



INTEGRA REALTY RESOURCES

IRR | CLEVELAND

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



12

years serving Cleveland
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

Hospitality



- Integra has a specific division dedicated to the hospitality specialty.
- Our Hotels Specialty Practice Group is considered the market-leader in hospitality valuation and consulting nationwide.

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 Darron 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



- **4095 Center Road, Brunswick, OH, 27,995 SF/ 1 Unit**
- 7927, 7955 and 8700 Broadview Road, Broadview Heights, OH, 39,996 SF
- West Canal Road, 6060 W. Canal Road, Valley View, OH, 80,900 SF
- YMCA of Mayfield, 5000 Mayfield Rd., Lyndhurst, OH, 27,116 SF/ 1 Unit
- St. Mary Church, 1160 Northfield Road, Bedford, OH, 31,728 SF/ 1 Unit
- Plant Crafters Garden Center, 26185 Center Ridge Road, Westlake, OH, 10,090 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 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.



Stacey Cantola, MAI, Managing Director

Ms. Cantola is a Senior Analyst for Integra Realty Resources, based in the Cleveland, Ohio office. Ms. Cantola has been actively engaged in real estate valuation and consulting since 2002. Career experience includes preparation and review of commercial and residential real estate appraisals, litigation appraisal support, feasibility studies, market studies and consultation. Primary experience encompasses a wide variety of property types including multifamily, mixed use, office buildings, retail centers, net leased properties, industrial facilities, vacant land, high value residences, adaptive reuse projects, and low income tax credit housing. Reports have been completed for government bodies, including the General Services Administration (GSA), states, cities and school districts, financial institutions, property owners, and attorneys.



Timothy Jackson, MAI, 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.



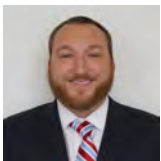
Ben Dyer, Senior Analyst

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.



Brandon Petiya, MAI, Senior Analyst

Mr. Petiya 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 September 2019. Prior to working for Integra, Mr. Petiya worked at Valbridge Property Advisors | Cleveland and in the research and development of real estate market studies nationwide 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.



Richard Morehouse, JD, Analyst

Mr. Morehouse is a Senior Analyst for Integra Realty Resources, based in the Cleveland, Ohio office. He has been actively involved in real estate across the country in various capacities related to valuation since 2002. Prior to working for Integra, Mr. Morehouse worked with national historic real estate investor and developer GBX Group, LLC as the Director of Real Estate Valuation. From 2013-2015, Cushman and Wakefield employed Mr. Morehouse as Director of Property Tax Services for Ohio, Kentucky and West Virginia. From 2005-2015 he worked for national, multi-asset class developer and operator Forest City Enterprises, Inc. From 2002-2005, Mr. Morehouse worked for Crown Appraisal Group as Staff Appraiser. Appraisals and consulting services have been performed on various properties, including, but not limited to office, retail, malls, industrial, hospitality, mixed-use developments, parking, subdivisions, seniors housing, student housing, multi-family and vacant land in markets across the United States.

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
- Lusk, 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



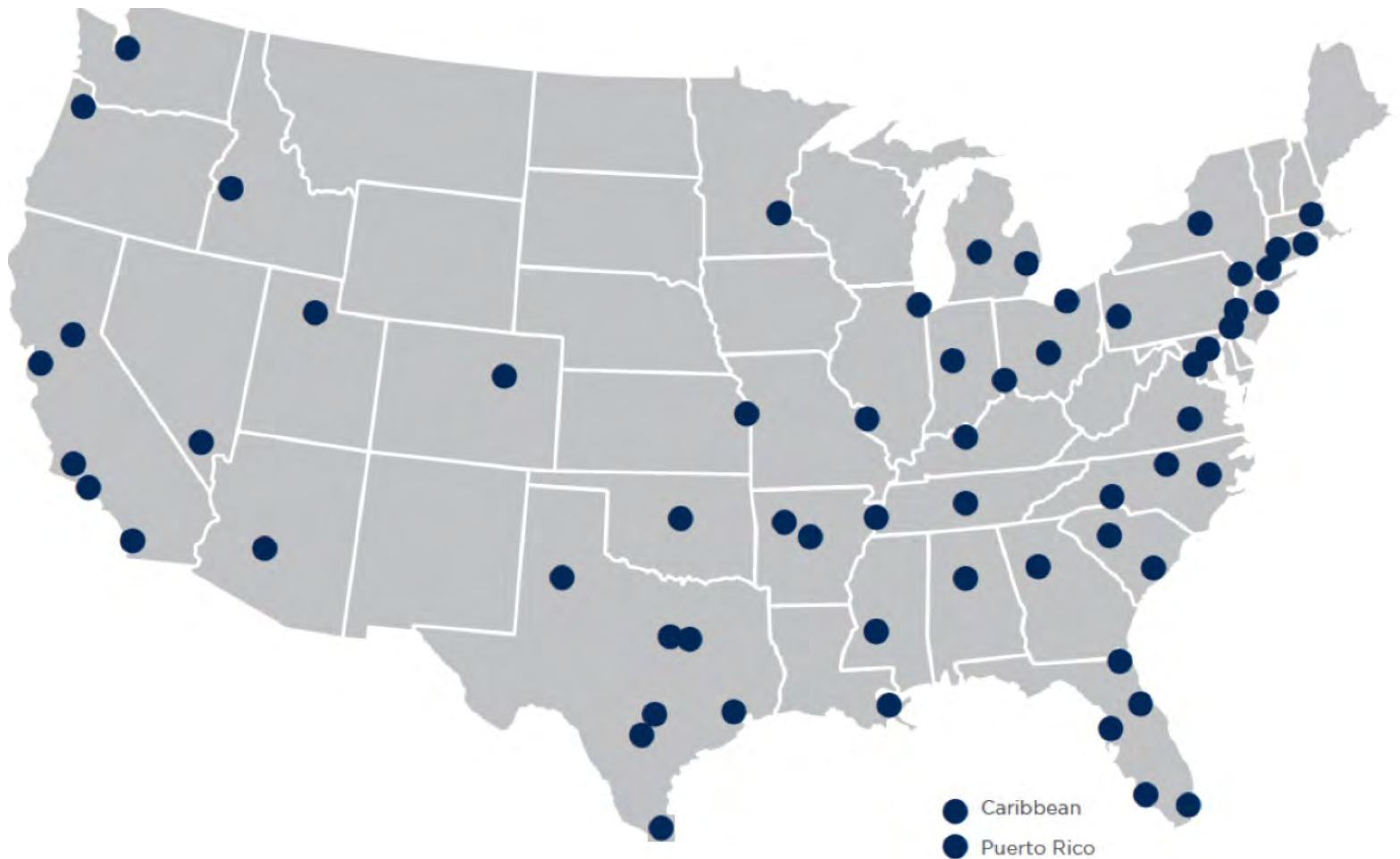
LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



NORTHEAST OFFICES

CONNECTICUT

Hartford, CT
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 (908) 420-9797
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 - CLEVELAND

850 Euclid Avenue

Suite 952

Cleveland, OH 44114

T: (330) 659-3640

F: (330) 659-3640

irr.com/Cleveland

Douglas P. Sloan, MAI

Senior Managing Director

T (330) 659-3640 x 101

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.