INTEGRA REALTY RESOURCES

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COMMERCIAL REAL ESTATE VALUATION & CONSULTING

40+

years serving Phoenix, AZ 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.***

500+

appraisals completed annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office

- **2800 Tower, 2800 N. Central Ave., Phoenix 381,900 SF**
- Bank of America–Chandler Commons, 2565 W Chandler Blvd., Chandler, 501,463 SF
- Federal Building & Courthouse, 230 North First Avenue, Phoenix, 210,857 SF
- Talavi Corporate Center, 5651 W. Talavi Blvd., Glendale, 153,332 SF
- Desert Ridge Corporate Center II, 20830 N. Tatum Blvd., Phoenix, 137,225 SF
- Desert Ridge Corporate Center I, 20860 N. Tatum Blvd., Phoenix, 137,983 SF

Industrial

- **Quetico Goodyear, NEC of 143rd Ave and Yuma Rd., Goodyear, 719,558 SF**
- Diablo Technology Center, 2900 S. Diablo Way, Tempe, 382,602 SF
- 52nd Street Manufacturing Campus Phase 1 & 2, 1110 N. 52nd St., Phoenix, 348,000 SF
- National Indoor RV Center, 13351 W. Rioglass Solar Rd., Surprise, 341,479 SF
- Cannibis Facility, 2929 NW. Grand Avenue, Phoenix, 141,697 SF
- Daniel's Moving & Storage, 6121, 6131, 6215 W. Van Buren St., Phoenix, 162,000 SF

Multifamily

- **Metro 101, 2157 E. Apache Blvd., Tempe, 202,299 SF/259 Units**
- Bolero Apartments, 7725 & 777 W. McDowell Rd., Phoenix, 452,564 SF/579 Units
- Residences at FortyTwo25, 4225 E. McDowell Rd., Phoenix, 328,257 SF/357 Units
- Liv Crossroads Apartments, 445 E. Germann Rd., Gilbert, 311,762 SF/356 Units
- ArLo Apartments, 2121 N. 44th St., Phoenix, 233,601 SF/276 Units
- Proposed Novus 3G, SEC of S. Rural Rd. & E. 6th St., Tempe, 288,051 SF/333 Units

Hospitality

- **Proposed Marriott Moxy Hotel, 11 W. Jefferson St., Phoenix, 108,000 SF/164 Rooms**
- Chandler Hilton Hotel, 2929 W. Frye Rd., Chandler, 139,047 SF/197 Rooms
- Proposed Home2/Tru Suites by Hilton, SWC W. Monterey Wy. & N. Central Ave, Phoenix, 105,000 SF/207 Rooms
- Ramada Inn-Williams, 950 N. Grand Canyon Blvd., Williams, 76,651 SF/120 Rooms
- Holiday Inn & Suites - Airport, 3220 S. 48th St., Phoenix, 73,112 SF/114 Rooms
- Holiday Inn Express-Tucson Mall, 620 E. Wetmore Rd., Tucson, 58,804 SF/105 Rooms

Retail

- **The Mercado on Hayden, 8160 N. Hayden Rd., Scottsdale 153,589 SF**
- Mesa Grand Shopping Center, 1639, 1641, 1655, 1733 & 1859 Stapley Dr & 1236 & 1240 E Baseline Rd, Mesa, 227,672 SF
- Mesa Ranch Plaza, 1008-1142 E. Southern Ave., Mesa 200,907 SF
- Fashion Outlets of Santa Fe, 209 Hamilton Row, Santa Fe, NM 124,504 SF
- Laveen Park Place, 7620 S. 59th Ave., Laveen 119,301 SF
- Target, 1818 East Baseline Road, Tempe, 114,874 SF

Self Storage

- **Sundance Self Storage, 23380 W. Yuma Rd., Buckeye, 84,025 SF**
- Lake Havasu RV & Boat Storage, 1808 Victoria Farms Rd., Havasu City, 206,210 SF
- Arizona Self Storage, 12280 W. Indian School Rd., Litchfield Park, 175,440 SF
- Proposed RV/Boat Storage, SWC Apache Tr. & Ellsworth Rd., Mesa, 108,780 SF
- CubeSmart Self Storage, 14666 Johnny Cake Ridge Road, Apple Valley, MN, 93,115 SF
- Proposed East Palm Storage, 1610 E. Palm Lane, Phoenix, 92,150 SF
- Arrow Self Storage, 1055 West Guadalupe Road, Mesa, 83,860 SF

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Subdivisions

- **The Villages of Tortolita, E. of I-10, From S. of Marana Rd. to N. of the Pinal County line, Marana 1,780 AC**
- Whispering Canyon, Whispering Canyon Dr. & N. Williamson Valley Rd., Prescott, 122.34 AC
- La Privada Phase I & II, NWC of W. Yuma Rd. & S. 181st Ave., Goodyear 87.82 AC
- Algodon, NWC of W. Southern Ave. & S. Apache Rd., Buckeye, 72.57 AC
- Luxylife Proposed Build to Rent Community, SWC of Southern Ave. & Miller Rd., Buckeye, 61.57 AC
- Proposed Edgewood Subdivision, 919 E. Pima Rd., San Tan Valley, 50.04 AC

Eminent Domain

- **I-40 Telecommunications, 359.11 Miles Across Arizona from New Mexico to Nevada, 261.17 AC**
- Foothills Reserve Residential Community, N & S of Shaughnessy Rd., Between 27th and 30th Aves., Phoenix, 590 Single Family Homes
- Union Pacific Railroad, A Six-Mile Stretch S. of Pecos between Union Pacific Railroad & S. Meridian Rd., Mesa, Averaging 200 ft wide.
- PM1688 - Irrigation Easements to SRP, 23rd Ave. & Roeser Rd., Phoenix, 121.70 AC
- Fort Mohave Abandonment, 2681 E. Antoinette Ave., Fort Mohave, 33.97 AC
- El Sol Storage Project, S of W. Peoria Ave. & W of N. 115th Ave., Youngtown, 18.71 AC
- SRPMIC Dark Fiber – Phase 2 ROW Easement, SR 87 between E. Camelback Rd. & E. Shea Blvd., Salt River Pima-Maricopa Indian Community, 8.71 AC Units

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.

Walter "Tres" Winius, III, MAI, Senior Managing Director

Walter "Tres" Winius, III, MAI, FRICS, has been with its predecessors, Winius Realty Analysts and Winius Montandon, Inc., since 1979 as a commercial real estate appraiser and consultant evaluating various classes of real property, including: commercial, retail, industrial, office, resort hotels, special purpose and residential subdivisions. He is experienced in problems of market value estimations, project feasibility, leasehold interest and value-in-use among others.

William M. Dominick, Managing Director

Mr. William M. Dominick is a Managing Member of Integra Realty Resources – Phoenix, formerly he maintained the same roll with Burke Hansen, LLC. He has been engaged in the valuation and analysis of real property since 1985. Clients have consistently returned to work with Mr. Dominick because of his broad base of market knowledge that allows him to precisely quantify the myriad of variables involved in every project. He brings to his practice exacting standards and forthright objectivity, especially in areas of litigation support.

Roger L. Dunlap, MAI, Associate Director

Mr. Dunlap joined IRR in July 2020. Prior to that, he was president and CEO of Roger L. Dunlap & Associates, Ltd.; a commercial appraisal company, for 22 years. For 13 years prior to that, he was a real estate analyst for a prominent Phoenix law firm. He is actively engaged in appraisals for condemnation and right-of-way purposes, tax appeals, estate valuations, and litigation support, and is qualified as an expert witness.

Glenn Grotte, MAI, Associate Director

Glenn Grotte, Associate Director joined Integra Realty Resources Phoenix in October 2011. Mr. Grotte has appraised numerous properties including office, retail, mixed use developments, residential subdivisions, industrial manufacturing facilities, mobile home parks, RV parks and small and large apartment projects market rate and affordable. Mr. Grotte has experience appraising property rights including leased fee, leasehold and fee simple. Prior to his association with Integra Realty Resources, Mr. Grotte was an Associate with Bonz and Company, located in Boston, Massachusetts.

Charles E. Jack, IV, MAI, AI-GRS, Associate Director

Charles E. Jack IV, MAI, AI-GRS, started his real estate consulting and appraisal career in 1990 with the Big Eight accounting firm, Coopers & Lybrand (now merged to Price Waterhouse Coopers). After working at C&L he worked as a fee appraiser with Shelli Lowe & Associates earning his Certified General Appraiser license and MAI designation. In 1998, he continued his career opening and operating his own firm Charles E. Jack Appraisal & Consulting, Inc. for 15 years before becoming a director of the Las Vegas office of Integra Realty Resources. He has recently joined forces with IRR-Phoenix and continues to service the Las Vegas market area as well as parts of Arizona. Charles has experience with a wide variety of property types throughout his career spanning over 30. Mr. Jack has appraised a wide variety of parcels for litigation purposes including a variety of civil litigation and eminent domain. Charles is an experienced deposition and trial testimony witness.

Andy Gonzalez, Senior Appraiser

Andy Gonzalez, Senior Analyst began his career in real estate appraisal in 2003 immediately after obtaining his B.A. in Communication Studies from California State University Northridge. He received his initial training in Pasadena, California under the direction of D. Michael Mason, MAI, a respected litigation appraiser and Appraisal Institute instructor.

OUR CLIENTS

Financial Institutions and Lenders

- Allstate Appraisal, L.P.
- Bankers Trust Company
- Bank of Hope
- Bank of Oklahoma
- Bank of the West
- BBVA USA
- BOK Financial Corporation
- Church Development Fund, Inc.
- Cohen Financial
- Comerica Bank
- Enterprise Bank & Trust
- Fifth Third Bank
- First Fidelity Bank
- Great Western Bank
- Homestreet Bank
- Iowa State Bank
- JPMorgan Chase Bank, N.A.
- Live Oak Bank
- Meridian Bank
- Morgan Stanley & Co.
- Mutual of Omaha Bank
- New York Community Bancorp, Inc.
- New York Life
- Northern Trust Company
- Pacific Capital Bancorp
- PNC Bank
- State Bank of Arizona
- Sun Life Financial
- Umpqua Bank
- TCF National Bank
- The Private Bank
- Zion National Bank

Investment Banks/Pension Fund Advisors/ REITS

- Altus Group
- Apollo Group
- Artis REIT
- Asset Backed Lending Partners
- Barron Collier Company
- CalPers
- Cushman & Wakefield Global Services, Inc.
- Dallas Police and Fire Pension System
- Fannie Mae
- Federal Deposit Insurance Corporation
- Hearthstone, Inc.
- JDL and Company
- J.E. Roberts Company
- Ohio Public Employees Retirement System
- Pivotal Group
- Real Estate Research Corporation
- Raza Development Fund
- Servion Commercial Loan Resources, Inc.
- Starwood Capital Group
- The Related Companies
- TIAA-CREF

Government & Corporations

- Arizona Public Service Company
- Arizona Water Company
- Cemex
- Chicago Cubs Baseball Club, LLC
- City of Mesa
- City of Phoenix
- Circle K Stores
- Colorado River Indian Tribes
- Fidelity National Title Insurance Company
- Gila River Indian Community
- Globe Corporation
- General Service Administration (GSA)
- Honor Health
- Investco Realty Advisors
- Mayo Clinic Scottsdale
- Native American Connections
- Northern Arizona University
- Pascua Yaqui Tribe
- Salt River Pima-Maricopa Indian Community
- Shamrock Foods Company
- The Nature Conservancy
- Tucson Airport Authority
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Army Corps of Engineers
- U.S. Department of the Interior
- U.S. Department of Justice
- U.S. Postal Service

Law Firms/Accounting

- Burch & Cracchiolo, P.A.
- Fennemore Craig, P.C.
- Greenberg Traurig, LLP
- Kutak Rock, LLP
- Land America Lawyers Title
- Perkins Coie Brown & Bain, P.A.
- Plattner, Schneidman, Schneider & Jeffries, P.C.
- Polsinelli Shughart
- Porter Law Firm
- Snell & Wilmer, LLP
- Squire, Sanders & Dempsey, LLP
- Steptoe & Johnson
- Stinson Morrison Hecker, LLP
- The Law Offices of Christopher Goodman
- Thompson Krone, P.L.C.
- Tiffany & Bosco P.A.
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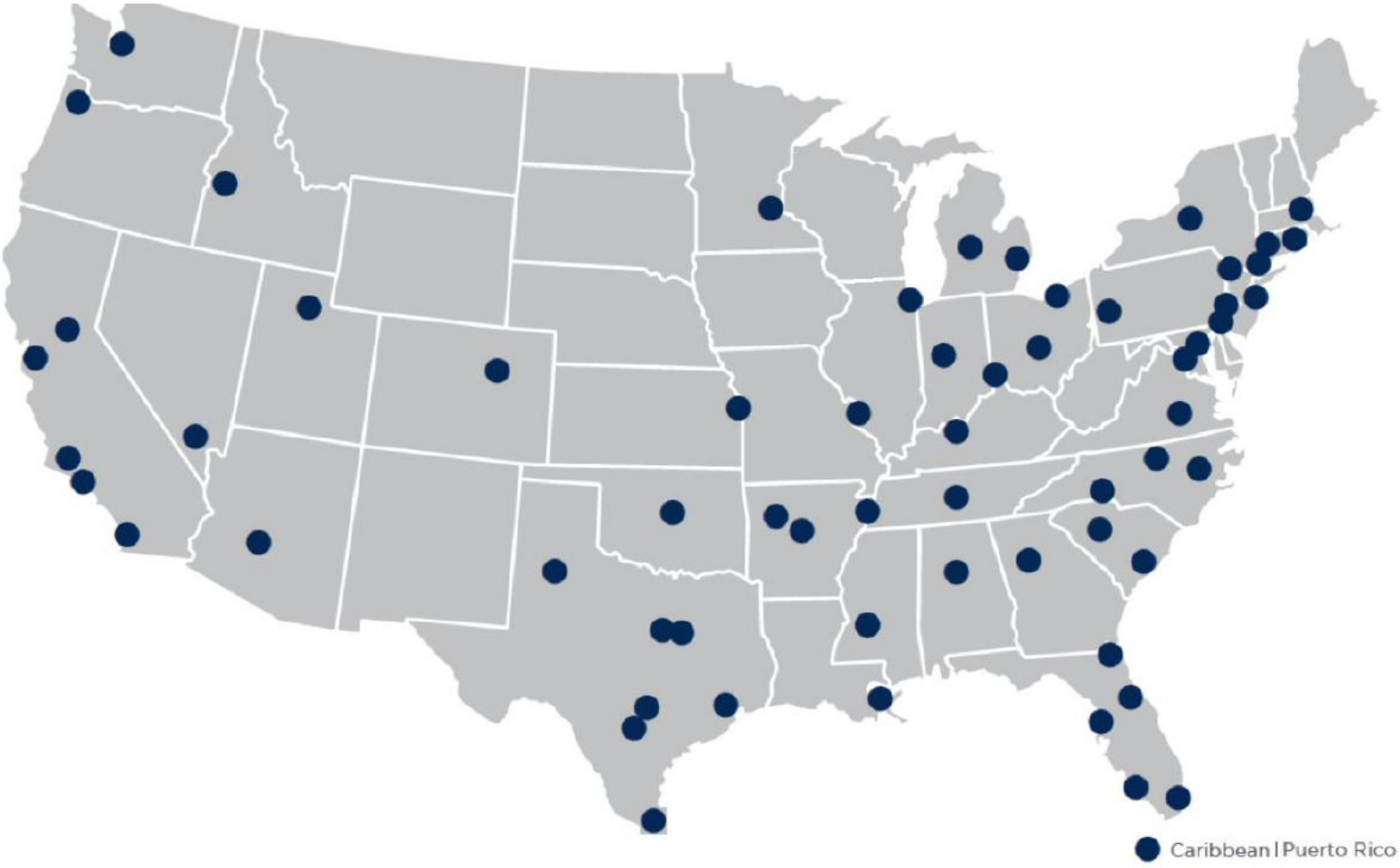
60+
markets covered U.S. and Caribbean



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