



CALCASIEU PARISH

POLICE JURY ♦ PARISH GOVERNMENT ♦ LOUISIANA

REPORT FOR PARCEL 00762911
2025 DATA

PARCEL LOCATION(S)

925 4TH ST W

PARCEL OWNER(S)

J R & M INC

CONTACT INFORMATION

J R & M INC
401 W COLLEGE ST
LAKE CHARLES LA 70605

ASSESSED VALUES AND STATUS

ASSESSMENT STATUS: ACTIVE

ASSESSED VALUE	23,110.00
HOMESTEAD EXEMPTION	0.00
TAXABLE VALUE	23,110.00

VALUATIONS

DESCRIPTION	TOTAL VALUE	TAXABLE VALUE
COMMERCIAL SUBDIVISION LOT	7,200.00	7,200.00
GARAGES, INDUSTRIALS, LOFTS & WAREHOUSES	5,130.00	5,130.00
MULTI-FAMILY (APARTMENTS)	10,780.00	10,780.00
TOTALS	23,110.00	23,110.00

PARISH TAXES

TAX DISTRICT	MILLAGE	TAX DUE
003 PARTXMT(3L4S4W6D7V)	2.06	\$47.61
004 CONSTSCHOOL MT(ALL)	5.06	\$116.94
005 SPECIAL SCHOOL (ALL)	11.94	\$275.93
008 ROAD MAINT MT (ALL)	4.06	\$93.83
009 CAL-LC HEALTH MT(ALL)	2.48	\$57.31
010 JUV DET MT (ALL)	3.49	\$80.65
012 MOSQ CONT MT(ALL)	2.41	\$55.69
013 ASSESSOR MT (ALL)	1.25	\$28.89
017 CRIMINAL JUST MT(ALL)	3.16	\$73.02
021 SCHOOL #21 SK (6,6D)	14.75	\$340.87
039 COM CTR #1 MT (6,6D)	4.39	\$101.45
042 LIBRARY MT (ALL)	5.99	\$138.43
062 LAW ENF #1 MT(ALL)	7.09	\$163.85
067 COLISEUM MT (ALL)	1.5	\$34.67
073 GR#1W(4,4S4W56,6D7,7V)	4.51	\$104.23
086 CHENLT AUTH MT(ALL)	5.38	\$124.34
087 CRTHSE JAIL MT(ALL)	3.27	\$75.57
090 LAW ENF #2 MT(ALL)	7	\$161.77
TOTALS		\$2,075.05



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REPORT FOR PARCEL 00762911
2025 DATA

CITY TAXES

TAX DISTRICT	MILLAGE	TAX DUE
140 DEQUINCY CITY TAX	5.93	\$137.05
	TOTAL	\$137.05

FIRM PANEL AND EFF DATE

VALUE	DESCRIPTION
Panel and Date	FIRM PANEL: 22019C0079F, EFF DATE: 2/18/2011

FLOOD ZONES

VALUE	DESCRIPTION
Zone X	AREAS OUTSIDE THE 0.2% ANNUAL CHANCE (OR 500-YEAR FLOOD) FLOOD.

PARISH ZONES

VALUE	DESCRIPTION
CITY	(CITY) ZONED BY LOCAL MUNICIPALITY

POLICE JURY DISTRICTS

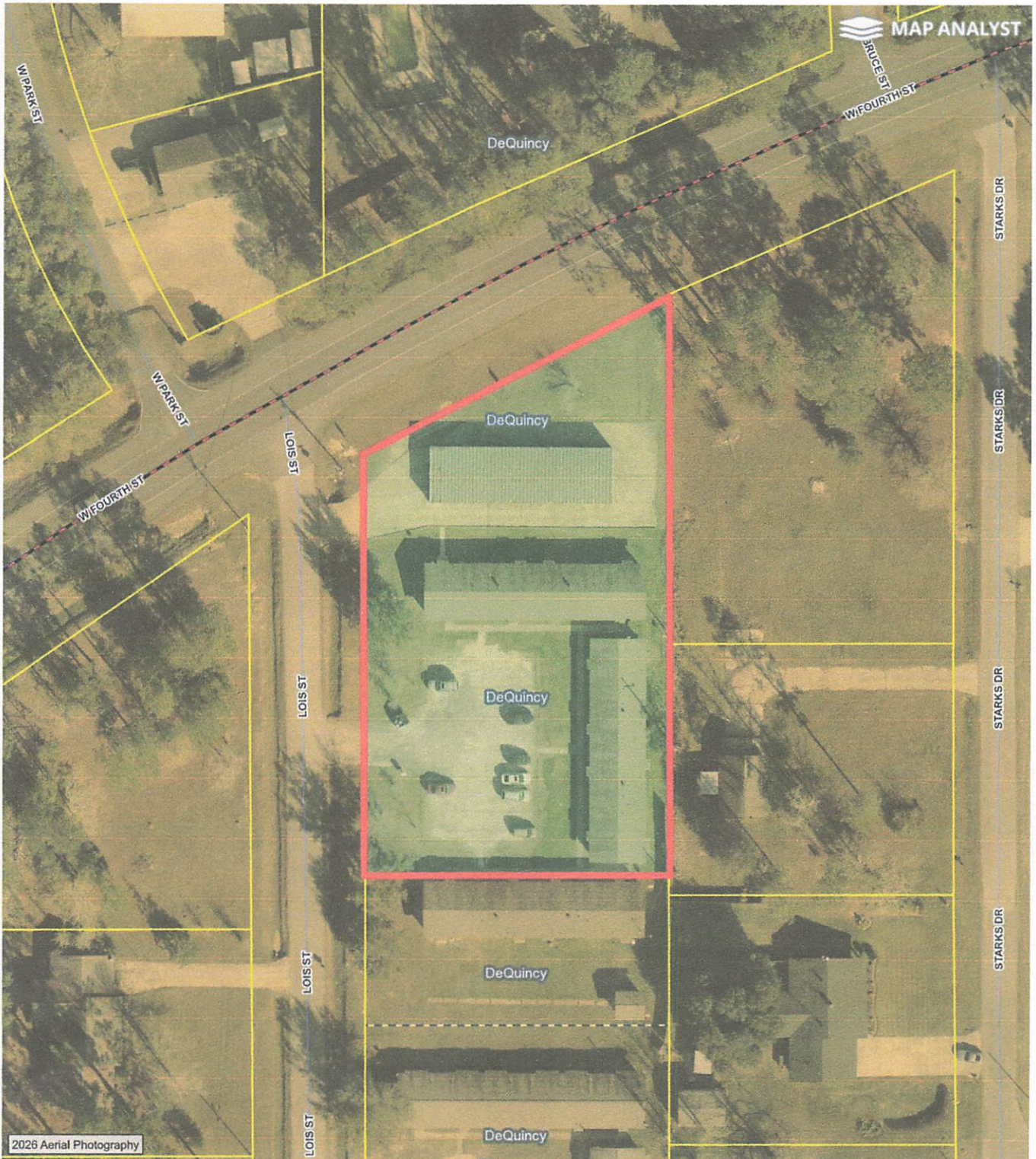
VALUE	DESCRIPTION
District 11	JUROR: ROGER MARCANTEL, EMAIL: RMARCANTEL@CALCASIEU.GOV, PHONE: 337-532-8710

LEGAL DESCRIPTION

@130711-0000-340001324 0000 COM SW COR SEC 13.7.11 TH N 146.24 FT TH N 48 DEG 28 MIN E 658.55 FT N 863.7 FT TO S R/W LINE LA. STATE HWY 12 TH NELY ALONG S R/W LINE HWY 12, 443.8 FT FOR A PT OF BEG TH S 700 FT W 166 FT N 613.07 FT M/L TO S R/W LINE HWY 12, TH NELY ALONG S R/W LINE HWY 12, 187.38 FT M/L TO COM LESS S 323 FT 1.43 ACS M/L IMPS/90 (6 UNITS)-PINE APTS/KLASSIC K APTS IMPS/98/00 MINI STORAGE BLDGS REF1-WILLIAM E BLOSSMAN B 1874 P 107-85 REF2-FIRST FEDERAL SAVINGS AND LOAN ASSOCATIN OF LAKE CHARLES B 2370 P 783-92 REF3-KENNEDY, CARLA JEAN BERRY B 2506 P 109-94 REF4-B 2509 P 93-95 REF5-G/A PROPERTIES B 2600 P 581-96 REF6-B 2621 P 462-97 REF7-CASWELL, KARL JAMES ET AL B 2784 P 756-99

SHAPEFILE ATTRIBUTES

FIELD	VALUE
ASSESSMENT	00762911
NAME	J R & M INC
ADDRESS1	401 W COLLEGE ST
ADDRESS2	LAKE CHARLES LA 70605-0000
WARD	6D
_PINS	130711-0000-340-0013-24



Calcasieu Parish Assessor

2026 Assessment Listing

Values are not final until approved by the LTC

Parcel#

13356764

Primary Owner

J R & M INC

Mailing Address

401 COLLEGE ST W
LAKE CHARLES LA 70605

Ward

6D

Type

PERSONAL PROPERTY

Legal

925 4TH ST W

Physical Address

925 4TH ST W

Parcel Items

Property Class	Assessed Value	Market Value	Units	Exempt
017 INVENTORY	20	133	1.00	0
018 FURN & FIXT	2,300	15,333	1.00	0
019 MCHY & EQUIP	4,100	27,333	1.00	0
050 COMP HW/SOFTWARE	720	4,800	1.00	0
051 ELECTRONICS	500	3,333	1.00	0
057 LEASEHOLD IMPS	1,070	7,133	1.00	0
TOTAL	8,710	58,065	6.00	0

Ownership History

Homestead?	Name	Primary?	% Ownership	% Tax	From	To Address
NO	J R & M INC	YES	100.0000	100.0000	12/7/2022	

Locations

Subdivision	Block	Lot	Section	Township	Range	Tract
NO SUB	340	0013	13	07	11	340-0013

PARISH

Millage	Mills	Taxpayer Tax	Exempt Tax
003 PARTXMT(3L4S4W6D7V)	2.0600	17.94	0.00
004 CONSTSCHOOL MT(ALL)	5.0600	44.07	0.00
005 SPECIAL SCHOOL (ALL)	11.9400	104.00	0.00

Millage	Mills	Taxpayer Tax	Exempt Tax
008 ROAD MAINT MT (ALL)	4.0600	35.36	0.00
009 CAL-LC HEALTH MT(ALL)	2.4800	21.60	0.00
010 JUV DET MT (ALL)	3.4900	30.39	0.00
012 MOSQ CONT MT(ALL)	2.1100	18.38	0.00
013 ASSESSOR MT (ALL)	1.2500	10.88	0.00
017 CRIMINAL JUST MT(ALL)	3.1600	27.53	0.00
021 SCHOOL #21 SK (6,6D)	14.7500	128.48	0.00
039 COM CTR #1 MT (6,6D)	4.3900	38.24	0.00
042 LIBRARY MT (ALL)	5.6900	49.56	0.00
062 LAW ENF #1 MT(ALL)	7.0900	61.75	0.00
067 COLISEUM MT (ALL)	1.5000	13.06	0.00
086 CHENLT AUTH MT(ALL)	5.4500	47.47	0.00
087 CRTHSE JAIL MT(ALL)	3.2700	28.49	0.00
090 LAW ENF #2 MT(ALL)	7.0000	60.97	0.00
073 GR#1W(4,4S4W56,6D7,7V)	4.5100	39.29	0.00
TOTALS	89.2600	777.46	0.00

CITY

Millage	Mills	Taxpayer Tax	Exempt Tax
140 DEQUINCY CITY TAX	6.0200	52.43	0.00
TOTALS	6.0200	52.43	0.00

Calcasieu Parish Assessor

2026 Assessment Listing

Values are not final until approved by the LTC

Parcel#

00762911

Primary Owner

J R & M INC

Mailing Address

401 W COLLEGE ST
LAKE CHARLES LA 70605

Ward

6D

Type

REAL ESTATE

Legal

@130711-0000-340001324 0000

COM SW COR SEC 13.7.11 TH N 146.24 FT TH N 48 DEG 28 MIN E 658.55 FT N 863.7 FT TO S R/W LINE LA. STATE HWY 12 TH NELY ALONG S R/W LINE HWY 12, 443.8 FT FOR A PT OF BEG TH S 700 FT W 166 FT N 613.07 FT M/L TO S R/W LINE HWY 12, TH NELY ALONG S R/W LINE HWY 12, 187.38 FT M/L TO COM LESS S 323 FT 1.43 ACS M/L

IMPS/90 (6 UNITS)-PINE APTS/KLASSIC K APTS

IMPS/98/00 MINI STORAGE BLDGS

REF1-WILLIAM E BLOSSMAN B 1874 P 107-85

REF2-FIRST FEDERAL SAVINGS AND LOAN ASSOCATIN OF LAKE CHARLES B 2370 P 783-92

REF3-KENNEDY, CARLA JEAN BERRY B 2506 P 109-94

REF4-B 2509 P 93-95

REF5-G/A PROPERTIES B 2600 P 581-96

REF6-B 2621 P 462-97

REF7-CASWELL, KARL JAMES ET AL B 2784 P 756-99

Physical Address

925 4TH ST W
106 LOIS ST

Parcel Items

Property Class	Assessed Value	Market Value	Units	Exempt
005 COML LOT(S)	7,200	72,000	1.00	0
071 APT COMPLEX	10,780	107,800	6.00	0
062 MINI STORAGE	5,130	34,200	1.00	0
TOTAL	23,110	214,000	8.00	0

Deeds

Deed#	Type	Date	Amount	Book	Page
3455709	CASH SALE	1/12/2022	900,000	4486	110
3391060	CORRECTION	6/3/2020	0	4384	291
3171915	EXCHANGE	2/10/2015	0	4016	736
	CASH SALE	5/8/1997	330,000	2600	581
	VENDORS LIEN	10/3/1995	152,000	2506	109

Ownership History

Homestead?	Name	Primary?	% Ownership	% Tax	From	To	Address
NO	J R & M INC	YES	100.0000	100.0000	1/12/2022		
NO	WESTSIDE PATIO APARTMENTS LLC	YES	100.0000	100.0000	2/10/2015	1/12/2022	
NO	CASWELL, KRISTEEN DENISE	NO	50.0000	0.0000	1/1/1980	2/10/2015	
NO	CASWELL, KARL JAMES ET UX	YES	50.0000	100.0000	1/1/1980	2/10/2015	

Locations

Subdivision	Block	Lot	Section	Township	Range	Tract
NO SUB	340	0013	13	07	11	340-0013

PARISH

Millage	Mills	Taxpayer Tax	Exempt Tax
003 PARTXMT(3L4S4W6D7V)	2.0600	47.61	0.00
004 CONSTSCHOOL MT(ALL)	5.0600	116.94	0.00
005 SPECIAL SCHOOL (ALL)	11.9400	275.93	0.00
008 ROAD MAINT MT (ALL)	4.0600	93.83	0.00
009 CAL-LC HEALTH MT(ALL)	2.4800	57.31	0.00
010 JUV DET MT (ALL)	3.4900	80.65	0.00
012 MOSQ CONT MT(ALL)	2.1100	48.76	0.00
013 ASSESSOR MT (ALL)	1.2500	28.89	0.00
017 CRIMINAL JUST MT(ALL)	3.1600	73.02	0.00
021 SCHOOL #21 SK (6,6D)	14.7500	340.87	0.00
039 COM CTR #1 MT (6,6D)	4.3900	101.45	0.00
042 LIBRARY MT (ALL)	5.6900	131.50	0.00
062 LAW ENF #1 MT(ALL)	7.0900	163.85	0.00
067 COLISEUM MT (ALL)	1.5000	34.67	0.00
086 CHENLT AUTH MT(ALL)	5.4500	125.95	0.00
087 CRTHSE JAIL MT(ALL)	3.2700	75.57	0.00
090 LAW ENF #2 MT(ALL)	7.0000	161.77	0.00
073 GR#1W(4,4S4W56,6D7,7V)	4.5100	104.23	0.00
TOTALS	89.2600	2,062.80	0.00

CITY

Millage	Mills	Taxpayer Tax	Exempt Tax
140 DEQUINCY CITY TAX	6.0200	139.12	0.00
TOTALS	6.0200	139.12	0.00



106 Lois St. Dequincy				
Apt #21		875	2	1
Apt #22		995	2	1
Apt #23		800	2	1
Apt #24		750	2	1
Apt #25		800	2	1
Apt #26		800	2	1
Apt #27		875	2	1
Apt #28		750	2	1
Apt #29		800	2	1
Apt #30		875	2	1
Apt #31		750	2	1
Apt #32		750	2	1
		\$9,820.00		

		\$9.8
70		
20	70	
13	60	
+14	20	
23	80 60	
2	80	
21	70	
17	100	
25	60	
7	85	
15	150	
3	180	
2	100	
24	70	
5	150	

11

870
mt
13 vch

APPRAISAL OF:

J & RM, Inc. Property
106 Lois Street & 925 W. Fourth Street,
DeQuincy, Louisiana, 70633

FOR:

Mr. Robert Williamson
The Evangeline Bank & Trust Company
P. O. Box 346
Ville Platte, Louisiana 70586

AS OF:

December 8, 2021

BY:

Brent Hodges
Brent Hodges & Associates
P. O. Box 291
DeRidder, Louisiana 70634

**Brent Hodges & Associates Real Estate
Appraisers/Consultants
P.O. Box 291 / DeRidder, LA 70634 / Telephone
(337) 463-9310 Fax (337) 463-9312 / E-Mail brent@bhodges.net**

December 23, 2021

**Mr. Robert Williamson
The Evangeline Bank & Trust Company
P. O. Box 346
Ville Platte, Louisiana 70586**

**Re: J & RM, Inc. Appraisal
106 Lois Street & 925 W. Fourth Street,
DeQuincy, Louisiana, 70633**

Dear Mr. Williamson,

As you requested, I have made an estimate of the "As Is" Market Value of property at the above addresses located in DeQuincy, Louisiana, 70633.

The definition of Market Value can be found in the attached report.

It is my opinion the estimated "As Is" Market Value of the subject property, as of December 8, 2021 is:

Nine Hundred Forty-Five Thousand Dollars

(\$945,000)

SUMMARY OF SALIENT FACTS AND CONCLUSIONS

PROPERTY APPRAISED:	J & RM, Inc. 106 Lois St & 925 W Fourth DeQuincy, Louisiana 70633
PURPOSE OF THE APPRAISAL:	Estimate Market Value of subject property
PROPERTY RIGHTS APPRAISED:	Fee Simple Estate
SITE SIZE:	62,291 sf
IMPROVEMENT TYPE:	Apartments/Mini-Storage
HIGHEST & BEST USE:	
“As Vacant”:	Commercial
“As Improved”:	Commercial
DATE OF ONSITE VISIT:	December 8, 2021
DATE OF VALUE “As Is”:	December 8, 2021
DATE OF “PROSPECTIVE” VALUE:	N/A
DATE OF REPORT:	December 23, 2021
INDICATED VALUES:	
LAND VALUE:	\$ 175,000
COST APPROACH TO VALUE:	\$ 897,000
INCOME APPROACH TO VALUE:	\$ 963,000
DIRECT SALES COMPARISON APPROACH:	N/A
INDICATED MARKET VALUE “As Is”:	\$ 945,000
INDICATED MARKET VALUE “As Completed”:	N/A
ESTIMATED MARKETING/EXPOSURE PERIOD:	6 Months
EXTRAORDINARY ASSUMPTIONS:	N/A
HYPOTHETICAL CONDITIONS:	N/A

Report Type:	This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2.
Property Identification:	The subject has been identified by the legal description and the assessors' parcel number.
Inspection:	An inspection of the subject site has been made and photographs taken on December 8, 2021.
Market Area and Analysis of Market Conditions:	A complete analysis of market condition has been made. The appraiser maintains a comprehensive database for this market area and has reviewed the market for sales and listings relevant to this analysis.
Highest and Best Use Analysis:	A complete as vacant and as improved Highest and Best Use analysis for the subject has been made. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded.
<u>Valuation Analyses</u>	
Cost Approach:	A Cost Approach was applied as there was adequate data to develop a value estimate with this approach.
Income Approach:	An Income Approach has applied as the subject could be income producing property and there is adequate data to develop a value estimate with the approach.
Sales Comparison Approach:	A Sales Approach was not applied as there is not adequate data to develop a value estimate with this approach to value. It is used to value the vacant site in the Cost Approach.
Hypothetical Conditions:	There are no hypothetical conditions for this appraisal.
Extraordinary Assumptions:	There are no extraordinary assumptions for this appraisal.

Intended Use of Report: This appraisal is intended to assist the client, Mr. Robert Williamson of The Evangeline Bank and Trust Company, in determining the "As Is" Market Value of the subject property.

INTEREST VALUE: The property rights being appraised are those of an unencumbered fee simple estate. It is defined by the appraisal of real estate published by the Appraisal Institute in 2001 as follows: "*absolute ownership unencumbered by any other interest or estate, subject only to limitations imposed by the government powers of taxation, eminent domain, police power and escheat.*"

INSPECTION DATE: December 8, 2021

EFFECTIVE DATE OF "AS IS" VALUE: December 8, 2021

DATE OF REPORT: December 23, 2021

APPRAISAL DEVELOPMENT AND REPORTING PROCESS: In preparing this appraisal, the appraiser

- inspected the subject site, exterior and interior of the improvement;
- gathered and confirmed information on cost and income from similar properties in the area and comparable land sales;
- applied the Cost and Income Approaches for an indication of value.

This Appraisal Report is a brief recapitulation of the appraiser's data, analysis and conclusions. Supporting documentation is retained in the appraiser's file.

DESCRIPTION OF REAL ESTATE APPRAISED:

Legal Description:

Commence at the Southwest corner of Section 13, Township 7 South, Range 11 West; thence North 146.24 feet; thence North 48°28' East 658.55 feet; thence North 863.7 feet to the South right of way line of La. State Highway 12; thence Northeasterly along said right of way line of Highway 12 443.8 feet fore a Point of Beginning; thence South 700 feet; West 166 feet; North 613.07 feet more or less to the South right of way line of highway 12; thence Northeasterly along said South right of way line of highway 12 187.38 feet more or less to the Point of Beginning, less the South 323 feet, containing 1.43 acres more or less.

Ownership. According to the Calcasieu Parish Tax Assessor's records, the subject property is currently owned by Westside Patio Apartments, LLC.

Sales Analysis. I have searched the Calcasieu Parish records and found that the subject property has not been involved in conveyance or transfer for the past three years.

Listing, Contract data. On the effective date of this report the subject property was not listed for sale. It is under contract between Westside Patio Apartments, LLC and J & R M, Inc. for \$900,000. There is a seller concession of \$50,000 in lieu of upgrades noted in the agreement. The adjusted sales price is \$850,000. It appears to be an arm's length transaction.

Tax Analysis. The property is currently assessed by the Calcasieu Parish Assessor as commercial lot, apartment complex and mini storage. The property is listed under Parcel #00762911. The land has an assessed value of \$3,950 and the improvements of \$15,910. Calcasieu Parish taxes are figured on a basis of 10% of fair market value for land and 15% for improvements. Current property taxes are \$1,918.91. The taxes appear to be low for this type of property. There are no taxes currently owed on the property.

Zoning. The site is currently zoned Commercial District. This district is composed of land and structures occupied by or suitable for furnishing the full range of retail goods and services required by the residents of the City of DeQuincy. The district regulations are designed to permit the establishment and maintenance of any legal business, industrial or commercial enterprise save to the extent that such business, commercial or industrial enterprise may be barred or restricted from any particular portion of said zone by the laws of the State of Louisiana. There is a copy of that portion of the zoning ordinance in the addendum to the report.

Area Analysis. DeQuincy is a small community located in North Calcasieu Parish approximately twenty miles Northwest of Lake Charles, Louisiana. The 2010 population of DeQuincy was 3,012. Lake Charles is the largest city in Southwest Louisiana. DeQuincy is considered a part of the Lake Charles metropolitan area. Lake Charles is located in Southwest Louisiana approximately 30 miles north of the Gulf of Mexico and 20 miles east of the Sabine River. It is the economic center of the surrounding five parish Imperial Calcasieu area including Calcasieu, Cameron, Jeff Davis, Beauregard and Allen Parishes.

The 2020 population of Lake Charles was 71,993 people and within Calcasieu Parish was 216,785 people. The nearest city with a population of 200,000 plus is Baton Rouge located approximately 143 miles East of Lake Charles. The nearest city with a population of 1,000,000 plus is Houston, Texas located approximately 153 miles West of Lake Charles.

The area's climate is generally humid and subtropical. Due to its close proximity to the Gulf of Mexico, the area enjoys mild temperatures with few extremes. Seasonal changes are gradual. Winters are generally mild with cold spells of short duration. The coldest month is January with an average temperature of around 50 degrees and the warmest is July with an average temperature of 85 degrees. The average rainfall is approximately 55 inches annually.

The economy is centered primarily on the petrochemical, the gaming industry, the Port of Lake Charles and the Chennault Industrial Air Park. Forest products, agriculture and recreation rank accordingly behind the petrochemical industry in the income analysis of the area. Lake Charles has an unusually heavy chemical and refining base, the second most concentrated in Louisiana after Baton Rouge, Calcasieu Parish is home to sixteen different chemical plants, two refineries and three industrial gas processing plants. The huge capital-intensive petrochemical complex supports a very large industrial construction industry. The chemical industry is expanding with the recent announcement of several large plant expansions and new plant locations primarily related to the natural gas industry.

According to the 2018-2019 Louisiana economic outlook prepared by Loren C. Scott and published by the Economics & Policy Research Group, the Lake Charles MSA remains the hottest area of the state. This region has \$45.4 billion in industrial projects under construction and \$51.0 billion at the FEED and permitting stage. The boom in industrial construction workers will drive this region's employment up by 3,800 jobs (+3.6%) in 2017, before slowing to a respectable +2,200 jobs in 2018. In percentage terms, this will make Lake Charles the fastest growing region of the state by a wide margin. The MSA's growth rate could become much larger if the projects at the FEED stage move to construction.

The gaming industry consists of four casino licenses in this MSA and one in Allen Parish located just Northeast of Lake Charles. The Golden Nugget Lake Charles has recently opened adjacent to L'auberge du lac Casino Resort which opened for business in 2005. The other casinos include the Isle of Capri in Westlake, Delta Downs in Vinton and Coushatta Casino Resort in Kinder. According to the 2018-2019 Louisiana economic outlook prepared by Loren C. Scott and published by the Economics & Policy Research Group, the Lake Charles gaming market was up. This was evidenced by a 41% employment increase in the area over a three-year period. The Port of Lake Charles is the twelfth largest seaport in the United States. The Port owns and operates three marine terminals, the city docks, Bulk Terminal No. 1, the industrial canal and two industrial parks. The Calcasieu Ship Channel generates \$5.7 billion in local revenue and is projected to produce \$4.4 billion more by 2023, according to a report. The U.S. Army Corps of Engineers have allocated \$10 million to the Calcasieu Ship Channel for dredging a crucial portion of the channel to its full width.

The Chennault Industrial Air Park has had several tenants since Boeing originally began retrofitting planes there in the mid-1980s. The current occupants include Northrop Gruman, AAR Services, Million Air, Louisiana Millwork and Habitat for Humanity Calcasieu Area, Inc. The Chennault International Airport Authority is looking at a \$257 million expansion to increase the airport's cargo-handling capacity. Statewide, Bee said the channel accounted for 49,000 jobs in 2014, 27 percent being outside the Lake Charles area. It generated \$6.7 billion in annual revenue and \$155.6 million in annual tax revenue. By 2023, employment statewide is expected to rise by 12,000 jobs, annual revenue will grow by \$4.8 billion and tax revenue will increase by \$143.4 million.

Transportation is adequate in the area. Major highways include Interstate 10 and 210, U. S. Highways 171, 90 and 165, and State Highways 14, 378, 384 and 385. U. S. Highway 171 is the prime North/South highway for West Louisiana and Interstate 10 is the primary East/West traffic artery in Southwest Louisiana. U. S. Highway 171 recently was expanded to a four-lane highway known as the Western Corridor that extends from Shreveport, Louisiana to Lake Charles, Louisiana. U. S. Highway 165 recently was expanded to a four-lane highway that extends from Interstate 10 to Oakdale, Louisiana.

Commercial air service is available at the Lake Charles Regional Airport and the Chennault Industrial Airpark. Lake Charles' Airport is home to roughly 7,000 commercial flights and over 40,000 other flight operations each year. Lake Charles Regional Airport Authority board members finalized bid acceptance on two improvement projects that will cost over \$2 million dollars, and they moved forward on a number of other improvement projects. Rail service is provided by three railroads: Kansas City Southern, Missouri Pacific and Southern Pacific. The area is adequately served with motor freight and bus facilities.

The area is served with adequate community facilities. The area school system is considered modern and progressive. It covers grades K through 12 in various public and private schools. Higher education is available at McNeese State University, Louisiana Technical College-Sowela Campus and Delta School of Business and Technology.

There are adequate houses of worship of all faiths and denominations. All houses of worship appear to be strong and well supported by the community.

Recreational facilities are adequate for the area. The area has parks, baseball, softball and soccer fields, several golf courses, and access to area lakes, rivers and the Gulf of Mexico for water related activities.

Public information is provided by several newspapers, several radio stations, and local television stations and various cable television systems.

Local housing industry has been expanding over the past four years to meet the increased demand. Calcasieu Planning and Zoning Board has approved 32 single family housing developments adding approximately 3,200 lots for development. It approved no new mobile home parks and three RV parks (two new and one expansion of an existing park) with a total of 206 spaces. With the influx of new people there is a clear need additional capacity for all types of housing needs. The RV especially and the mobile home market is geared toward the transient worker that supports the petrochemical industry as well as the patrons of the gaming industry.

The Southwest Louisiana Economic Development Alliance projected, based on ongoing and approved projects, a need for increased RV and Mobile Homes Parks for the next 12-15 years. The overall economic base of the area is diversified and stable, with segments mentioned above that are expanding. Given the recent announcements on plant expansions and new plant locations in the area is anticipated that the growth pattern for the next 10 years will exceed the steady growth pattern that the area has experienced for the past 10 years. Below is a projects report compiled by the Southwest Louisiana Economic Development Alliance that supports the anticipated growth pattern.

Neighborhood Analysis. The subject neighborhood is a mixed-use area in west DeQuincy, Louisiana. It is bound to the North by Hwy 389, East by Hwy 27, South by Yoakum Street and West by Boise Street.

Land use in the neighborhood is mixed. It varies from single family residential to light commercial. The bulk of the land use in the neighborhood is residential. Commercial use is limited primarily to W. Fourth Street (Hwy 12). Typical land use includes retail, offices, banks, fast food, strip centers and motels. The DeQuincy industrial airpark is located at the west end of the neighborhood.

All public utilities, police and fire protection are available in the neighborhood.

The neighborhood has experienced a slow but steady growth pattern over the past five years. The expansion was slowed by the recent hurricanes but given the recent repairing and rebuilding in the area this trend is expected to accelerate in the next five years.

Property Description. The subject site is a slightly irregular shaped tract of land that contains 1.43 acres or 62,291 square feet more or less. It has 187.38feet of frontage on the south right-of-way of La. Hwy 12 and 613.07 feet of frontage on the east right of way of Lois Street. Both streets are two lane hard surfaced streets with swale ditch drainage. La. Hwy 12 is maintained by the Louisiana Department of Transportation and Development and Lois Street is maintained by the City of DeQuincy.

Soil conditions and sub-surface types are unknown since no detailed engineering analysis of the soil was available. Based on the presence of the existing improvements and buildings in the neighborhood, it is assumed that the land, with proper foundation work, can support the type of improvements found in the area. Further detail on the soil conditions of the site, if required, should be by qualified professionals in this field.

The tract appears to be located in a Flood Hazard Zone "X" as indicated on the FEMA Flood Hazard Map Community Panel #22019C0079F, dated February 2, 2011. Flood Zone "X" indicates areas of minimal risk areas outside the 1% and 0.2% annual chance floodplains. No BFEs or base flood depths are shown within these zones.