.

(+1) Lender Transactions one sale for the week positive score is lender sales are less than 3% of total.

Sabine State Bank (P O Box 670, Many, LA 71449) to D & J Development of Louisiana and Arkansas, LLC (5015 Hwy. 71, Tioga, LA 71477) - Lot 6, Indian Estates Subd., Phase I, \$25,000.00

Recorded Construction Contracts

Congregation of St. Frances Cabrini Roman Catholic Church of the Parish of Rapides (2211 E Texas Ave., Alex., LA 71301) to John B Hammond, Jr., LLC (2148 N Mall Dr., Alex., LA 71301) - New preschool building (2211 E Texas Ave., Alex., LA 71301), \$453,214.

Wellington Development Co. (5599 San Filipe, Suite 110, Houston, TX 77056) to Z Constructors Nationwide, LLC (11886 Greenville Ave., Suite 106D, Dallas, TX 75243) - FKC Bayou Robert (5820 Masonic Dr., Alex., LA 71301), \$1,433,227.00. Also same company building similar facility in Marksville.

Rapides Healthcare System, LLC (211 Fourth St., Alex., LA 71301) to Tudor, Inc. (1412 Centre Court, Suite 500, Alex., LA 71301) - Renovations to 5th floor at Rapides Regional Med Center (211 Fourth St., Alex., LA 71301), \$4,112,000.00

Acreage Sales

The Succn of Clyde C Holloway and Catherine K Holloway (P O Box 340, Forest Hill, LA 71430) to Anastacio Ruiz and Sara H Ruiz (29010 Aztec St., Waller, TX 77484) - 28.74 acre tract in Sec 20, T1SR2W, \$150,000.00. Nursery parcel fronting Ashmore Road part of land is active nursery balance is raw land. Unit price is \$5,219 per acre

Large Mortgages over \$500,000 none in last two weeks.