



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.

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
- LRES Corporation
- Lookingglass, LTD Technical Services
- Mountainseed Appraisal Management
- Pinnacle
- Redwood Commercial Mortgage Corporation
- Rugby Realty Co, Inc
- SAMCO Appraisal Management
- Stancorp Mortgage Investors
- Starwood Mortgage Capital
- Village Capital Corporation
- Walmart Realty



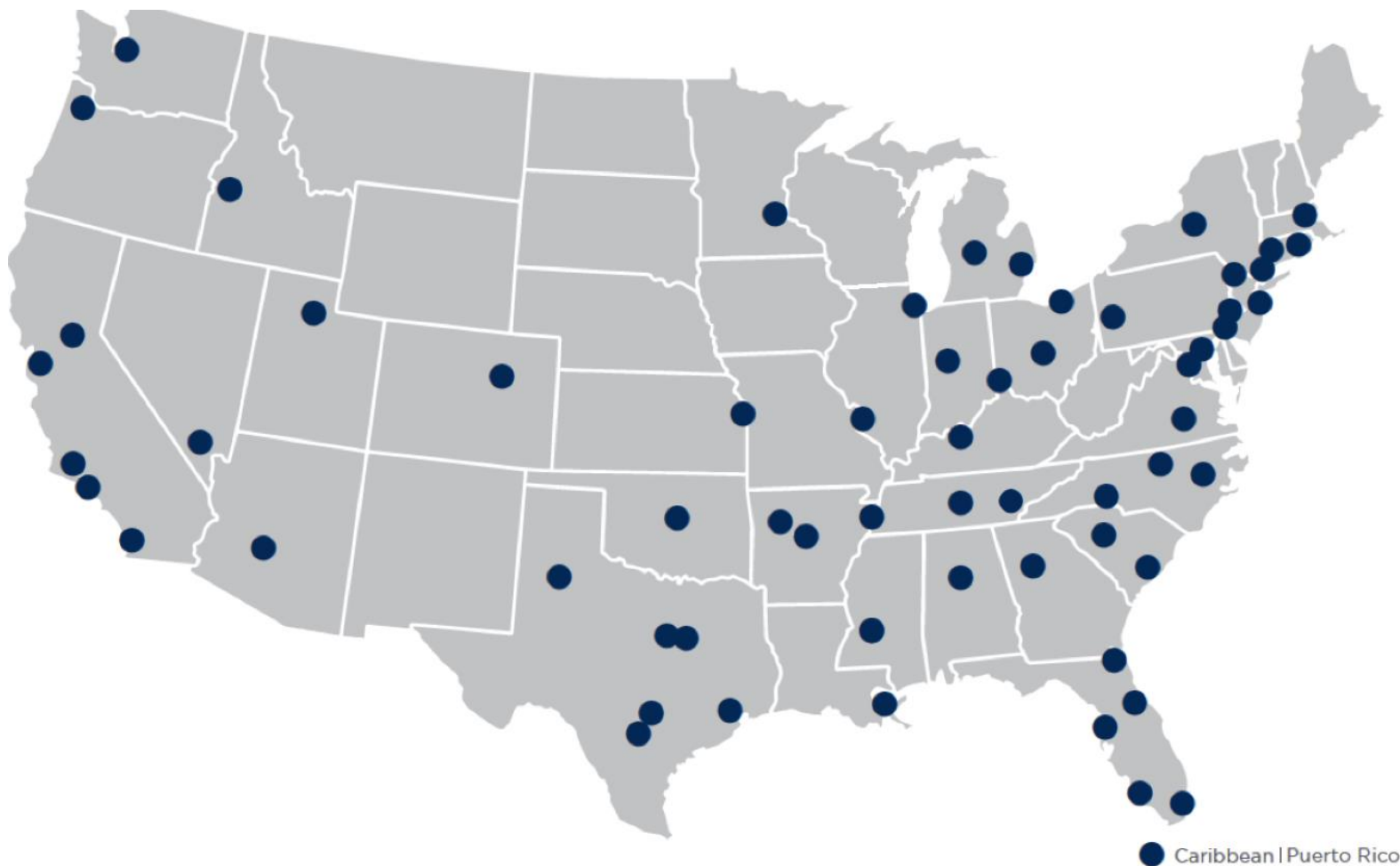
LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



NORTHEAST OFFICES

CONNECTICUT

Hartford, CT
Mark F. Bates, MAI, CRE, FRICS
T (401) 273-7710 ext. 14
mbates@irr.com

DISTRICT OF COLUMBIA

Washington, DC
Dennis Duffy, MAI
T (202) 601-4146
dduffy@irr.com

MASSACHUSETTS

Boston, MA
Jerry J. Manfra, MAI
T (617) 457-3298
jmanfra@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
Albert (Chip) Hughes, MAI
T (610) 238-0238 ext. 1
chughes@irr.com

Pittsburgh, PA
Anthony Barna, MAI, SRA, CRE
T (412) 683-2211
abarna@irr.com

RHODE ISLAND

Providence, RI
Gerard McDonough, MAI, FRICS
T (401) 273-7710 ext. 15
gmcdonough@irr.com

VIRGINIA

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

SOUTHEAST OFFICES

FLORIDA

Miami/Palm Beach
Anthony M. Graziano, MAI, CRE
T (305) 670-0001 ext. 320
amgraziano@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
Bradford L. Johnson, MAI, MRICS
T (813) 287-1000 ext. 121
bljohnson@irr.com

ALABAMA

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

ARKANSAS

Little Rock, AR
John R. Praytor, MAI
T (601) 714-1665
jpraytor@irr.com

GEORGIA

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

MISSISSIPPI

Jackson, MS
John R. Praytor, MAI
T (601) 714-1665
jpraytor@irr.com

NORTH CAROLINA

Charlotte, NC
Fitzhugh L. Stout, MAI, CRE, FRICS
T (704) 206-8254
fstout@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

LOUISIANA

New Orleans, LA
John R. Praytor, MAI
T (601) 714-1665
jpraytor@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

Memphis, TN
J. Walter Allen, MAI, FRICS
T (901) 322-1700
wallen@irr.com

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

SOUTHWEST 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

MINNESOTA

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

MISSOURI

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

SOUTHEAST OFFICES

ARIZONA

Phoenix, AZ
Walter "Tres" Winius, III, MAI, FRICS
T (602) 266-5599
twinius@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

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

Sacramento, CA
Lance Jordan, MAI
T (916) 435-3883 ext. 232
ljordan@irr.com

San Diego, CA
Jeff Greenwald, MAI, SRA, AI-GRS, ASA, FRICS
T (858) 259-4900 ext. 302
jgreenwald@irr.com

San Francisco, CA
Kevin Ziegenmeyer, MAI
T (916) 435-3883 ext. 224
kziegenmeyer@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
Darrin Liddell, MAI, AI-GRS, FRICS, CCIM
T (801) 263-9700 ext. 111
dliddell@irr.com

WASHINGTON

Seattle, WA
Allen Safer, MAI, MRICS
T (206) 436-1190
asafer@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 – CLEVELAND

22730 Fairview Center Drive
Suite 210
Cleveland, OH 44126

T: (330) 659-3640
F: (330) 659-3640
irr.com/Cleveland

Douglas P. Sloan, MAI
Senior Managing Director
T (330) 659-3640 x 102
dsloan@irr.com

Cleveland@irr.com

irr.com

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



INTEGRA REALTY RESOURCES
Local Expertise. Nationally.