

Property	Tenant Bills Paid	Current	Status	Vacant	BRD	BTH	
	By owner	Rent		Asking price			
106 Lois							
Apt #21	Electric and water included	\$ 900.00	occupied		2	1	
Apt #22	Electric and water included	\$ 800.00	occupied		2	1	
Apt #23	Water paid only	\$ 800.00	occupied		2	1	
Apt #24	Water paid only	\$ 750.00	occupied		2	1	
Apt #25	Water Paid Only	\$ 800.00	occupied		2	1	
Apt #26	Water paid only	\$ 800.00	occupied		2	1	
Apt #27	Vacant		Vacant	\$ 800.00	2	1	
Apt #28	Vacant		Vacant	\$ 800.00	2	1	
Apt #29	Water paid only	\$ 800.00	occupied		2	1	
Apt #30	Electric and water included	\$ 800.00	occupied		2	1	
Apt #31	Water paid only	\$ 750.00	occupied		2	1	
Apt #32	Water Paid Only	\$ 750.00	occupied		2	1	
925 4th Street	Mini- Storage						
#2	\$50.00 Occupied	\$ 50.00	occupied				
#3	\$45.00 Occupied	\$ 45.00	occupied				
#4	\$60.00 Vacant		vacant	\$ 60.00			
#5	\$50.00 Occupied	\$ 50.00	occupied				
#6	Seller occupies	\$ -	occupied				
#7	\$85.00 Occupied	\$ 85.00	occupied				
#8	\$100.00 Occupied	\$ 100.00	occupied				
#9	\$100.00 Vacant		vacant	\$ 100.00			
#10	\$100.00 Vacant		vacant	\$ 100.00			
#11	\$90.00 Vacant		vacant	\$ 90.00			
#12	\$90.00 Vacant		vacant	\$ 90.00			
#13	\$80.00 Vacant		vacant	\$ 80.00			
#14	\$80.00 Vacant		vacant	\$ 80.00			
#15	\$50.00 Vacant		vacant	\$ 50.00			
#16	\$60.00 Occupied	\$ 60.00	occupied				

#17	\$80.00 Occupied	\$ 80.00	occupied				
#18	\$50.00 Occupied	\$ 50.00	occupied				
#19	\$80.00 Vacant		vacant	\$ 80.00			
#20	\$80.00 Occupied	\$ 80.00	occupied				
#21	\$90.00 Occupied	\$ 90.00	occupied				
#22	\$80.00 Vacant		vacant	\$ 80.00			
#23	\$50.00 Occupied	\$ 50.00	occupied				
#24	\$50.00 Occupied	\$ 50.00	occupied				
#25	\$80.00 Occupied	\$ 80.00	occupied				

Total Collected \$ 8,820.00 \$ 2,410.00



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



CALCASIEU PARISH

POLICE JURY ♦ PARISH GOVERNMENT ♦ LOUISIANA

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

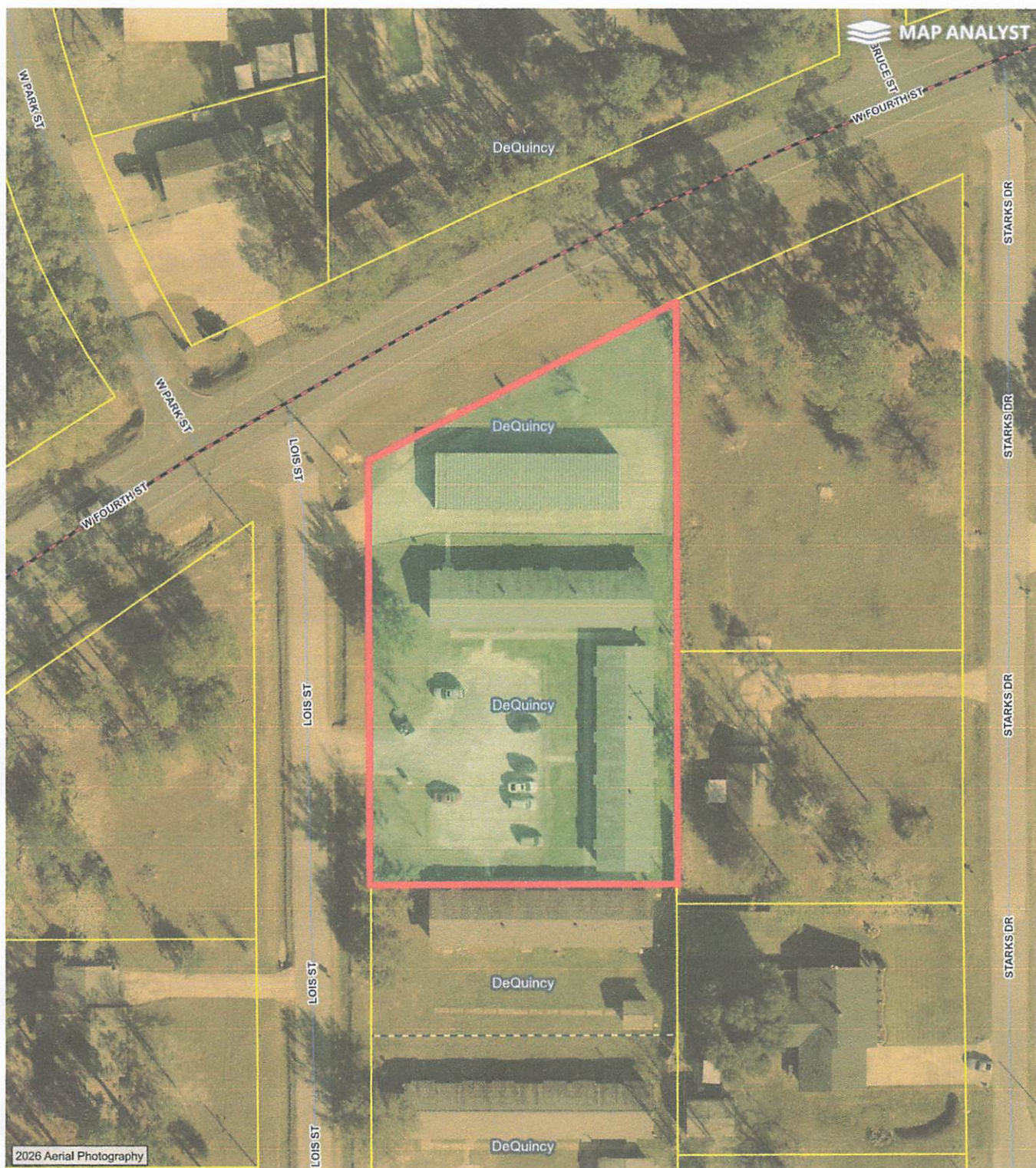
VALUE	DESCRIPTION
District 11	JUROR: ROGER MARCANTEL, EMAIL: RMARCANTEL@CALCASIEU.GOV, PHONE: 337-532-8710

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



Profit & Loss

January 1 through September 3, 2026

Jan 1 - Sep 3, 26

▼ Ordinary Income/Expense

▼ Income

4010 · Rental Income ▶ 78,225.00 ◀

Total Income 78,225.00

Gross Profit 78,225.00

▼ Expense

6122 · Late charges/fees 15.42

6180 · Insurance 12,271.36

▼ 6200 · Interest Expense

6220 · Loan Interest 18,748.19

Total 6200 · Interest Expense 18,748.19

6265 · Grounds Maintenance 1,050.00

▼ 6270 · Professional Fees

6280 · Legal Fees 180.00

Total 6270 · Professional Fees 180.00

▼ 6300 · Repairs

6310 · Repairs & Maintenance 17,674.64

6325 · Mainienance - cleaning/make rea 2,444.38

Total 6300 · Repairs 20,119.02

▼ 6390 · Utilities

6400 · Gas and Electric 6,264.62

6410 · Water 4,437.56

6390 · Utilities - Other 8,828.19

Total 6390 · Utilities 19,530.37

6420 · Pest Control 53.75

Total Expense 71,968.11

Net Ordinary Income 6,256.89

Net Income 6,256.89

Westside Ministorage #2	\$50.00 Occupied
Westside Ministorage #3	\$45.00 Occupied
Westside Ministorage #4	\$60.00 Vacant
Westside Ministorage #5	\$50.00 Occupied
Westside Ministorage #6	J&R /
Westside Ministorage #7	\$85.00 Occupied
Westside Ministorage #8	\$100.00 Occupied
Westside Ministorage #9	\$100.00 Vacant
Westside Ministorage #10	\$100.00 Vacant
Westside Ministorage #11	\$90.00 Vacant
Westside Ministorage #12	\$90.00 Vacant

J & R Monlezun, Inc.
Profit & Loss
 January through December 2025

Jan - Dec 25

▼ Ordinary Income/Expense

▼ Income

4010 · Rental Income ▶ 117,225.00 ◀

Total Income 117,225.00

Gross Profit 117,225.00

▼ Expense

6175 · Office Supplies 145.72

6180 · Insurance 16,764.93

▼ 6200 · Interest Expense

6220 · Loan Interest 29,160.74

Total 6200 · Interest Expense 29,160.74

6265 · Grounds Maintenance 1,500.00

6270 · Professional Fees 180.00

▼ 6300 · Repairs

6310 · Repairs & Maintenance 20,445.07

6325 · Mainienance - cleaning/make rea 1,373.70

6300 · Repairs - Other 4,611.28

Total 6300 · Repairs 26,430.05

▼ 6390 · Utilities

6400 · Gas and Electric 7,037.71

6410 · Water 4,998.12

6390 · Utilities - Other 11,523.31 Dumpster

Total 6390 · Utilities 23,559.14

6420 · Pest Control 73.79

6565 · Taxes 2,220.79

Total Expense 100,035.16

Net Ordinary Income 17,189.84

Net Income 17,189.84

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)

This is An Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice (January 1, 2014). The appraisal is presented in a summary format that presents discussion of the data, reasoning, and analysis that were used in the appraisal process to develop the appraiser's opinion of value. All supporting documentation concerning the data, reasoning, and analysis is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the clients and to the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

The accompanying report outlines all procedures used in this valuation as well as data gathered during my investigation, methods of appraisal and reasoning used in the valuation of the subject property.

I am not aware of any environmental hazards associated with the subject property. I did not observe the presence of hazardous materials and there are no underground fuel storage tanks or evidence of waste disposal. No responsibility is assumed for any such conditions or for any expertise or engineering knowledge or expense required to discover them.

This appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan. The opinion of value expressed in this report is also subject to the extraordinary assumptions and hypothetical conditions discussed in the Scope of Work and all assumptions and limiting conditions in the addenda of this report.

This appraisal report is being transmitted as an "electronic record" containing my "electronic" signature, as those terms are defined in applicable federal and state laws and shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand-written signature.

I contacted five local brokers that are active in the area regarding the market reaction to the COVID-19 situation. The consensus opinion was that there was uncertainty in projecting into the near future and it was giving some in the market pause. They all indicated that market activity was reasonably steady at this point and had not seen any negative impact on value. They all also tempered their comments with the caveat that this was their experience and opinion at this point. If the trajectory of the pandemic indicated a return to higher levels in the future, they would need to reassess.

Southwest Louisiana was impacted by the arrival of Hurricane Laura on August 27, 2020 and Hurricane Delta on October 9, 2020. Hurricane Laura made landfall as a category 4 storm and caused extensive damage buildings and infrastructure in the area. As cleanup was progressing from Laura, Delta hit and compounded a bad situation. Local leaders are continuing to assess the damage and are not putting any time frame on the recovery effort at this point. Regional power companies are currently reporting that approximately 95% of their customer's power has been restored. The sewer and garbage pickup have been restored. Local leaders are working with FEMA and local entities on the restoration effort. They are predicting that most businesses will recover to some level of normalcy. Due to the extent of the property damage, it will take a while for the commercial and residential clean up. The area has been through this type of disaster in the past and has recovered. There is no reason to think it won't again. I have contacted several local brokers and their combined assessment of the situation is this, there will be a slow down during the early phase of the recovery that will transition to a robust rebuilding phase that will return the area its position prior to the storm.

Respectfully submitted,

**Brent
Hodges** Digitally signed
by Brent Hodges
Date: 2021.12.27
14:34:25 -06'00'

S. Brent Hodges
LA Certified General Appraiser #G0050

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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

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to provide the appraiser's best estimate of the "As Is" *Market Value* of the real property as of the effective date of the appraisal. *Market Value* is defined by the federal financial institutions regulatory agencies as follows:

Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) buyer and seller are typically motivated;
- (2) both parties are well informed or well advised and acting in what they consider their own best interest;
- (3) a reasonable time is allowed for exposure in the open market;
- (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements compared thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

SCOPE OF WORK

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

This appraisal is prepared for Mr. Robert Williamson of The Evangeline Bank and Trust Company. The problem to be solved is to estimate the "As Is" Market Value of the subject property. The intended use is to determine "As Is" Market Value of the property. This appraisal is intended for the use of client only.

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 for 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.

Below is a list of the area's major employers and the update SWLA Projects Report.



2020 Southwest Louisiana Major Employers

Company/Organization	SIC/NAICS Industry Classifications	Number of Full-time Employees
Calcasieu Parish School Board	Public Elementary & Secondary Schools	1,000-4999
Coushatta	Casino / Hotel / Entertainment	1,000-4999
Lake Charles Memorial Health System	General Medical & Surgical Hospital	1,000-4999
Westlake Chemical Corporation	Chlorine, Caustic, Plastic, Paint & Coating Manufacturing	1,000-4999
Turner Industries	Contractor	1,000-4999
Golden Nugget, LLC	Casino / Hotel / Entertainment	1,000-4999
L'auberge -- Lake Charles	Casino / Hotel / Entertainment	1,000-4999
Versa Integrity Group	Industry/Oil & Gas	1,000-4999
Sun Industrial Group	Industry/Oil & Gas	1,000-4999
Sasol Chemicals, LLC	Chemicals	1,000-4999
Christus St. Patrick Hospital	Hospital	1,000-4999
Citgo Petroleum Corporation	Petroleum Refinery	1,000-4999
Calcasieu Parish Sheriff's Office	Law Enforcement / Protection	500-999
Beauregard Parish School Board	Public Elementary & Secondary Schools	500-999
City of Lake Charles	City Government	500-999
Jefferson Davis Parish School Board	Public Elementary & Secondary Schools	500-999
Phillips 66 Manufacturing	Petroleum Refinery	500-999
Stine Home & Yard	Building Supplies	500-999
McNeese State University	Colleges & Universities / Academic	500-999
Delta Downs Racetrack	Casino / Hotel / Entertainment	500-999
Isle of Capri Lake Charles	Casino / Hotel / Entertainment	500-999
Northrop Grumman Systems Corporation	Aircraft Maintenance & Repair	500-999
Calcasieu Parish Police Jury	County Government	500-999
West Calcasieu Cameron Hospital	Hospital	500-999
Recon Management Services	Engineering	500-999
Billy Navarre Auto Group	Automotive	<500

(Top Major Employers with 450 or more full-time employees) Updated January 2020

SWLA Projects Report 2020 Updated 05.19.2020

Compiled by the Southwest Louisiana Economic Development Alliance, this report reflects projects that are still active or not completed as of May 2020. Some projects may have been announced or started in prior years. All information in this report is either provided by the company themselves or from press releases provided through media. This is not an exhaustive list of all projects in SWLA as some companies are in phases where they are not ready to publicly share information about their projects.

PARISH	PROJECT		
Projects Under Construction			
Allen			
Calcasieu	ART		
	Belle Savanne		
	• Big Lake Pools (G2X)		
	Endace		
	• Juniper Specialty Products		
	Lake Charles Memorial Health System		
	Lake Charles Regional Airport		
	Lakes at Morganfield		
	McNeese State University		
	P66 Isomerization Unit		
	PLC - Calcasieu Ship Channel		
	Sarol - Ethane Cracker		
Cameron			
	Cheniere LNG Phase 3		
	Venture Global LNG- Calcasieu Pass		
Jeff Davis			
	Lacassine Operating Company		
Subtotal	\$22,230,328,381		
PARISH	PROJECT		
Announced Projects Pending Final Approval			
Allen			
Beauregard			
	Ingevity Upgrades		
Calcasieu			
	Driftwood LNG		
	Lake Charles LNG (Energy Transfer)		
	Lake Charles Memorial Health		
	Lake Charles Methanol LLC		
	Lake Charles Regional Airport		
	Magnolia LNG (Global Energy Megatrend, Ltd.)		
	McNeese State University		
	Port of Vinton		
	West Calcasieu Port		
Cameron			
	Commonwealth LNG (formerly Waller Point)		
	Port Louisiana LLC		
	G2 Net-Zero LNG		
	Monkey Island LNG (formerly SCT&E LNG)		
Subtotal	\$56,953,217,435		
Total	\$79,183,545,816		
JOBS	Projects Under Construction	Announced Projects	Completed Projects
Temporary Construction Jobs	9,315	23,300	16,250
Permanent Direct Jobs	849	5,265	3,683
Permanent Indirect Jobs	1,794	7,827	4,338
Permanent Induced Jobs	1,619	3,396	4,024
TOTAL ESTIMATED JOBS	13,577	63,683	28,295

Permanent Indirect Jobs
The indirect impact is the value of inputs purchased in subsequent rounds of spending by the supporting industries. So the indirect jobs result from the supporting industries related to each project.

Permanent Induced Jobs
The induced impact (this impact is often called the household-spending effect) is the value of goods and services purchased by all workers whose earnings are affected by the final-demand change. The induced jobs come from the increased spending of the workers that are in the directly impacted project and the supporting industries to that project.

The indirect jobs and the induced jobs are shown separately because there must be an assumption that the additional household spending is occurring in the area of the project.

• Project Delayed

Below is a report of projects completed as of May 19, 2020	
PARISH	PROJECT
Completed Projects by Parish	
Allen	Air Liquide
	Allen Parish Jail
	Seven Clans Hotel at Coushatta
Beauregard	Beauregard Courthouse
	Packaging Corporation of America (Boise)
Calcasieu	Chennault Hangar
	Citadel Completions LLC
	Crying Eagle Brewery
	Delta Downs Casino Hotel
	Dongsung
	Entergy Generation Project for Lake Charles Power Station
	Entergy Louisiana Transmission Project
	Farmers Rice Milling
	Golden Nugget
	Golden Nugget Rush Tower
	Gulf South Pipeline Company
	Heritage Square
	IFG Port Holdings
	Indorama Ventures
	Lake Charles City Court
	Lake Charles Regional Airport
	L' Auberge
	Lotte Westlake Chemical Complex
	Matheson TriGas
	McNeese State University
	Northrop Grumman
	PLC - Rail Improvements
	SW Beverage
	SEED Center
	Southside Machine Works
	Sowela Aviation Training Facility
	Sowela Industrial Training Facility
	Sowela Nursing/Health Facility
	Sycamore Student Center at Sowela
	VA Hospital
	West Calcasieu Event Center
	West Cal Port - Dredging
	Westlake Chemical
Cameron	Cameron Access
	Cameron Courthouse
	Cameron Fisheries Facility
	Cameron LNG
	Cheniere LNG Phase 1 & 2
Jeff Davis	Entergy Jennings Reliability Project
	Jeff Davis Jail
	LA Spirits
	LA Spirits Expansion
	Metalplate Galvanizing
	Porocel
	Sowela Jennings Campus Facility
	Zagis Expansion
Total	\$32,613,794,285

Source: LED RIMS II Projection Models

Compiled by the Business Development & Data Analyst of the Southwest Louisiana Economic Development Alliance

Updated 05.19.2020

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 187.38 feet 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.

I am not aware of the presence of hazardous site substances. I am not qualified to test for such substances or conditions. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover or evaluate them. I am not an environmental expert. The presumption here is that there is no loss in value due to environmental violations. If at a later date this proves to be incorrect, then the value conclusion herein is inconclusive.

Existing improvements include three apartment buildings, mini-storage building and a mix of concrete and limestone drive/parking areas.

There is a perimeter sketch of the buildings and a typical floor plan for the units in the addendum to the report.

There is a sketch of the improvements in the addendum to the report.

There is no interior finish, lighting or climate control in the storage units. Lighting for the office is provided by an incandescent fixture.

Site improvements include approximately 533 square feet of concrete and approximately 7,600 square feet of limestone drives.

17x1
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Laundry on site
 5% Maresse
 19.530
 All Bill/Spad
 22