



INTEGRA REALTY RESOURCES

IRR | MINNEAPOLIS / ST. PAUL

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



30+

years serving
Minneapolis/St. Paul 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.*

600+

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- **AT&T Tower, Minneapolis, MN, 610,154 SF**
- **50 South Tenth, Minneapolis, MN, 541,196 SF**
- **Northland Plaza, Bloomington, MN, 364,167 SF**
- **Piper Jaffray Plaza, St. Paul, MN, ~ 250,000 SF**
- **Crosstown Corporate Center, Eden Prairie, MN, 89,889 SF**
- **City West Financial Center, Eden Prairie, MN, 73,340 SF**

Industrial



- **Plymouth Ponds 1-8, Plymouth, MN, 714,779 SF**
- **Murphy Warehouse, Fridley, MN, 406,164 SF**
- **Aldrin Distribution Center II, Eagan, MN, 218,372 SF**
- **Energy Park Distribution Center, St. Paul, MN, ~ 250,000 SF**
- **Anderson Windows, North Branch, MN, 149,825 SF**
- **Hale Avenue Business Center, Oakdale, MN 85,762 SF**

Multifamily



- **Loring Park City Apartments, Minneapolis, MN, 183,808 SF/162 Units**
- **Lemay Lake Apartments, Eagan, MN, 412,084 SF/282 Units**
- **Shenandoah Apartments, Shakopee, MN, 282,115 SF/202 Units**
- **Summit Square Apartments, Rochester, MN, 147,213 SF/150 Units**
- **Birchwood Court Apartments, Elk River, MN, 56,061 SF/50 Units**
- **Cedar Hill Townhomes, Minnetonka, MN, 32,490 SF/30 Units**

Hospitality



- **Marquette Hotel, Minneapolis, MN, 199,442 SF/281 Rooms**
- **Le Bourget Hotel, Bloomington, MN, 90,533 SF/159 Rooms**
- **Hilton Home2Suites, Bloomington, MN, 99,538 SF/107 Rooms**
- **Country Inn & Suites, Shoreview, MN, 59,382 AF/83 Rooms**
- **AmericInn Hotel, Apple Valley, MN, 35,296 SF/63 Rooms**
- **Microtel Inn & Suites, Inver Grove Heights, MN 25,910 SF/63 Rooms**

Retail



- **Tamarack Village Shopping Center, Woodbury, MN, 596,432 SF**
- **Riverdale Crossing Shopping Center, Coon Rapids, MN, 334,040 SF**
- **Wayzata Village Shoppes, Wayzata, MN, 43,731 SF**
- **Plymouth Town Center, Plymouth, MN, 26,330 SF**
- **Rochester Crossings, Rochester, MN, 21,492 SF**
- **Elk River Crossing, Elk River, MN, 14,281 SF**

OUR VALUE PROPOSITION

Integra Realty Resources-Minneapolis/St. Paul consists of six highly-trained and accomplished Commercial Real Estate Analysts with over 100 years of combined valuation experience. Our talented Commercial Real Estate Analysts are assisted by three distinctly skilled support personnel with combined industry experience of over 40 years. Together our experienced team of professionals completes over 600 commercial valuation and consulting assignments, involving all aspects of real estate, each year.



Michael F. Amundson, MAI, CCIM, Senior Managing Director

Mr. Amundson has been in the valuation profession for over 30 years. He holds a Master of Science degree in Real Estate Appraisal and Investment Analysis from the University of Wisconsin-Madison. Mr. Amundson's experience includes real estate valuations, market studies and consulting services for office, industrial, residential and retail properties, as well as special use properties. Mr. Amundson specializes in the analysis of retail and shopping center properties, and is co-author of Shopping Center Appraisal and Analysis, 2nd Edition.



Dan Mueller, MAI, MRICS, Executive Director

Mr. Mueller is a designated MAI and holds a Bachelor of Science Degree in Business Administration and Economics. His real estate experience dates back to 1986. Mr. Mueller's expertise involves preparation of professional real estate valuations and market analyses for all types of commercial, industrial, residential, and special use properties. The specific purposes of these assignments have included mortgage financing, condemnation, investment counseling, potential sale or purchase, leasehold and rental analysis, and feasibility analysis.



Kari K. Rageth, MAI, Managing Director

Ms. Rageth has been valuing commercial real estate since 2012 and holds the MAI designation from the Appraisal Institute. She has a Bachelor of Science Degree in Finance from the University of Northwestern-St. Paul, MN. Her experience includes research, market data compilation, market studies, and valuations of various types of commercial real estate. Ms. Rageth spent nine years in corporate finance prior to her commercial real estate appraisal career.



Eric T. Nycklemoe, MAI, Director

Mr. Nycklemoe is a designated member of the Appraisal Institute and has been valuing real estate for over ten years. He graduated from the University of Wisconsin-Madison with a Bachelor of Science Degree in Economics and Geography in 2013 and has been working at Integra Realty Resources-Minneapolis/St. Paul ever since. He provides appraisal services for all commercial property types including office, industrial, multiple-family residential, and special use properties. He specializes in the valuation of hotel properties.



Cameron Kuehl, Director

Mr. Kuehl joined Integra Realty Resources following his graduation from the University of Wisconsin-Stout. Mr. Kuehl's valuation experience includes industrial, retail, office, multi-family, and other special uses commercial properties. His work assignments include a variety of intended uses including mortgage financing, estate tax planning, tax assessment appeal, potential sale or purchase, and feasibility analysis.

OUR CLIENTS

Mortgage Banks/Services

Government & Organizations

- Ally Bank
- American National Bank
- Associated Bank
- Bank of America
- Bell Bank
- Bravera Bank
- Bremer Bank
- BMO Bank
- CIBC Bank USA
- Citibank
- Comerica Bank
- First Community Credit Union
- First Hawaiian Bank
- First National of Nebraska
- Great Southern Bank
- Great Western Bank
- Highland Bank
- Home Federal Savings Bank
- Huntington Bank
- JPMorgan Chase Bank
- Minnwest Bank
- Minnesota Bank & Trust
- Old National Bank
- PNC Bank
- Premier Bank
- Starion Bank
- Tradition Capital Bank
- U.S. Bank
- Wells Fargo Bank
- Western State Bank
- Zions First National Bank

- Alerus Financial
- Arbor Commercial Funding
- Bellwether Enterprise Real Estate Capital
- CBRE | Capital Markets
- Cherrywood Mortgage
- Forbix Financial
- Genworth Financial
- Grandbridge Real Estate Capital
- Greystone
- Merchants Capital
- NorthMarq Capital
- Omega Street Capital
- PACE Loan Group
- PCG Capital
- Servion Commercial Loan Resources
- Silver Hill Funding
- StanCorp Mortgage Investors
- Summit Financial & Investment Group
- Venture Commercial Mortgage
- Wintrust Financial Corp.

- Anoka County
- Carver County
- Cass County, ND
- City of Coon Rapids
- City of Minneapolis
- City of Eden Prairie
- City of Shakopee
- City of Wabasha
- Hennepin County
- GSA (Government Services Administration)
- Metropolitan Council
- MN Department of Military Affairs
- MN Department of Natural Resources
- MN Department of Transportation
- Olmsted County
- Red Wing Housing & Redevelopment Authority
- Red Wing Port Authority
- Scott County
- Sherburne County
- St. Louis County
- University of Minnesota
- U.S. Department of the Interior
- Washington County
- Winona State University

Law Firms/Accounting

Developers/Owners

Life Insurance Companies

- Best & Flanagan LLP
- Briggs & Morgan, PA
- Faegre Drinker Biddle & Reath
- Fredrikson & Byron
- Gray Plant Mooty
- Henningson & Snoxell Ltd.
- Henson Efron
- Larkin Hoffman
- Lehner Law Office, LLC
- LeVander, Gillen & Miller, PA
- Maslon LLP
- Meier, Kennedy & Quinn
- Meierhenry Sargent LLP
- Messerli Kramer
- Siegel Brill, PA
- Weiner Law Group, LLP
- Winthrop & Weinstine, P.A.

- A & L Properties
- AECOM
- Anderson Builders
- Brighton Development
- Commers Property Development
- Dakota Pacific Real Estate
- Dominion Development & Acquisition
- Hebert Commercial Properties
- Hegenes Properties, Inc.
- Hempel Real Estate
- Vitus, Inc.
- WIN Investment Properties, LLC

- Aegon USA Realty Advisors
- American Equity Investment Life Holding Company
- American United Life Insurance
- Aviva Capital Management
- Guardian Life Insurance Co.
- Northern Trust Co.
- Prudential Insurance Co.
- Sun Life Financial
- Sunset Life Insurance Co.
- Thrivent Financial for Lutherans
- Union Labor Life Insurance Co.

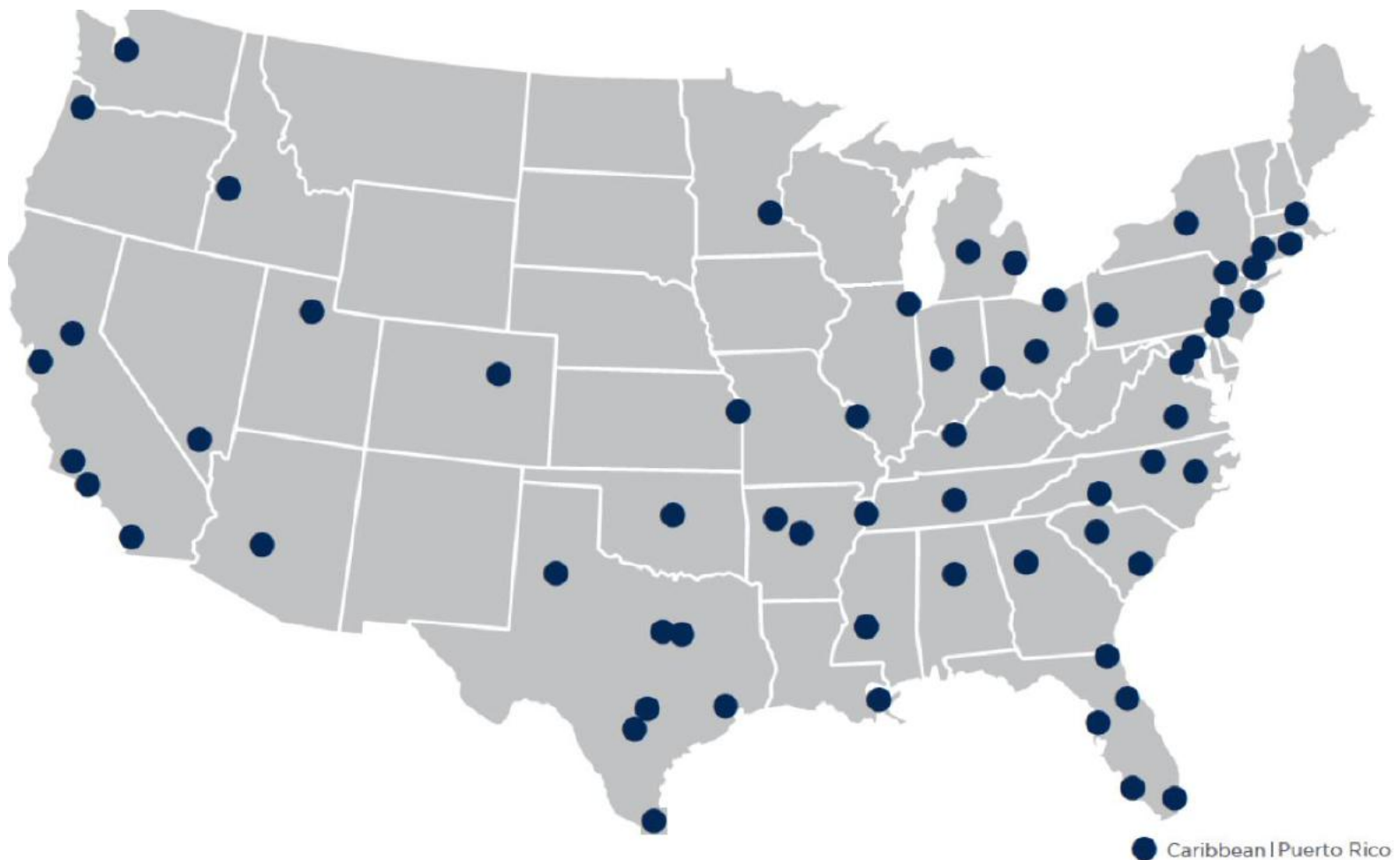
LOCAL EXPERTISE. NATIONALLY.

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, 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
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. 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. 1
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

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
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
Stephen M. Lechtenberg
T (972) 725-7727
slechtenberg@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
Lance Jordan, MAI
T (949) 459-3717
ljordan@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
Robin Brady, MAI
T (208) 472-3200
rbrady@irr.com

NEVADA

Las Vegas, NV
J. Walter Allen, MAI, FRICS
T (212) 575-2836
walter.allen@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 | Puerto Rico
Carlos Vélez, MAI, SRA, BCA, CMEA, CCIM, MRICS
T (787) 782-4974
cvelez@irr.com

INTEGRA REALTY RESOURCES – MINNEAPOLIS/ST. PAUL

7031 Ohms Lane, Suite 190
Minneapolis, MN 55439
T: (612) 339-7700
F: (612) 339-7937
irr.com/Minneapolis

Michael F. Amundson, MAI, CCIM
Senior Managing Director
T (952) 905-2401
mamundson@irr.com

Dan Mueller, MAI, MRICS
Executive Director
T (952) 905-2407
dmueller@irr.com

irr.com

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



INTEGRA REALTY RESOURCES
Local Expertise. Nationally.