



INTEGRA REALTY RESOURCES

IRR | GREENSBORO

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



30+

years serving Greensboro
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.***

200+

appraisals completed
annually



RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- **Carolina Street Property, 1301 Carolina St., Greensboro, NC, 72,330 SF**
- Office Building, 550 Midland Trl., White Sulphur Springs, WV 4,888 SF
- AXPM Dental Management, U.S. Route 60 East, Barboursville, WV
- Office-Other, 7810 Carvin St & O Walrund Dr., Roanoke, VA, 7,328 SF
- Office Building, 231 Riverside Dr., Danville, VA, 10,688 SF
- Ecomnets Danville, 1 Ecomnets Way, Danville, VA, 20,164 SF

Retail



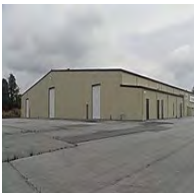
- **Cardinal Crossing Shopping Center, 2231 Fleming Rd., Greensboro, NC, 58930 SF**
- Taco Bell, 1104 N. Eisenhower Dr., Beckley, WV, 2,394 SF
- Greenbrier Valley Mall Shopping Center, 413 Greenbrier Valley Mall Dr., Lewisburg, WV, 85,911 SF
- Roanoke-Salem Business Center, 4142 Melrose Ave. SW., Roanoke, VA, 248,875 SF
- Madison Square, 4082 Electric Rd., Roanoke, VA, 32,045 SF
- Fain Properties, 601-615 N. Liberty St., Winston-Salem, NC, 32,280 SF

Multifamily



- **Wyoming Apartments, 9 Wyoming St., Welch, WV, 20,712 SF/16 Units**
- Princeton Towers, 901 Stafford Dr., Princeton, WV, 70,805 SF/119 Units
- Coapman Street Apartments, 604 Coapman St., Greensboro, NC, 55,762 SF/48 Units
- Timberline Townhomes, Timberline Dr., Winston Salem, NC, 10,272 SF/14 Units
- Hackett Pisgah Church Apartments, 3061 Pisgah Pl., Greensboro, NC, 242,280 SF/240 Units
- Charlton Farms, 3736 Fares Ln., Winston-Salem, NC, 17,280 SF

Industrial



- **Lower Bldgs, 2117 Halifax Rd., Danville, VA, 112,422 SF**
- Hajoca Corporation, 213 Commerce St., Danville, VA, 15,300 SF
- Office Warehouse, 254 Oakley Ave., Lynchburg, VA, 4,628 SF
- Industrial-Other, 0, 532, 534, 542, 564 Luck Ave. SW., Roanoke, VA, 72,604 SF
- Sky Valley Foods Facility, 145 Cane Creek Blvd., Danville, VA, 132,800 SF
- North State Flexibles, 2619 Phoenix Dr., Greensboro, NC, 118,578 SF

Land/Specialty Assignments



- **Woodland Baptist Church/School, 3665 N. Patterson Ave., Winston-Salem, NC, 107,186 SF**
- Farm with Barns, Stables, Horse Area, 1538 Houfnaggle Rd., Lewisburg, WV, 400 Acres
- 800-Acre Parcel, Big Draft Road, White Sulphur Springs, WV, 800 Acres
- The College Preparatory, 4201 Furniture Ave., Jamestown, NC, 111,352 SF
- Reception Hall/Banquet Facility, 1068 Boulder Rd., Greensboro, NC, 7,700 SF
- The Carter G Woodson School Inc, 437 Goldfloss St., Winston-Salem, NC, 42,015 SF

OUR VALUE PROPOSITION

Greensboro provides valuation and consulting services for commercial real estate with special emphasis on investment grade real estate. We serve pension fund advisors, major national and regional banks, DUS and HUD MAP mortgages bankers, investment advisory firms, Fortune 500 companies, private clients, developers, lenders, inventors, governmental agencies, and other professionals concerned with the value and feasibility of real property. Over the past 34 years of serving the Greater Greensboro Metropolitan area, we have provided advice on most major commercial properties in the Central Business District, suburban office and business parks, retail properties including regional malls, lifestyle centers and power centers as well as the largest multifamily properties in the region including mixed use multifamily and high rise condominium developments.



Nancy Tritt, MAI, SRA, FRICS Senior Managing Director

Nancy Tritt has been engaged in real estate appraisal since 2003. She joined Integra Greensboro as Senior Managing Director when it was formed in 2011 after 8 years at McNairy & Associates. She has appraised a wide variety of property types including but not limited to: vacant land, industrial, manufacturing and distribution facilities, single and multi tenant retail properties, general and medical offices, subdivision analyses and special purpose properties.

OUR CLIENTS.

Financial Institutions and Lenders

- Applied Bank
- Arbor Commercial Mortgage
- Archon
- Bank of America
- Bank of New York
- Barclays Capital
- Beech Street Capital
- Berkadia Commercial Mortgage, LLC
- Capital One Bank
- Citicorp Real Estate, Inc.
- CIBC World Markets
- Citizens Financial
- Comerica Bank
- Conestoga Bank
- Credit Suisse
- Deutsche Bank
- Draper & Kramer
- Emerald Creek Capital
- Eurohypo AG
- First Niagara
- First Trust Savings Bank
- Fox Chase Bank
- GE Capital
- GMAC
- Goldman Sachs Commercial Mortgage
- Green Park Financial
- Greystone Servicing Corp., Inc.
- JP Morgan
- KeyBank
- Leesport Bank
- Mercantile Safe Deposit & Trust
- Meridian Bank
- M&T Realty Capital
- National Penn Bank
- New Alliance Bank
- Oritani Bank
- Parke Bank
- Penn Liberty Bank
- PNC Bank
- PPM America, Inc
- Provident Bank
- Red Mortgage Capital
- Regions Bank
- Republic First Bank
- Royal Bank of Pennsylvania
- Sovereign Bank
- Sun National Bank
- Susquehanna Bank
- TD Bank
- US Bank, RETECHS

- Walker & Dunlop
- Wells Fargo RETECHS
- Wilmington Trust
- WSFS Bank

Investment Banks/Pension Fund Advisors/ REITS

- CalSters
- Grosvenor
- JP Morgan Capital
- Health Care REIT
- Heitman Financial
- IPC US REIT
- MetLife Real Estate Investment
- Morgan Stanley
- NewTower Trust Company
- Prudential Global Asset Management
- PSERS
- State Teachers Retirement Sys. Ohio
- Teachers Insurance & Annuity Assoc.
- Townsend Group
- Urdang & Associates Real Estate
- University of Pennsylvania Endowment Fund

Government & Corporations

- ACE
- Borough of Ambler, PA
- Center City District
- Coca Cola
- Federal Deposit Insurance Corporation
- Federal Reserve Bank of Greensboro
- General Services Administration
- Honeywell
- Internal Revenue Service
- Merck and Co.
- Motorola, Inc.
- Pennsylvania Department of Transportation
- Greensboro Industrial Development Corp.
- Greensboro Parking Authority

- Philips

Developers & Investors

- AIMCO
- Amerimar Enterprises
- BPG Properties
- Brooks Callahan
- DePaul Realty
- GMH Capital Partners
- Historic Landmarks for Living
- KIMCO
- Klein Company
- Korman Residential
- Korman Communities
- Madison Apartment Communities
- Morgan Properties
- Oliver Tyrone Pulver
- R.J. Waters & Associates
- Rubenstein Company
- Scully Corporation
- Toll Brothers
- Trammell Crow

Special Servicer

- Berkadia Commercial Mortgage, LLC
- Centerline Servicing (C-111 Asset Management)
- Helios AMC

LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



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