



INTEGRA REALTY RESOURCES

# IRR CLEVELAND

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING





# 100+

- years  
serving  
Northeast  
Ohio  
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.*

# 400+

appraisals completed  
annually



# RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

## Office



- **3975 Embassy Parkway, Bath Township, OH, 78,497 SF**
- 982 Keynote, Brooklyn Heights, OH, 23,078 SF
- GMS HQ Building, 3750 Timberlake Dr., Richfield, OH, 47,320 SF
- 23000 Millcreek Boulevard, Highland Hills, OH 154,876 SF
- Kaiser VA, 35000 Kaiser Ct., Willoughby, OH, 37,115 SF
- Ancora Office Building, 6060 Parkland Blvd., Mayfield Heights, OH, 62,487 SF

## Industrial



- **999 Oberlin Road, Massillon, OH, 189,879 SF**
- 1085 Eagleville-Jefferson Road, Jefferson, OH, 110,000 SF
- 5800 Harper Road, Solon, OH, 95,441 SF
- Beta Drive Flex, 600 Beta Drive, Mayfield Village, OH, 90,560 SF
- 3860 Ben Hur, Willoughby, OH, 55,474 SF
- Universal Tire Molds, Inc., 5127 Boyer Pky., Akron, OH, 46,800 SF

## Multifamily



- **Hamptons Apartments, 27020-27060 Cedar Road, Beachwood, OH 610,079 SF/ 633 Units**
- Lakewood Center North, 14600 Detroit Ave., Lakewood, OH 227,917 SF/ 154 Units
- Andover Courtyard Apartments, 145 Newell St., Painesville Twp., OH, 40,880 SF/ 64 Units
- Barber, 2707 Barber Ave., Cleveland, OH, 56,973 SF/ 69 Units
- 75 North Portage Path, Akron, OH, 50,987 SF/ 62 Units
- Detroit Ave, 10707-10621 Detroit Ave., Cleveland, OH, 20,850 SF/ 23 Units

## Retail



- **8922 Ridge Road, North Royalton, OH, 34,220 SF**
- 13030 W. Sprague Road, Cleveland, OH, 32,080 SF
- 22800 Lakeshore Blvd, Euclid, OH, 79,144 SF
- TLJ Properties LLC, 7955 Darrow Road, Twinsburg, OH, 22,308 SF
- Northpointe Plaza, 970-998 N. Court St., Medina, OH, 34,033 SF
- Blue Heron, 3227 Blue Heron Trace, Medina, OH, 26,993 SF

## Specialty Assignments



- **Confidential Municipal Building, OH, 30,000 SF**
- 36-Hole Public Golf Course, Lorain County, OH
- Proposed Athletic Facility, 6060 W. Canal Road, Valley View, OH, 80,900 SF
- YMCA of Mayfield, 5000 Mayfield Rd., Lyndhurst, OH, 27,116 SF
- St. Mary Church, 1160 Northfield Road, Bedford, OH, 31,728 SF
- Buckeye Lanes, 24488 Lorain Road, North Olmsted, OH, 43,215 SF/ 48 Lanes

## Affordable Housing / LIHTC Assignments & Market Studies



- **McGregor CCRC, 14900 Private Drive, East Cleveland, OH, 62,612 SF/ 106 Units**
- 1606 Dickinson Street, Fremont, OH, 63,588 SF/ 64 Units
- Nela Manor, 608-614 West Market Street, Akron, OH, 38,342 SF/ 35 Units
- Wesley Village II, 150 West South Street, Painesville, OH, 36,612 SF/ 42 Units
- Renaissance at Fairfax Park, 8100 Central Avenue, Cleveland, OH, 66,384 SF/ 54 Units
- Market Study, Proposed LIHTC, Wooster, OH

## 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 12 years. Through developing our team relationships, our specialty appraisal practices have evolved to create high quality, industry-leading standards. Over this 12+ 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, another land development; 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.



### **Douglas P. Sloan, MAI, Senior Managing Director**

Mr. Sloan is the Senior Managing Director for Integra Realty Resources, based in the Cleveland, Ohio office. Since 1985, Mr. Sloan has completed hundreds of appraisals on all types of properties predominately in the northeastern Ohio region. From 1985 to 1986, he was associated with Appraisal Advisory Associates. From 1986-1996 and 1998-2007 he appraised existing and proposed commercial and industrial properties in the Greater Cleveland area with Calabrese, Racek & Markos, Inc. and with EMI Services from 1996-1998. Specialty areas include complex valuations of development properties, LIHTC developments, special purpose properties, and all types of income producing properties.



### **Timothy Jackson, MAI, SRA, Managing Director**

Mr. Jackson is a Senior Analyst for Integra Realty Resources, based in the Cleveland, Ohio office. Actively engaged in real estate valuation and consulting services with Integra Realty Resources, Cleveland since June 2013. Prior to working for Integra, Mr. Jackson provided assistance in the research and development of real estate market studies for Vogt Santer Insights, Columbus Ohio. Appraisals and consulting services have been performed on various properties, including, but not limited to, single and multi tenant industrial, single and multi tenant retail, mixed use facilities, subdivisions, student housing, multi family apartments and vacant land.



### **Ben Dyer, Senior Analyst**

Mr. Dyer is a Senior Analyst for Integra Realty Resources, based in the Cleveland, Ohio office. Actively engaged in real estate valuation with Integra Realty Resources - Cleveland since April 2008. Prior to working for Integra, Mr. Dyer provided assistance in the research and development of real estate appraisals for Samuel Koon & Associates, Columbus, Ohio. Appraisals have been performed on a wide variety of commercial and industrial properties, including, but not limited to, office, retail, industrial, vacant land, special use properties and single family and multi family residential.



### **George Diamantis, Senior Analyst**

Mr. Diamantis is a Senior Analyst for Integra Realty Resources, based in the Cleveland, Ohio office. Actively engaged in real estate valuation with Integra Realty Resources - Cleveland since March 2011. Prior to starting with Integra, Mr. Diamantis worked for The William Fall Group. Primary experience encompasses a wide variety of property types including office, retail, industrial, multifamily, residential, and special purpose properties.



### **Abbey Clark, Researcher**

Ms. Clark is a Researcher for Integra Realty Resources, based in the Cleveland, Ohio office. Actively engaged in real estate valuation with Integra Realty Resources - Cleveland since September 2021. Prior to working for Integra, Ms. Clark provided assistance in the research and development of real estate appraisals for Alpha Appraisal Group in Cleveland since April 2021. Appraisal assistance has been performed on a variety of commercial and industrial properties, including office, retail, industrial, special use properties, and multi family residential.

## OUR CLIENTS

- Admirals Bank
- AmeriServ Trust and Financial Services
- Associated Bank
- BancFirst
- BancorpSouth Bank
- Bank of America
- Bank of Labor
- Bank of the West
- Bank OZK
- BB&T
- Bellwether
- BlueMark Capital
- California Credit Union
- Callidus Capital Corporation
- CBRE
- Cedar Rapids Bank & Trust
- Charter One Bank
- Chemical Bank
- C-III Asset Management LLC
- Citizens Bank
- Citizens Equity First Credit Union
- Citizens Guaranty Bank
- City National Bank
- Civista Bank
- Commerce Bank
- Community Bank
- Consumers National Bank
- Cooper Commercial Investment Group
- Cooperative Business Services
- Cornerstone Wealth Management
- Cortland Bank
- Dollar Bank
- Eastern Capital LLC
- EWAT Holdings
- Farmers National Bank
- Fifth Third Bank, National Association
- First Bank of the Lake
- First Choice Bank
- First Commonwealth Bank
- First Federal of Lakewood
- First Financial Bank
- First Merit Bank
- First National Bank
- First Oklahoma Bank
- Huntington National Bank
- JP Morgan Chase
- Key Bank
- Live Oak Bank
- NextTier Bank
- Northwest Bank
- Oak Point National Bank
- Ohio Catholic Federal Credit Union
- Park National Bank
- Peoples Bank
- PNC Bank, NA
- StanCorp
- U.S. Bank
- UMB Financial Corporation
- United Bank
- Wayne Savings Community Bank
- Wells Fargo

### Law Firms/Accounting

- Benesch, Friedlander, Coplan & Aronoff LLP
- Ben Car & Co,
- Brouse McDowell
- Buckley King
- Chernett, Wasserman, Yarger LLC
- Climaco, Wilcox, Tarantino, Garofoli Co. LPA
- Corsaro Law
- Dinsmore & Shohl, LLP
- Grange Insurance Companies
- Holliday, Fenoglio & Fowler
- Luskin, Stern and Eisler LLP
- RK Valuation Advisory LLC
- Sleggs, Danzinger & Gill
- Ulmer & Berne LLP
- Van Osdol & Magruder
- Vorys, Sater, Seymour & Pease
- Warren and Young
- Weiler Legal Service Company, LPA
- Witschey, Witschey & Firestone
- Zinner & Co

### Developers/Owners

- Babcock & Wilcox
- Cahoon Nursery
- Carlson Restaurants
- Castle Construction
- Gleeson Construction
- In Development Partners
- JAMR Properties
- JJJ Properties
- New Sunrise Properties
- Omni Property Companies
- PIHRL Developers, LLC
- Ray Fogg Corporate Properties
- Washington Properties

### Health Care

- Medical Mutual
- Quest Diagnostics
- University Hospitals

### Government & Organizations

- City of Brunswick
- City of Chardon
- City of Cleveland
- City of Shaker Heights
- Cleveland Neighborhood Progress
- Community Counseling Center
- Lakeland Community College
- Lorain County Board of Mental Health
- St. Mary Church
- The Salvation Army
- Thrivent Financial for Lutherans
- United States Postal Service
- USPS Eastern FSO
- USPS Facilities- Headquarters
- V.A. Medical Center
- Westlake Family Dental Care

### Mortgage Banks/Services

- Accurate Title Company
- Allegro Realty Advisors, LTD
- Apex Mortgage Corp.
- Aspen Real Estate Financial LLC
- Cherrywood Commercial Lending, LLC
- Clarity Appraisal Management
- Collateral Evaluation Services, LLC
- Colliers International Valuation & Advisory Services
- Community Housing Capital
- Cooper- Horowitz
- Cushman & Wakefield Global Services, Inc.
- Dart Appraisal
- ECHO Real Estate Services Company
- EJM Commercial Real Estate
- Esmark Realty
- Fidelity Real Estate Group
- ING Investment Management
- LNR Partners
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50+

local offices

60+

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