



INTEGRA REALTY RESOURCES

IRR | ATLANTA

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The buildings are reflected in each other, creating a complex geometric pattern. The sky is visible in the background, and the overall color palette is dominated by blues and greys, with some warm tones from the building's interior lights.

Serving Georgia
markets since
2018

IRR®—INTEGRA REALTY RESOURCES—

provides world-class commercial real estate valuation and counseling services to both local and national top financial institutions, developers, corporations, law firms, and government agencies. As one of the largest independent property valuation and counseling firms in the United States, we provide our diverse array of clients the highly informed opinions and trusted expert advice needed to understand the value, use and feasibility of their real estate. *IRR. Local expertise. Nationally.*

2,500+
appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- 1510 Klondike Rd. SW., Conyers, GA, 124,181 SF
- 100 & 200 Glenridge Point Drive, Atlanta, GA, 185,402 SF
- 3065 Akers Mill Road SE, Atlanta, GA, 192,757 SF
- 222 Mitchell St. NW., Atlanta, GA 314,581 SF
- 11575 Great Oaks Way, Alpharetta, GA, 152,878 SF
- 200 Ashford Center N., Atlanta, GA 153,382 SF
- 160 Clairemont Ave., Decatur, GA 114,020 SF
- 2970 Clairemont Rd., Brookhaven, GA 215,194 SF

Industrial



- **Proposed Falcon Two Industrial Park, 3920 Falcon Pkwy., Oakwood, GA 496,195 SF**
- Southside Logistics Center, 3600 Southside Industrial Pkwy., Atlanta, GA, 135,200 SF
- Perimeter Place Business Park, 3988-4064 Flowers Rd., Atlanta, GA, 102,919 SF
- Good Year Tire and Rubber Facility, 600 E Highway 16, Newnan, GA, 1,514,040 SF
- Trade-Port Logistics, 501 Morgan Lakes Industrial Blvd., 115,500 SF
- Creekside Distribution Center, 2110-2135 Lawrence Ave, Atlanta, GA 538,500 SF
- Allen Creek Logistics Center, Hwy 129, Pendergrass, GA, 356,400 SF

Multifamily



- **Proposed Prose LaGrange Apartments, 1900 Vernon St., LaGrange, GA 312,561 SF/315 Units**
- Station R Apartments, 144 Moreland Ave. NE, Atlanta, GA, 251,518 SF/285 units
- Springview Apartments, 2786 Hapeville Rd. SW, Atlanta, GA, 154,200 SF/144 units
- Dahlonga Student Housing, 3 Bellamy Place, Dahlonga, GA, 148,080 SF/426 units
- Holland Park, 1172 McKendree Church Rd., Lawrenceville, GA 497,092 SF/496 Units
- Peachtree Landing, 7915 Senoia Rd., Fairburn, GA 229,940 SF/220 units

Hospitality



- **Hampton Inn, 440 Technology Pkwy. NW., Peachtree, GA, 76,784 SF/148 rooms**
- Hyatt Hotel Remodeling, 1005 Crestline Pkwy., Atlanta, GA, 85,191 SF/150 rooms
- Aloft Hotel, 7895 North Point Pkwy, Alpharetta, GA, 65,646 SF/120 rooms
- Proposed Home2Suites, Speer Rd., Stockbridge, GA, 69,018 SF/108 rooms
- Proposed TownePlace Suites, 149 Gateway Center Blvd., Brunswick, GA, 62,596 SF/110 rooms

Retail



- **Scenic Promenade Shopping Center, 1679 Scenic Hwy. N., Snellville, GA, 83,375 SF**
- Publix at Bass Plantation Shopping Center, 5451 Bowman Rd, Macon, GA, 68,751 SF
- Publix at Gunn Battle Shopping Center, 6009 & 6021 Watson Blvd., Warner Robbins, GA, 80,675 SF
- Habersham Crossing Shopping Center, 2160 Hwy 441 N, Cornelia, GA, 149,397 SF
- Rivermont Square Shopping Center, 8560 Holcomb Bridge Rd, Roswell, GA, 102,799 SF
- East Cobb Crossing Shopping Center, 4281, 4269, & 4367 Roswell Rd., Marietta, GA, 149,855 SF

OUR VALUE PROPOSITION

What sets our firm apart is the longevity of our principals and senior analysts who have been collaborating on property analyses for over 25 years. Through developing our team relationships, our specialty appraisal practices have evolved to create high quality, industry-leading standards. Over this 25+ year relationship, our staff has evolved into specialty appraisal practices. One staff member appraises apartments, another large shopping centers, another office buildings, another industrial buildings; we even have a staff member that appraises churches. When you hire our firm to value your property, you are engaging an expert in the property type you need valued.



Matthew Albigese, MAI, Senior Managing Director

Serving as Senior Managing Director with Integra Realty Resources - Atlanta since April 2018. Began appraisal career with McColgan & Company in Atlanta, Georgia in June 2005. Actively engaged in the appraisal and consulting of all types of commercial real estate including, but not limited to: shopping centers, office buildings, hotels, multi-family, industrial and vacant land. Currently certified in the states of: Georgia, Alabama, Florida, South Carolina, North Carolina and Tennessee. Actively involved with the Appraisal Institute and received MAI designation in 2016. Mr. Albigese is a graduate of The University of Georgia.



J. Carl Schultz, Jr., MAI, SRA, CRE, SGA, Managing Director

Managing Director of Integra Realty Resources Atlanta, formerly part of Newmark Knight Frank. He was previously a partner in Schultz, Carr, Bissette & Associates and Senior Managing Director of Integra Realty Resources - Savannah/Atlanta. He is also a member of The Real Estate Counseling Group of America. Carl has been exclusively engaged in real estate consulting and valuation with more than 40 years experience, and was formerly a Partner in Wight, Couch & Schultz, and Vice President of Landauer, a national appraisal and consulting firm.

Carl has worked with several international appraisal associations and government agencies in developing appraisal standards, education, and regulations. These assignments have included Poland, Russia, Ukraine, Slovakia, Hungary, Bulgaria, Armenia & Thailand.

Actively engaged in real estate valuation and consulting assignments including, but not limited to, shopping centers, office buildings, churches, industrial facilities, marinas, golf resorts, coastal islands, wetlands, marsh lands (easements), rail corridors, air rights, utility easements, agricultural properties, and residential subdivisions. Clients include banks and financial institutions, law firms, governments, insurance companies, and investors.

Financial Institutions

- Ameris Bank
- Alpha Realty Advisors
- BancorpSouth Bank
- Bank OZK
- BBVA USA
- Bell Bank
- Bremer Bank
- Citibank
- CIBC
- C.I.T. Bank
- Citizens Bank of the South
- City National Bank
- CenterState Bank
- Centennial Bank
- Colliers International
- Colony Bank
- Commercial Bank
- Community Bank of Mississippi
- Cornerstone Bank
- First Community Bank of Tennessee
- First Bank
- First Citizens Bank & Trust
- First Financial Bank
- First Horizon Bank
- First National Bank
- First Savings Bank
- Firststar Bank
- Frost Bank
- Legacy Bank of Florida
- Pinnacle Bank
- PNC Bank
- Quantum National Bank
- Renasant Bank
- Signature Bank of Georgia
- Truist Bank
- United Community Bank
- Wells Fargo

Developers/Owners

- A.D. Fotos & Company
- Ashley Furniture Industries
- Dart Appraisal
- Dominion Management Services
- Edward Rose & Sons
- GAIA Real Estate
- Heitman Institutional Realty
- The Muntzing-Sattele Company
- Taylor Road Holdings LLC
- Tillman Consulting LLC
- Trantor Realty
- The Woodbery Group LLC

Government & Organizations

- Bank of Labor
- City of Morrow

Law Firms/Accounting

- Early Sullivan Wright Gizer & McCrae LLP
- Winthrop & Weinstine, PA

Mortgage Banks/Services

- Alcova Origination LLC
- Alerion Ventures
- American Equity Investment
- Americaptial Holdings LLC
- Arbor Commercial Mortgage LLC
- Atlanta Postal Credit Union
- Avison Young
- BizCapital Bidco
- BridgeInvest
- CGL Companies
- CommerceOne
- CoreCivic
- Credit Union of Georgia
- Harvest Small Business Finance
- JDM Georgia LLC
- Keystone National Group
- Money360
- Navy Federal Credit Union
- NPRC
- Radar Lender Services
- Servion Commercial Loans
- Voya Investment Management

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50+

local offices

60+

markets covered U.S. and Caribbean



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