



INTEGRA REALTY RESOURCES

IRR | GREENSBORO

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



30+

years serving Greensboro
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.*

200+

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- One Piedmont Centre, 4000 Piedmont Pkwy., High Point, NC, 60,383 SF
- Office Building, 550 Midland Trl., White Sulphur Springs, WV 4,888 SF
- AXPM Dental Management, U.S. Route 60 East, Barboursville, WV
- NRCA Office, 206 3rd Ave., Radford, VA, 10,000 SF
- Ecomnets Danville, 1 Ecomnets Way, Danville, VA, 20,164 SF
- Office Building, 1103 D St., North Wilkesboro, NC, 16,000SF

Retail



- University Plaza Shopping Center, 7760 North Point Blvd., Winston-Salem, NC, 205-476 SF
- Popeyes, 7120 Knightdale Blvd., Knightsdale, NC, 3,075 SF
- Roanoke-Salem Business Center, 4142 Melrose Ave. SW., Roanoke, VA, 248,875 SF
- Madison Square, 4082 Electric Rd., Roanoke, VA, 32,045 SF
- Family Dollar, 5501 Randleman Rd., Greensboro, NC 8,320 SF
- College Plaza, 515-533 Commerce Drive, Bluefield, VA, 62,461 SF

Multifamily



- Thomasville Church Homes, 904 Doak St., Thomasville, NC, 89,360 SF/100 Units
- Timberline Townhomes, Timberline Dr., Winston Salem, NC, 10,272 SF/14 Units
- Hackett Pisgah Church Apartments, 3061 Pisgah Pl., Greensboro, NC, 242,280 SF/240 Units
- Multifamily/Apartments, 54 Conley Street, Lebanon, VA, 20-50 Units
- Lindsay Lofts, 308 Craghead St., Danville, VA, 37,971 SF/20 Units

Industrial



- Industrial Warehouse, 9573 US Hwy 220, Stoneville, NC, 25,600 SF
- Hajoca Corporation, 213 Commerce St., Danville, VA, 15,300 SF
- Office Warehouse, 254 Oakley Ave., Lynchburg, VA, 4,628 SF
- Foothills Brewery and Warehouse, 3800 Kimwell Dr., Winston-Salem, NC, 48,600 SF
- Proposed Event Space, 3401 Indian Ave., Winston-Salem, NC, 16,680 SF
- Sky Valley Foods Facility, 145 Cane Creek Blvd., Danville, VA, 132,800 SF
- O'Neal Steel, 301 Standard Dr., Greensboro, NC, 109,751 SF

Land/Specialty Assignments



- Anchor Church International, 77 Souls Harbor Ln., Cedar Bluff, VA, 17,920 SF
- Farm with Barns, Stables, Horse Area, 1538 Houfnaggle Rd., Lewisburg, WV, 400 Acres
- 800-Acre Parcel, Big Draft Road, White Sulphur Springs, WV, 800 Acres
- Childress Winery, 1000 Childress Vineyards Rd., Lexington, NC, 39,814 SF
- Faith Community Church of Beckley, 299 Grey Flats Rd., Beckley, WV, 37,262 SF
- Residential Land, 179 Turkey St., Bluefield, WV, 18.25 Acres
- Food Lion Ground Lease, 291 & 293 N. Talbert Blvd., Lexington, NC, 5.73 Acres

OUR VALUE PROPOSITION

Greensboro provides valuation and consulting services for commercial real estate with special emphasis on investment grade real estate. We serve pension fund advisors, major national and regional banks, DUS and HUD MAP mortgages bankers, investment advisory firms, Fortune 500 companies, private clients, developers, lenders, inventors, governmental agencies, and other professionals concerned with the value and feasibility of real property. Over the past 34 years of serving the Greater Greensboro Metropolitan area, we have provided advice on most major commercial properties in the Central Business District, suburban office and business parks, retail properties including regional malls, lifestyle centers and power centers as well as the largest multifamily properties in the region including mixed use multifamily and high rise condominium developments.



Nancy Tritt, MAI, SRA, FRICS Senior Managing Director

Nancy Tritt has been engaged in real estate appraisal since 2003. She joined Integra Greensboro as Senior Managing Director when it was formed in 2011 after 8 years at McNairy & Associates. She has appraised a wide variety of property types including but not limited to: vacant land, industrial, manufacturing and distribution facilities, single and multi tenant retail properties, general and medical offices, subdivision analyses and special purpose properties.

OUR CLIENTS.

Financial Institutions and Lenders

- Applied Bank
- Arbor Commercial Mortgage
- Archon
- Bank of America
- Bank of New York
- Barclays Capital
- Beech Street Capital
- Berkadia Commercial Mortgage, LLC
- Capital One Bank
- Citicorp Real Estate, Inc.
- CIBC World Markets
- Citizens Financial
- Comerica Bank
- Conestoga Bank
- Credit Suisse
- Deutsche Bank
- Draper & Kramer
- Emerald Creek Capital
- Eurohypo AG
- First Niagara
- First Trust Savings Bank
- Fox Chase Bank
- GE Capital
- GMAC
- Goldman Sachs Commercial Mortgage
- Green Park Financial
- Greystone Servicing Corp., Inc.
- JP Morgan
- KeyBank
- Leesport Bank
- Mercantile Safe Deposit & Trust
- Meridian Bank
- M&T Realty Capital
- National Penn Bank
- New Alliance Bank
- Oritani Bank
- Parke Bank
- Penn Liberty Bank
- PNC Bank
- PPM America, Inc
- Provident Bank
- Red Mortgage Capital
- Regions Bank
- Republic First Bank
- Royal Bank of Pennsylvania
- Sovereign Bank
- Sun National Bank
- Susquehanna Bank
- TD Bank
- US Bank, RETECHS

- Walker & Dunlop
- Wells Fargo RETECHS
- Wilmington Trust
- WSFS Bank

Investment Banks/Pension Fund Advisors/ REITS

- CalSters
- Grosvenor
- JP Morgan Capital
- Health Care REIT
- Heitman Financial
- IPC US REIT
- MetLife Real Estate Investment
- Morgan Stanley
- NewTower Trust Company
- Prudential Global Asset Management
- PSERS
- State Teachers Retirement Sys. Ohio
- Teachers Insurance & Annuity Assoc.
- Townsend Group
- Urdang & Associates Real Estate
- University of Pennsylvania Endowment Fund

Government & Corporations

- ACE
- Borough of Ambler, PA
- Center City District
- Coca Cola
- Federal Deposit Insurance Corporation
- Federal Reserve Bank of Greensboro
- General Services Administration
- Honeywell
- Internal Revenue Service
- Merck and Co.
- Motorola, Inc.
- Pennsylvania Department of Transportation
- Greensboro Industrial Development Corp.
- Greensboro Parking Authority

- Philips

Developers & Investors

- AIMCO
- Amerimar Enterprises
- BPG Properties
- Brooks Callahan
- DePaul Realty
- GMH Capital Partners
- Historic Landmarks for Living
- KIMCO
- Klein Company
- Korman Residential
- Korman Communities
- Madison Apartment Communities
- Morgan Properties
- Oliver Tyrone Pulver
- R.J. Waters & Associates
- Rubenstein Company
- Scully Corporation
- Toll Brothers
- Trammell Crow

Special Servicer

- Berkadia Commercial Mortgage, LLC
- Centerline Servicing (C-111 Asset Management)
- Helios AMC

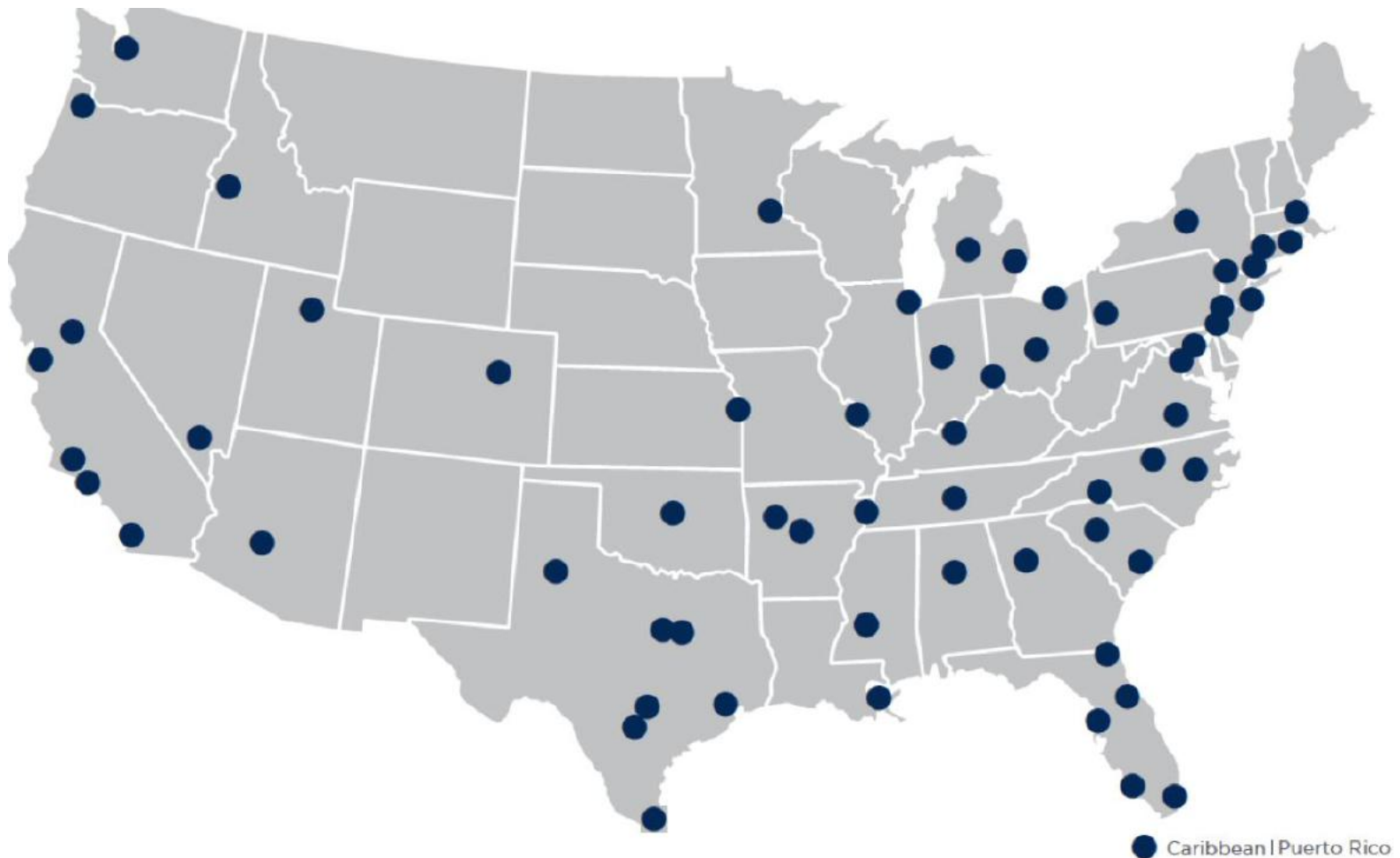
LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



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