



INTEGRA REALTY RESOURCES

# IRR | COLUMBIA

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING



30+

years serving Columbia  
markets

*IRR*<sup>®</sup>—*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.*

500+

appraisals completed  
annually

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- **The Montgomery Building, 187 N. Church St. Spartanburg, S, 42,933 SF / 63 Units**
- Office Building, O’Hear Ave. North Charleston, SC 29405, 107,450 SF
- Office-Retail, 1333 Main St. Columbia, SC , 224,314 SF
- 1401 Main Street Columbia, SC, 202,866 SF
- Atlanta Business Park Industrial & Office Buildings, 1555 and 5680 Oakbrook Drive Norcross, GA, 190,705 SF
- Office/Retail, 2142 Boyce St. Columbia, SC 108,541 SF

### Industrial



- **Distribution Warehouse, 521 Morgan Lakes Blvd. Pooler, GA, 998,400 SF**
- Distribution Warehouse, 503 Morgan Lakes Industrial Blvd. Pooler, GA, 726,909 SF
- Industrial Warehouse, 1800 Overview Dr. Rock Hill, SC 29730, 193,525 SF
- IFA Rotorion Industrial Building, 401 Trade Center Pky., Summerville, SC, 449,125 SF
- Meat & Seafood Solutions Warehouse, 407 Westcliff Rd. Greensboro, NC, 89,400 SF
- Distribution Warehouse Building 5, 365 Spectrum Dr. Knightdale, NC, 280,000 SF
- Office Warehouse, 9855 Warren H. Abernathy Hwy. Spartanburg, SC, 1,490,158 SF

### Multifamily



- **Alta Noda/ Warp & Weft Apartments, 2120 N. Brevard St. Charlotte, NC, 232,826 SF/261 Units**
- Exchange at Indian Trail Apartments, LLC, 100 Plyler Rd. Indian Trail, NC 28079, 299,862 SF / 312 Apt. Units
- The Palisades of Fountain Inn, 2 Palisades Knoll Fountain Inn, SC, 96,000 SF / 246 Units
- Lady Street Apartments, 1310 Lady St. Columbia, SC , 87,712 SF / 109 Units
- Greer Apartments, 505 Everhope Dr. Greer, SC, 136,953 SF / 103 Units
- Wellington Apartments, 700 Greenlawn Drive Columbia, SC, 239,492 SF / 236 Apt. Units

### Hospitality



- **Residence Inn, 115 Calhoun St. Charleston, SC, 35,417 SF / 50 Units**
- Ocean Drive Beach and Golf Resort, 98 N. Ocean Blvd & 100 Main St. North Myrtle Beach, SC, 170,143 SF / 179 Units
- 1525 & 1601 S. Ocean Blvd. North Myrtle Beach, SC, 69,134 SF / 117 Hotel Rooms
- Hampton Inn & Suites, 1094 Chris Drive West Columbia, SC, 47,956 SF / 120 Units
- Hilton Head Resort Hotel & Spa, 14 Valencia Rd. Hilton Head Island, SC, 42,293 SF / 30 Units

### Retail



- **Shopping Center, 4400 Fort Jackson Blvd Blvd. Columbia, SC, 85,622 SF**
- Summerville Shopping Center, 366 - 386 E. 5th North St. Summerville, SC, 110,461 SF
- Rosewood Crossing Shopping Center, 4400 Fort Jackson Blvd Blvd. Columbia, SC, 85,622 SF
- Publix Shopping Center, 1235 Chapin Rd. Chapin, SC, 72,715 SF
- Bullstreet Retail Buildings, Bullstreet Columbia, S, 44,164 SF
- Shopping Center, Harden Street Columbia, SC, 28,442 SF

### Specialty Assignments



- **Aiken Town Hall, 107 Chesterfield St. S. Aiken, SC, 31,176 SF**
- Retail Building, 1001 Senate St. Columbia, SC, 20,344 SF
- First Baptist High School, 2051 George L. Griffith Blvd. Charleston, SC, 51,498 SF
- 5841 Rivers Ave. North Charleston, SC, 22,589 SF
- Memorial Day School, 6500 Habersham St. Savannah, GA, 56,410 SF
- 1001 Senate St. Columbia, SC, 20,344 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 25 years. Through developing our team relationships, our specialty appraisal practices have evolved to create high quality, industry-leading standards. Over this 25+ 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; 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.



### Michael B. Dodds, MAI, CCIM, Senior Managing Director

A founding partner of Integra Realty Resources, and the Senior Managing Director of the Columbia office of IRR. Entered appraisal field in 1984 appraising commercial, residential, and rural properties for tax assessment purposes. Since 1986 has been responsible for valuation and consultation assignments on properties located in 27 states.

Ms. Dodds was appointed by Governor Nikki Haley to the South Carolina Real Estate Appraisers Board. The Senate confirmed the appointment on February 22, 2012. The term of the initial appointment began immediately, with an immediate reappointment commencing May 31, 2012, and expired May 31, 2015.

Mr. Dodds received the MAI designation in 1991, and the CCIM designation in 1994. In 2008, he was elected to Professional Membership in the London based Royal Institution of Chartered Surveyors (RICS).



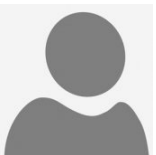
### Beth Keys, Senior Analyst

Senior Analyst with Integra Realty Resources - Columbia. Beth entered the appraisal field in 2003 appraising properties for eminent domain, residential properties, and then for tax assessment purposes. She joined Integra Realty Resources as a commercial appraiser in 2005 appraising a wide variety of commercial and industrial properties, as well as properties for eminent domain. She specializes in subdivision analysis, hotels, and other special purpose properties. Beth is the incoming (2022-2023) President of the South Carolina Professional Appraisers Coalition (SCPAC) and an affiliate with the Appraisal Institute. She holds a Certified General appraiser license in South Carolina and is a graduate of the University of South Carolina with a degree in Business Administration.



### Kenneth R. Hollister, Analyst

Analyst with Integra Realty Resources - Columbia. Began appraisal career in January 2012, working for Integra Realty Resources - Greensboro. Has appraised a variety of property types including, but not limited to: vacant land, industrial, manufacturing and distribution facilities, retail, general and medical office, multi-family, and self-storage. He lives in Greenville County, South Carolina and is a Certified General Real Estate Appraiser in South Carolina, North Carolina, and Georgia.



### Daniel Brennan, Analyst

Analyst with Integra Realty Resources - Columbia. Began appraising in 2017 with Integra and became a South Carolina State Certified General Real Estate Appraiser in October 2020. Appraisal work has included a variety of property types such as vacant and agricultural land, multitenant and freestanding industrial, manufacturing and distribution facilities, conventional and subsidized multifamily, student-oriented multifamily, multitenant and freestanding retail, multitenant and freestanding office, multitenant and freestanding medical office, mixed-use development, institutional, and special purpose properties.

## OUR CLIENTS.

### Financial Institutions and Lenders

- AloStar Bank
- AmericisBank
- Arbor Commercial Mortgage
- Bank of America
- Bank of New York
- Bank of the Ozarks
- Bank of the West
- BBVA Compass
- Capital Once Bank
- CertusBank
- Citicorp Real Estate, Inc.
- CIBI World Markets
- Citizens Financial
- Comerica Bank
- Credit Suisse
- First Citizens Bank
- First Horizon
- First Niagara
- GE Capital
- Goldman Sachs IBERIABank
- JP Morgan
- KeyBank
- Palmetto Bank
- Peoples United Bank
- PNC Bank
- Regions Bank
- South Carolina Bank & Trust
- Sovereign Bank
- SunTrust
- Synovus
- TD Bank
- US Bank, RETCHS
- Wells Fargo, RETCHES
- WSPS Bank

### Investment Banks/Pension Fund Advisors/REITS

- JP Morgan Capital
- MetLife Real Estate Investment
- Morgan Stanley
- Urdang & Associates Real Estate

### Government & Corporations

- City of Columbia
- Federal Deposit Insurance Corporation
- General Services Administration
- Lexington County
- Richland County
- SC Department of Transportation
- York County
- Kershaw County
- University of South Carolina
- Clemson University
- South Carolina Department of Transportation

### Developers & Investors

- Red Rock Developments
- Delta Interests
- JDH Capital
- Asbill-Christopher
- Carolina Holdings
- Kahn Development
- Arnold Companies
- Crescent Resources

### Life Companies

- Protective Life Insurance Company
- Farm Bureau Life Insurance Company
- Acacia Life Insurance Company
- Allstate Life Insurance Company
- West Coast Life Insurance Company

### Mortgage Bankers

- Q/10 Professional Mortgage
- Northmarq
- Capital Advisors
- Grandbridge Real Estate Capital
- Medalist Capital

### Law Firms

- Rogers Townsend
- White and Williams
- Rogers Lewis
- K&L Gates



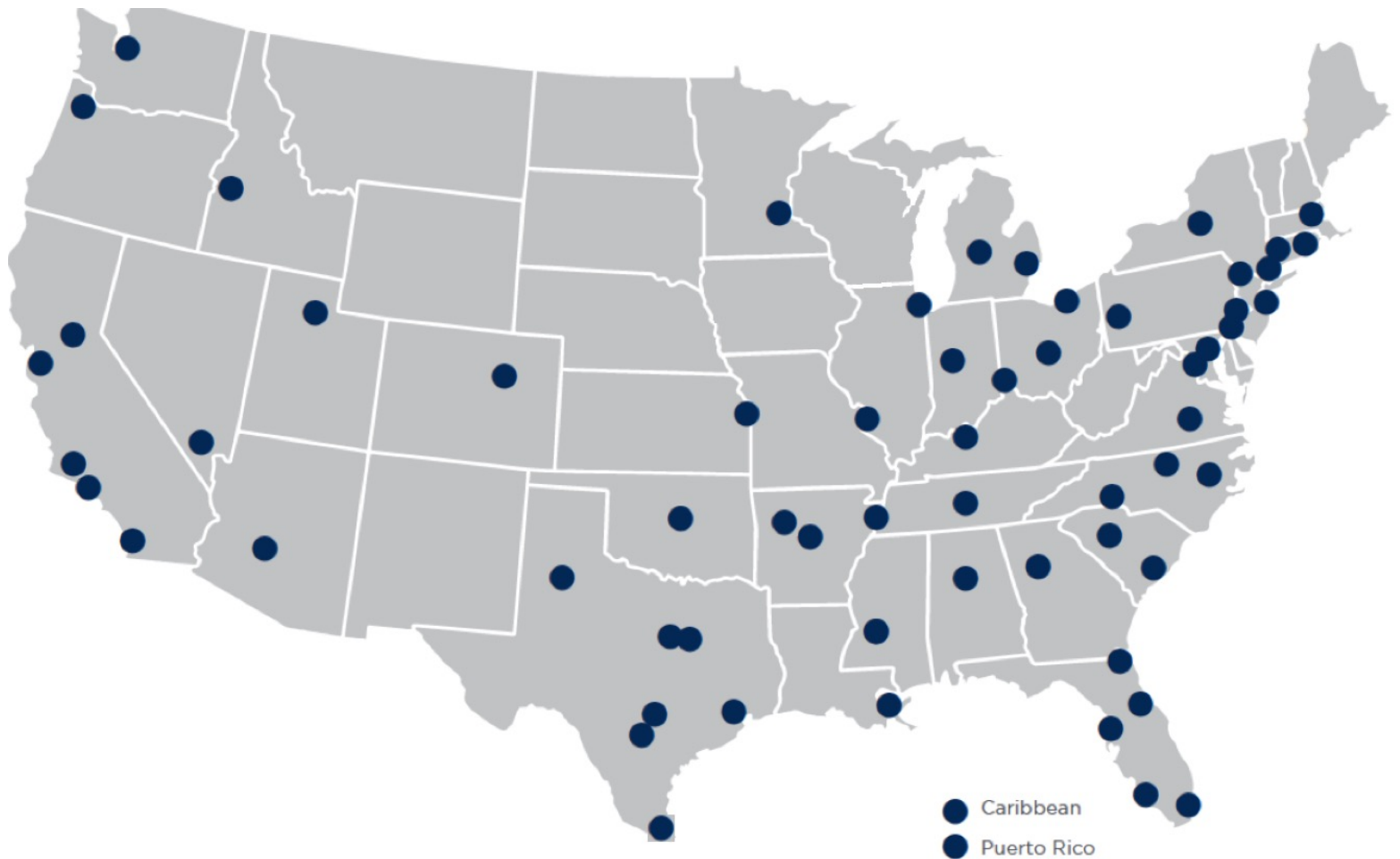
LOCAL EXPERTISE. NATIONALLY.

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 (610) 238-0238  
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  
r-rich@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 - COLUMBIA**

141 Riverchase Way  
Lexington, SC 29072  
T: (803) 772-8282  
F: (803) 772-0087  
[irr.com/Columbia](http://irr.com/Columbia)

Michael B. Dodds, MAI, CCIM  
Senior Managing Director  
T (803) 772-8282 ext. 110  
M (803) 960-8783  
[mdodds@irr.com](mailto:mdodds@irr.com)

**irr.com**

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



INTEGRA REALTY RESOURCES  
Local Expertise. Nationally.