

Start the show with four stories about people

Howard Oppenheimer age 71 story : limo with Van Willett told from three different viewpoints.

Lacey Merrick Conway new President of Latter & Blum companies. Talented, smart, and passionate young business woman. A true super start stepping into her father's shoes. This will be fun and exciting to watch.

Lin Emery Kinetic Sculpture at the museum was donated by Dr. Paul M. Davis and Fran Davis estate. Lin Emery born NY May 20, 1926 some of her sculptures are on the ground of New Orleans Museum. Fran Davis had this work commissioned by Mrs. Emery for her patio. I had not notice piece at museum until last week and it has been there since July 2017. Reminder to me that I fail to notice so many beautiful things that are all around me.

Dr. Ben Carson \$31,000 for table and chairs for Ben Carson's office. Director of HUD needed to be fired if he approved this. Not sure if he was Tillersoned (fire by social media)

Every Deal has a tale / tail

Power Center Auction marketplace.realinisght.com/auction/property/163

300,000 sf 61% occupied, 20 acres of land. Minimum price is \$2,500,000. I am not putting a "pooled investment" group together. My guess Regional or National buyer will bid \$6,000,000 to \$8,000,000. Loan in place when lender foreclosed was \$15,000,000. Major tenants, Office Max, Ashley Furniture, Moes, Joann's Fabric Store, Vision for Less, AT&T sales office, Dollar General . 20,000 sf in what industry calls the "crouch" of the center.

Key Partners, LLC (5224 Rue Verdun, Alex., LA 71303) to John & Heather Moylan, LLC (111 Baudoin St., Lafayette, LA 70503) - Tract in Sec 31, T4NR1W (1216 MacArthur Dr., Alex., LA 71301), \$560,000.00. Dr. John Moylan is dentist in Lafayette not sure what he plans to do with this building. Listener Quiz: What restaurant was formerly located in this building?

Mi Tierra Caliente, LLC (11418 Hwy. 165 S, Forest Hill, LA 71430) to D'Argent Construction, LLC (1460 Center Court, Alex., LA 71301) - Mi Tierra Restaurante Mexicana (1460 MacArthur Dr., Suite A, Alex., LA 71301), \$758,273.00. MacArthur Village

Jerome J Dekeyzer (189 School House Road, Alex., LA 71303) to England Economic & Ind. Dev. District (1611 Arnold Dr., Alex., LA 71303) - 28.3 acre tract in Sec 38 & 39, T4NR2W, \$325,450.00 / 28.3 acres = \$11,500 per acre.

Recent Activity on 28 West and Versailles

1. Hardees restaurant
2. Panda Express #1
3. Wendys Restaurant / Hebert Commercial

4. Bank of Montgomery Branch / Hebert Commercial
5. Medical group with proposed 20,000 sf ER and private hospital / Herbert Commercial
6. Pad location in front of Q'Bques urgent care Rapides Hospital / Dan Aherns
7. 27,000 sf Health Community Service agency in Provine Building. / Dan Aherns
8. Continue development on Versailles coorditor "People's Kitchen" cool and hip / Dan Aherns
9. Continued development along Provine with "Main Dish soon moving"
10. Why Not shop soon opening.
11. \$4,500,000 climate storage facility now open
12. Boutique At The Lakes, LLC (100 Versailles Blvd., Alex., LA 71303) to 100 Versailles, LLC (3640 North Blvd., Alex., LA 71301) - Tract known as 100 Versailles Blvd., Alex., LA 71303 for 5 years @ \$1,700 monthly

Browns Furniture closing all 4 stores in La.

Leased Offices to:

1. York Town office to We Care Behavioral Health LLC / Jack Hodges
2. 420 Bolton Clothing Store / Rod Noles
3. 5220 Rue Ver Dun back office operation for Dental Clinic / Rod Noles
4. Pecan Drive / Jack Hodges
5. 2002 Gus Kaplan / Dale Danean
6. 1264 Parliament Drive former branch library / Katy Jackson
7. 22,000 sf tenant soon to be announced former K-Mart / Matt Ritchie

Jack Hodges and I have 418 acre farm and home listed in Jonesville for \$1,700,000

Matt Ritchie has 1,055 acres at Rapides Station listed for \$3,500 per acre. Look at Land Watch

Greenway demo and acquisition from Parish 47 homes purchase 45 demolished. No money for retention pond or lake. Simply pasture surrounding homes that either did not want to sale or homes with title problems. Clean up is looking much better. Neighbors should be happy when vacant homes are demolished and trees removed. I grade the process a B- which is pretty good considering this is government work.

Questions from earlier show.

Ryan's restaurant wants to lease this facility at \$12,000 per month Maurice Herbert is handling. If they do not land a lease soon they have plans to open Chinese restaurant. If National Chain plans to open a facility in Pineville this year with sit down service and alcohol they could not find a better facility.

Demo work on Bayou Rapides just after the canal. Former residential unit for handicap children's school on 28 West.

Corner of Jackson and Twin Bridges / Horseshoe demo 9-29-17 DOTD from Rollins Estate \$250,000 and June 13, 2017 Cheryl Chalah 1204 Horseshoe \$185,000. This is part of roundabout at this intersection

Pad location 28 West just East of car wash is urgent care Rapides Regional Hospital

Construction around Circle is Brain Cabreaux law office.

-1 Total Transactions: 37 deals volume \$4,894,787

+1 Residential lot sales: market provided two lot sales.

JLK Construction, LLC (328 Walker Ferry Road, Pollock, LA 71467) to Jerry L Killian (162 Pinehill Road, Pineville, LA 71360) - 1.99 acre tract in Sec 28, T5NR1E, \$25,000.00

B & B Office Holdings, LLC (P O Box 2167, Prairieville, LA 70769) to Three B Construction, LLC (P O Box 2167, Prairieville, LA 70769) - Lot 65, Shadow Creek Ranch, Phase II (281 Crossover Rd, Pineville, LA 71360), \$37,000.00

+1 New Home Sales market provided two sales for positive score

Three B Construction, LLC (P O Box 2167, Prairieville, LA 70769) to Meloney Vorrice (274 Crossover Road, Pineville, LA 71360) - Lot 74, Shadow Creek Ranch Subd., Phase II (274 Crossover Road, Pineville, LA 71360), \$188,000.00

JLK Construction, LLC (328 Walker Ferry Road, Ball, LA 71405) to Clarke Woods and Carolina Portus-Woods (P O Box 1239, Ball, LA 71405) - Lot 15, Carriage Oaks Subd. (155 Coach Road, Ball, LA 71405), \$259,900.00

+1 Lender foreclosed property sales: Only one foreclosure

The Evangeline Bank (P O Box 12900, Alex., LA 71315) to Beachbound, LLC (3322 Jackson St., Alex., LA 71301) - Lot 3, Sq 69, Kent Addn., \$16,000.00

Record construction contracts

Mi Tierra Caliente, LLC (11418 Hwy. 165 S, Forest Hill, LA 71430) to D'Argent Construction, LLC (1460 Center Court, Alex., LA 71301) - Mi Tierra Restaurante Mexicana (1460 MacArthur Dr., Suite A, Alex., LA 71301), \$758,273.00

Large Mortgage over \$500,000

St. Romain Oil Co., LLC (293 Industrial Blvd., Mansura, LA 71350) to The Cottonport Bank (P O Box 9, Moreauville, LA 71355) - Tract in Sec 4, T4NR3E (1299 Hwy. 115, Deville, LA 71328), \$1,200,000.00. Shell Station 989 hwy 1207 across street from Longview Baptis Church.

John & Heather Moylan, LLC (1216 MacArthur Dr., Alex., LA 71303) to Compass Bank - Tract in Sec 31, T4NR1W (1216 MacArthur Dr., Alex., LA 71301), \$1,045,000.00

Acreage Sales

John D & Tomeka S Hoffman (11842 Hwy. 1, Lettsworth, LA 70753) to Sagrado G Mendoza and Glenda S Borrromeo (6136 Grand Oak Dr., Alex., LA 71301) - Tract in Sec 6, T4NR1E, et al (6600 Third St., Alex., LA 71303), \$175,000.00 / 60 acres = \$2,916 per acre located on Hwy 1 South one half mile South of Luhr Brothers operation on Red River.

Joseph E Hutchison, et al (708 Christian Creek Road, Swannanoa, NC 28778) to Jon K & Carrie C Smith (525 O'Quinn Spur Road, Colfax, LA 71417) - 28.11 acre tract in Sec 18, T5NR1W (TBD Rice Lane, Dry Prong, LA 71423), \$142,000.00 / 28.11 = \$5,051 per acre on Rice Lane 1,200 feet off Hwy 71 North as crow flies 1.5 miles from former Dresser plant. Borders Grant Parish line.

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