



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.***

2,000+

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- **Ballantyne Tower, 13146 Ballantyne Corporate Pl. Charlotte, NC, 282,278 SF/212 Units**
- West Blvd/South Tryon St/Hawkins St Charlotte, NC, 150,908 SF
- Birkdale Landing, 16639 Birkdale Commons Pky. Huntersville, NC, 72,706 SF
- Charlotte East Office Park, 5500-5855 Executive Center Dr. Charlotte, NC, 508,111 SF
- The Gwendolyn Office Building, 101 Glen Lennox Dr. Chapel Hill, NC, 106,000 SF
- 11111, 11121 Carmel Commons Blvd. Charlotte, NC, 167,200 SF

Industrial



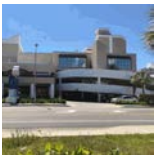
- **537 Omni Industrial Boulevard Summerville, SC, 587,720 SF/2 Units**
- 2201 Trinity Church Rd. Concord, NC, 843,630 SF
- 2801 Lawndale Dr. Greensboro, NC, 1,749,092 SF
- Zeus Manufacturing, 115 15th St. Gaston, SC, 207,680 SF
- 108 Monticello Rd. Weaverville, NC, 416,550 SF
- 11907 General Dr. Charlotte, NC, 241,800 SF

Multifamily



- **Alta NoDa, 2120 N. Brevard St. Charlotte, NC, 232,826 SF/261 Units**
- The Gallery at Royal Park Senior Apartments, 2035 Moore Rd. Matthews, NC, 209,933 SF/204 Units
- Proposed Apartments, 307 N. Pilot Knob Rd. Denver, NC, 236,630 SF/247 Units
- Crest Calvert View Apartments, 600 Calvert St. Charlotte, NC, 89,060 SF/96 Units
- Proposed Apartments, 109 N. Green St. Winston Salem, NC, 249,566 SF/300 Units
- Evoke Living at Westerly Hills Apartments, 2503 Westerly Hills Dr. Charlotte, NC, 156,972 SF/156 Units

Hospitality



- **Captains Quarters Resort, 901, 902 and 805 South Ocean Boulevard Myrtle Beach, SC, 361,233 SF/360 Units**
- Crown Reef Resort, 2913 and 2918 S Ocean Blvd Myrtle Beach, SC, 583,158 SF/514 Units
- Four Points by Sheraton, 7619 Thorndike Road Greensboro, NC, 66,821 SF/112 Units
- Hotel/Motel, 125 The Parkway Greenville, SC 29615, 126,027 SF/142 Rooms
- Charlotte Hampton Inn & Suites, 9110 Southern Pine Blvd. Charlotte, NC, 77,406 SF/100 Rooms
- TRU by Hilton, 1706 South 40 Dr. Greensboro, NC, 45,000 SF/98 Units

Retail



- **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
- 300 & 314 N. College St. Charlotte, NC, 36,451 SF

Specialty Assignments



- **Stone Theatre Wilmington, 3128 S. 17th St. Wilmington, NC, 61,537 SF/14 Units**
- Bristol Motor Speedway, 151 Speedway Blvd. Bristol, TN, 0 SF
- Brevard College, 1 Brevard College Dr. Brevard, NC, 446,349 SF
- Mountain Island Day Community Charter School, 1209 Little Rock Road & 6231 Paw Creek Road Charlotte, NC, 92,345 SF
- Biltmore Baptist Church, 35 Clayton Rd. Arden, NC, 181,227 SF
- Cardinal Charter Academy, 1020 St. Charles Pl. Cary, NC, 77,547 SF

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
- Odium 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



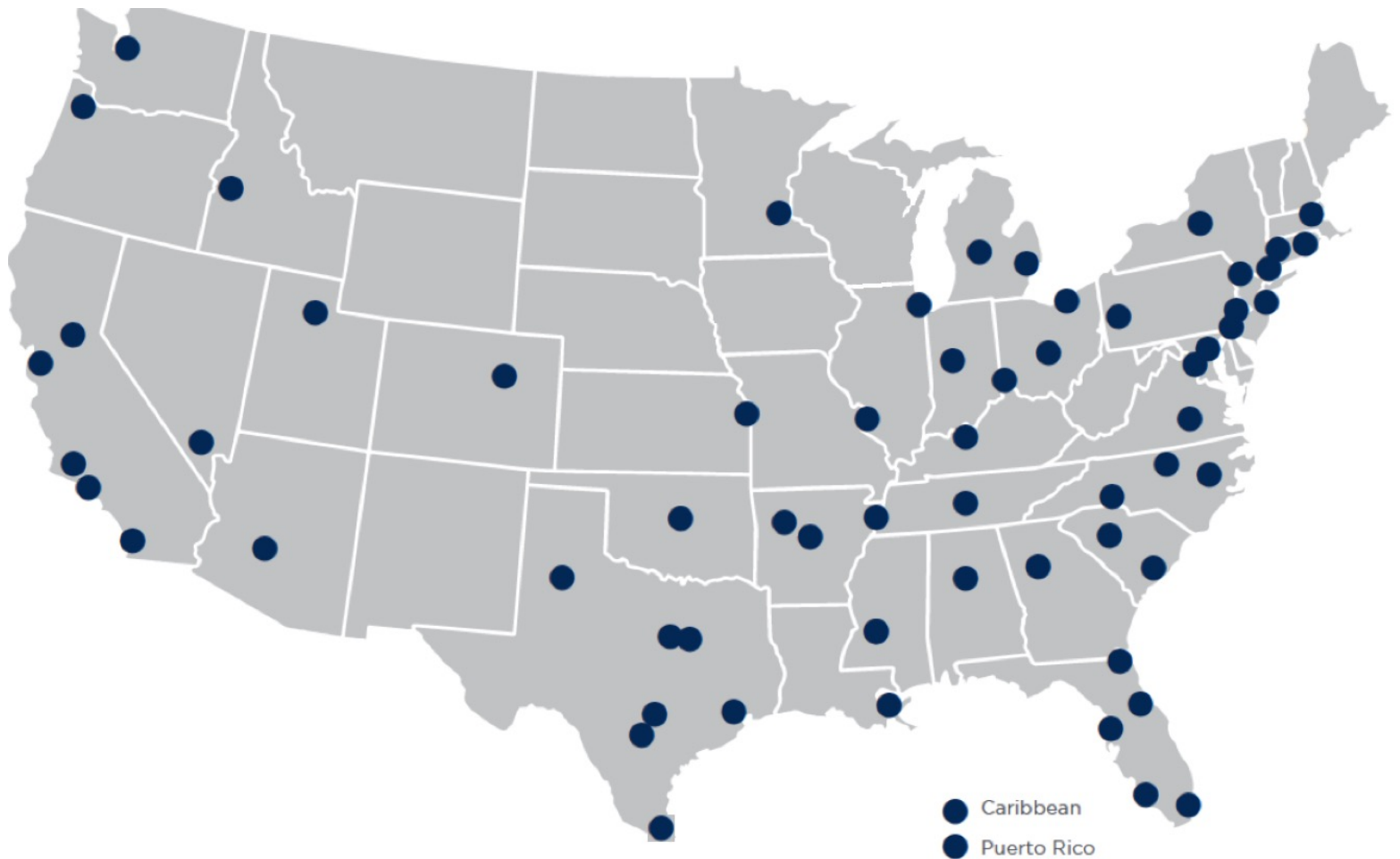
LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



NORTHEAST OFFICES

CONNECTICUT

Hartford, CT
Todd Isaacson, MAI
T (860) 291-8997 ext. 19
tisaacson@irr.com

NEW JERSEY

Coastal New Jersey
Halvor J. Egeland, MAI
T (732) 244-7000 ext. 103
hegeland@irr.com

Northern New Jersey
Paul T. Beisser, CRE, MAI, SCGRE
T (973) 422-9800
pbeisser@irr.com

NEW YORK

Syracuse, NY
William J. Kimball, MAI, FRICS
T (315) 422-5577
wkimball@irr.com

PENNSYLVANIA

Philadelphia, PA
Raja P. Waran, MAI
T (610) 238-0238
rwaran@irr.com

Pittsburgh, PA
Brian Kelly, MAI, SRA
T (412) 683-2211
bkelly@irr.com

RHODE ISLAND

Providence, RI
Todd Isaacson, MAI
T (860) 291-8997 ext. 19
tisaacson@irr.com

SOUTHEAST OFFICES

ALABAMA

Birmingham, AL
Rusty Rich, MAI, MRICS
T (205) 949-5995
rrich@irr.com

FLORIDA

Miami | Caribbean
James Andrews, MAI, CRE, FRICS, ASA/BV
T (305) 670-0001 ext. 320
jandrews@irr.com

Orlando, FL
Christopher D. Starkey, MAI
T (407) 843-3377 ext. 112
cstarkey@irr.com

Southwest Florida
Carlton J. Lloyd, MAI
T (239) 687-5801
clloyd@irr.com

Tampa, FL
Kendra Stevens Barry
T (813) 287-1000 ext. 110
kbarry@irr.com

GEORGIA

Atlanta, GA
Matthew Albigese, MAI
T (404) 418-4358 ext. 1000
malbigese@irr.com

NORTH CAROLINA

Charlotte, NC
John D. Scott, Jr., MAI, MRICS
T (704) 206-8258
jscott@irr.com

Greensboro, NC
Nancy B. Tritt, MAI, SRA, FRICS
T (336) 676-6033
ntritt@irr.com

Raleigh, NC
Chris R. Morris, MAI, FRICS
T (919) 847-1717
cmorris@irr.com

SOUTH CAROLINA

Charleston, SC
Cleveland "Bud" Wright, Jr., MAI
T (843) 718-2125 ext. 10
cwright@irr.com

Columbia, SC
Michael B. Dodds, MAI, CCIM
T (803) 772-8282 ext. 110
mdodds@irr.com

TENNESSEE

Nashville, TN
Paul Perutelli, MAI, SRA, FRICS
T (615) 628-8275 ext. 1
pperutelli@irr.com

VIRGINIA

Richmond, VA
Kenneth L. Brown, MAI, FRICS, CCIM
T (804) 346-2600 ext. 209
kbrown@irr.com

CENTRAL OFFICES

ILLINOIS

Chicago, IL
Ron DeVries, MAI, FRICS
T (312) 565-3432
rdevries@irr.com

INDIANA

Indianapolis, IN
Michael Lady, MAI, SRA, ASA, CCIM, FRICS
T (317) 546-4720
mlady@irr.com

KENTUCKY

Louisville, KY
Stacey S. Nicholas, MAI, MRICS
T (502) 452-1543 ext. 3774
snicholas@irr.com

MICHIGAN

Detroit, MI
Donald L. Selvidge, MAI
T (248) 540-0040 ext. 114
dselvidge@irr.com

Grand Rapids, MI
Jeff Genzink, MAI
T (616) 261-5000
jgenzink@irr.com

MINNESOTA

Minneapolis/St. Paul, MN
Michael Amundson, MAI, CCIM
T (952) 905-2401
mamundson@irr.com

MISSOURI

Kansas City, MO
Brock A. Heyde, MAI
T (816) 652-0222
bheyde@irr.com

St. Louis, MO
Timothy M. Schoemehl, MAI
T (636) 898-6533
tschoemehl@irr.com

OHIO

Cincinnati/Dayton, OH
Gary S. Wright, MAI, FRICS, SRA
T (513) 426-7125
gwright@irr.com

Cleveland, OH
Douglas P. Sloan, MAI
T (330) 659-3640 ext. 101
dsloan@irr.com

Columbus, OH
Brad A. Johnson, MAI
T (614) 398-4307
bajohnson@irr.com

SOUTHWEST OFFICES

ARIZONA

Phoenix, AZ
Walter "Tres" Winus, III, MAI, FRICS
T (602) 266-5599
twinius@irr.com

OKLAHOMA

Oklahoma City, OK
Richard Cole, Jr., MAI
T (405) 422-0718 ext. 2
richard.cole@irr.com

TEXAS

Austin, TX
Todd Rotholz, MAI
T (713) 973-0212 ext. 12
trotholz@irr.com

Dallas, TX
Jimmy H. Jackson, MAI
T (972) 725-7724
jhjackson@irr.com

Ft. Worth, TX
Alan Pursley, MAI, SRPA, SRA, SGA
T (817) 763-8023
apursley@irr.com

Houston, TX
Todd Rotholz, MAI
T (713) 973-0212 ext. 12
trotholz@irr.com

Lubbock, TX
Taylor Carmona
T (409) 656-5199
taylor.carmona@irr.com

San Antonio, TX
Brandon Brehm, MAI, CCIM
T (210) 446-4444
bbrehm@irr.com

WEST OFFICES

CALIFORNIA

Los Angeles, CA
John G. Ellis, MAI, CRE, FRICS
T (818) 290-5444
jellis@irr.com

Orange County
J. Richard Donahue, MAI
T (714) 665-6515
rdonahue@irr.com

Sacramento, CA
Kevin Ziegenmeyer, MAI
T (916) 435-3883 ext. 224
kziegenmeyer@irr.com

San Diego, CA
John A. Morgan, MAI
T (858) 259-4900 ext. 315
jmorgan@irr.com

San Francisco, CA
Jeffrey Fillmore, MAI
T (408) 299-0444
jfillmore@irr.com

COLORADO

Denver, CO
Larry B. Close, MAI
T (720) 833-5931
lclose@irr.com

IDAHO

Boise, ID
Bradford Knipe, MAI, ARA, CRE, CCIM, FRICS
T (208) 472-3200
bknipe@irr.com

NEVADA

Las Vegas, NV
Charles E. Jack, IV, MAI
T (702) 906-0480
cjack@irr.com

UTAH

Salt Lake City, UT
John T. Blanck, MAI, MRICS
T (801) 263-9700 ext. 109
jblanck@irr.com

WASHINGTON

Seattle, WA
Matthew A. Bacon, MAI
T (206) 436-1179
mbacon@irr.com

CARIBBEAN

Caribbean
James Andrews, MAI, CRE, FRICS, ASA/BV
T (844) 952-7604 ext. 402
jandrews@irr.com

Puerto Rico
Carlos Vélez, MAI, SRA, BCA, CMEA, CCIM, MRICS
T (787) 782-4974
cvelez@irr.com

INTEGRA REALTY RESOURCES - CHARLOTTE

214 West Tremont Avenue, Suite 200
Charlotte, NC 28203
T: (704) 376-0295
F: (704) 342-3704
irr.com/Charlotte

John D. Scott, Jr., MAI
Senior Managing Director
T (704) 206-8258
jscott@irr.com

irr.com

Visit us online to learn more
and access our extensive
research library.



INTEGRA REALTY RESOURCES
Local Expertise. Nationally.