INTEGRA REALTY RESOURCES

IRR | NASHVILLE & EAST TENNESSEE

COMMERCIAL REAL ESTATE VALUATION & CONSULTING

40+

years serving [market/state] 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

- **The Bridge Building, 2 Victory Ave., Nashville, TN, 24,914 SF**
- IKON Development, 416 Wilson Pike Circle, Brentwood, TN, 5,584 SF
- Nashville Neuropsychiatric Assoc, 1704 Dororty Place, Nashville, TN, 5,249 SF
- Largrone Family Partnership 2001 Charlotte Ave., Nashville, TN, 14,526 SF
- Office Building, 2216 Abbott Martin Rd., Nashville, TN, 12,888 SF

Industrial

- **Genesco Distribution Center 635 Genesco Pkwy., Lebanon, TN, 544,497 SF**
- Kenny Pike & Supply, 811 Cowan Street., Nashville, TN, 50,403 SF
- Genesco, 1501 Winchester Highway, Fayetteville, TN, 178,144 SF
- Strictly FX, 120 Airport Center Drive, E., Nashville, TN, 24,643 SF
- Vi-Jon Industrial Property, 1 & 2 Swan Drive, Smyrna, TN, 727,582 SF

Multifamily

- **Porter Village, 1505 & 1509 Porter Road, Nashville, TN, 18,330 SF/21 Units**
- Vista Germantown, 515 Madison Street, Nashville, TN, 205,299 SF/242 Units
- Proposed Modera Gulch, 810 Division St., Nashville, TN , 654,653 SF/378 Units
- Proposed Rutledge Flats, 622-623 3rd Avenue S., Nashville, TN, 55,477 SF/174 Units
- The Trails, 100 Trails Circle, Nashville, TN, 198,560 SF/248 Units
- Swiss Ridge & Swiss View Apartments 455 & 499 Swiss Ave., Nashville, TN, 131,492 SF/116 Units

Hospitality

- **Hilton Hotel - Franklin- Cool Springs, 601 Corporate Centre Drive, Franklin, TN, 146,880 SF/244 Rooms**
- Proposed Marriott Towneplace 1414, 1502 & 1508 Charlotte Ave., Nashville, TN, 9,082 SF/156 Rooms

Retail

- **Dierks Bently's Whiskey Row, 400 Broadway, Nashville, TN, 12,500 SF**
- Miracle Ford Dealership, 1394 Nashville Pike, Nashville, TN, 43,113 SF
- Retail 2415 Fairview Blvd., Fairview, TN, 14,585 SF
- Boot Barn, 318 Broadway, Nashville, TN, 6,744 SF
- Tin Roof Broadway, 316 Broadway, Nashville, TN, 10,600 SF
- Paddock Place Shopping Center 73 White Bridge Rd., Nashville, TN, 67,688 SF

Specialty Assignments

- **YMCA of Green Hills, 4041 Hillsboro Circle, Nashville, TN, 90,963 SF**
- Krispy Kreme, 2231 Medical Center Pkwy., Murfreesboro, TN, 69,931 SF
- Virgin Hotel Parking Lot. 1 Music Square W., Nashville, TN, 67,338 SF
- Cross Point Church, 522 & 526 Franklin, Road, Franklin, TN, 16,408 SF
- YMCA Brentwood, 8207 Concord Road, Brentwood, TN, 53,300 SF
- Flats at Hickory Woods, 4207 Murfreesboro Pike, LaVergne, TN, 130,386 SF

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS (Continued)

Office

- **Summer Place Facility 500 W. Summit Hill Dr, Knoxville, TN, 124,754 SF**
- Summit Medical Group 7211 Wellington Dr., Knoxville, TN 11,466 SF
- 4 Market Square 4 Market Square, Knoxville, TN 37,854 SF
- Tower 35, Spectrum Health, 35 Michigan Street NE, Grand Rapids, MI 151,062 SF
- Renaissance Business Center 6701 Baumn Dr., Knoxville, TN, 91,200 SF

Industrial

- **Eagles Bend Manufacturing 1000 JD Yarnell Industrial Pkwy, Clinton, TN, 690,213 SF**
- Nisus Corporation 100 Nisus Drive, Rockford, TN, 58,170 SF
- Vannooseco LLC 244 Blair Bend Dr., Loudon, TN, 109,712 SF
- CoreChem Inc. 4320 Greenway Dr., Knoxville, TN, SF 32,235 SF

Multifamily

- **Bouldercrest Apts. 2000 Wilson Rd., Knoxville, TN 37912, 10,832 SF/12 Units**
- Multifamily Property 2300 Town Creed Rd. W., Lenior City, TN, 14,616 SF/12 Units
- Larkwood Apartments 2630 Larkwood Ln., Knoxville, TN, 9,968 SF/16 Units
- Holston Court Apartments 125 Holston Ct., Knoxville, TN, 10,832 SF/12 Units

Retail

- **The Shops at Western Plaza 4315 Kingston Pike, Knoxville, TN, 187,389 SF**
- Chattanooga Armory 7351 Commons Blvd., Chattanooga, TN, 12,495 SF
- Proposed Firestone Tire Center 123 Market Dr., Lenoir City, TN, 6,116 SF
- Sevier Air 266 Collier Dr., Sevierville, TN, 50,793 SF

Specialty Assignments

- **Land – Bristol Motor Speedway, 151 Speedway Blvd., Bristol, TN, 682.81 acres**
- Proposed Rockwood Marina Watts Bar Lake Reservoir, Rockwood, TN, 34.45 acres
- TVA v J&J Properties Montgomery County, TN, 3.74 acres
- Proposed Water Tank Site, Mint Rd., Maryville, TN, 1.90 acres

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 25 years. Through developing our team relationships, our specialty appraisal practices have evolved to create high quality, industry-leading standards. Over this 25+ year relationship, our staff has evolved into specialty appraisal practices. One staff member appraises apartments, another large shopping centers, another office buildings, another industrial buildings; we even have a staff member that appraises churches.

R. Paul Perutelli, MAI, SRA, FRICS, Executive Director

Mr. Perutelli has been actively engaged in real estate valuation and consulting since 1973. Background includes two years in real estate sales during college and upon graduation he has worked full time in real estate valuation. Mr. Perutelli is an Emeritus Member of the Board of Realtors and has served as a member of the Commercial Board during his career. Valuations have been performed on various properties, including neighborhood and community shopping centers, apartment complexes, single and multi-tenanted industrial buildings, suburban office buildings, mixed use facilities, contaminated properties, absorption studies, and market feasibility studies. Mr. Perutelli is a USPAP instructor for the Appraisal Foundation and also serves as an Advisory Council Member of the Finance Department of the Haslam School of Business at the University of Tennessee, Knoxville.

Adam Perutelli, MAI, Senior Managing Director

Mr. Perutelli has been the Senior Director for Integra Realty Resources – Nashville & East Tennessee since 2009. Appraisal experience consists of residential properties, vacant land, office/warehouse buildings, and eminent domain proceedings.

Mike Ashworth, MAI, Managing Director

Mr. Ashworth has been the Managing Director for Integra Realty Resources – Nashville & East Tennessee since 2012. He has been actively engaged in the appraisal industry since 2006. Valuations and consultations have been preformed on all general commercial property types and LIHTC, subdivisions, agricultural nurseries, mixed use facilities, hotels, self-storage facilities, movie theaters, schools, assisted living facilities, and airport FBO's among others. Mr. Ashworth also specializes in tax appeal and litigation work.

Ed Crook, MAI, SRA, AI-GRS, Managing Director

Ed Crook is the Managing Director of the Integra Knoxville office. Formerly, owner and principle of Crook & Company Appraisers and Consultants, Ed has over 40 years' experience in providing quality commercial appraisal services to clients in both public and private sectors in East and Middle Tennessee. Assignments encompass market valuations, highest and best use analyses, market studies, rental analysis, and litigation consulting, especially in areas governed by laws of eminent domain. Specific property type experience includes industrial, lodging facilities, offices and retail, and appraisal reviews. Mr. Crook is qualified to testify as an expert witness in both circuit and federal courts in Tennessee.

OUR CLIENTS

- BancorpSouth
- Bank of America
- Bank of the Ozarks
- Bank of the West
- Bank United
- CapStar Bank
- Cherokee Country Club
- Citizens Bank
- Comerica Bank
- East Tennessee Natural Gas
- Enbridge Inc.
- F&M Bank
- First American Title
- First Bank
- First Citizens Bank
- First Citizens Bank of Bedford County
- First Farmers and Merchants
- First National Bank of Oneida
- Fidelity Bank
- Fifth Third Bank
- Great Southern Bank
- Home Trust Bank
- Huntington National Bank
- Investor Trust
- John Hancock Life Insurance Co.
- JP Morgan Chase
- Key Bank
- KeyPoint Credit Union
- Knoxville TVA Employee Credit Union
- Landmark Community Bank
- Legends Bank
- M&T Bank
- Mountain Commerce
- Pinnacle National Bank
- PNC Bank, NA
- Regions Bank
- Renasant Bank
- Simmons Bank
- SmartBank
- Southern Bank
- TN Bank
- Tristar Bank
- Truist
- Umpqua Bank
- U.S. Bank
- Volkert Engineering
- Wells Fargo

Law Firms/Accounting

- Hodges, Doughty, Carson Attorneys
- James D. Peterson, Jr., Attorney at Law
- Stephen Jasper
- Vaughn & Melton
- Will Butler

Health Care

- Murfreesboro Medical Properties, LLC
- Summit Medical Group

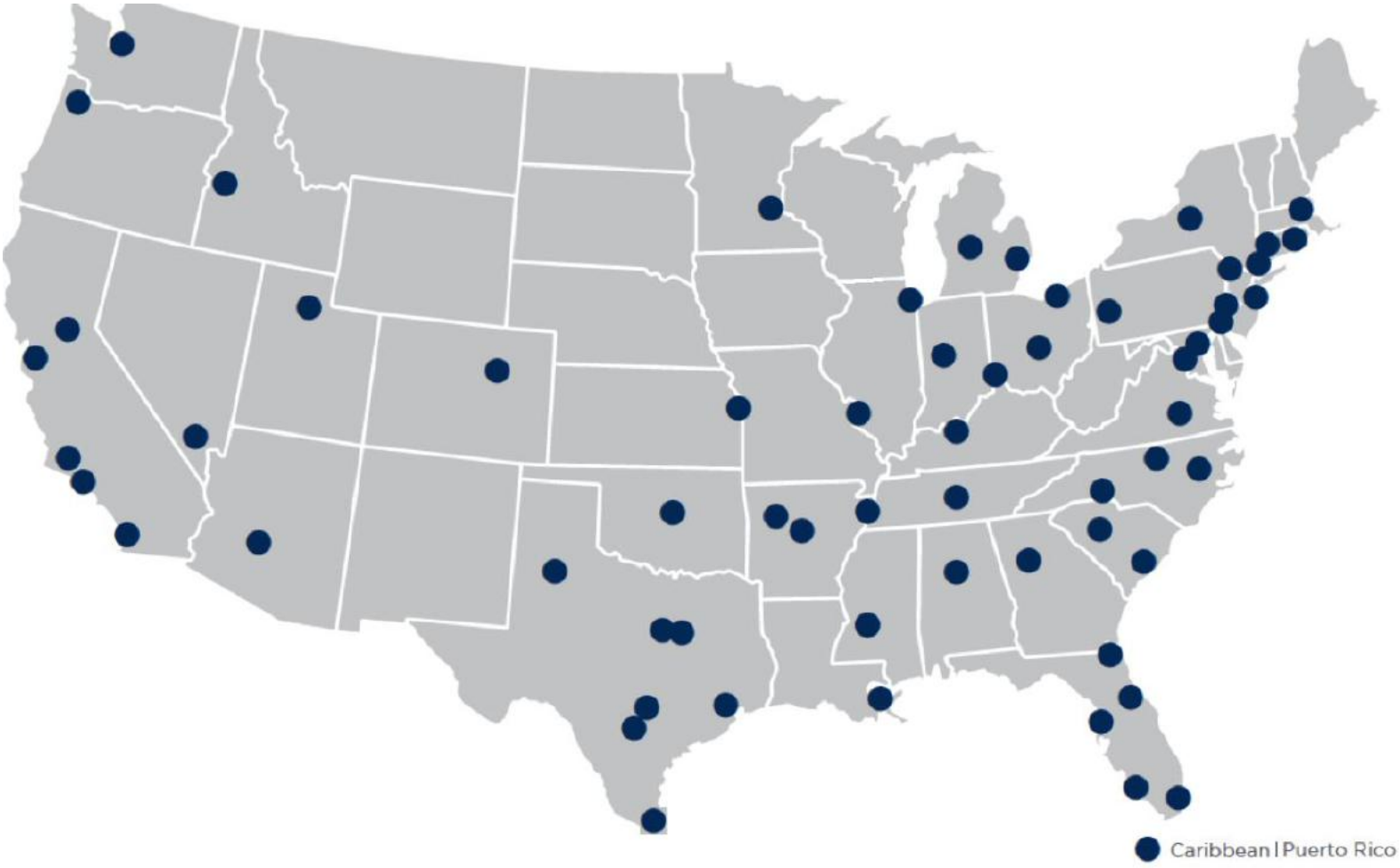
Government & Organizations

- Blount County
- City of Maryville
- City of Spring Hill
- Knox County
- Office of TN Attorney General
- South Blount Utility District
- State of Tennessee Department of Transportation
- Tennessee Valley Authority

LOCAL EXPERTISE. NATIONALLY.

50+
local offices

60+
markets covered U.S. and Caribbean



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