



INTEGRA REALTY RESOURCES

IRR | MIAMI & THE CARIBBEAN

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING

A low-angle, upward-looking photograph of several modern skyscrapers with glass facades. The buildings are reflected in each other, creating a complex geometric pattern. The sky is visible at the top. The image is divided into three horizontal color bands: a dark blue band at the top, a brown band in the middle, and a dark blue band at the bottom.

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.

800+

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
- Broward Corporate Center, 110 E Broward Blvd, Fort Lauderdale 361,904 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
- The Collection 200 Bird Rd Miami, FL 564,602 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
- Seneca Industrial Park 2701 SW 32 Ct Pembroke Park FL 623,912 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
- Delano South Beach 1685 Collins Ave Miami Beach, FL 194 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
- The Edition Hotel 2901 Collins Ave Miami Beach, FL 294 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
- Factory Town Proposed NW 37 Ave Hialeah 292,911 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
- Grand Station Downtown Miami

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 Sprits 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.

OUR CLIENTS

Law Firms/Accounting

Government & Organizations

- 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

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

- 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

Mortgage Banks/Services

Developers/Owners

Health Care

- 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

- 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

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

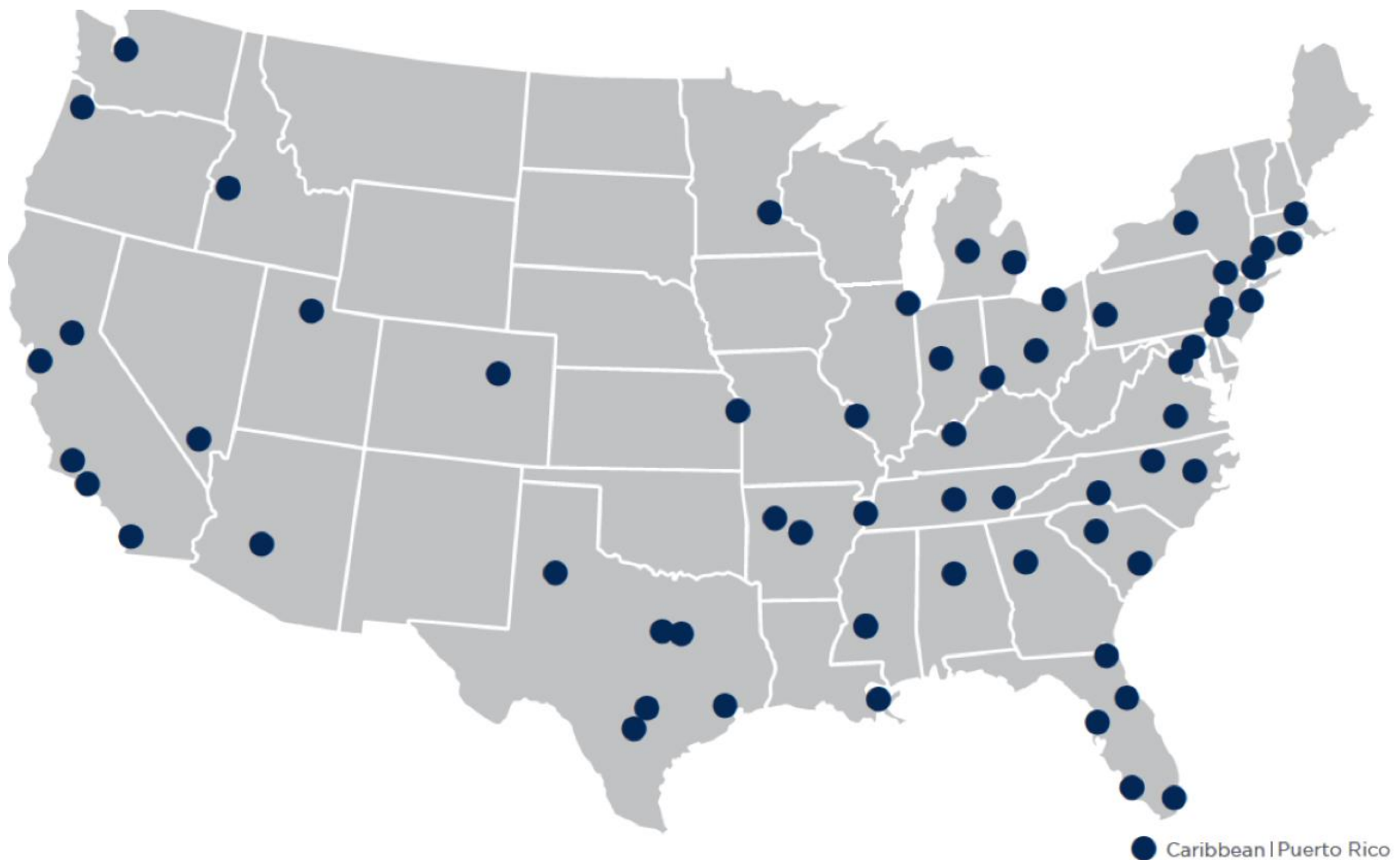
LOCAL EXPERTISE. NATIONALLY.

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
Thomas J. Grouss, MAI
T (732) 244-7000 ext. 105
tgrouss@irr.com

Northern New Jersey
Paul T. Beisser, CRE, MAI, SCGRE
T (973) 422-9800
pbeisser@irr.com

NEW YORK

New York, NY
Thomas Tener, MAI
T (212) 906-9499
tjtener@irr.com

Syracuse, NY
William J. Kimball, MAI, FRICS
T (315) 422-5577
wkimball@irr.com

PENNSYLVANIA

Philadelphia, PA
Raja P. Waran, MAI, CRE
T (610) 238-0238
rwaran@irr.com

Pittsburgh, PA
Brian Kelly, MAI, SRA
T (412) 683-2211
bkelly@irr.com

RHODE ISLAND

Providence, RI
Donald R. Donner, II
T (860) 291-8997 ext. 18
ddonner@irr.com

WEST VIRGINIA

Charleston, WV
R. George Parnell, MAI, ASA-GC
T (860) 291-8997 ext. 18
george.parnell@irr.com

SOUTHEAST OFFICES

ALABAMA

Birmingham, AL
Rusty Rich, MAI,
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

Jacksonville, FL
D. Michael Daniel Jr., MAI
T (904) 902-3444
mdaniel@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
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) 725-8953
cmorris@irr.com

SOUTH CAROLINA

Charleston, SC
Cleveland "Bud" Wright, Jr., MAI
T (843) 718-2125 ext. 2
cwright@irr.com

Columbia, SC
Michael B. Dodds, MAI, CCIM
T (803) 772-8282 ext. 110
mdodds@irr.com

TENNESSEE

Nashville, TN
Adam Perutelli, MAI
T (615) 628-8275 ext. 2
aperutelli@irr.com

Memphis, TN
Rusty Rich, MAI,
T (205) 949-5995
rrich@irr.com

Knoxville, TN
Andy Crook, MAI
T (865) 637-0325 ext. 2
aperutelli@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
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
Timothy M. Schoemehl, MAI
T (636) 898-6533
tschoemehl@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

Columbus, OH
Brad A. Johnson, MAI
T (614) 398-4307
bajohnson@irr.com

Cleveland, OH
Douglas P. Sloan, MAI
T (330) 659-3640 ext. 101
dsloan@irr.com

SOUTHWEST OFFICES

ARIZONA

Phoenix, AZ
Walter "Tres" Winus, III, MAI, FRICS
T (602) 266-5599
twinius@irr.com

TEXAS

Austin, TX
William Robinson, MAI
T (210) 446-4444
wrobinson@irr.com

Dallas, TX
Stephen M. Lechtenberg, MAI
T (972) 725-7727
slechtenberg@irr.com

Ft. Worth, TX
Jason Jackson, MAI
T (817) 658-6783
jsjackson@irr.com

Houston, TX
Todd Rotholz, MAI
T (713) 973-0212 ext. 12
trotholz@irr.com

Lubbock, TX
Jimmy H. Jackson, MAI
T (972) 725-7724
jhjackson@irr.com

San Antonio, TX
Brandon Brehm, MAI, CCIM
T (210) 446-4444
bbrehm@irr.com

WEST OFFICES

CALIFORNIA

Los Angeles, CA
Eric Segal, MAI
T (213) 984-4425
esegal@irr.com

Orange County
Noah Kauffman, MAI, R/W-AC
T (949) 459-3717
nkauffman@irr.com

CALIFORNIA

Sacramento, CA
Lance Jordan, MAI
T (916) 435-3883
ljordan@irr.com

San Francisco, CA
Jeffrey Fillmore, MAI
T (408) 299-0444
jfillmore@irr.com

San Diego, CA
John A. Morgan, MAI
T (858) 259-4900 ext. 315
jmorgan@irr.com

COLORADO

Denver, CO
Larry B. Close, MAI, AI-GRS
T (720) 833-5931
lclose@irr.com

IDAHO

Boise, ID
Robin Brady, MAI
T (208) 472-3200
rbrady@irr.com

NEVADA

Las Vegas, NV
William Dominick
T (702) 869-0442
wdominick@irr.com

UTAH

Salt Lake City, UT
John T. Blanck, MAI,
T (801) 263-9700 ext. 109
jblank@irr.com

WASHINGTON

Seattle, WA
Matthew A. Bacon, MAI
T (206) 436-1179
mbacon@irr.com

CARIBBEAN

Caribbean | 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

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