INTEGRA REALTY RESOURCES

IRR | CHICAGO

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING

50+

years providing valuation and consulting services

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 AND/OR CONSULTING ASSIGNMENTS

Office

- 1 S Wacker Dr., Chicago, IL, 1,387953 SF
- Esplanade, Downers Grove, IL, 583,982 SF
- Oak Brook Executive Plaza II, Oak Brook, IL, 389,001 SF
- The Westwood I & II, Lisle, IL, 300,097 SF
- Parkway Corporate Center, Schaumburg, IL, 163,206 SF
- Deer Park – Phase II, Deer Park, IL, 76,692 SF

Industrial

- Amazon Distribution Center, Wilmington, IL, 810,900 SF
- Michigan City Industrial Complex, Michigan City, IN, 519,150 SF
- Elk Grove Technology Park, Elk Grove Village, IL, 402,608 SF
- Bridge Point Mundelein, Mundelein, IL, 320,365 SF
- FedEx Distribution Facility, Danville, IL, 217,323 SF
- 1001 Nicholas Blvd., Elk Grove Village, IL, 50,000 SF

Multifamily

- Cascade Apartments, Chicago, IL, 679,686 SF/503 Units
- The Streeter, Chicago, IL, 665,000 SF/481 Units
- Hubbard Place, Chicago, IL, 686,958 SF/450 Units
- Union West, Chicago, IL, 466,487 SF/357 Units
- The Residences at Hamilton Lakes, Itasca, IL, 343,177 SF/297 Units
- 160 N. Morgan St., Chicago, IL, 315,875 SF/282 Units

Retail

- Shoppes at Grand Prairie, Peoria, IL, 482,572 SF
- Harlem Crossings, Frankfort, IL, 48,124 SF
- Sawmill Station, Morton Grove, IL, 177,819 SF
- Southpoint Shopping Center, Arlington Heights, IL, 48,300 SF
- Southlake Mall, Hobart IN, 749,649 SF
- Bloomington Commons, Bloomington, IL, 176,431 SF

Hospitality

- Conrad Hilton, Chicago, IL, 289 Rooms
- Marriott Pere Marquette Hotel, Peoria, IL, 286 Rooms
- French Country Inn, Lake Geneva, WI, 24 Rooms
- Embassy Suites, Schaumburg, IL, 209 Rooms
- Holiday Inn & Suites, Carol Stream, IL, 185 Rooms
- Hampton Inn, Yorkville, IL, 77 Rooms

Neighborhood Properties

IRR Chicago has a team of appraisers focused on smaller assets which are often owner occupied throughout the Chicago MSA. Property types range from storefronts and mixed use buildings to industrial, retail and office. Some of our Neighborhood team focus on the 5+ unit multi-family segment of the market and complete assignments both in narrative format or utilizing the cost effective 71A/B form report option.

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 30 years. Our team is organized by property types including office, industrial, retail, apartments, senior care, hospitality and a variety of specialty assets. Several members of our team specialize in consulting including market studies for proposed development while others are involved in litigation support on a wide variety of valuation issues. When you hire our firm, you are engaging an expert in the property type you need valued.

Ron DeVries, MAI, SRA, Senior Managing Director

Mr. DeVries' valuation experience includes industrial, retail, office, hotel, multi-family (including FNMA/Freddie, HUD as well as LIHTC deals), and residential subdivisions for uses ranging from due diligence and financing to review appraisal. He oversees the multi-family rental market/feasibility studies for the firm along with the quarterly research of over 150,000 units in the Chicago MSA. Mr. DeVries is a frequent speaker at the Chicago Real Estate Council, the Chicagoland Apartment Association as well as private events for clients. He has testified as an expert witness in a variety of matters. Mr. DeVries is past national Chair of Education for the Appraisal Institute and previously served on the Appraisal Institute's Board of Directors, and numerous committees. Mr. DeVries is a past President of the Chicago Chapter of the Appraisal Institute and served for many years as the Chapter's Chair of Education. Ron has served on several course development teams including Principles, Procedures, Market Analysis & Highest & Best Use, Income Capitalization and a number of seminars. Mr. DeVries was also a content contributor for The Appraisal of Real Estate, published by The Appraisal Institute. He is a frequent instructor for the Appraisal Institute.

James Kutill, MAI, Managing Director

Mr. Kutill oversees the senior care property practice including independent living (ILF), assisted living (ALF), skilled nursing (SNF) and continuing care retirement communities (CCRC). He also oversees neighborhood oriented and mid-market investment properties assignments. His valuation experience includes limited and full service hospitality, retail, office and multi-family (market rent, HUD, LIHTC and age restricted). He has extensive experience with appraisal compliance review, for a variety of property types, and has testified as an expert witness for a variety of matters. Jim is a member of the Board of Directors of the Chicago Chapter of the Appraisal Institute, and a former president of the Chicago Real Estate Council.

Gail Lissner, SRA, CRE, Managing Director

Throughout her career, Ms. Lissner has focused on the housing/multi-family market, with a particular interest in condominium development, apartment development, and the condominium conversion/deconversion market. Gail's work with condominiums and apartments spans many decades, providing consulting services to the original Chicago condominium convertors in the 1970s, and expanding to work in the conversion market throughout the United States. Gail has produced a report on the condominium market on a quarterly basis since 1997 and is co-author of the Downtown Chicago Condominium Report, a quarterly report delineating development trends and condo pricing in Downtown Chicago. In Gail's consulting and valuation work for apartment and condominium developments, the scope of work ranges from site and building plan consultations at project inception to market and feasibility studies along with comprehensive appraisals. Her work includes both urban and suburban properties and also includes townhome and single family residential developments. Gail has also testified as an expert witness in a variety of housing matters.

William Miller, Managing Director

Mr. Miller worked on and managed revaluations in Indianapolis, IN (250,000 parcels), Franklin Township, NJ (10,600 parcels) and Chippewa Falls, WI (350 commercial parcels). Bill was a Deputy Assessor in Indianapolis (1980-83) and joined ARC in 1984. A career focus has been modeling the income and valuation intricacies of real estate development, with an emphasis on subdivisions, high-rise apartments, leased land, retail and office market absorption. Other property types include corporate headquarters, distribution/logistic facilities, big box retail, mall/anchors, freezer/cold storage/food processing, manufacturing, hospitals, schools and easements. Assignments often entail highest and best use analysis/market feasibility. Mr. Miller has worked in 29 states. Bill heads our litigation practice. Clients retain Bill when the stakes are high and detailed analysis matters. Litigation work includes contract disputes, economic impact analysis and assessment appeals; working with assessing authorities, interveners and property owners. Trial testimony includes civil and criminal in Illinois, Indiana and Wisconsin courts as well as U.S District Courts.

OUR CLIENTS.

Financial Institutions and Lenders

- Alliant Credit Union
- Amalgamated Bank
- Bank of America
- Bank of the West
- BMO Harris Bank
- Busey Bank
- Centier Bank
- CIBC
- Citibank
- Citizens Financial
- Comerica
- Deutsche Bank
- Fifth Third Bank
- First Bank
- First Bank Chicago
- Huntington Bank
- JP Morgan Chase
- Midland States Bank
- Northern Trust Bank
- Old National Bank
- Old Second National Bank
- PNC Bank
- U.S. Bank
- Wells Fargo
- Wintrust Financial Corporation

Developers/Investors

- AIMCO
- AMLI
- Centrum Properties
- Crescent Heights
- Draper & Kramer
- Equity Residential
- The Fifield Companies
- Golub & Company
- Greystar
- The Habitat Company
- The John Buck Company
- JLL
- Lennar
- Lincoln Property Company
- Magellan Development Group
- Marquette Companies
- McCaffery Interests
- Mesirow Financial
- Newcastle Limited
- Prime Group
- Prime Property Investors
- Ryan Companies
- Village Green Companies
- Vornado
- Waterton Residential
- Westfield Corporation

Investment Banks/Pension Fund Advisors/REITS

- American Realty Advisors
- Berkadia Commercial Mortgage
- Concert Realty Partners
- Cornerstone Real Estate Partners
- Goldman Sachs
- Greystone Servicing Corp
- Heitman Financial
- Holliday Fenoglio Fowler
- Inland Mortgage Corp
- Johnson Capital
- Kensington Realty Advisors
- Love Funding Corp
- Merchants Capital
- NEBF Investments
- NorthMarq Capital
- Oak Grove Commercial Mortgage
- PNC Multifamily Mortgage
- Prairie Mortgage Company
- Prairie Realty Advisors
- Principal Capital Real Estate Investors
- RREEF
- Transwestern

Government & Organizations

- American Medical Association
- Community Investment Corporation
- Federal Deposit Insurance Corporation
- Heartland Housing
- Illinois Housing Development Authority
- Internal Revenue Service
- Mercy Housing
- National Association of Realtors
- Northwestern University
- Office of the Comptroller of the Currency
- Preservation of Affordable Housing (POAH)
- The Community Builders
- University of Chicago
- U.S. Air Force
- U.S. Army Corps of Engineers
- U.S. Departments of Housing & Urban Development
- U.S. General Services Administration
- U.S. Navy

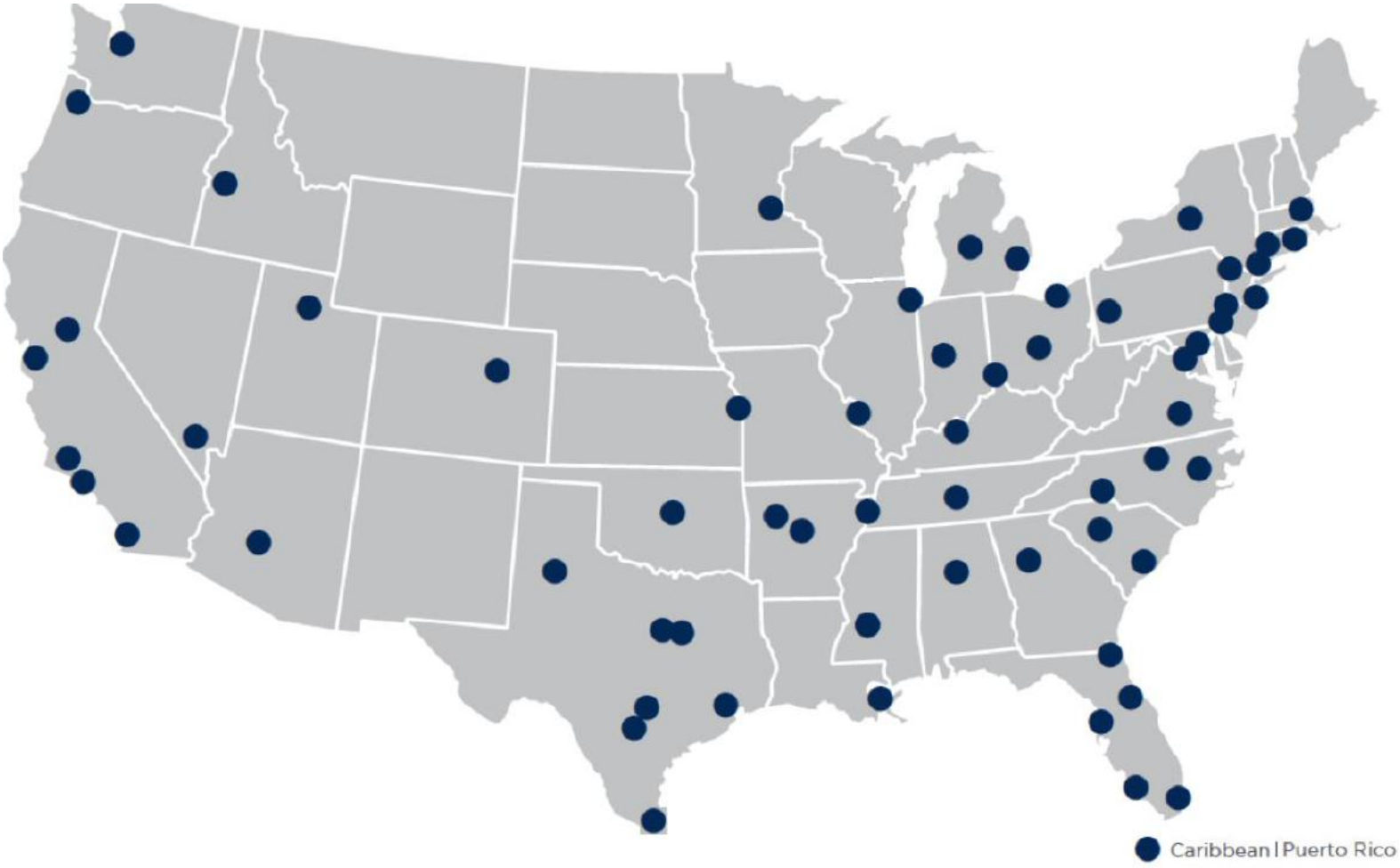
Law Firms/Accounting

- DLA Piper
- Freeborn & Peters
- Mayer Brown
- McDermott Will & Emery
- Nadler Pritikin & Mirabelli
- Neal & Leroy
- Rinella & Rinella
- Saul Ewing Arnstein & Lehr

LOCAL EXPERTISE. NATIONALLY.

50+
local offices

60+
markets covered U.S. and Caribbean



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