INTEGRA REALTY RESOURCES

IRR | CHARLOTTE

COMMERCIAL REAL ESTATE VALUATION & CONSULTING

25+

years serving Charlotte 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.***

2,200+

appraisals completed annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office

- **400 South Tryon Tower, 400 South Tryon Street, Charlotte, NC 589,788 SF**
- Winston Tower and Parking Deck, 301 N. Main Street, Winston-Salem, NC 396,189 SF
- 121 W. Trade Tower, 121 West Trade Street, Charlotte, NC 334,368 SF
- ACN Corporate Headquarters, 920, 950, 1000 Progress Pl. NE, North Concord, NC 140,521 SF
- Edison Arrowood, 7910 Microsoft Way, Charlotte, NC 124,896 SF
- West Blvd/South Tryon St/Hawkins St Charlotte, NC, 150,908 SF

Industrial

- **Logistics Pointe, 11922 General Drive, Charlotte, NC 877,730/4 Units**
- Home Depot –Distribution Warehouse, Sam Neely Road, Charlotte, NC 403,200 SF
- 4980 & 4991 Millennium Dr. Winston-Salem, NC, 340,000 SF/2 Units
- 2201 Trinity Church Rd. Concord, NC, 843,630 SF
- 2801 Lawndale Dr. Greensboro, NC, 1,749,092 SF
- 537 Omni Industrial Boulevard Summerville, SC, 587,720 SF/2 Units
- 2201 Trinity Church Rd. Concord, NC, 843,630 SF

Multifamily

- **2161 Hawkins Apartments, 2161 Hawkins Street, Charlotte, NC, 361,051 SF/370 Units**
- Ballantyne Apartments, 13146 Ballantyne Corporate Pl., Charlotte, NC, 282,278 SF/212 Units
- Evolve at Huntersville, Alexandriana Road, Charlotte, NC, 322,131 SF/312 Units
- Bridlestone Townhomes, 17014 Fairmont Way, Pineville, NC, 197,506/108 Units
- Crest Calvert View Apartments, 600 Calvert St. Charlotte, NC, 89,060 SF/96 Units
- Rockwood Apartments, Rockwood Road, Arden, NC, 2254,580 SF/272 Units
- Everly Tremont Apartments, 421 W. Tremont Avenue, Charlotte, NC, 197,748 SF/253 Units

Hospitality

- **Embassy Suites and Parking Deck, 401 E. Martin Luther King Jr., Blvd., Charlotte, NC 231,769 SF/250 Spaces**
- Ocean Park, 1905 S. Ocean Blvd., Myrtle Beach, SC 28,222 SF/90 Rooms
- Quarters Resort, 901, 902 and 805 South Ocean Boulevard Myrtle Beach, SC, 361,233 SF/360 Units
- Princess Anne Hotel & Breakfast, Asheville, NC, 21,480 SF/ 20 Rooms
- Clarion Inn, 19608 Liverpool Parkway, Cornelius, NC, 42,968 SF/80 Rooms
- Holiday Inn, 230 North College Street, Charlotte, NC, 109,214 SF/296 Rooms
- Captains Quarters Resort, 901, 902 and 805 South Ocean Boulevard, Myrtle Beach, SC, 361,233 SF/360 Units

Retail

- **University Place Mall, Chapel Hill, NC, 376, 058 SF**
- Broadway at the Beach, Celebrity Cir., Myrtle Beach, SC, 619,378 SF
- Retail Shopping Center, 529 Huffman Mill Rd., Burlington, NC, 147,543 SF
- Main Street Market, Old Winston Rd. & South Main Street, Kernersville, NC, 87,158 SF
- Hendrick Auto Mall, 7500, 7550, 7610, 7630 Hendrick Auto Plaza NW., Concord, NC, 107,576 SF
- SLH Ballantyne Retail, 11222 Providence Rd. W., Charlotte, NC, 61,480 SF

Specialty Assignments

- **University Park Baptist Church, Charlotte, NC, 81,748 SF**
- East Rockingham Fire Department, 216 Homeplace Road, Rockingham, NC, 3,200 SF
- Triad Hindu Temple, Oak Ridge, NC, 8,079 SF
- Stone Theatre Wilmington, 3128 S. 17th St., Wilmington, NC, 61,537 SF/14 Units
- Bristol Motor Speedway, 151 Speedway Blvd., Bristol, TN
- Brevard College, 1 Brevard College Dr., Brevard, NC, 446,349 SF

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Going Concern

- **Robert Trent Jones Golf Course, 3 Trent Jones Lane, Hilton Head, SC, 9,379 SF/ 18 holes**
- Zootastic Park, 448 Pilch Road, Troutman, NC, 39,617 SF
- Lake Norman RV Resort, Sherrills Ford, NC, 72 Rental Units
- Blakeney Racquet and Swim Club, 10607 Rea Road, Charlotte, NC, 8,420 SF
- GoPro Motorplex, 130 Motorplex Drive, Mooresville, NC, 27,000 SF

Senior Housing

- Collins Family Care Home, 100&104 East Hickory Avenue, Holly Springs, NC, 6 Beds
- Autumn Leaves of Fort Mill Senior Housing, 1061 Gold Hill Road, Fort Mill, SC, 50 Beds
- Senior Housing, 2998 Alamance Road, Greensboro, NC, 128 Beds
- Country Home Assisted Living, 2908 Country Home Road, Concord, NC, 40 Beds

Litigation

We have a dedicated group of appraisers that work on local, state or federally funded projects. We also provide support to attorneys practicing across a broad spectrum of commercial real estate-related disciplines. Our professionals are experts on a wide variety of real estate asset classes and property right issues.

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.

John D. Scott, Jr., MAI, Senior Managing Director

Senior Managing Director of Integra Realty Resources - Charlotte. Began appraising in May 1993 with Stout-Beck & Associates and in June 1998, became a North Carolina State-Certified General Real Estate Appraiser.
Appraised a wide variety of property types including but not limited to: eminent domain valuations, vacant land, industrial, manufacturing and distribution facilities, single and multi-tenant retail properties, general and medical offices, subdivision analyses, gas marts, multi-family apartment and condominium complexes, proposed mixed-use developments, and special purpose properties.

John S. Luntsford, MAI, Director

Director with Integra Realty Resources - Charlotte. Began appraising in 1998, working for Integra - Fitzhugh L. Stout & Associates, and in July 2003 became a North Carolina State-Certified General Real Estate Appraiser.
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, conservation easements, multifamily apartment complexes, condemnation, and special purpose properties..

M. Kyle Winters, MAI, Director

Director with Integra Realty Resources-Charlotte. Been engaged in real estate appraisal since 2005, and in April 2008 became a North Carolina State Certified General Real Estate Appraiser. Received South Carolina-Certified General Real Estate Appraiser license in 2009 and Virginia Certified General Real Estate Appraiser license in 2015. Received North Carolina Real Estate Broker's license in 2006.
Has appraised a 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, mixed use developments, subdivision analyses, multifamily apartments, hotels, golf courses, and special purpose properties.

J. Todd Neal, MAI, Director

Director with Integra Realty Resources – Charlotte. Mr. Neal began his appraisal career in October 2006 after employment as an Insurance and Financial Products Specialist with State Farm Insurance.
Has appraised a wide variety of property types and through the participation of numerous assignments developed particular strengths and expertise in the valuation of vacant parcels of land, office buildings, industrial buildings, mixed use, condemnation, and special purpose properties including colleges, religious institutions and schools.

OUR CLIENTS.

Financial Institutions & Lenders

- Allegacy Federal Credit Union
- American National Bank
- Ameris Bank
- Atlantic Union Bank
- Bank of America
- Bank of the West
- Bank OZK
- Bank United
- BBVA USA
- BB&T
- Blue Harbor Bank
- Cadence Bank
- Carolina Trust Bank
- CIT
- Citizens Bank
- Coastal Federal Credit Union
- Comerica
- East/West Bank
- Fifth Third Bank
- First Bank
- First Carolina Bank
- First Citizens Bank
- First Commonwealth Bank
- First Horizon
- First Merchants Bank
- First National Bank of Pennsylvania
- Flushing Savings Bank
- GMAC Commercial Mortgage
- Great Western Bank
- Green Park Financial
- HomeTrust Bank
- Iberia Bank
- Incredible Bank
- Innovative Business Solutions
- JP Morgan Chase Bank
- KeyBank
- Live Oak Bank
- Ministry Partners Investment Company, LLC
- Mutual of Omaha Bank
- New Dominion Bank
- Oxford Mortgage Company
- Pinnacle Bank
- PNC Bank
- Provident Mutual
- Prudential Multifamily Mortgage
- Reliant Bank
- South State Bank
- State Farm Bank
- Sun Life of Canada
- SunTrust Bank
- TD Bank
- Thomasville National Bank
- Towne Bank
- Truist Bank
- Truliant Federal Credit Union
- United Bank
- United Community Bank
- Wells Fargo
- Woodforest National Bank

Investment Banks/Pension Fund Advisors/ REITS

- Allstate Investments
- Aviva Life and Annuity
- Capital Advisors
- Column Financial
- Community Investment Corp.
- Integra Financial
- Franklin Capital Group
- Healthcare Trust of America
- Mass Mutual
- Medalist Partners
- Midland Mutual Life Ins. Co.
- Morgan Stanley
- Odlum Capital
- Newman Financial
- Principal Mutual
- Raymond James Trust
- US Bank

Developers & Investors

- Ascent Real Estate Partners
- Childress Klein
- Edgewood Capital Advisors
- Epcon Communities
- Flagship Healthcare
- FINOVA Capital Corp.
- Foothill Capital Corp.
- Grandbridge Real Estate Capital
- Levine properties
- Mattamy Homes
- MetLife
- Pappas Properties
- Singh Development

Special Servicers

- C-III Asset Management
- LNR Partners, LLC

Right-of-Way Contractors

- Carolina Land Acquisitions
- HDR, Inc.
- Maser Consulting
- Michael Baker International
- O.R. Colan & Associates
- Professional Property Services
- R/W Consultants
- Telics
- THC, Inc.

Government & Corporations

- Auto-Owners Insurance Company
- American Red Cross
- Blue Cross Blue Shield
- Cabarrus County Schools
- Charlotte Douglas International Airport
- Charlotte Mecklenburg Library
- Charlotte Mecklenburg Schools
- Charlotte Pipe and Foundry
- City of Charlotte
- City of Rock Hill
- Duke Progress
- FDIC
- Mecklenburg County
- Monroe-Union County Economic Development
- N.C. Dept. of Administration
- N.C. Dept. of Transportation
- N.C. Turnpike Authority
- Novant
- S.C. Dept. of Transportation
- Town of Indian Trail
- Town of Mount Holly
- Triangle Transit Authority
- U.S. Postal Service
- York County Public Works

Institutions

- Catawba Lands Conservatory
- Charlotte Housing Authority
- The Conservation Fund
- UNC-Charlotte

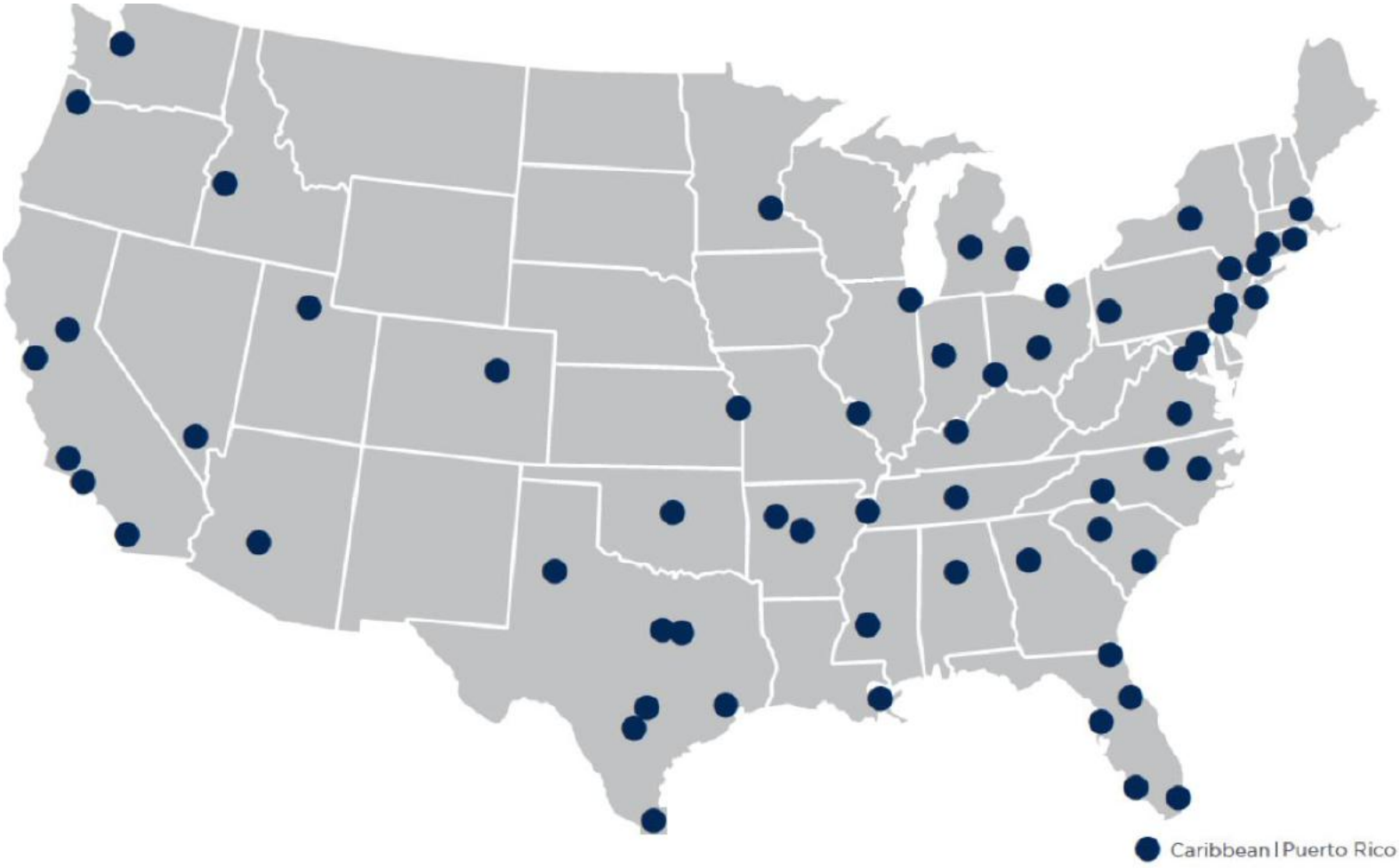
Law Firms

- Bell Davis Pitt
- Clark, Phifer, Vaugh, Brenner & McNeill, PLLC
- Harrison White, PC
- James, McElroy & Diehl, PA
- Johnston Allison & Hord
- Nelson Mullins
- Parker Poe
- Smith Anderson
- Venable, LLP
- Womble Carlyle
- Wyrick Robbins
- Young Moore

LOCAL EXPERTISE. NATIONALLY.

50+
local offices

60+
markets covered U.S. and Caribbean



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Published: 9/22/23.
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