



INTEGRA REALTY RESOURCES

# IRR | GRAND RAPIDS

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING





20+

years serving  
Western Michigan 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.*

200+

appraisals completed  
annually



## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- **Fifth Third Bank on Lyon** 111 E. Lyon St. NW., Grand Rapids, MI, 243,661 SF
- Campbell Insurance, 4808 Broadmoor Ave. SE., Grand Rapids, MI, 14,940 SF
- 56 Grandville Ave., 56 Grandville Ave., SW, Grand Rapids, MI, 64,730 SF
- Medical Office Building, 664 Michigan Ave., Holland, MI, 6,600 SF
- Unit 1 (Condo), 4444 Kalamazoo Ave. SE., Kentwood, MI, 16,110 SF

### Industrial



- **Siliconature Corp.**, 4255 68th St. SE., Gaines Township, MI, 142,029 SF
- Industrial Building, 5470 Executive Pky. SE., Cascade Township, MI, 19,415 SF
- Wyoming Industrial Center, 2275 Burlingame Ave. SW. Wyoming, MI, 102,518 SF
- Tower Laboratories, 8 Industrial Park Rd., Montague, MI, 72,673 SF
- Industrial Building, 3030 Kersten Ct., Kalamazoo, MI, 94,296

### Multi-family



- **Tall Oaks Apartments**, 6675 Tall Oaks Dr., Oshtemo Twp, MI, 177,472 SF/198 Units
- The Wyatt 5200 Croyden, Oshtemo Township, MI 273,205/232 Units
- Proposed Apartment Project, 3950 E Beltline, Grand Rapids, MI, 488,570 SF/320 Units
- Proposed Mixed Use Property, 112 E. Main St., Middleville, MI 20,690 SF/ 11 Units
- Mixed Use Building, 632 Fulton St., Grand Rapids, MI, 14,039 SF/ 7 Units

### Manufactured Housing



- **Huntington Run MHC**, 6255 Cranbrook Ln., Kalamazoo, MI, 175 Units
- Fountain Springs MHP, 1410 S. 9th St., Kalamazoo, MI, 327 Units
- Grand Country Mobile Village, 13401 84th Ave, Polkton Township, MI, 52 Units
- Oakview Manufactured Home Park, 1800 E. Jordan Rd., Mt. Pleasant, MI, 46 Units
- Kimball Estates MHC, 5148 Dove Rd., Smiths Creek, MI, 68 Units

### Retail



- **West Michigan Design Center**, 3850 29th St., City of Kentwood, MI, 37,865 SF
- Commercial Building, 900 44th St. SW., Wyoming, MI, 11,900 SF
- Dollar Tree, 1120 W. Main St., Lowell, MI, 8,260 SF
- Automotive Dealership, 2919 29th St., Grand Rapids, MI, 14,960 SF
- Promenade Building, 8 E. Bridge St. NE., Rockford, MI, 17,714 SF

### Specialty Assignments



- **Electrical Transmission Line**, Commercial Vacant Land, New Buffalo, MI
- Avigation Easement, Assisted Living Community, Frankfort, MI
- Road Right-of-Way Easement, Single Family Residence, Kentwood, MI
- Title Defect, Commercial Vacant Land, Georgetown Township, MI
- Environmental Contamination, Single Family Residence, Rockford, MI

## OUR VALUE PROPOSITION

What sets our firm apart is our attention to detail and organization. We focus on delivering products that are clear, concise, complete and correct. This process has earned us several long lasting relationships within our market. We have over 20 years experience in our market. Although we have experience doing multiple property types, our staff has evolved into specialty appraisal practices. One staff member appraises industrial buildings, another office buildings and retail, another specializes in easement valuations and eminent domain assignments.



### Jeffrey G Genzink, MAI, Senior Managing Director

Mr. Genzink has been active in appraisal and advisory services since 1990. He has extensive experience with easement valuations and diminution-in-value assignments, which include environmental, title defects, eminent domain and other conditions involving a wide variety of property types. Additional appraisal and counseling assignments have been completed for estate planning, tax appeal, charitable tax contribution, divorce settlement, acquisition and disposition, and loan underwriting. As a qualified expert, Mr. Genzink has testified in Federal, State and County Courts.



### Michael A Tyska, MAI, Director

Mr. Tyska has been appraising real estate since 2004. He has experience in the appraisal of apartments, condominium developments, multi-tenant retail, big box retail, bank branches, restaurants, single-family residential, general office, medical office, industrial, agricultural land, development land for residential, commercial, office and industrial use, and special purpose properties including schools and religious facilities. Mr. Tyska has extensive experience in the appraisal of easements including surface, sub-surface and air rights. He also has experience with diminution-in-value assignments.



### Michelle Y Bilardello, MAI, Director

Ms. Bilardello, Director, has been appraising commercial properties since 2005. Ms. Bilardello has experience appraising industrial buildings, deep water ports, waterfront properties, vacant land, mixed use buildings, churches and schools. Additional appraisal assignments include single and multi-tenant retail and office buildings. Valuation assignments have been completed for estate planning, tax appeal, charitable tax contribution, divorce settlement, acquisition and disposition, and loan underwriting.



### Kyle P Door, Senior Analyst

Mr. Door is currently a Senior Analyst with Integra Realty Resources. He began employment in 2019. Responsibilities include property inspections, market area analysis, comparable research and demographic analysis. He has completed market research on various properties including, but not limited to, professional office and medical office facilities, manufactured home communities, mixed-use developments, single and multi-tenant retail buildings and vacant land for various uses.

## OUR CLIENTS

### Law Firms/Accounting

### Government & Organizations

- Advance Local
- Amway
- Aunt Millie's Bakeries
- Baker Book House Company
- Brown Machine Group
- Burns Bros. Produce
- Cascade Cement Contracting
- Columbia Sussex Corp
- Dwelling Place
- Forest Hills Home LLC
- Getman Corporation
- Great Lakes City Classis
- Highpoint Development
- Hollander Development Corp
- Hudsonville Winery
- Huizenga Group
- Huizinga Lawn Sprinkling, Inc.
- Livonia Tool & Laser
- Lumir Real Estate LLC
- Nehemiah Properties, LLC
- Prestige Imports West Michigan
- Real Alloy
- Rhino Seed & Landscape Supply
- Stanco Metal Products
- Team Enterprises, LLC
- tesa Plant Sparta, LLC
- Tower Laboratories, Ltd
- Weller Auto Parts

- Aronberg Goldgehn
- Bloom Sluggett, PC
- Butzel Long
- Carson LLP
- Clark Hill PLC
- Cunningham Dalman PC
- David C. Gerling PC
- Dickinson Wright
- Duba & Duba, PLLC
- Dykema Gossett PLLC
- Fahey Schultz Burzych Rhodes
- Foster Swift Collins & Smith PC
- Locke Lord LLP
- McGinty, Hitch, Person, Yeadon & Anderson, PC
- McShane & Bowie, PLC
- Miller, Canfield, Paddock & Stone, P.L.C.
- Mills, Biggs, Haire & Reisert, Inc.
- Rhoades McKee PC
- Rodenhouse Kuipers PC
- Schiff Hardin LLP
- Straub Seaman & Allen, PC
- Varnum Riddering Schmidt & Howlett LLP
- Warner Norcross & Judd, LLP

- Allendale Charter Township
- Anchor Christian School
- Byron Center Public Schools
- Calvin College
- City of Grand Rapids Eng. Dept.
- City of Kentwood
- Consumers Energy Company
- Dutton Christian School
- Gerald R. Ford Intl Airport
- Grand Rapids Comm. College
- Grand Valley State University
- Heath Township Hall
- Interurban Transit Partnership
- ITC Holdings Corp.
- Kent County Parks Department
- Kent ISD
- Michigan Dept. of Transportation
- Oshtemo Charter Township
- Oshtemo Charter Township Downtown Development Auth.
- Park Township
- The Downtown Development Authority City of Hudsonville

### Banks/Services

### Health Care

### Other

- Chemical Bank
- ChoiceOne Bank
- Evangelical Christian Credit Union
- Fifth Third Bank, National Association
- First State Bank
- Honor Credit Union
- Horizon Bank
- Huntington National Bank
- Lake Michigan Credit Union
- Macatawa Bank
- mBank
- Old National Bank
- Presidential Bank, FSB
- Shelby State Bank
- West Michigan Credit Union

- Allegan General Hospital and Allegan Health Care Group Inc.
- Cherry Health, Heart of the City Health Center
- Holland Hospital
- Mary Free Bed Rehab Hospital
- Mercy Health Partners
- Metro Health University of Michigan Health
- Ob/Gyn Associates of Holland
- Priority Health
- Spectrum Health Big Rapids Hospital
- Spectrum Health Gerber Memorial
- Spectrum Health Hospitals
- Spectrum Health Medical Group
- Spectrum Health Reed City Hospital
- Spectrum Health System
- Trinity Health

- Contract Land Staff
- Ben M. Muller Realty Co., Inc.
- CURE International
- Dicastal North America, Inc.
- EDP Management, LLC
- Esstee Real Management
- First American Claims Services
- First American Title Insurance Company
- Harbor Churches
- Leprino Foods Company
- Marathon Petroleum Company
- Meals on Wheels Western Michigan
- Meyer C. Weiner Company
- Moore & Bruggink
- Resthaven
- Trendway Corporation
- Words of Hope
- World Renew



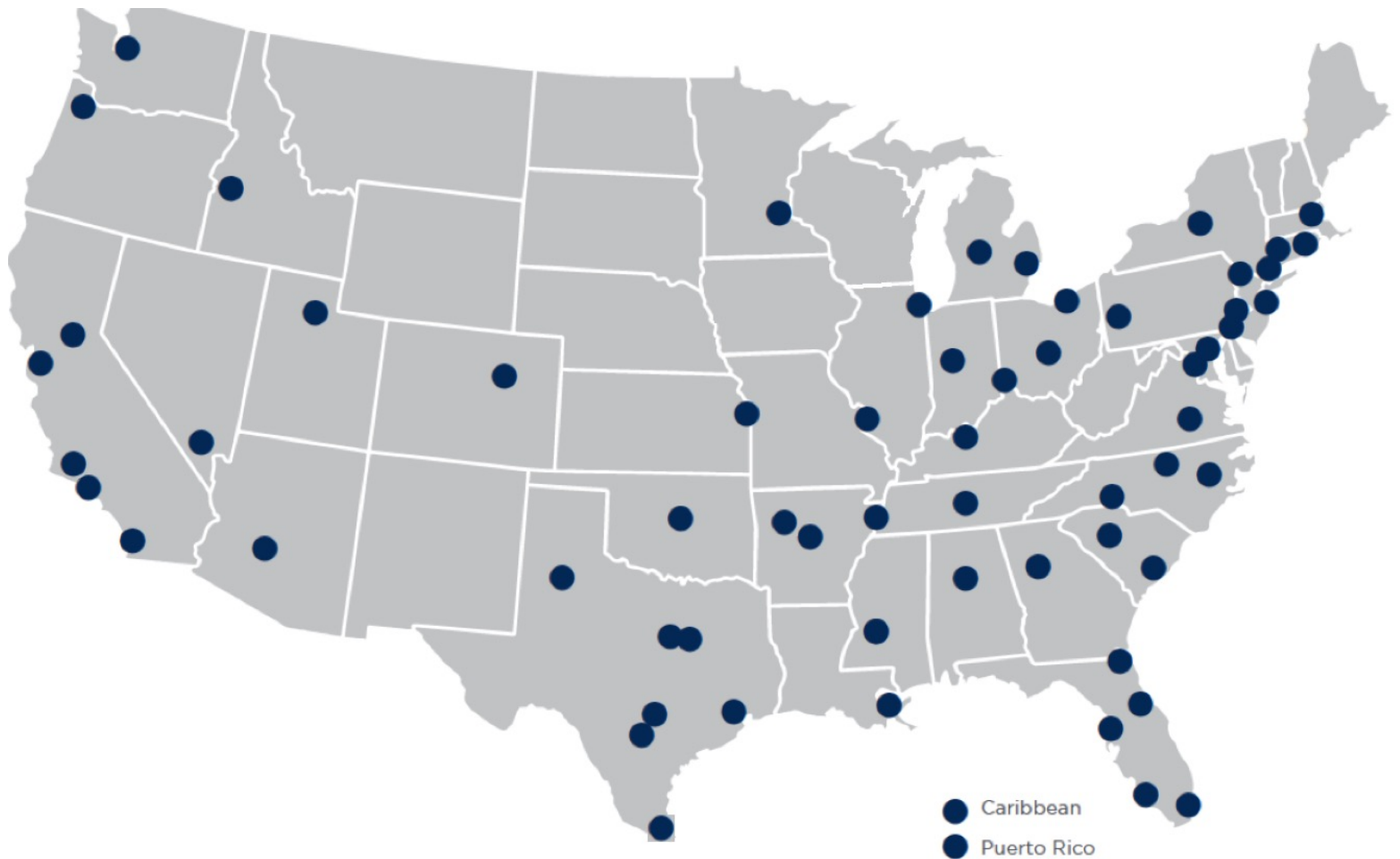
LOCAL EXPERTISE. NATIONALLY.

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  
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  
Robin Brady, MAI  
T (208) 472-3200  
rbrady@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 – GRAND RAPIDS**

1009 44<sup>th</sup> Street, SW, Suite 107  
Grand Rapids, MI 49509  
T: (616) 261-5000  
F: (616) 261-5045  
[irr.com/GrandRapids](http://irr.com/GrandRapids)

Jeffrey G Genzink, MAI  
Senior Managing Director  
T (616) 261-5000  
[jgenzink@irr.com](mailto:jgenzink@irr.com)

**irr.com**

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



INTEGRA REALTY RESOURCES  
Local Expertise. Nationally.