



INTEGRA REALTY RESOURCES

IRR | CHARLESTON

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.

8

years serving Charleston
markets

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.**

230 +

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- **North Rhett Executive Center, 5617 N. Rhett Ave., N. Charleston, SC, 64,800 SF**
- River Oaks Center, 4401 Leeds Ave., North Charleston, SC, 106,000 SF
- Charleston Technical Center, 997 Morrison Dr., Charleston, SC, 95,843 SF
- Comcast Center For Excellence, 3450 Ingleside Blvd., Charleston, SC, 80,000 SF
- Remount Business Park, 1101 Remount Rd., Charleston, SC, 155,358 SF
- The Atrium, 7301 Rivers Ave., North Charleston, SC, 64,364 SF

Industrial



- **637 Omni Industrial Boulevard, Summerville, SC, 200,000 SF**
- 4100 Carolina Commerce Parkway, Ladson, SC, 145,000 SF
- 739 Gaillard Road, Moncks Corner, SC, 615,000 SF
- 8450 Palmetto Commerce Parkway, Ladson, SC, 124,638 SF
- 4289 Crosspoint Drive, Ladson, SC, 364,000 SF
- Port City Centre Drive at Jedburg Road, Summerville, SC 167,000 SF

Multifamily



- **The Jasper, 310 Broad St., Charleston, SC, 181,297 SF/219 Units**
- Courier Square, 465 Meeting St., Charleston, SC, 126,047 SF/226 Units
- Morrison Yard, 838 Morrison Dr., Charleston, SC, 263,538 SF/352 Units
- The Cormac Apartments, 1304 Meeting St., Charleston, SC, 397,127SF/303 Units
- Atlantic at Grand Oaks, 1235 Ashley Garden Blvd., Charleston, SC, 1,150,202 SF/316 Units
- The Passage, 100 Underwood Ln., Goose Creek, SC, 1,019,740 SF/240 Units

Retail



- **Mount Pleasant Town Centre, 1218 Belk Dr., Mount Pleasant, SC, 510,058 SF**
- Broadway at the beach, 1325 Celebrity Cir., Myrtle Beach, SC, 619,378 SF
- Ashley Landing Shopping Center, 1401 Sam Rittenberg Blvd., Charleston, SC, 303,151 SF
- The Promenade at Northwoods, 7800 Rivers Ave., North Charleston, SC, 319,382 SF
- Sea Island Shopping Center, 1255 Ben Sawyer Blvd., Mount Pleasant, SC, 94,812 SF
- Nexton Square, 801 Nexton Square Dr., Summerville, SC, 117,553 SF

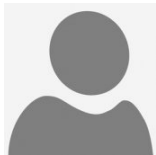
OUR VALUE PROPOSITION

Charleston provides valuation and consulting services for various types of real property with special emphasis on investment grade real estate. We serve financial institutions, corporations, private clients, developers, investors, governmental agencies, attorneys, and other professionals concerned with the value, use, and feasibility of real property. We have been serving Charleston and the surrounding area since 2012. Our work product incorporates advanced technical applications and thorough analysis of each property. Extensive expertise includes ad valorem tax valuation, condemnation and general-purpose appraisals.



Cleveland “Bud” A. Wright, Jr., MAI, Senior Managing Director

Mr. Wright has over 13 years of expertise in valuation and counseling of all major types of real estate including commercial, industrial, office, multifamily, mixed-use, lodging, and special-purpose properties. Mr. Wright has a broad range of experience in valuation and analysis of all types of real estate including commercial, industrial, office, multifamily, mixed-use, lodging, and special-purpose properties. He has also been engaged by conduct marketability, feasibility, and various valuation consultation assignments. Mr. Wright received a Bachelor of Arts - Managerial Economics degree from Hampden Sydney College in 2000.



Scott B. Johnstone, MAI, Managing Director

Mr. Johnstone has over 21 years of expertise in valuation and counseling of all major types of real estate including commercial, industrial, office, multifamily, mixed-use, and special-purpose properties. Mr. Johnstone has a broad range of experience in valuation and analysis of all types of real estate including commercial, industrial, office, multifamily, mixed-use, and special-purpose properties. He has developed a particular expertise in the valuation of investment grade real property. He has also been engaged by conduct marketability, feasibility, and various valuation consultation assignments. Mr. Johnstone received a Bachelor of Science in Commerce from Washington and Lee University in 1996 and a Master of Business Administration degree from the University of South Carolina in 1990.



Alex J. Kozloff, Analysis

Alex J. Kozloff became an Analyst with Integra Realty Resources - Charleston in April 2018. He became a South Carolina - Apprentice Appraiser in 2018 following time as a Research Associate with CoStar Group in Atlanta, Georgia, and as an Analyst with BBG, Inc. in New York, New York. Mr. Kozloff has appraised a wide variety of property types including but not limited to: vacant land, industrial, manufacturing and distribution facilities, retail properties, general and medical offices, mixed-use developments, multi-family properties, and various special purpose properties. He continues to work towards becoming a Certified General Real Estate Appraiser with the state of South Carolina, and complete Qualifying Education and Continuing Education courses with the Appraisal Institute.

OUR CLIENTS.

INTEGRA REALTY RESOURCES



Financial Institutions and Lenders

- Bank of America
- Allegacy Federal Credit Union
- Alliance Bank & Trust
- Armed Forces Bank
- Ameris Bank
- Bank of America
- Bank of Commerce
- BB&T
- BBVA Compass
- BEFCOR
- BMO Harris Bank
- Carolina Premier Bank
- CB Richard Ellis
- Citizens South Bank
- Coastal Federal Credit Union
- Comerica Bank
- CommunityOne Bank
- Fifth Third Bank
- First Citizens Bank
- First Community Bank, N.A.
- First Horizon
- First Palmetto Bank
- First National Bank
- First Trust Bank
- HeritageBank of the South
- JP Morgan Chase Bank
- Macon Bank, Inc.
- M&I Marshall & Ilsley Bank
- Mechanics & Farmers Bank
- NewBridge Bank
- New Dominion Bank
- Old National Bank
- Paragon Commercial Bank
- Pinnacle Bank
- PNC Bank
- Quadrant Financial, Inc.
- Regent Bank
- Regions Bank
- Rockland Trust
- Southern Community Bank and Trust
- TD Bank
- TrustAtlantic Bank
- United Bank
- USAmeriBank
- U.S. Bank
- UPS Capital Business Credit
- Vantage South Bank
- Webster Bank
- Wells Fargo

Law Firms

- Carruthers & Roth
- Erdman Hockfield & Leone LLP
- Guthrie, Davis, Henderson & Staton
- Horack Talley
- Johnston Allison & Hord
- Keziah, Gates & Samet, LLP
- Moore & Van Allen, PLLC
- Moore Young & Henderson
- Nelson Mullins Riley & Scarborough, LLP
- Parker Poe Adams & Bernstein
- Womble, Carlyle, Sandridge & Rice

Developers/Investors

- Advantage Group Realty II, LLC
- Basis Investment Group, LLC
- Berkeley Point Capital LLC
- Bissell
- Burnham Properties
- Catawba Lands Conservancy
- Childress Klein
- CLT Group, LLC
- Griffith Real Estate
- Faison & Associates
- Harris Development
- Ravin Partners
- Shamrock Management
- Trade Street Development Corp.
- Vickers Land Company, LLC

Government & Corporations

- City of Auburn Hills
- Amsterdam Hospitality
- Banner Health
- Bojangle's Restaurants
- FannieMae
- IBM Real Estate Operations
- International Paper
- John Hancock Life Insurance
- Siemens Corporation
- Sunoco, Inc.
- US Postal Service
- State of South Carolina
- South Carolina Department of Transportation

Investment Banks/Pension Fund Advisors/REITS

- Aviva Life and Annuity Company
- BB&T Wealth Management
- Capital Advisors, Inc.
- Colliers International Valuation & Advisory Services
- DRA Advisors LLC
- Duff & Phelps
- Financial Asset Services, Inc.
- GHW Properties
- Grandbridge Real Estate Capital
- LaSalle Investment Management
- Mayfield Gentry Realty Advisors
- MD Group LLC
- PNC Financial Services
- RBC Builder Finance
- Reliance Trust Company
- The Furman Company
- US Steel & Carnegie Pension Fund
- US Trust, Bank of America Wealth Management
- Wells Fargo RETECHS
- Wells Fargo Wealth Management
- Yukon Property Consultants LLC

Special Services

- Settle Appraisal Services, Inc.
- C-III Asset Management
- LNR Partners, LLC

LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



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