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

- **IMG Center, 1360 East 9th Street, Cleveland, OH, 258,000 SF**
- Vantage Building, 6200 Rockside Road, Independence, OH, 26,904 SF
- 12550 Euclid Avenue, East Cleveland, OH, 26,400 SF
- 36855 American Way, Avon, OH, 4,724 SF
- Crosscounty Mortgage HQ, 2140-2160 Superior Avenue, Cleveland, OH, 163,531 SF
- 8160 Norton Parkway, Mentor, OH 44060, 32,897 SF

## Industrial

- **Rhenium Alloys Inc., 1320 Taylor Street, Elyria, OH, 30,000 SF**
- Spiegelberg Manufacturing, 12200 Alameda Drive, Strongsville, OH, 86,136 SF
- 5161 West 164th Street, Brookpark OH, 35,079 SF
- Elgin Fastener Group, 10147 Brecksville Road, Brecksville, OH, 46,396 SF
- The B'Laster Corporation, 8500 Sweet Valley Drive, Valley View, OH, 42,078 SF
- Amazon Last Mile Facility, 10801 Madison Avenue, Cleveland, OH, 168,750 SF

## Multifamily

- **The Alcazar, 2450 Derbyshire Road., Cleveland Heights, OH, 105,488 SF/ 118 Units**
- University Commons, 600-606 Sherman Street, Akron, OH, 45,576 SF / 88 Units
- Mikros on Larchmere, 12607 Larchmere Boulevard, Cleveland, OH, 18,550 SF / 29 Units
- Wyoga Place Apartments, 4235 Americana Drive, Cuyahoga Falls, OH, 33,660 SF / 45 Units
- 15277 Triskett Road, Cleveland, OH, 11,604 SF, 12 Units
- The Forty-One, 2021 West 41st Street, Cleveland, OH, 33,553 SF, 32 Units

## Retail

- **Ridgewood Crossing, 620 Ridgewood Crossing Drive, Fairlawn, OH, 25,133 SF**
- 13030 W. Sprague Road, Cleveland, OH, 32,080 SF
- 8100 Cleveland Avenue Northwest, North Canton, OH, 49,899 SF
- Cleveland Town Center, 14325-14343 Euclid Avenue, East Cleveland, OH, 31,174 SF
- Landerhaven Event Venue, 6111 Landerhaven Drive, Mayfield Heights, OH, 74,535 SF
- Turneytown Shopping Center, 4904-4948 Turney Road, Garfield Heights, OH, 170,569 SF

## Specialty Assignments

- **Victory Christian Church, 3899 McCartney Road, Lowellville, OH, 120,888 SF**
- Green Family Funeral Home, 4668 Pioneer Trail, Mantua, OH, 8,768 SF
- YMCA, 1575 Columbia Road, Westlake, OH, 33,882 SF
- YMCA of Mayfield, 5000 Mayfield Rd., Lyndhurst, OH, 27,116 SF
- Alliance Soccer Fieldhouse, 6060 West Canal Road, Valley View, OH, 79,792 SF
- Lutheran High School East, 3565 Mayfield Road, Cleveland, OH, 68,320 SF

## Affordable Housing / LIHTC Assignments & Market Studies

- **Cascade Village, Flower Court & North Avenue, Akron, OH, 80,005 SF / 65 Units**
- Boundary Lofts, 2565 Community College Avenue, Cleveland, OH, 56,291 SF /40 Units
- Hough Avenue Apartments, 9410 Hough Avenue, Cleveland, OH, 97,570 SF / 116 Units
- Vassar Village, 1732 Market Avenue North, Canton, OH, 35,728 SF / 65 Units
- 3160 West 33rd Street, Cleveland, OH, 66,778 SF / 60 Units

# 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.

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- BancorpSouth Bank
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- 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
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- Live Oak Bank
- NextTier Bank
- Northwest Bank
- Oak Point National Bank
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- PNC Bank, NA
- StanCorp
- U.S. Bank
- UMB Financial Corporation
- United Bank
- Wayne Savings Community Bank
- Wells Fargo

## Law Firms/Accounting

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- Buckley King
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- Zinner & Co

## Developers/Owners

- Babcock & Wilcox
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- 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

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- Cherrywood Commercial Lending, LLC
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- Community Housing Capital
- Cooper- Horowitz
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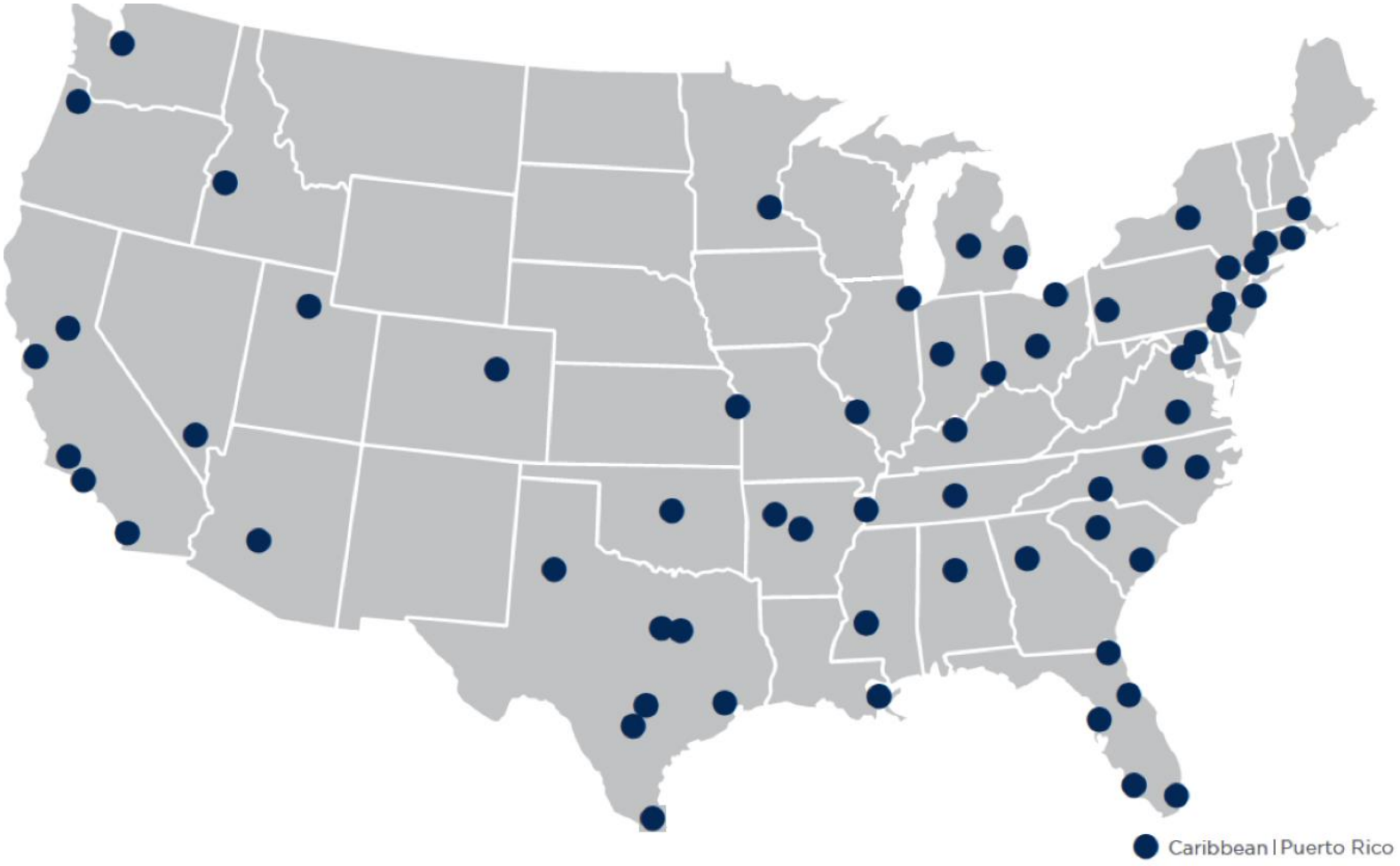
INTEGRA REALTY RESOURCES

## LOCAL EXPERTISE. NATIONALLY.

**50+**
local offices

**60+**
markets covered U.S. and Caribbean



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