



INTEGRA REALTY RESOURCES

IRR | ORANGE COUNTY

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



40+

years serving the
Orange County market

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.***

250+

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- **Capital Records Building, 1750-1770 Vine Street, Hollywood, CA, 105,702 SF**
- WestEd Facility, 4665 Lampson Avenue, Los Alamitos, CA, 84,800 SF
- 10780 Santa Monica Boulevard, Santa Monica, CA, 95,039 SF
- 950 Boardwalk, San Marcos, CA, 38,514 SF
- Marbella Commerce Center, San Juan Capistrano, CA, 46,884 SF
- Carpenter's Trust Building, 533 Fremont Avenue, Los Angeles, CA, 86,702 SF

Industrial



- **SpaceX Building, 12520 Wilkie Avenue, Hawthorne, CA, 105,702 SF**
- 353 S. Central Avenue, Los Angeles, CA, 10,872 SF
- 1635 Cedar Street, Ontario, CA, 29,608 SF
- 4620 Seville Avenue, Vernon, CA, 58,480 SF
- 2530 S. Birch Street, Santa Ana, CA, 140,000 SF
- 14001 Garfield Avenue, 7254 Peterson Lane, Gardena, CA, 226,163 SF

Multifamily



- **AMP Lofts, 695 S. Santa Fe Avenue, Los Angeles, CA, 588,322 SF/320 Units**
- Terramour, 1520 N. El Camino Real, San Clemente, CA, 27,682 SF/20 Units
- Orange Creek Apartments, 4011 E. Chapman Avenue, Orange, CA, 127,631 SF/68 Units
- Villa La Jolla Apartments, 2601 Columbus Street, Bakersfield, CA, 101,200 SF/184 Units
- Portofino Apartments, 1313 W. Memory Lane, Santa Ana, CA, 49,848 SF/64 Units
- Park Downtown Apts., 1054 W. Santa Ana Blvd., Santa Ana, CA, 31,187 SF/46 Units

Land



- **2991 Michelson, Irvine, CA, 8.76 Acres (Partial Acquisition of Easement Rights)**
- Sepulveda Channel (Air Rights), Los Angeles, CA, 2,614 SF
- Mitigation Land, Avenida La Pata, San Juan Capistrano, CA, 1.20 Acres
- Wetland Parcels, Second Street & San Gabriel River, Long Beach, CA, 17.83 Acres
- Multi-Family Land, 695 S. Santa Fe Avenue, Los Angeles, CA, 2.18 Acres
- Vacant Land Remnant, Cove Road, Dana Point, CA, 3.82 Acres

Retail



- **Marketplace Long Beach, Long Beach, CA, 160,841 SF**
- Strip Center, 10466 Artesia Blvd., Bellflower, CA, 10,485 SF
- Howard's Appliances, 5102 Industry Street, Pico Rivera, CA, 172,344 SF
- Multi-tenant Center, 13131 Sherman Way, North Hollywood, CA, 22,050 SF
- Warner Plaza, 10810-10840 Warner Avenue, Fountain Valley, CA, 32,249 SF
- Home Depot Center, 1484-1496 E. 2nd Street, Beaumont, CA, 35,763 SF

Specialty Assignments



- **Westmont College, 955 La Paz Road, Santa Barbara, CA, 490, 255 SF**
- Epsilon Pi Sorority House, 6525 Picasso Road, Goleta, CA, 11,398 SF/41 Beds
- Parkview Assisted Living, 1514 E. Lincoln, Anaheim, CA, 7,000 SF/41 Beds
- Cornerstone Community Church, 34570 Monte Vista, Wildomar, CA, 84,730 SF
- Harbor Justice Center, 4501 Jamboree Road, Newport Beach, CA, 100,126 SF
- Ken Grody Ford, 6211 Knott Avenue, Buena Park, CA, 71,763 SF

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS (Continued)

Self Storage



- **StorQuest USA, 2711 E. Tamarisk Road, Palm Springs, CA, 74,198 SF/708 Units**
- Extra Space Storage, San Clemente, CA, 29,039 SF/177 Units
- Extra Space Storage, Temecula, CA, 94,096 SF/729 Units
- Extra Space Storage, Murrieta, CA, 87,455 SF/563 Units
- Extra Space Storage, San Bernardino, CA, 75,205 SF/625 Units
- Extra Space Storage, Highland, CA, 60,669 SF/549 Units

OUR VALUE PROPOSITION

Integra Realty Resources – Orange County provides real estate valuation and consulting services for a broad range of property types, addressing diverse client needs. Our clients include governmental agencies at the local, state and federal levels, law firms, investment advisory firms, corporations, developers, lenders, investors, and other professionals concerned with the value, use, and feasibility of real property. We are the result of the consolidation of Elizabeth M Kiley Inc., (founded in 2002) with Integra Realty Resources in 2019. Our office has a staff of 6, including 5 appraisers, of whom 2 are MAIs.



Beth B. Finestone, MAI, AI-GRS, FRICS, CRE, Executive Director

Ms. Finestone joined the firm in 2004 and has been appraising in Southern California since 1981. She has specialized in valuation and consulting services related to public agency and right-of-way clients and for major, investment-grade commercial properties e.g., office, industrial, retail, multi-family, land and special purpose properties for over 30 years. She has expertise in valuing large, tracts of land for mitigation and other purposes, including conservation easements. Ms. Finestone has acted as a review appraiser for many public agencies such as Orange County Transportation Authority, Los Angeles Unified School District, and the City of Ontario.



J. Richard Donahue, MAI, FRICS, Senior Managing Director

Mr. Donahue has been involved in the appraisal of real estate and business properties for over 35 years. Valuation and consulting assignments have encompassed a wide variety of purposes including right-of-way acquisition, tax dissolution, leased fee & leasehold interest, easements, and current value portfolio appraisals and reviews. Clients served include public agencies, developers, investors, banks, portfolio advisors, utility companies, attorneys, fund advisors, non-profit companies, and private parties. Mr. Donahue's experience includes appraisal, litigation support, portfolio valuations, investment analysis, condemnation consulting, due diligence investigation, lease-by-lease analysis, highest and best use studies, market studies, and feasibility analysis. Mr. Donahue is qualified as an expert witness in several Orange and Los Angeles County Courts.

OUR CLIENTS

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|---|--|---|
| <ul style="list-style-type: none"> • City of Anaheim • City of Bakersfield • City of Baldwin Park • City of Cathedral City • City of Glendale • City of Hawaiian Gardens • City of Indian Wells • City of Inglewood • City of Irvine • City of La Cañada/Flintridge • City of Laguna Hills • City of Lake Forest • City of Los Angeles County • City of Executive Office • City of Los Angeles • City of Moreno Valley • City of Newport Beach • City of Orange County • City of Orange • City of Paramount • City of Pico Rivera • City of Pomona • City of Redondo Beach • City of Rialto • City of Riverside • City of San Clemente • City of San Juan Capistrano • City of Santa Ana • City of Santa Barbara County • City of Stanton • City of Tustin • City of Upland • City of Yorba Linda • City of Westminster | <ul style="list-style-type: none"> • Law Offices of Theodore J. Foliani • Law Offices of C. Tucker Cheadle • Loeb & Loeb • Mirman, Bubman & Nahmias, LLP • Musick, Peeler & Garrett LLP • Newmeyer & Dillion • Nossaman, Guthner, Knox & Elliot • O'Melvany & Myers, LLP • Ostendorf Tate Barnett, LLP • Rogers & Harris • Rutan & Tucker • Snell & Wilmer • Turner & Williams • Tuttle & Taylor • Urland, Morello, Dunn & Maynard • Varner & Brandt, LLP • Voss, Cook & Thel • Wilner, Narwitz & Kline • Winthrop Couchot • Wilson Turner Kosmo, LLP • Wolf, Rifkin, Shapiro, Schulman & Rabkin, LLP • Woodruff, Spradlin & Smart • Wright Kim Douglas Law | <ul style="list-style-type: none"> • Los Cerritos Wetland Authority • Morongo Indian Tribe • Omnitrans • Orange County Transportation Authority (OCTA) • Overland, Pacific & Cutler, LLC • Paragon Partners Ltd. • Port of Long Beach • Port of Los Angeles • Riverside County Flood Control District • Riverside County Transportation Commission (RCTC) • San Bernardino County Transportation Authority - SBCTA • San Bernardino County Economic Development Agency • Santa Gabriel Valley Water District • Southern California Edison Company • The Conservation Fund • U.S. Postal Service • Wildlife Conservation Board |
| <p style="text-align: center;">Attorneys & Law Firms</p> <ul style="list-style-type: none"> • Allen Matkins • Atkinson, Andelson, Loya, Ruud & Romo • Beck & Christian, LLP • Best Best & Krieger, LLP • Borton Petrini, LLP • Brobeck Phleger & Harrison • Brown Rudnick, LLP • Feld Law Group • Ferruzzo & Ferruzo • Gibson Dunn & Crutcher • Hagen, O'Connell & Hval, LLP • Hart, King & Coldren • John D. Miller, Esq. • Kent G. Snyder, Esq. • Morrison & Foerster | <p style="text-align: center;">Other Public Agencies and Related Consultants</p> <ul style="list-style-type: none"> • Bender Rosenthal, Inc. • California Department of Fish and Wildlife • California Department of Transportation (CALTRANS) • California High-Speed Rail Authority • California Wildlife Conservation Board • Epic Land Solutions, Inc. • HDR Engineering, Inc. • Housing Authority of San Bernardino • Housing Authority of the County of San Bernardino • Irvine Ranch Water District • Hollywood Community Housing Corporation • Los Angeles County Department of Beaches & Harbors • Los Angeles County Metropolitan Transportation Authority (METRO) • Los Angles Department of Water & Power (DWP) | <p style="text-align: center;">Financial Institutions, Fund Managers and Related Entities</p> <ul style="list-style-type: none"> • Aldrich, Eastman & Walich • Allstate Investment Funds • AMB Institutional Realty Advisors • AVIVA Capial Management • Bank of America • BankAmerica Realty Investors • Bank of California • Bank of Montreal • Bank of New York • Bank of Newport • Bank of the West • Broadway Federal Bank • California Bank & Trust • California Department of Insurance • California Plan for Church Finance • California Replublic Bank • CalPERS • Cathay Bank • Central Pacific Bank • Chinatrust Bank • Chino Valley Bank • Church Development Fund • Citigroup |

OUR CLIENTS

Financial Institutions, Fund Managers and Related Entities (Cont.)

- City National Bank
- Column Financial
- Comerica Bank
- Commercial Bank
- Competrol Real Estate
- Copley Real Estate Advisors
- East-West Bank
- Farmers & Merchants Bank
- Federal Deposit Insurance Corp.
- First Fidelity Bank
- First Foundation Bank
- First National Bank of Chicago
- Fuji Bank
- Golden State Bank
- Great West Life
- Hokkaido Takushoku Bank
- Holland Park Services
- Housing Capital Company
- IBM Retirement Fund
- ING
- Integon Life Insurance
- Invesco Realty Advisors
- Johnson Capital
- JP Morgan Chase
- La Salle Bank Corporation
- LACERA
- Lincoln N.C. Realty Fund
- McMahon Real Estate Advisors
- Morgan Stanley
- Mortgage and Realty Trust
- Nano Banc
- Nationwide Insurance Company
- Nations Bank
- North Carolina Dept. of Insurance
- NorthMarq Capital
- Orange County Credit Union
- Pacific First Mortgage
- Pacific Mercantile Bank
- Pacific Western Bank
- PCD/Sammis Industrial Fund
- Phoenix Mutual
- Plaza bank
- PM Realty Advisors
- PNC Real Estate Finance
- Poppy Bank
- Preferred Bank
- ProAmerica Bank
- P.P.M. America
- Prudential Mortgage Capital Co.
- RBC Builder Finance
- RREEF Funds

- Santa Clara Valley Bank
- Sanwa Business Credit Corp.
- Stancorp Financial Group
- Sun Life Insurance Company
- Sunwest Bank
- TCW Realty Advisors
- TIAA
- The Boston Company
- The Private Bank of California
- Trammell Crow Co. Employees
- Umpqua
- Union Bank
- Universal Bank
- US Bank
- USF&G Realty Advisors
- Valley Republic Bank
- Wedbush Bank
- Wells Fargo Bank NA
- Wells Fargo Real Estate Fund
- WestCap Corporation

Corporations & Development Companies

- Anaheim Mercedes
- ARCO
- Bentall Development
- Brandywine Development
- Business Properties, Inc.
- California Property Specialists
- Catellus Development Corp
- Catellus Residential Group
- CBRE Capital Markets, Inc.
- Century Life of America
- Corman Leigh Communities
- Del Webb Corporation
- Embassy Suite Hotels
- Equiva Services
- Exxon Corporation
- Fieldstone Development
- First Regional Capital Advisors
- Ford Motor Land
- Forecast Homes
- Gerald Hines Interests
- Golden West Equites Properties
- Granite Homes
- Greystone Homes
- Griffin/Related Properties
- Heller Real Estate
- Howard Hughes Properties
- Interstate Consolidated Industry
- Irvine Land Management

- Kaiser Development Company
- Koll Company
- Land Grant Development
- Landmark Hotels
- Low Income Investment Fund
- MacPherson Automotive
- Mark IV Properties
- McDonnell Douglas Realty
- Melia Homes
- Mercy House
- McGhaw Inc.
- Paragon Homes
- Pepsi Bottling Co.
- Polygon Homes
- Public Storage
- Rite Aid Corporation
- Sakioka Farms
- Shell Oil Company
- Spectrum Land Services
- Tuttle Click Automotive
- Union Oil Company
- Union Pacific Realty
- USAA Real Estate Company

Non-Profit Organizations

- Alhambra True Light Presbyterian Church
- First Presbyterian Church of San Gabriel
- Jess Ranch Community Church
- Los Angeles County YMCA
- Orange County YMCA
- Orange County Rescue Mission
- Roman Catholic Diocese of Orange County
- Southwest California Synod, ELCA

School Districts and Educational Institutions

- Colton Joint Unified School District
- Huntington Beach Unified School District
- Los Angeles Unified School District
- Redlands Unified School District
- San Jacinto Unified High School District
- Snowline Joint Unified School District
- University of Southern California

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60+

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