

Rent Roll
305 Railroad

305 N. Railroad	1					\$600.00	
KINDER	2					\$600.00	
	3					\$650.00	
	4					\$600.00	
	5					\$600.00	
						\$3,050.00	

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Description (Address) 305 Railroad Street
City, State, Zip Kinder, 70648

Seller's Disclosure [Signature] 07/31/25 1:22 PM CDT

- (A) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):
- (1) [] Known lead-based paint and/or lead-based paint hazards are present in the housing
Explain: _____
- (2) [x] Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

- (B) Records and reports available to the seller (check (1) or (2) below):
- (1) [] Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing
List documents: _____
- (2) [x] Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial below)

- (C) [] Purchaser has received copies of all information listed above.
- (D) [] Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

- (E) Purchaser has (check (1) or (2) below):
- (1) [] received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (2) [] waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial below)

- (F) [Signature] Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

[Signature] dotloop verified 07/31/25 1:22 PM CDT YIM6-ERHK-JSVU-8IPB
Seller Date

[Signature] dotloop verified 07/31/25 1:15 PM CDT GJZK-KQ7S-DYSF-7SQU
Agent Date

Purchaser Date

Purchaser Date

Agent Date

Parcel: 0220023784
Assessment #:

Allen Parish Report
Tax Year 2025
(Uncertified)

ID: 19513

Property Owner

Name: EAVES PROPERTIES, LLC

Property Information

Physical Address: 305 A/B EAST RAILROAD ST

Mailing Address: CHARLES & JANA EAVES,
MANAGERS 479 HOLLYWOOD RD
PITKIN , LA 70656

Subdivision:
Block / Lot: N/A / N/A
S-T-R: N/A

Extended Legal: A TRACT OF LAND SITUATED IN THE TOWN OF KINDER, SECTION 35, T-6-S, R-5-W, ALLEN PARISH, LOUISIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A POINT, WHICH POINT IS THE INTERSECTION OF THE CENTERLINE OF THE UNION PACIFIC RAILROAD TRACKS (FORMERLY MISSOURI PACIFIC RAILROAD) WITH THE NORTH RIGHT OF WAY LINE OF THIRD AVE. AND /OR U.S. HIGHWAY 190, THENCE FROM SAID POINT PROCEED SOUTH 89 DEG. 26'15" EAST 79.70 FEET TO A POINT, THENCE NORTH 29 DEG. 07'33" EAST 164.56 FEET TO THE POINT OF BEGINNING, THENCE NORTH 29 DEG. 07'33" EAST 135.44 FEET ALONG THE EAST RIGHT OF WAY LINE OF THE UNION PACIFIC ROAD (FORMERLY MISSOURI PACIFIC RAIL ROAD) TO A 1/2" IRON ROD, THENCE SOUTH 89 DEG. 26'15" EAST 56.93 FEET TO A 1/2" IRON ROD, THENCE SOUTH 29 DEG. 07'33" WEST 162.82 FEET ALONG RAIL ROAD STREET TO A POINT, THENCE NORTH 60 DEG. 40'56" WEST 50.00 FEET TO THE POINT OF BEGINNING, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON. (501-286)(501-282(501-512)(510-1113)(546-656)

Assessment Summary:

Description	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
URBAN APT.			220,400			\$22,040	10%
URBAN LOT			5,000			\$500	
Totals:			225,400			\$22,540	

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
AMB SERV DIST#1 (1020 031)	9.52	P	\$214.58	\$0.00	\$214.58
CON ALIMONY (KINDER)(5034 001)	4.52	M	\$101.88	\$0.00	\$101.88
FIRE DIST #4	6.88	P	\$155.08	\$0.00	\$155.08
GEN PURPOSE (KINDER)(5034 002)	9.66	M	\$217.74	\$0.00	\$217.74
HOSP SERV DIST #3	14.67	P	\$330.67	\$0.00	\$330.67
KIN DR DIST #2 (1020 093)	3.69	P	\$83.17	\$0.00	\$83.17
PARISH IN	56.47	P	\$1,272.84	\$0.00	\$1,272.84
REC DT #2 (KIN) (1020 009)	4.61	P	\$103.91	\$0.00	\$103.91
ROAD DIST #2	24.46	P	\$551.33	\$0.00	\$551.33
SCH DIST #25	47.72	P	\$1,075.61	\$0.00	\$1,075.61
Totals:			\$4,106.81	\$0.00	\$4,106.81

Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Parcel Owner Information:

Percent of Ownership	Name
100.00%	EAVES PROPERTIES, LLC

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Subject to terms and conditions.
www.actDataScout.com

169770
169770

Parcel: 0220023784
Assessment #:

Allen Parish Report
Tax Year 2025
(Uncertified)

ID: 19513

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
1/31/2022	546	656	Cash Warranty Deed	\$249,900	EAVES PROPERTIES, LLC;
3/12/2015	510	1113	aff as to surveyor variances	\$0	JMK5 KINDER, L.L.C.;
1/22/2014	501	512	Act of Correction	\$0	JMK5 KINDER, L.L.C.;
1/13/2014	501	286	Cash Warranty Deed	\$130,000	JMK5 KINDER, L.L.C.;
1/13/2014	501	282	Act of Correction	\$0	GUILLORY, VICTOR;

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Property	Unit	Tenant Name & Contact Number	# of BR	Deposit Paid
705 N. 11th street	1	Phillip Reed	2	\$0.00
705 N. 11th street	2	Joshua Soileaux	2	\$145.00
705 N. 11th street	3	Aaron Avilla	2	\$695.00
705 N. 11th street	4	Keshe Berry	2	\$350.00
705 N. 11th street	5	Colton Beard	2	\$200.00
705 N. 11th street	6	Braxton Henry	2	\$350.00
705 N. 11th street	7	Alicia Dantley	2	\$150.00
705 N. 11th street	8	Matthew Buffalohead	2	\$350.00
705 N. 11th street	9	Michael Brannon	2	\$375.00
705 N. 11th street	10	Lesley Manuel	2	\$400.00
705 N. 11th street	11	Randall Manuel	2	\$125.00
705 N. 11th street	12	Vnona Atkins	2	\$695.00
705 N. 11th street	13	Charkia Phillips	2	\$200.00
705 N. 11th street	14	Mitchell Ingalls	2	\$150.00
705 N. 11th street	15	John & Latricia Guillory	2	\$0.00
705 N. 11th street	16	Natasha Friday	2	\$350.00
				Total Monthly Ren
Color code key				Total Deposits:
No month-month agreement				
No lease agreement possibly Destiny Mills				
Discrepancy				

Monthly Rent	Lease	Month-month	Deposit	Column1
\$695.00	\$625	\$695		
\$695.00	\$695	\$750	\$695	
\$695.00	\$695	\$695	\$695	
\$650.00	\$650	\$750	\$350	
\$700.00	\$700	\$700	\$200	Destiny m
\$650.00	\$650	\$650	\$350	
\$650.00	\$695	\$750	\$695	
\$650.00	\$650	\$800	\$350	
\$695.00	\$625	\$695	\$375	
\$800.00	\$800	\$750	\$800	
\$695.00	\$695	\$750	\$125	
\$695.00	\$695	\$1,300	\$695	
\$700.00	\$700	\$800	\$300	
\$650.00	\$650	\$650	\$150	
\$695.00	\$695	\$750	\$695	
\$650.00	\$650	\$800	\$350	
	\$10,870	\$11,590	6825	
\$10,965.00				
\$4,535.00				

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Lead Warning Statement

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Property Description (Address) 705 N 11th Street
City, State, Zip Kinder, 70656

Seller's Disclosure

- (A) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):
- (1) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing
Explain: _____
- (2) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

- (B) Records and reports available to the seller (check (1) or (2) below):
- (1) ☐ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing
List documents: _____
- (2) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (initial below)

- (C) ☐ Purchaser has received copies of all information listed above.
- (D) ☐ Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

- (E) Purchaser has (check (1) or (2) below):
- (1) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (2) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial below)

- (F) ☒ Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<i>Eaves Properties, LLC by Charles Eaves</i>	dotloop verified 07/31/25 1:31 PM CDT GH08-6MZN-KIGJ-2DKK
Seller	Date
Seller	Date
<i>Robbie Angle</i>	dotloop verified 07/31/25 1:22 PM CDT PV3Q-7H1D-YBFX-TAOV
Agent	Date

 	Date
Purchaser	Date
Purchaser	Date
Agent	Date

Parcel: 0220036260
Assessment #:

Allen Parish Report
Tax Year 2025
(Uncertified)

ID: 19663

Property Owner

Name: EAVES PROPERTIES LLC

Property Information

Physical Address: 705 N. 11TH ST. (KARAM'S PROPERTIES)

Mailing Address: CHARLES & JANA EAVES PO BOX
310
PITKIN , LA 70656

Subdivision:
Block / Lot: N/A / N/A
S-T-R: 26-06-05

Extended Legal: THAT CERTAIN TRACT OR PARCEL OF GROUND, CONTAINING 5.245 ACRES, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, PRIVILEGES, AND SERVITUDES APPERTAINING THERETO, AND ALL APPURTENANCES THEREOF, LYING AND BEING SITUATED IN SECTION 35, TOWNSHIP 6 SOUTH, RANGE 5 WEST, WITHIN THE CORPORATE LIMITS TO THE TOWN OF KINDER, ALLEN PARISH, STATE OF LOUISIANA AND BEING KNOWN AND DESIGNATED AS LOT 1, FIELD CREST SUBDIVISION, PHASE 1, ON A PLAT OF SURVEY PREPARED BY NASON A. LALACK, JR. REGISTERED LAND SURVEYOR, DATED JUNE 11, 2007, AND BEING DESCRIBED WITH REFERENCE THERETO AS HAVING A FRONTAGE ON SEVENTH AVENUE, ITS SOUTHERN BOUNDARY AND, HAVING SUCH OTHER BOUNDARIES, DIMENSIONS, AND MEASUREMENTS AS IS MORE FULLY SHOWN ON SAID PLAT OF SURVEY OF SAID PROPERTY. AND THAT CERTAIN TRACT OR PARCEL OF GROUND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, AND ALL RIGHTS, WAYS, PRIVILEGES, AND SERVITUDES APPERTAINING THERETO, AND ALL APPURTENANCES THEREOF, LYING AND BEING SITUATED IN SECTION 35, TOWNSHIP 6 SOUTH, RANGE 5 WEST, WITHIN THE CORPORATE LIMITS TO THE TOWN OF KINDER, ALLEN PARISH, STATE OF LOUISIANA AND BEING KNOWN AND DESIGNATED AS LOT 1 A, FIELD CREST SUBDIVISION, PHASE 1, ON PLATS OF SURVEY PREPARED BY NASON A. LAIJACK, JR. REGISTERED LAND SURVEYOR, DATED JUNE 11, 2007, AND VIRGIL T. COLLINS, COLLINS LAND SURVEYORS, DATED JULY 7, 2014 AND REVISED JULY 15, 2014, BEING DESCRIBED WITH REFERENCE THERETO AS HAVING A FRONTAGE ON SEVENTH AVENUE, ITS SOUTHERN BOUNDARY AND HAVING SUCH OTHER BOUNDARIES, DIMENSIONS, AND MEASUREMENTS AS IS MORE FULLY SHOWN ON SAID PLAT OF SURVEY OF SAID PROPERTY. LESS AND EXCEPT: A CERTAIN TRACT OF LAND, SITUATED IN THE TOWN OF KINDER, IN SECTION 35, T6S, R5W, ALLEN PARISH, LOUISIANA, AND BEING BOUNDED ON THE NORTH BY LOT 2, FIELD CREST SUBDIVISION, - PHASE ONE, ON THE SOUTH BY SEVENTH AVE., ON THE EAST BY THE REMAINDER OF LOT 1 & ON THE WEST BY NINTH STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE APPARENT EAST R/W NINTH STREET & THE NORTH R/W SEVENTH AVE., THENCE PROCEEDING ALONG SAID EAST R/W NINTH ST. N01 DEG 14 MIN 12 SEC E A DISTANCE OF 361.53 FEET; THENCE S88 DEG 33 MIN 28 SEC E A DISTANCE OF 493.47 FEET; THENCE DUE SOUTH A DISTANCE OF 351.66 FEET TO A POINT ON THE NORTH R/W SEVENTH AVE., THENCE ALONG SAID NORTH R/W SEVENTH AVE., N89 DEG 41 MIN 56 SEC W A DISTANCE OF 501.13 FEET TO THE POINT OF BEGINNING. THIS PROPERTY ALSO INCLUDES THAT PORTION PREVIOUSLY KNOWN AND DESCRIBED AS THE EASTERN 299.5 FEET OF LOT 1, FIELD CREST SUBDIVISION, PHASE I, UNDER ENTRY NO. 418,883, COB 411, PAGE 813, RECORDS OF ALLEN PARISH, LA. (450-1155)(454-555)(547-656)

Assessment Summary:

Description	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
URBAN LOT			6,000			\$600	
URBAN APT.			714,600			\$71,460	10%
Totals:			720,600			\$72,060	

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Parcel: 0220036260

Assessment #:

Allen Parish Report

Tax Year 2025

(Uncertified)

ID: 19663

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
AMB SERV DIST#1 (1020 031)	9.52	P	\$686.01	\$0.00	\$686.01
CON ALIMONY (KINDER)(5034 001)	4.52	M	\$325.71	\$0.00	\$325.71
FIRE DIST #4	6.88	P	\$495.77	\$0.00	\$495.77
GEN PURPOSE (KINDER)(5034 002)	9.66	M	\$696.10	\$0.00	\$696.10
HOSP SERV DIST #3	14.67	P	\$1,057.12	\$0.00	\$1,057.12
KIN DR DIST #2 (1020 093)	3.69	P	\$265.90	\$0.00	\$265.90
PARISH IN	56.47	P	\$4,069.23	\$0.00	\$4,069.23
REC DT #2 (KIN) (1020 009)	4.61	P	\$332.20	\$0.00	\$332.20
ROAD DIST #2	24.46	P	\$1,762.59	\$0.00	\$1,762.59
SCH DIST #25	47.72	P	\$3,438.70	\$0.00	\$3,438.70
Totals:			\$13,129.33	\$0.00	\$13,129.33

Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

Parcel Owner Information:

Percent of Ownership Name

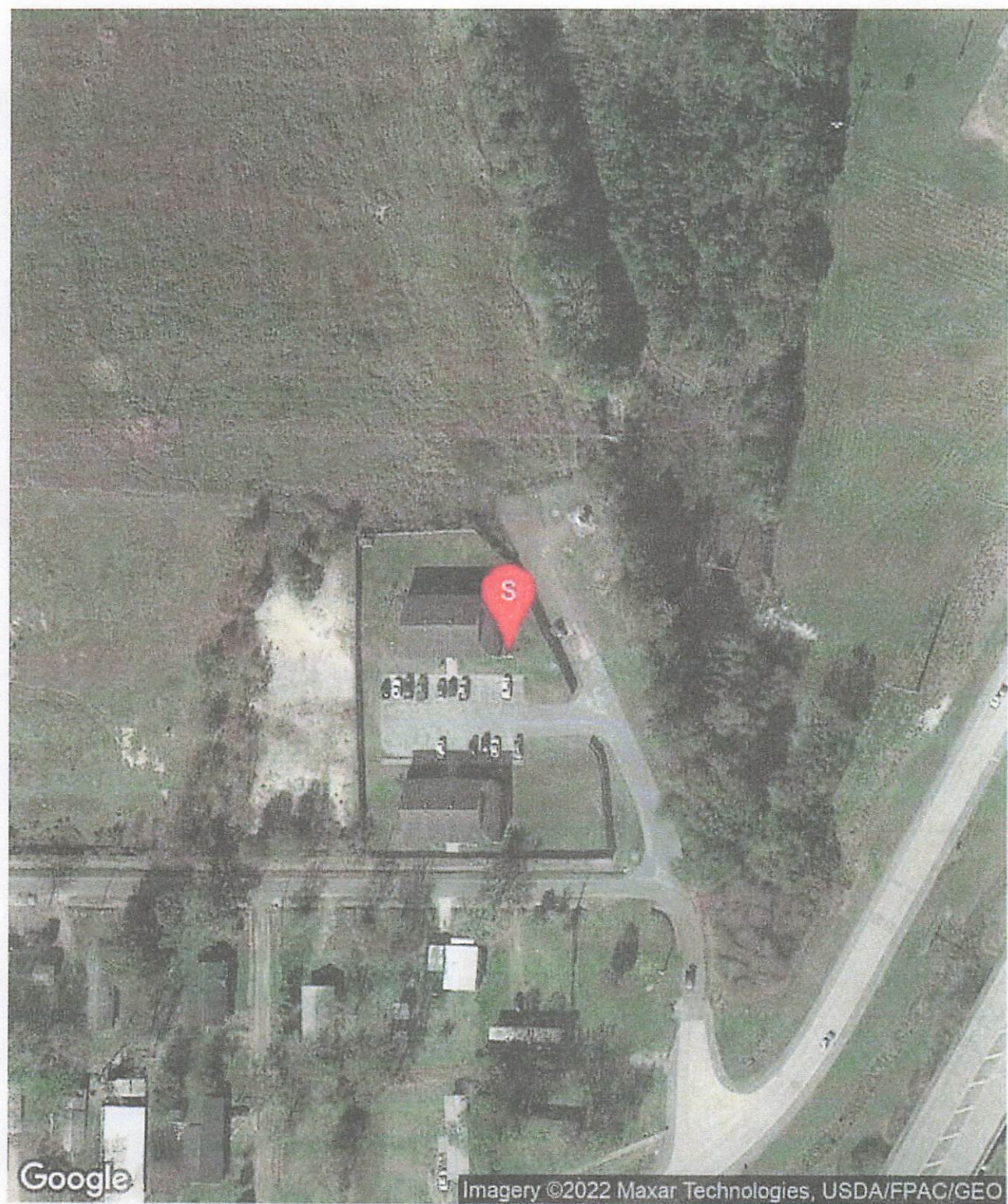
100.00% EAVES PROPERTIES LLC

Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
4/18/2022	547	656	Cash Warranty Deed	\$800,000	EAVES PROPERTIES LLC;
7/24/2014	506	489	Cash Warranty Deed	\$528,000	JMK5 KINDER, L.L.C.;
2/6/2013	493	294	Cash Sale	\$415,423	HAYS KINDER APARTMENTS, L.L.C.;
11/21/2012	491	151	Tax Redemption Certificate	\$10,667	HOME BOYS, LLC;
11/15/2012	491	47	Tax Redemption Certificate	\$1,070	HOME BOYS, LLC;
6/6/2012	486	795	City Tax Deed	\$1,030	ADAIR ASSET MGMT, LLC/U.S. BANK;
6/6/2012	485	245	Parish Tax Deed	\$940,400	ADAIR ASSET MGMT, LLC/U.S. BANK;
6/7/2007	450	1155	Cash Sale	\$537,500	HOME BOYS, L.L.C.;

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AERIAL PHOTOGRAPH



IDENTIFICATION OF ASSIGNMENT

PROPERTY IDENTIFICATION

The subject is a multi-family (garden low-rise) use totaling 14,122 SF (NRA) on 1.4809-acres (64,508 SF) located at 705 North 11th St in Kinder, Allen Parish, Louisiana.

The legal description of the subject property is as follows:

That certain tract or parcel of ground, containing 5.245 acres, together with all buildings and improvements thereon, and all rights, ways, privileges, and servitudes appertaining thereto, and all appurtenances thereof, lying and being situated in Section 35, Township 6 South, Range 5 West, within the Corporate Limits to the Town of Kinder, Allen Parish, State of Louisiana and being known and designated as LOT 1, FIELD CREST SUBDIVISION, PHASE 1, on a plat of survey prepared by Nason A. LaJack, Jr. Registered Land Surveyor, dated June 11, 2007, and being described with reference thereto as having a frontage on Seventh Avenue, its southern boundary and having such other boundaries, dimensions, and measurements as is more fully shown on said plat of survey of said property.

That certain tract or parcel of ground, together with all buildings and improvements thereon, and all rights, ways, privileges, and servitudes appertaining thereto, and all appurtenances thereof, lying and being situated in Section 35, Township 6 South, Range 5 West, within the Corporate Limits to the Town of Kinder, Allen Parish, State of Louisiana and being known and designated as LOT 1 A, FIELD CREST SUBDIVISION, PHASE 1, on a plat of survey prepared by Nason A. LaJack, Jr. Registered Land Surveyor, dated June 11, 2007, and Virgil T. Collins, Collins Land Surveyors, dated July 7, 2014 and revised July 15, 2014, being described with reference thereto as having a frontage on Seventh Avenue, its southern boundary and having such other boundaries, dimensions, and measurements as is more fully shown on attached plat of survey of said property.

LESS AND EXCEPT:

A certain tract of land, situated in the Town of Kinder, in Section 35, T6S,R5W, Allen Parish, Louisiana, and being bounded on the North by Lot, Field Crest Subdivision, - Phase One, on the South by Seventh Ave., on the East by the remainder of Lot 1 & on the West by Ninth Street, and being more particularly described as follows: Beginning at the intersection of the apparent East R/W Ninth Street & the North R/W seventh Ave., thence proceeding along said East R/W Ninth St. N01°14'12"E a distance of 361.53 feet; thence S88°33'28"E a distance of 493.47 feet; thence due South a distance of 351.66 feet to a point on the North R/W Seventh Ave., thence along said North R/W Seventh Ave., N89°41'56"W a distance of 501.13 feet to the point of beginning.

This property also includes that portion previously known and described as the Eastern 299.5 feet of Lot 1, Field Crest Subdivision, Phase 1, under Entry NO. 418,883, COB 411, Page 813, records of Allen Parish, LA.,

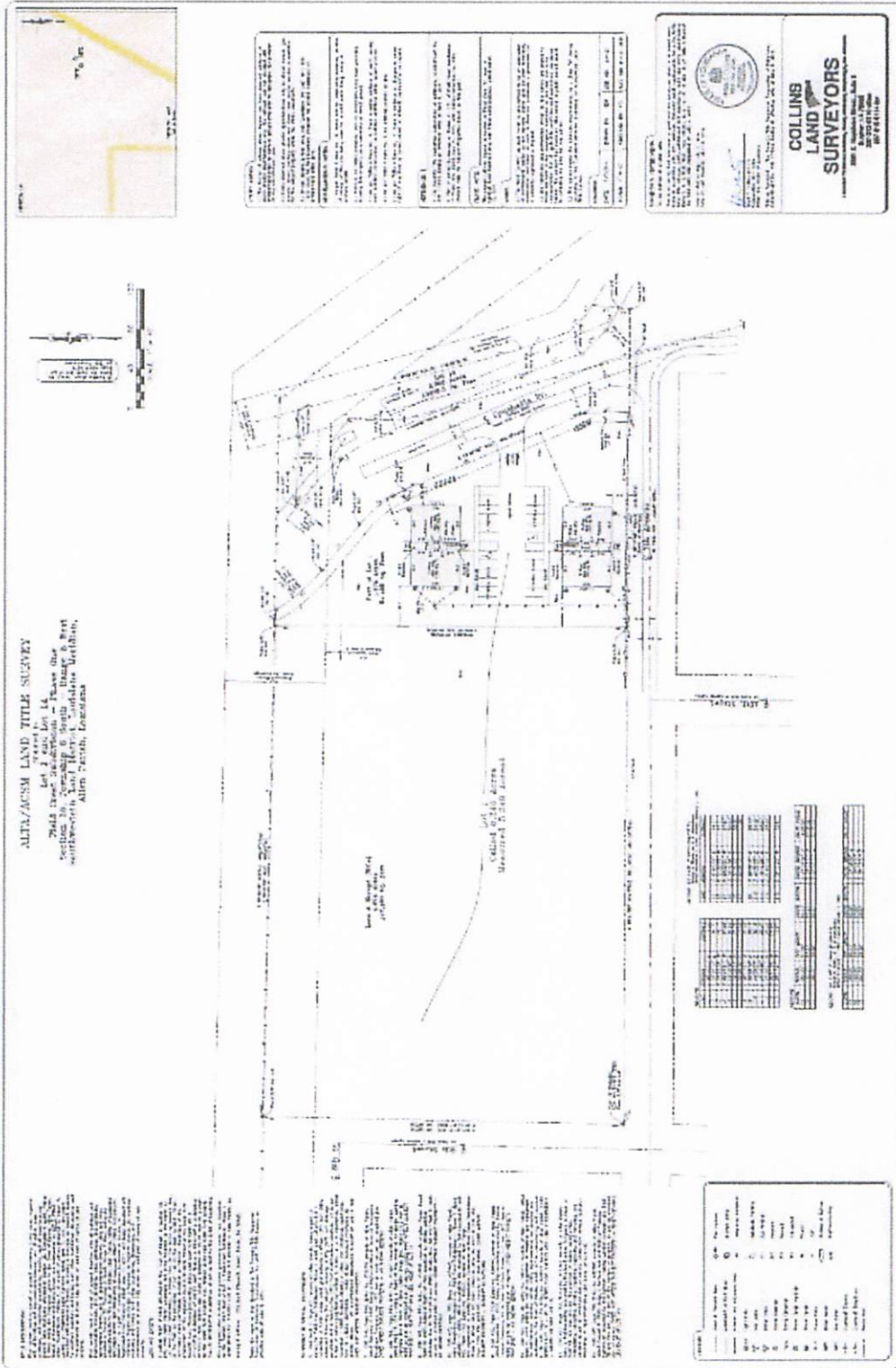
Municipal address: 705 North Eleventh Street, Kinder, LA. 70648.

CLIENT IDENTIFICATION

The client of this specific assignment is Southern Heritage Bank.

PURPOSE/INTENDED USE/USERS

The purpose of this appraisal is to develop opinions of the As-Is Market Value (Fee Simple). The intended use of this appraisal is to assist the client in making credit decisions related to this asset. Southern Heritage Bank is the only intended user of this report.



Plat of Survey (Enlarged for Detail)

