



INTEGRA REALTY RESOURCES

IRR | LAS VEGAS

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



40+

years serving the Las Vegas
market

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.*

115+

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- **Horizon Ridge Colonial, 2610 W. Horizon Ridge., Las Vegas, NV, 27,560 SF**
- Stephanie Beltway Centre, 140-170 N Stephanie St., Henderson, NV, 602,435 SF
- JinJu Chocolates, 4040 E. Post Rd. Las Vegas, NV. 7,405 SF
- Spanish Vista Office Park, 4955 S. Durango Dr. Las Vegas, NV 173,804 SF
- Flamingo Trails Professional Plz. 9191 W. Flamingo Rd. Las Vegas, NV 6,502 SF

Industrial



- **Golden Triangle Business Park, 4980 Statz St. Las Vegas, NV 5,442,386 SF**
- Santa Margarita Warehouse, 6425 Santa Margarita St. 101,495 SF
- Brooks Industrial Air Center, 2580 Brooks Ave. Las Vegas, NV, 49,223 SF
- Tropical Speedway Commerce Center, 6150 E. Tropical Pkwy, Las Vegas, NV 398,138 SF
- Highland Industrial, 3610-3686 Highland Dr. Las Vegas, NV. 217,364 SF

Multifamily



- **Evoq Apartments, 3550 Paradise Rd. Las Vegas, NV 318,694 SF/393 Units**
- Studio Plaza Apartments, 915 S. Casino Center Blvd, Las Vegas, NV 26,850 SF/75 Units
- Daley Street Apartments, 2131-2149 Daley Street, Las Vegas, NV 15,288 SF/18 Units
- Tara Hills Apartments, 3233 E. Desert Inn Rd., Las Vegas, NV 141,630 SF/140 Units
- UNLV University Gateway Apts, 4700 S Maryland Pkwy, LV, NV 165,230 SF/ 169 Beds
- Fifty 101 Apartments. 5101 O'Bannon Dr. Las Vegas, NV. 87,270 SF/90 Units

Retail



- **Shops at Boca Park, 680-750 S. Rampart Blvd, Las Vegas, NV 139,195 SF**
- Destination XL-DXL 4211 Paradise Rd. Las Vegas, NV 13,233 SF
- Shoppers World 4550 Meadows Ln. Las Vegas, NV 39,290 SF
- Café Rio 9670 W. Skye Canyon Park Dr. Las Vegas, NV 7,646 SF
- Auto & Repair Shop 3540 S. Jones Blvd. Las Vegas, NV 14,133 SF
- Dunkin Donuts 545 W. Craig Rd. Las Vegas, NV 4,002 SF

Specialty Assignments



- **Equipo Academy, Las Vegas, NV, 88,000 SF**
- Church First Religious Science, 1420 E. Harmon Rd, Las Vegas, NV, 87,991 SF
- Economy Self Storage, 3400 Meade Ave, Las Vegas, NV. 22,260 SF
- Jesus is Lord Church 37 Marion Dr., Las Vegas, NV 8,978 SF
- A Special Memory Wedding Chapel 800 S. 4th St. Las Vegas, NV 3,967 SF

OUR VALUE PROPOSITION

What sets our firm apart is the longevity of our principles and senior analysts who have been collaborating on property analyses for over 40 years. At IRR-Las Vegas it is our people who make the difference. Our valuation specialists are the top professionals in the industry who uphold the most rigorous professional standards and highest quality client service. Over this 40+ year relationship, our staff has evolved into specialty appraisal practices. Our clients include corporations, financial institutions, attorneys, developers, investors, government agencies and other professionals concerned with the value of real property.



Charles E. Jack, MAI, Senior Managing Director

Mr. Jack is the Senior Managing Director of the Las Vegas, NV office and has over 30 years of real estate valuation and consulting experience in the local Las Vegas market. Charles is active in several national and local organizations including the National Association of Realtors, The Appraisal Institute Nevada Chapter as education chair and former Chapter President, The Wisconsin Real Estate Alumni Association, The Turnaround Management Association, and the Las Vegas Realtors Association a local commercial realtor board.



Shelli Lowe, Director of Client Relations

Senior Managing Director of Integra Realty Resources - Nevada, Ms. Lowe has been working in the real estate industry in the Las Vegas (Clark County) area since 1972. Her practice encompasses a variety of real estate services. Her expertise is primarily commercial in nature; however, she appraises all types of industrial, office and multi-family type properties, as well as vacant land. Ms. Lowe has performed a large amount of work for government agencies including the City of Las Vegas Downtown Redevelopment Agency.

George Lowe Wara, MAI, Associate Director

Mr. Wara has over 14 years of experience in Las Vegas conducting professional services in real estate appraisal and consulting. Mr. Wara is an MAI and Certified General Real Estate Appraiser licensed in the states of Nevada and California. He has been providing services for Clark County Real Property Management, Clark County Department of Aviation and Clark County Public Works at various points in his career. Mr. Wara's commercial experience includes vacant land, ground leases, multifamily, high rise condominiums, industrial, retail, office and special-purpose properties.

Robert Carbajal, Analyst

Mr. Carbajal is currently a licensed registered Intern Appraiser in the State of Nevada. Mr. Carbajal's residential experience included single family residential dwellings, and multi family residential dwellings. His commercial experience includes vacant land, single and multi-tenant retail, office, industrial properties, lease analyses, multifamily residential properties, and water-rights.



OUR CLIENTS

- Altus Group
- American Appraisal Associates
- Arbor Commercial Mortgage, LLC
- Associated Bank
- Axiom Valuation Services, LLC
- Bank Midwest
- Bank of America
- Bank of George
- Bank of the West
- Bank of Hawaii
- BB&T
- BBVA Compass
- Born and Raised Consolidated Entities
- Brookfield Properties
- Cathay Bank
- Capital One Bank
- City of Henderson
- CitiBank
- CIT Bank
- Clark County Nevada
- Clark Country Department of Aviation
- Clark County Department of Aviation
- Clark County Department of Public Works
- CSG Investments, Inc.
- Deutsche Bank
- Fidelity Bank
- First Hawaiian Bank
- First Utah Bank
- Five Star Bank
- Galaxy Realty Capital, LLC
- JPMorgan Chase Bank
- One Nevada Credit Union
- M&T Bank
- MSBC, LLC
- National Valuation Consultants, Inc.
- Nellis-Stewart Inc.
- Nevada State Bank
- Nicola Wealth Real Estate
- Pacific Southwest Realty
- PNC Bank
- Ronald McDonald House Charities of Greater Las Vegas
- Royal Business Park
- Save Red Rock
- Silver State Schools Credit Union
- Stovall and Associates
- SunTrust Bank
- The Baptist Foundation of California
- The Northern Trust Company
- U.S Bank
- UNLV
- Umpqua Bank
- Valuation Management Group, LLC
- Washington Capital Management
- Wells Fargo Bank
- Wells Fargo Management
- Western Alliance Bank
- Zions First National Bank



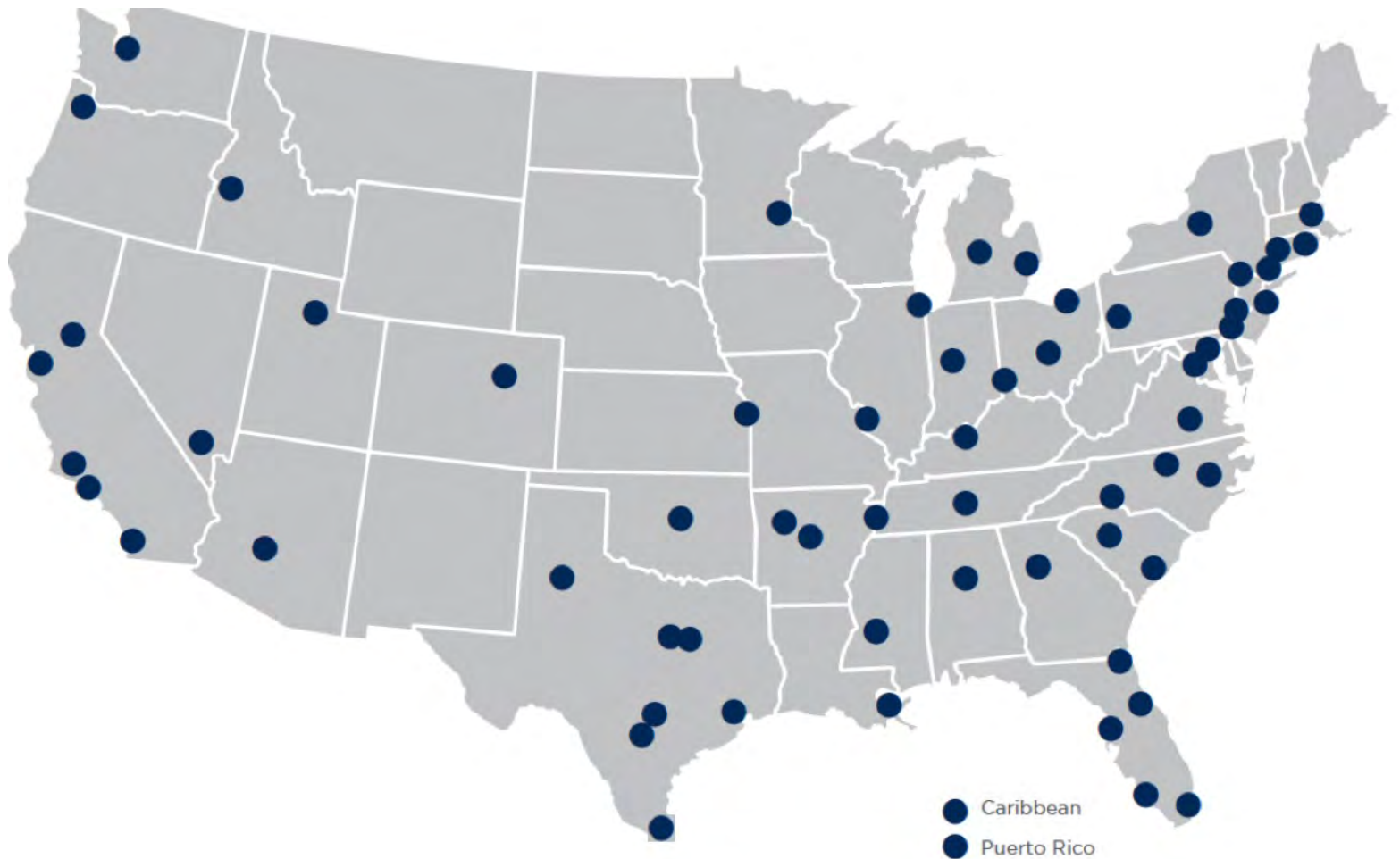
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50+

local offices

60+

markets covered U.S. and Caribbean



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