



INTEGRA REALTY RESOURCES

# IRR | HOUSTON

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING





28+

years serving Houston  
and other Texas 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.***

1,000+

appraisals completed  
annually



## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- **Wells Fargo Plaza, 1000 Louisiana, Houston, TX, 71 Stories, 1,721,000 SF**
- Katy Ranch Crossing, 24275 Katy Fwy, Katy, TX, 300,000 SF
- 1902 Harborside, Galveston, TX, 173,560 SF
- 17220 Katy Fwy, Houston, TX, 255,876 SF
- 21420 Merchants Way, Katy, TX, 135,716 SF
- 2900 Wesleyan, Houston, TX 136,716 SF

### Industrial



- **TX Pines Business Park, 600 Spring Hill Drive, Spring, TX, 281,481 SF**
- Cedar Port Trade Center (Proposed), Borusan Rd, Baytown, TX, 1,022,440 SF
- Dixie Chemical, 10601 Bay Area Blvd, Pasadena, TX, 97,420 SF
- Portofino Tech Center, 19241 David Memorial Drive, Woodlands, TX, 87,560 SF
- 8502 Fallbrook Dr., Houston, TX, 77,000 SF
- Ameriport - Building 12, 1100 S. FM 565, Baytown, TX, 218,556 SF

### Multifamily



- **The Ivy, 2301 Mid Ln, Houston, TX, 297 Units**
- Reserve at Windmill Lakes, 9988 Windmill Lakes Blvd., Houston, TX, 392 Units
- San Lucas Apts., 6111 Glenmont Dr., Houston, TX 470 Units
- Millenium @ Midtown, 1920 W. Alabama, Houston, TX 258 Units
- Hunter's Cove, 5300 DeSoto St., Houston, TX, 436 Units
- Gateway at Lake Jackson (LIHTC), 111 Loganberry St., Lake Jackson, TX, 160 Units

### Hospitality



- **Aloft Hotel, 25330 Kingsland, Katy, TX, 104 Rooms**
- Hotel Indigo, 810 Red River, Austin, TX, 305 Rooms
- Staybridge Suites, 10750 N. Gessner, Houston, TX, 114 Rooms
- Discovery Inn, 102 E. Kaliste Saloom Rd, Lafayette, LA, 90 Rooms
- Candlewood Suites, 291 Kingwood Medical Dr., Kingwood, TX, 75 Rooms
- Extended Stay America, 621 S. Staples, Corpus Christi, TX, 73 Rooms

### Retail



- **Cypress Mill Village, Hwy 290 @ Cypress Rosehill, 60,000 SF**
- 4821 LJ Pkwy, Sugar Land, TX, 28,000 SF
- 3315 Ella Blvd., Houston, TX 27,846 SF
- 6515 Garth Rd, Baytown, TX, 83,042 SF
- Katy Ranch, Phase IV, Katy, TX, 200,000 SF
- Outlets @ Conroe, 1111 League Line Rd., Conroe, TX, 277,824 SF

### Specialty



- **CubeSmart, Self-Storage, 1050 Brittmoore, Houston, TX, 1,390 Units**
- Tejas Toyota, Auto Dealership, 19011 Eastex Fwy, Humble, TX, 114,570 SF
- Manufactured Housing Community, 8902 Spencer Hwy, La Porte, TX, 225 pads
- Ranch on the Colorado River, Wharton County, TX, 7,300 Acres
- Post Oak School, 4600 Bissonnet, Bellaire, TX, 51,000 SF
- RV Park, 5815 Hwy 36, Pleak, TX, 150 pads

## OUR VALUE PROPOSITION

Integra Realty Resources – Houston has been providing real estate valuation and consulting services for over 28 years in Houston and other markets throughout Texas. Our services are utilized for lending, property acquisition, property disposition, bankruptcy, estate planning, IRS tax reporting, litigation, eminent domain, infrastructure planning, market studies, feasibility studies, rent studies, and other unique situations where trusted real estate valuation and/or consulting expertise is imperative. Several members of our team are qualified as expert witnesses who have testified in various county, district, state, and federal courts.



### **Todd Rotholz, MAI, Senior Managing Director**

Todd Rotholz, MAI is Senior Managing Director for Integra Realty Resources – Houston. He has been exclusively engaged in commercial real estate valuation and consultation since 1993. Mr. Rotholz has a diverse range of experience in appraising most types of real estate including, but not limited to, single and multi-tenant retail, single and multi-tenant industrial distribution, flex, and manufacturing, multi-family, mixed-use and planned unit developments, residential subdivisions, CBD and suburban office buildings, and a variety of special purpose properties. He is also actively engaged in appraisals for condemnation and right-of-way purposes, tax appeals, estate valuations, and litigation support, and is qualified as an expert witness. Clients include banks and other financial institutions, law firms, government entities, developers, and investors.



### **Edward Schulz, MAI, SRA, Executive Director**

Edward B. Schulz, MAI, SRA is Executive Director for Integra Realty Resources – Houston. He has been exclusively engaged in commercial real estate valuation and consultation since 1971. Mr. Schulz has a diverse range of experience in appraising most types of real estate including commercial, industrial, special purpose, vacant land, and residential properties. He has also been a consultant on numerous real estate transactions, and is qualified as an expert witness. Clients include banks and other financial institutions, law firms, government entities, developers, and investors.



### **Michael Welch, SR/WA, R/W-AC, MRICS, Managing Director**

Mr. Welch has been involved in the Real Estate appraisal and consulting field for more than 30 years and is known nationally for his expertise involving large-scale infrastructure projects. He has conducted initial route studies, cost analysis, impact studies and valuations for more than 2,500 miles of linear projects including pipelines, electrical transmission lines, rail corridors, drainage facilities and major transportation roadways. Additionally, Mr. Welch has been involved in appraisal matters, consulting and project management in all 50 states and in more than 150 Texas counties. He has provided litigation services and expert witness testimony for properties involved in various county courts of law, district, state and federal courts.

## OUR CLIENTS

### Law Firms/Accounting

### Mortgage Banks/Services

- Allegiance Bank
- Amegy Bank
- BBVA
- Bancorp South
- Bank of America
- Bank of Houston
- Bank of the Ozarks
- Bank of River Oaks
- Business First Bank
- Cadence Bank
- Capstone Bank
- CCB Community Bank
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- Citizens State Bank
- City National Bank
- CoBiz Bank
- Comerica Bank
- Community Bank of Texas
- East West Bank
- Enterprise Bank & Trust
- First Citizens Bank
- First Commercial Bank
- First National Bank of Central Texas
- The First State Bank of Louise
- Frost Bank
- Golden Bank
- Guaranty Bank & Trust
- Huntington State Bank
- Iberia Bank
- Independent Bank
- International Bank of Commerce
- JP Morgan Chase Bank
- Lone Star Bank, SSB
- New First National Bank
- Origin Bank
- Peoples State Bank
- Pilgrim Bank
- Plains State Bank
- Prosperity Bank
- Regions Bank
- ServisFirst Bank
- Simmons Bank
- Smart Bank
- Southside Bank
- Southstar Bank
- Sovereign Bank
- TD Bank
- Texas Advantage Community Bank
- Texas Exchange Bank
- Texas Gulf Bank, N.A
- Veritex
- Wells Fargo Bank RETECHS
- Woodforest National Bank

- Briggs & Veselka
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- Gray Reed & McGraw
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- Arthur J Gallagher & Co.
- Avison Young
- Business Alliance Financial Services LLC
- Dart Appraisal
- Haginas & Shillings
- Heartland Valuation Services LLC
- Holliday Fenoglio Fowler, LP
- Legacy Trust Company
- Mutual of Omaha
- Texas Appraisal Management Review
- The Greystone Group

### Government & Organizations

- CenterPoint Energy
- City of Bellaire
- City of Houston
- Harris County Right of Way
- Harris County Attorney's Office
- Houston Independent School District
- Houston Land Bank
- Houston Parks Board
- JSWA, Inc.
- Port of Houston Authority
- University of Texas System
- TXDOT

### Developers/Owners

- Buchalter Company, Inc.
- Freeway Properties
- GHH Real Estate Services LLC
- Greystar Management Services, L.P.
- Landmarks Industries
- Lone Star Constructions
- Lusk Properties, Inc.
- Mission Management Companies
- Moody Rambin Interest
- Oakmont Group, Inc.
- Pin Point Commercial
- Poarch-Swinbank
- Savills Studley
- CMSmith Interests



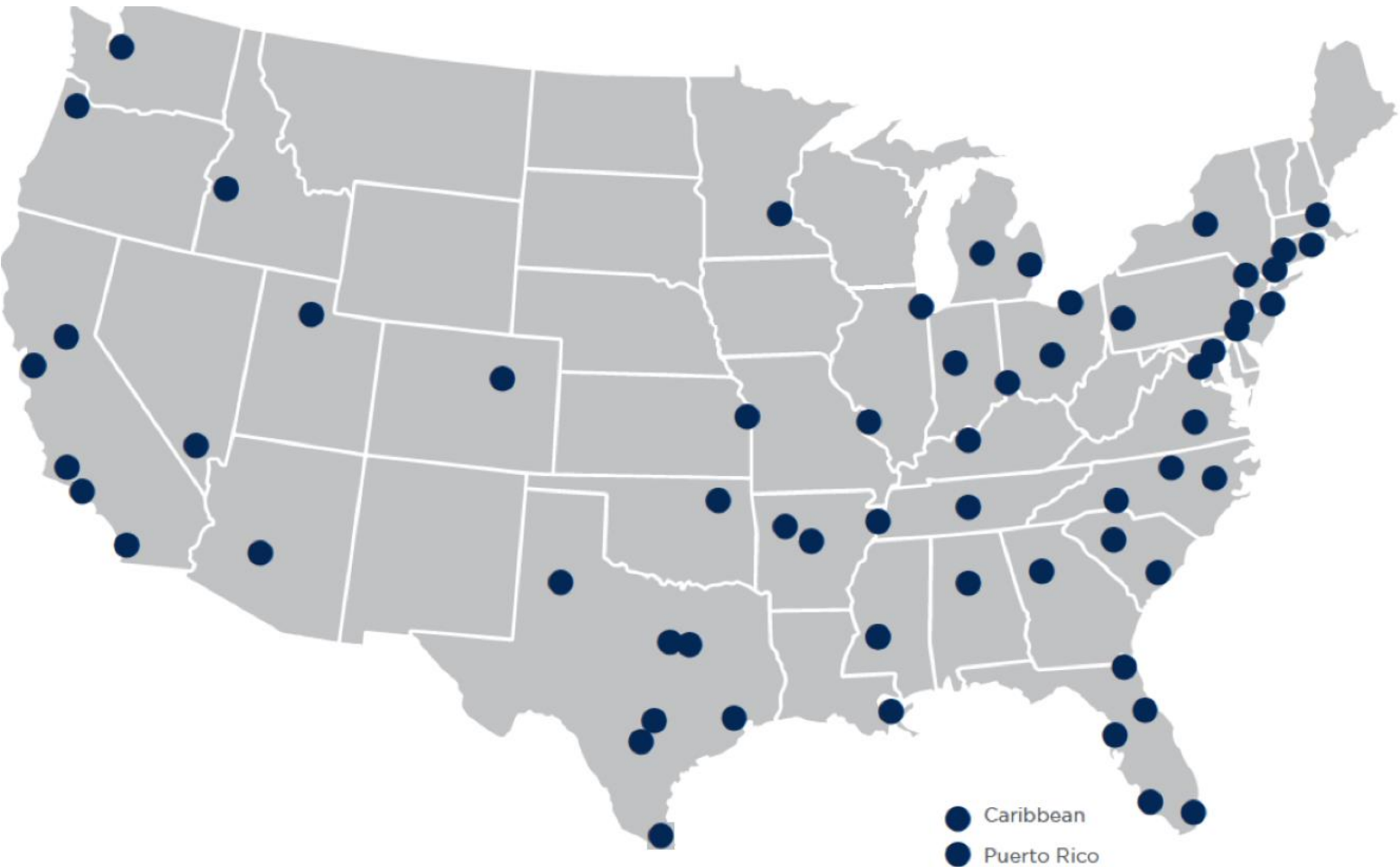
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60+

markets covered U.S. and Caribbean



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