



INTEGRA REALTY RESOURCES

# IRR | LOS ANGELES

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING



40+

years providing valuation  
and consulting services

*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.*

1,000+

appraisals completed  
annually

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



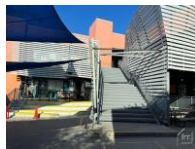
- US Courthouse, 312 N. Spring Street, Los Angeles, CA, 654,825 SF
- Raymond Corson Building, 100 E. Corson Street, Pasadena, CA, 89,933 SF
- Beatrice Street Offices, 12541 Beatrice Street, Los Angeles, CA, 111,225 SF
- 303 N. East Street, Anaheim, Orange County, CA 2,365 SF
- Steelhead, 12901 W. Jefferson Blvd., Los Angeles, CA, 48,412 SF

### Multifamily



- Q Topanga, 6263 Topanga Canyon Blvd., Woodland Hills, CA, 304,740 Rentable SF, 343 Units with Ground Floor Retail
- Clarendon Apartments, 22121 Clarendon Street, Woodland Hills, CA, 290,272 Rentable SF, 335 Units
- Gateway Villas, 290 N. Hudson Avenue, Pasadena, CA, 138,172 SF, 140 Units

### Specialty Assignments



- Camino Nuevo Charter Academy, Burlington Campus, 653-697 S. Burlington Avenue, Los Angeles, CA, 39,223 SF
- STEM Preparator School - Math and Science College Prep, 3200 W. Adams Boulevard, Los Angeles, CA, 41,636 SF
- Scholarship Prep Charter School, 1821 N. Grand Avenue, Santa Ana, CA, 16,050 SF
- Marlton Square, W. Martin Luther King Jr. Boulevard & Marlton Avenue, Los Angeles, CA, 2.7 Acres of Redevelopment
- Appraisal of multiple properties by a local district as part of sewer and water infrastructure improvement projects

## OUR VALUE PROPOSITION

What sets our firm apart is the longevity of our principals and senior analysts who have been collaborating on property valuation and analyses for over 40 years. Through developing our team relationships, our specialty appraisal practices have evolved to create high quality, industry-leading standards. During this time, our staff has developed the expertise to appraise a wide range of special purpose properties, such as lodging/hospitality facilities, master-planned communities and mixed-use developments in urban and suburban locations throughout California, cold storage facilities and government aided senior and affordable housing projects, including LIHTC and HUD properties.



### Eric Segal, MAI, Senior Managing Director

Mr. Segal has over 22 years of appraisal experience. Eric is involved in appraisal assignments covering a wide variety of properties including office, retail, industrial, multifamily housing, master planned communities, and specializes in the appraisal of Mello-Roos Community Facilities Districts and Assessment Districts for land-secured municipal financings, as well as multifamily developments under the U.S. Department of Housing and Urban Development's Multifamily Accelerated Processing (MAP) Guide. Mr. Segal has the experience and background necessary to deal with complex assignments covering an array of property types, with particular focus in redevelopment.



### Kevin Ziegenmeyer, MAI, Managing Director

Mr. Ziegenmeyer began his career in real estate as a controller for a development corporation. In 1991 he transitioned into real estate appraisal, consulting on a variety of commercial property types throughout Northern California. In the late 1990s, he began developing state-wide expertise in appraising all forms of land. This led to a specialty appraisal practice for land-secured financing, for Assessment and Mello-Roos Community Facilities Districts. Kevin was one of five appraisers to collaborate with other professionals in developing the Appraisal Guidelines for the California Debt and Investment Advisory Commission. He also served the Appraisal Institute and appraisal community working as Treasurer, Vice President and eventually as the Sacramento-Sierra Chapter President.



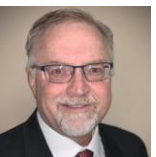
### Lance Jordan, MAI, Managing Director

With over 30 years of experience in the appraisal profession, Mr. Jordan has the expertise necessary to handle most complex assignments. He has specialized experience in Section 8 low-income housing, estate planning, gifting and estate tax valuation and is a member of IRR's Hotels Specialty Practice Group. Lance also has been engaged as a mediator and court appointed expert witness by Placer County Superior Courts. Over his career he has worked extensively with the local Chapter of the Appraisal Institute and received the chapter's President's Award in recognition of outstanding service in promotion of the Chapter's goals and support of the appraisal profession.



### Nelson Wong, MAI, Managing Director

Since beginning his career in real estate in 2001, Mr. Wong has been writing narrative appraisal reports for a variety of properties. Today, he manages and trains research analysts and is also involved in appraisal assignments covering office, retail, industrial, apartments, subdivisions, land and special-purpose properties. He has also been involved in litigation support work and appraisals for bond-underwriting purposes relating to the formation of new Mello-Roos Community Facilities Districts and Assessment Districts. Mr. Wong has developed the experience and background necessary to deal with complex assignments covering an array of property types.



### Jeffrey Fillmore, MAI, Managing Director

Mr. Fillmore has over 30 years of appraisal experience. His experience includes a broad range of property types including commercial, industrial and residential properties. He has extensive experience in appraising special purpose properties such as hotels, restaurants, commercial laundry facilities, cold storage facilities and government aided senior and affordable housing projects. Jeff also has been engaged as an expert witness and regularly provides appraisal review services for a number of lender-clients. He also served as the Chair of the South Branch of the Northern California Chapter of the Appraisal Institute and the Chair of the Associates General Committee.

## OUR CLIENTS

- American AG Credit
- American River Bank
- Banc of California
- Bank of America
- Bank of Feather River
- Bank of the West
- Bank of the Orient
- Banner Bank
- California Bank & Trust
- Cathay Bank
- Central Valley Community Bank
- Citibank, N.A.
- City National Bank
- Comerica Bank
- Community Bank
- division of ZB, N.A.
- East West Bank
- Farmers and Merchants Bank
- First Bank
- First Citizens Bank
- First Commercial Bank (USA)
- First Foundation Bank
- First Republic Bank
- Five Star Bank
- Fresno First Bank
- Golden Pacific Bank
- Golden Valley Bank
- Heritage Bank of Commerce
- HomeStreet Bank
- JPMorgan Chase Bank
- KeyBank
- Luther Burbank Savings
- Mechanics Bank
- Merchants Bank of Commerce
- Norther California National Bank
- Oak Valley Community Bank
- Pinnacle Bank
- Plumas Bank
- Premier Valley Bank
- River Valley Community Bank
- SAFE Credit union
- Sun Crest Bank
- TIAA Bank
- Tri counties Bank
- U.S. Bank
- Umpqua Bank
- Wells Fargo Bank, N.A.
- Western Alliance Bank
- Zions First National Bank

### Government & Organizations

- California Statewide Community Development Authority
- City of Beaumont
- City of Dixon
- City of Elk Grove
- City of Folsom
- City of Las Angeles
- City of Malibu
- City of Manteca
- City of Rancho Cordova
- City of Rio Vista
- City of Rocklin
- City of Roseville
- City of San Francisco
- City of San Luis Obispo
- City of Stockton
- City of Tracy
- City of Vacaville
- City of West Sacramento
- City of Woodland
- County of El Dorado
- County of Sam San Mateo
- County of San Francisco
- County of Yuba
- US Small Business Administration
- Sate of California
- GSA (Government Services Administration)
- Eastern Municipal Water District
- City of Laguna Beach
- South Coast Water District

### Mortgage Banks/Services

- Gresytone Servicing Company
- Rockport Mortgage
- Well Fargo Multi Capital
- Forbix
- Berkeley Point
- ACRE Capital
- Rockport Mortgage
- Love Funding
- Berkadia

### Law Firms/Accounting

- Reynolds Law, LLP
- Buchalter
- Wagner Kirkman Blaine Klomprens & Youmans LLP
- Meissner Joseph Palley & Ruggles
- Wendell Rosen LLP

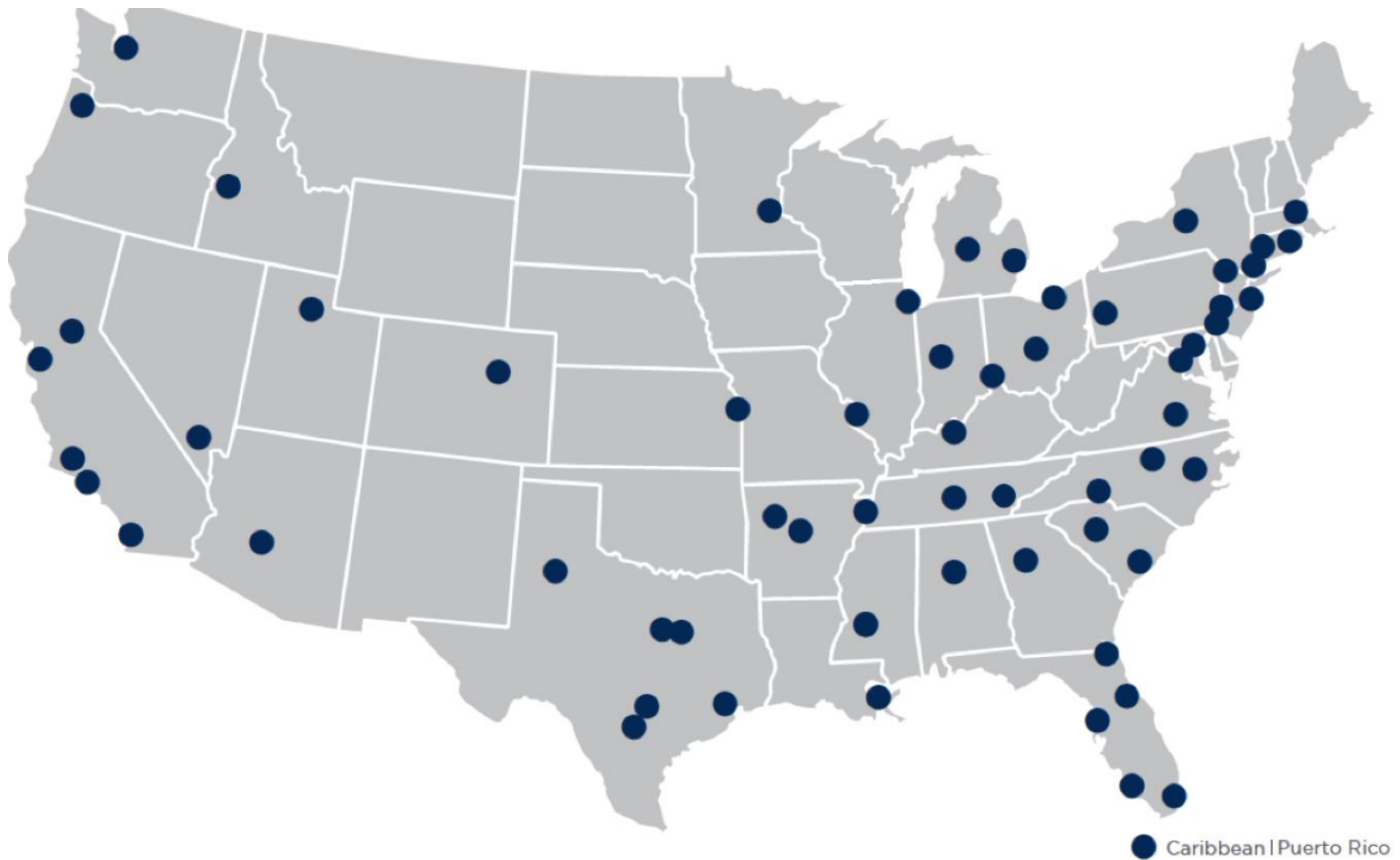
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50+

local offices

60+

markets covered U.S. and Caribbean



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