



INTEGRA REALTY RESOURCES

# IRR | ORLANDO

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.

# 24

years serving Central Florida  
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.*

# 1,350

appraisals completed  
annually

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- 1560 North Orange Office Plaza – Winter Park - 17,310 SF
- EBG Office Park – 5551 Vanguard St, Orlando - 44,736 SF
- 2 South Orange Avenue – Orlando - A 6-Story Office Building - 124,019 SF
- University Corporate Center II – 11486 Corporate Blvd, Orlando - 5,500 SF
- Satcom Direct Headquarters – 1050 Satcom Lane, Melbourne - 61,819 SF

### Industrial



- AA Metals Building – 11616 Landstar Blvd – 194,038 SF
- Winter Garden Business Park - Business Park Consisting of 8 Buildings - 91,586 SF
- Proposed Distribution Warehouse - South Orange I & II Orlando – 280,960 SF
- Kratos Defense & Security Solutions – 8601 Transport Dr, Orlando - 142,536 SF
- Parkline Industrial Flex Facility – Orlando - 81,750 SF
- Proposed Amazon Delivery Station – 2050 Shelby Industrial Dr, Apopka - 202,044 SF
- Furniture Distribution Center - 7100 Haverty's Way, Lakeland - 335,202 SF

### Multifamily



- Maitland City Centre, Class A Mixed-Use Multifamily & Retail Space Development
- Novell Nona Proposed - Class A Multifamily – 11855 Narcoossee Rd, Orlando - 260 Units
- West University Avenue Student Housing – 1642 W. University Ave, Gainesville - 604 Beds
- Moderna Central – 125 E Pine St, Orlando - 350 Units
- Sole at Brandon – Class A Multifamily Mid-Rise, 9303 Cobalt Dr, Riverview - 366 Units

### Hospitality



- Marriott Residence Inn Convention Center, Orlando, 132,618 SF - 124 Rooms
- Spring Hill Suites, Orlando - 100,719 SF - 167 Rooms
- Holiday Inn - 5750 TG Lee Blvd, Orlando, 158,110 SF - 290 Rooms
- Four Points by Sheraton - 5905 International Dr, 152,565 SF - 303 Rooms
- Cocoa Key Hotel & Water Resort - 7400 International Dr, Orlando - 221,193 SF

### Shopping Centers



- Wekiva Riverwalk – 2101-2289 E. Semoran Blvd, Apopka, 248,659 SF
- Plaza ECCO - 3107 S. Orange Avenue, Orlando - 57,747 SF
- Citi Centre - 410-470 Citi Centre Street, Winter Haven - 185,705 SF
- Sunset Walk at Margaritaville - Margaritaville Boulevard, Kissimmee - 192,659 SF
- Kirkman Oaks - 4550 S Kirkman Rd, Orlando - 98,902 SF

### Specialty Assignments



- Bronson Parcels LLP – Kissimmee, Kenansville & Saint Cloud - 22,242 Acres
- Tesoro Golf Club, Port Saint Lucie, Litigation Valuation
- Xentury City / World Gateway – 343.33 Acres
- Sola at Celebration, Complex Litigations Services – 14.41 Acres
- Westgate Resorts / River Ranch – Flowage Easement - 1,415 acres
- Orlando Health Jewett Orthopedic Hospital - 111,960 SF

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS (Continued)

### Religious Facilities



- St. George Coptic Church – 410 N Halifax Ave, Daytona Beach – 27,195 SF
- Gurdwara Nanaksar Florida – 2480 N. Hoagland Blvd - 19,486 SF
- Shiloh Baptist Church – 604 W Jackson St, Orlando – 37,869 SF
- King Jesus International Ministry of Orlando - 5235 Hoffner Ave, Orlando – 14,661 SF
- Catalyst Community Church – 14500 Landstar Blvd, Orlando – 7,189 SF

### Government



- George C. Young Federal Building & Courthouse, Orlando – 208,647 SF - FAR for GSA
- US Federal Court House Annex, Orlando 321,737.36 SF - FAR for the GSA
- Sam M. Gibbons US Courthouse, Tampa, 237,132.94 SF - FAR for the GSA
- Bryan Simpson US Courthouse, Jacksonville, 310,054.20 SF - FAR for the GSA
- Paul G. Rogers Federal Building & Courthouse, West Palm Beach – 53,930.04 SF – FAR for the GSA

### Net Lease



- Dollar General – 3602 Cypress Gardens Road, Winter Haven – 9,100 SF
- Surterra Wellness Orlando – Medical Marijuana Dispensary – 6,872 SF
- Bank Branch Oviedo – 11 Alafaya Woods Boulevard - 5,357 SF
- Sweet Water Car Wash – 7656 Majorca Place, Orlando – 11,620 SF
- CVS – 5190 Conway Road, Orlando – 13,824 SF
- Dunkin' Donuts / Subway – 2365 SR 44, New Smyrna Beach – 3,360 SF

### Courthouses



- George C. Young Federal Building & Courthouse, Orlando – 208,647 SF - FAR for GSA
- US Federal Court House Annex, Orlando 321,737.36 SF - FAR for the GSA
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- Bryan Simpson US Courthouse, Jacksonville, 310,054.20 SF - FAR for the GSA
- Paul G. Rogers Federal Building & Courthouse, West Palm Beach – 53,930.04 SF – FAR for the GSA

## 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.



### Christopher D. Starkey, MAI, SGA Senior Managing Director

Chris is the Senior Managing Director of the Orlando Office and has been providing a wide variety of appraisal services since 2002. During this time, he has provided appraisal services involving properties ranging from regional malls to larger agricultural properties throughout the State of Florida. Mr. Starkey specializes in income producing properties including large retail, office, industrial and multifamily developments, among others. Mr. Starkey is a State-Certified General Real Estate Appraiser (RZ 2886) and a member of the Appraisal Institute.

## 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
- David Mendelson
- David Yaldo & Associates
- Debra Ribitwer
- Diggers, Schultz & Herbst
- Doeren Mayhew
- Harriet Rotter
- Halloran, PLC
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- Howard & Howard
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- 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

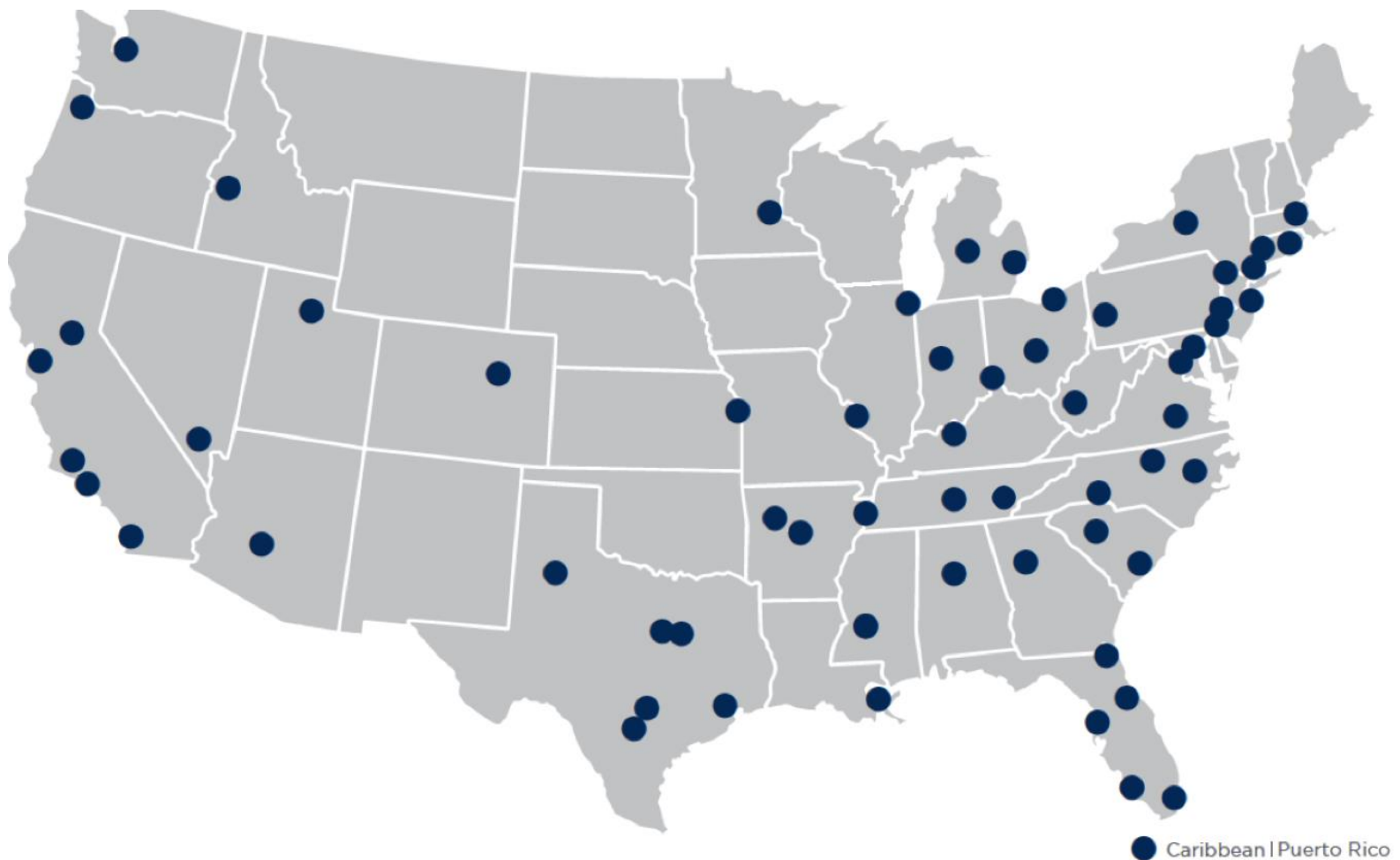
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50+

local offices

60+

markets covered U.S. and Caribbean



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