

This week's show covers reporting period Friday 5th through Friday 12th five business days not counting Columbus Day

People and Places

October 30th Matt Ritchie will be guest real estate expert while I am touring one of his clients around town. Make sure to call in on 30th and give Matt Ritchie a hard time.

Front page Sunday Town Talk story about Jim Smolenski riding out hurricane Michael at Indian Pass Florida

Every deal has a tail / tale

November 6th 11:00 bankruptcy court public auction 14 acres corner of Air Base Road and Highway one Jack Hodges and Rod Noles listing.

I Site, LLC Coy Gremillion (803 Twin Bridges Road, Alex., LA 71303) to Green Palms, LLC Joe Williams (403 Bolton Ave., Alex., LA 71301) - Lots 5 & 8, Blk 30, Wet Alex. Addn. (625 Bolton Ave., Alex., LA 71301), \$110,000.00. Former Rapides Bank On Bolton Avenue (curious if this is new Marijuana medical distribution center)

Toured "Main Dish" new location on Provine. Great space wonderful people. Tri-Plex building new tenants are Legal Grounds (legal Grind is my two lawsuits) and Kit Barber (Bobby Shaw is my barber looks like he is moving, more change than I can handle)

Former Provine studios leased by Dan Aherns to State facility Department of Health for administration offices and in house patient rehab. Approximately 30% of building is still available for lease.

Directly across the street next to Lake District clock tower lawyer David Smith has personal office under construction.

Former Key Realty office was sold March of 2018 for \$560,00 to Joh & Heather Moylan LLC (Carla and Heather Moylan 111 Baudoin Street, Lafayette, La. CPA Firm)

Highway 28 West next to new Wendy's restaurant Ratcliff Construction new private hospital under construction

Rehab of former McCormick printing building directly across from River Oaks on Main street is part of Community College. Looks like only thing remaining from original building is slab and roof. Reminds me of John Hyatt song of "Perfectly Good Guitar"

Received email from old friend Van Willett who had recently toured Federal Prison at Pollock. Van reminded the economic impact Federal Prison in Pollock and Oakdale have on our local economy.

York Properties, LLC (324 Legacy Dr., Pineville, LA 71360) to Maltempi Holdings, LLC (4704 Westgarden Blvd., Alex., LA 71303) - Lot 4, Riverwynd Subd., et al (2520 Culpepper St., Alex., LA 71301), \$167,500.00

New proposed developments before Rapides Area Planning commission.
Zero planned development in City Limits of Alexandria or Pineville.

1. Danny James 2 duplexes at 5331 Oaklane Road Tioga
2. Dan Aherns 4 lots Kincaid Lake "Harbor Lane
3. J. Dimm Group LLC 28 lots off Highway 107
4. Trustmark Properties & Management 15 lots Powell Road and Beverly Lane (Ball)
5. Tim Powell 11 lots off Denny Road Rose Brooke Subdivision
6. Hidden Oaks 3 lots Philadelphia and Credeur Road (Deville) Byrd Family Investments

Total Transactions 37 closed deals \$3,895,816 average price \$105,292

Largest deal for the week

Lot 68, Pecan Bayou Subd., Phase 2, \$352,600.00

Smallest deal for the week

Henry James Properties, LLC (3810 Maywood St., Alex., LA) to Julian R Berry and Samantha M Berry (525 Versailles Blvd., Apt. H, Alex., LA 71303) - Part of Lot 16, Willow Glen Plantation, Sec 2, \$8,000.00

Residential Lot Sales

J-Dimm Group, LLC to Steve Fontenot (1025 Amber Lane, Pineville, LA 71360) - Lot 36, Libuse Cutoff Subd., Phase III, \$44,000.

Cloverdale Enterprises, LLC (2515 Coolee Crossing, Woodworth, LA 71485) to Rhodes Properties and Development, LLC (404 Rapides Dr., Natchitoches, LA 71457) - Lot 24, Ashton Colony, \$41,000.00

Terrick Harrell, et al (4041 Heyman Lane, Apt. 211, Alex., LA 71303) to Rhodes Properties and Development, LLC (404 Rapides Dr., Natchitoches, LA 71457) - Lot 23, Ashton Colony, \$42,000.00

Elines J Ledet, Jr., et al to Jessie Foster & Rose H Foster (1119 Eleanor Dr., Alex., LA 71302) - Lot 12, Sunset Acres Subd. (330 Avoyelles Dr., Alex., LA 71301), \$30,000.00

Cotile Hills Estates, LLC Robert Leavines (7129 Bayou Rapides Road, Alex., LA 71303) to Christopher H & Abigail L Crooks (165 Peart Road, Alex., LA 71302) - Lot 4, Cotile Hills Estates, \$48,000.00

New Homes Sales

Ajax Building Co., LLC and Andrew A Peterson (5217 Fairview Ave., Alex., LA 71303) to Andrew L Logan (3319 Marye St., Alex., LA 71301) - Lot 15 & part of 13, Westwind Subd., \$198,000.00

J Dimm Group, LLC (1918 Military Hwy., Pineville, LA 71360) to Robert A Miller, Jr. & Linda L Miller (517 Eagle Dr., Pineville, LA 71360) - Lots 4-10, Hickory Hill Estates Subd., \$218,000.00

Lender foreclosure sales

J P Morgan Chase Bank (3415 Vision Dr., Columbus, OH 43219) to Beachbound, LLC (3330 Jackson St., Alex., LA 71301) - Lot 6 & part of 5, Lone Oak Subd. (4618 England Dr., Alex., LA 71303), \$60,000.00

Recorded Construction contracts

England Economic & Ind. Development Dist. to The Miguez Deloach Co., LLC - ASTEC Re-Ply Roof Restoration at JM Test, \$109,800.00

Co-operative endeavor agreement to strengthen levee at Pineville City limits. :

1. Red River Waterway Commission
2. Red River Atchafalaya & Bayou Boeuf Levee District
3. City of Pineville

Acreage sales

Paul M & Erica J Saucier (7 Nichols Road, Boyce, LA 71409) to Brian K Thacker, Jr. & Hailey C Thacker (28 Ed Miller Road, Elmer, LA 71424) - Part of 10 acre tract in Sec 5, T1NR3W, \$32,000.00

Loans over \$500,000

Alexandria Hospital, LLC and Alexandria Assets, LLC (5900 Coliseum Blvd., Alex., LA 71303) to Future Holder - Lot 3, Practice Management Partnership Coliseum Boulevard Subd. (5900 Coliseum Blvd., Alex., LA 71303), \$15,000,000.00

Wall Street Journal Article front page October 10th Headline "Tree Glut Uproots Southern Investors"

1. A glut of timber has piled up in the Southeast
2. More read-to-cut trees than the mills can saw or pulp
3. Region has more than six million owners of at least 10 wooded acres
4. Demand was crushed with housing crunch 10 years ago
5. Southern pine is down about 45% since 2007
6. 1986 Conservation Reserve Program by Feds promised farmers \$30 to \$50 per acre for converting land to timber growth
7. More than 2.2 million acres were converted to tress by 1994
8. Could be years before price rebound

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