



INTEGRA REALTY RESOURCES

IRR | MIAMI & THE CARIBBEAN

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



30+

years serving
Miami & The Caribbean
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, Caribbean & Puerto Rico, 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.

375+

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- **Lakeshore Business Center 3201 & 3125 W Commercial Blvd Ft. Lauderdale, FL 775,315**
- 888 Brickell Miami, FL Proposed 280,000 SF
- Mayfield Building, 1395 Brickell Ave, Miami, FL 300,000 SF
- Datran Center I & II, 9100 & 9130 S. Dadeland Blvd Miami, FL 161,608 SF
- Beckman Coulter Buildings, 11800 SW 147th Ave Miami, 568,032 SF
- 1000 Waterford, 1000 NW 57th Ct Miami, FL 247,000 SF

Industrial



- **Aero Miami III, 4500 NW 36th St Miami, FL 803,869 SF**
- The Port @ Medley 9001-9021 NW 105th Way Miami, FL 794,641 SF
- 26999 Meadowbrook, Novi, MI 115,317 SF
- Cusano's 5480 W. Hillsboro Blvd Coconut creek, FL 212,886 SF
- 8980 Miami Lakes Dr Miami Lakes, FL 158,954 SF
- 7925 W 2nd St Hialeah, FL 155,160 SF

Multifamily



- **Performing Arts Center District 1302-1370 NE 2nd Ave Miami, FL 856,206 SF/1056 Units**
- The Laurels at Jacaranda 9733 NW 7th Cir Plantation, FL 486,780 SF/468 Units
- Panorama Tower 1100 Brickell Ave Miami, FL 1,150,000 SF/821 Units
- Portofino at Biscayne 1820-1860 NE 142nd St North Miami, FL, 792,499 SF/867 Units
- Belaire Club 22461 SW 66th Ave Boca Raton, FL, 475,750 SF/392 Units
- Renaissance Commons 1520-1540 Gateway Blvd Boynton Beach, FL 450,293 SF/338 Units

Hospitality



- **South Seas Hotel Miami Beach 27,617 SF / 117 Rooms**
- Ramada Hialeah Miami Airport Hotel 139,195 SF / 258 Rooms
- Holiday Inn Express Miami Springs 54,027 SF / 110 Rooms
- Beaches Turks & Caicos Resort Village & Spa 1,003,818 SF/768 Rooms
- Secrets Cap Cana Resort & Spa Dominican Republic 450,000 SF/457 Rooms
- Planet Hollywood Beach Resort Great Bay Beaches St. Maarten 562,550 SF/452 Rooms

Retail



- **Proposed Mixed Use Retail 555 NW South River Dr Miami, FL 584,427 SF**
- Intracoastal Mall 3501 Sunny Isles Blvd North Miami Beach ,FL 234,026 SF
- Promenade Shopping Center 9852 Alternate A1A Palm beach Gardens, FL, 201,853 SF
- Shops at Sunset 5701 sunset Dr. South Miami, FL, 514,559 SF
- Riverbend Marketplace 2510-2670 W. Broward Blvd Ft. Lauderdale, FL 103,452 SF
- Cutler Bay Area Retail 20811-20851 S Dixie Hwy Miami, FL 110,240 SF

Market & Feasibility Studies



- Miami Downtown Development Authority
- Brickell Key Claughton Island Dr.
- Watson Island Macarthur Causeway Miami Beach
- Proposed Multifamily Performing Arts Center District
- Proposed 1400 Uni Multifamily Hialeah w of I-75



RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS (Continued)

Senior Housing



- **Your Life Tallahassee 1060 Clarity Pointe Dr. Tallahassee, FL 59,894 SF / 100 Units**
- Indianapolis Healthcare Management Indianapolis Indiana / 120 Units
- Salmo 23 Assisted Living Facility Hialeah, FL / 100 Units
- Parkway Hospital Miami Gardens, FL 128 Units

Litigation



We support attorneys practicing across a broad spectrum of commercial real estate-related disciplines. Our professionals are leading industry experts on a wide variety of real estate asset classes and property rights issues. We have several experienced arbitrators and mediators, and can also work as non-designated consultants to assist in the development and execution of litigation strategy.

Business Valuations



- **Las Vegas Nevada Based Restaurant Chain** - Business Valuation of Three(3) Locations of Restaurant/sports bars with limited gaming. Valuation for transaction purposes
- USVI -Based Grocery Business - Valuation of business enterprise within 163,000 SF grocery for litigation purposes.
- Indiana-Based Senior Housing Operator - Partial interest valuation of company operating a skilled nursing facility for restructuring purposes
- Cayman & Barbados Sprints Distillery Business - Rum Distillery business operating in a leased facility, Valuation for Immigration & Disposition purposes

Specialty Assignments



- **Palm Beach Equestrian Center 14440 Pierson Rd. Wellington, FL**
- The subject is known as the Palm Beach International Equestrian Center which holds equestrian events 42 weeks a year. The total gross building area is 137,741 square feet which is comprised of barns, vendor areas, viewing areas, permanent tents, kitchen areas, restroom buildings, 11 grand prix competition rings, 11 practice rings and associated site improvements. Land area 104+ Acres

Specialty Assignments



- **Irwin County Detention Center 132 Cotton Dr. Ocilla, GA - Prison**
- Guza Mine (Fracking Sand Mine) River Valley Rd Independence, WI
- Jacksonville Jetport 13401 & 13405 Aerospace Way Jacksonville, FL

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 30 years. Through developing our team relationships, our specialty appraisal practices have evolved to create high quality, industry-leading standards. Over this 30+ year relationship, our staff has evolved into specialty appraisal practices. We appraise apartments, large shopping centers, office buildings, industrial buildings, hotels & resorts, and we also have staff that appraise businesses and investment interests, feasibility and market studies.



James V. Andrews, MAI, CRE, FRICS, ASA-BV Senior Managing Director

Mr. Andrews has valued a variety of asset types, but concentrates on hotels / resorts as well as other going concern assets such as marinas, restaurants, golf courses, quarry/mining operations, healthcare facilities, etc. He is also qualified in business valuation and regularly performs valuation and consulting assignments regarding businesses interests such as partial and full interests in operating companies, and intangible assets /intellectual property.



Charles E. Badell, MAI, Managing Director

Mr. Badell is the Managing Director of the Miami office and has over 20 years of real estate valuation and consulting experience. Mr. Badell is active in a number of national and local organization including the Counselors of Real Estate, Real Estate Answer Forum, Entrepreneurs Organization and Detroit CBOR a local commercial realtor board.

Paul Turner, Senior Analyst

Mr. Turner has valued a variety of asset types including retail, office, industrial, residential, land, and special purpose properties as well as specialized assets such as automobile dealerships and hotels. In addition, he has focused on specific South Florida submarkets including downtown Fort Lauderdale, Fort Lauderdale Beach, and the Federal Highway corridor in Eastern Broward County.

OUR CLIENTS

- Bank of America
- Bank of Ann Arbor
- Bank United
- Chemical Bank
- CIBC World Markets
- Citizens Bank
- Comerica Bank
- Commercial Alliance
- DFCU
- Fidelity Bank
- Fifth Third Bank
- First Independence Bank
- FirstMerit Bank
- Flagstar Bank
- Hantz Bank
- Huntington National Bank
- JP Morgan Chase
- Key Bank
- Level One Bank
- mBank
- Macatawa Bank
- Michigan Business Connection
- Monroe Bank & Trust
- Oxford Bank
- PNC Bank, NA
- TCF National Bank
- U.S. Bank
- Wells Fargo

Mortgage Banks/Services

- Ameriserv Financial
- Arbor Commercial
- Bellwether Enterprises
- Bernard Financial
- Branoff Investment
- Carson Real Estate
- Company
- Centerline Servicing Capital
- Citi Group
- Deutsche Bank
- Forest City Residential
- Gershman Mortgage
- Goldman Sachs
- Gryphon Capital
- Ladder Capital
- LNR Partners
- Love Funding
- MBC Loans
- Milestone Realty Services
- Signature Advisory Services
- StanCorp Mortgage
- Starwood

Law Firms/Accounting

- Baker, Tilly Vichow Krause
- Banks | Rifkin
- Bodman, LLP
- Clark Hill
- David Mendelson
- David Yaldo & Associates
- Debra Ribitwer
- Diggers, Schultz & Herbst
- Doeren Mayhew
- Harriet Rotter
- Halloran, PLC
- Honigman, Miller, Schwartz & Cohn
- Howard & Howard
- Jeffrey Sherbow
- John Schaefer
- Kecskes, Gadd, & Silver, PC
- Kostopoulus Rodriquez, PLLC
- Maddin, Hauser, Wartell, Roth &
- Miller Canfield
- Plante Moran
- Secret Wardle
- Simon, Galasso & Frantz,
- PLC Stewart & Irwin, PC
- Taubman, Nadis & Neuman, PC
- Wease Halloran, PLC

Developers/Owners

- Ari-El Enterprises
- Arteva Homes
- Bedrock
- Broder & Sachse
- Edward Rose & Sons
- Ferlito Construction
- Forbes Management
- Hillman Properties
- KMG Prestige
- Lautrec, Ltd.
- MHT Housing
- Mocerri Companies
- Pogoda Companies
- R.C. Schmidt & Sons LLC
- Rancilio
- Smith Group

Government & Organizations

- City of Auburn Hills
- City of Dearborn
- City of Detroit
- City of Eastpointe
- City of Royal Oak
- City of Warren
- City of Westland
- DTE Energy
- Great Lakes Water Authority
- GSA (Government Services Administration)
- Huron-Clinton
- Metroparks
- MDOT
- Oakland University
- Oxford Public Schools
- State of Michigan
- USPS (United States Postal Service)
- US Small Business Administration
- State Building Authority

Health Care

- DMC Hospital
- Ascension Genesys
- Beaumont Health System
- Henry Ford Health System

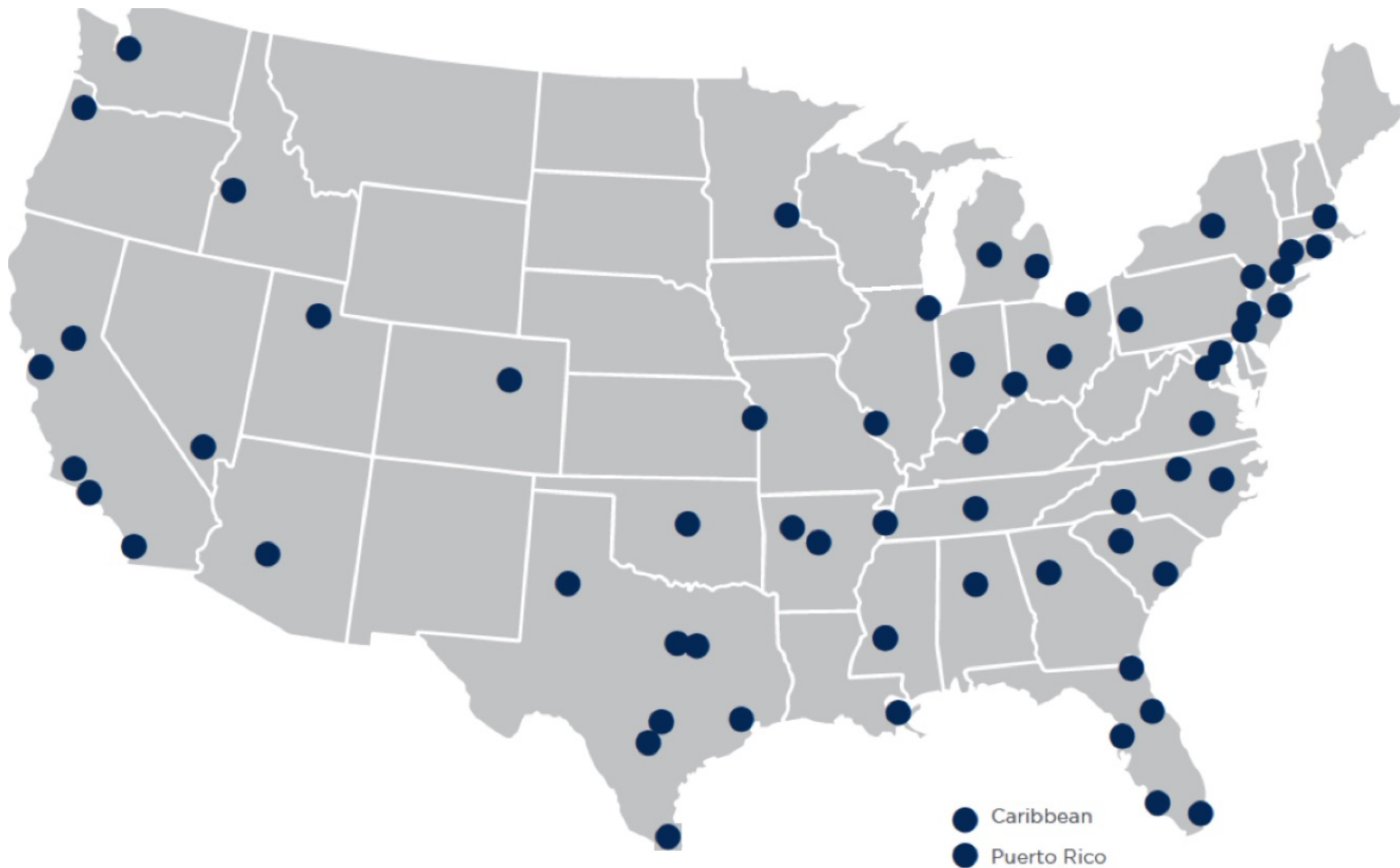
LOCAL EXPERTISE. NATIONALLY.

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 (908) 420-9797
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
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 - MIAMI | CARIBBEAN

9155 S. Dadeland Blvd, Suite 1208
Miami, FL 33156
T: (305) 670-0001
F: (305) 670-2276
irr.com/Miami

James V. Andrews MAI, CRE, FRICS, ASA-BV
Senior Managing Director
T (305) 670-0001 Ext 320
JAndrews@irr.com

Charles E. Badell, MAI
Managing Director
T (305) 670-0001 Ext 307
CBadell@irr.com

irr.com

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



INTEGRA REALTY RESOURCES
Local Expertise. Nationally.