



INTEGRA REALTY RESOURCES

# IRR | RALEIGH

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING



15+

years serving the  
Raleigh market area

IRR® —INTEGRA REALTY RESOURCES—

provides world-class commercial real estate valuation and counseling services to both local and national 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.*

1,500+

appraisals completed  
annually

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- Wade Park V, 5438 Wade Park Blvd, Raleigh, NC, 211,476 SF
- One Springfield Center, 6131 Falls of Neuse Rd., Raleigh, NC, 57,521 SF
- Exchange at Meadowmont, 1414 Raleigh Rd., Chapel Hill, NC, 133,052 SF
- 4024 Stirrup Creek Dr., Durham, NC, 128,212 SF
- 6501 Weston Pkwy., Cary, NC, 92,849 SF
- 2645 Meridian Pkwy., Durham, NC, 77,408 SF
- 1400 Perimeter Park Dr., Morrisville, NC, 43,968 SF
- Renaissance Plaza, 230 N. Elm St., Greensboro, NC, 286,857 SF
- Truist Plaza, 10 Franklin Rd., Roanoke, VA, 139,085 SF

### Industrial



- North Commerce Center, 2405 & 2415 Innovation Loop, Youngsville, NC, 394,450 SF
- Apex Gateway, 895 Gateway Dr., Apex, NC, 658,058 SF
- South Atlantic Services, 3527 Hwy 421 N., Wilmington, NC, 357,460 SF
- Alamance Ridge II, 1770 Kimrey Rd., Graham, NC, 297,675 SF
- Industrial Building, 880 Facet Rd., Henderson, NC, 234,098SF
- Research Triangle Industrial Center, 409 Airport Blvd, Morrisville, NC, 153,629 SF
- Distribution Warehouse, 161 Tradition Trail, Holly Springs, NC, 126,200 SF
- Greenbrier Business Center, 1244 Executive Blvd, Chesapeake, VA, 89,280 SF

### Multifamily



- Bainbridge Cary Apartments, 9205 Chapel Hill Rd, Cary, NC, 333,146 SF/259 Units
- Patriot's Pointe Apartments, 100 Patriots Pointe Dr., Hillsborough, NC, 272,901 SF/240 Units
- Mission at Triangle Point, 600 Discovery Way, Durham, NC, 205,891 SF/224 Units
- Logan's Landing, 6343 Logans Ln., Lynchburg, VA, 192,996 SF/174 Units
- Cross Creek Cove, 855 King Arthur Dr., Fayetteville, NC, 253,508 SF/266 Units
- Merriwood Apartments, 100 Butterwood, Ct., Cary, NC, 150,947 SF/152 Units
- Village of Pickwick, 4016 Twickenham Ct., Raleigh, NC, 108,745 SF/118 Units

### Hospitality



- The Durham Hotel, 315 E. Chapel Hill St., Durham, NC, 37,796 SF/53 Rooms
- Hampton Inn & Suites, 1229 Wake Towne Dr., Raleigh, NC, 93,343 SF/152 Rooms
- Embassy Suites, 4760 Lake Valley Dr., Fayetteville, NC, 173,027 SF/165 Rooms
- Holiday Inn, 203 Greenville Blvd. SW., Greenville, NC, 114,544 SF/170 Rooms
- Aloft Hotel, 345 Blackwell St., Durham, NC 91,985 SF/134 Rooms

### Retail



- Forestville Crossing, 8440 Louisburg Rd., Raleigh, NC, 152,049 SF
- Centre Pointe Shopping Center, 1231 N. Brightleaf Blvd., Smithfield, NC, 139,259 SF
- Cloverleaf Plaza, 1034 Cloverleaf Plaza., Kannapolis, NC, 211,164 SF
- Buffalo Bend Shopping Center, 7326 Buffalo Rd., Raleigh, NC, 69,372 SF
- KG Plaza, Glen Rd., Garner, NC, 56,890 SF
- The Village Marketplace of Haw River, 1003 W. Main St., Haw River, NC, 96,320 SF
- Mini City II, 4600 Capital Blvd., Raleigh, NC, 77,642 SF
- Lancer Shopping Center, Hwy 9 Bypass W., Lancaster, SC, 179,882 SF

### Specialty Assignments



- Weldon Mills Theater, 500 Carolina Crossroads Pkwy, Roanoke Rapids, NC, 47,884 SF
- Greensboro College, 815 W. Market St., Greensboro, NC, 513,021 SF/20 Buildings
- William Peace University, 15 E. Peace St., Raleigh, NC, 255,713 SF/12 Buildings
- Alpha Academy, Raeford Rd., Fayetteville, NC, 120,308 SF/6 Buildings
- Carolina University, 420 E. South Broad St., Winston-Salem, NC, 131,968 SF/8 Buildings

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Self-Storage



- CubeSmart Storage, 3871 Guess Rd., Durham, NC, 871 Units/123,600 SF
- Ample Storage, Becker Rd., Roanoke Rapids, NC, 512 Units/69,050 SF
- Cardinal Self Storage, 4200 Columbus Club Dr., Raleigh, NC, 685 Units/97,480 SF
- Self-Storage, US 1, Franklinton, NC, 447 Units/74,800 SF

### Right of Way



We have a dedicated group of appraisers that work on local and state Right of Way projects. Seven IRR-Raleigh appraisers are on the NCDOT approved list. Those appraisers have prepared over 50 Right of Way corridor estimates, ranging from 10 to 550 parcels, for the NCDOT since 2018. In addition, appraisals have been completed on the following projects:



- I-95, Robeson County, NC, 230 Parcels
- NC 540, Wake County, NC, 95 Parcels
- Six Forks Road, Wake County, NC, 40 Parcels
- Williams Street, Wake County, NC, 40 Parcels
- Old Stage Rd., Wade County, 50 Parcels
- Evans St., Pitt County, NC, 110 Parcels
- McCrimmon Parkway, Wake County, NC, 80 Parcels
- NC-54, Wake County, NC, 70 Parcels
- Old Wake Forest Rd., Wake Forest, NC, 45 Parcels
- Sunset Avenue, Nash County, NC, 40 Parcels
- Hampstead Bypass, Pender County, NC, 50 Parcels
- US-70 in James City, Craven County, NC, 15 Parcels
- Complete 540, Wake County, NC, 155 Parcels
- Mebane Oaks Road, Alamance County, NC, 20 Parcels
- Durham/Orange Light Rail, Durham County, NC, 10 Parcels
- Reedy Creek Road, Wake County, NC, 80 Parcels
- US-70 Upgrade, Johnston County, NC, 75 Parcels
- N. William St. Widening, Wayne County, NC, 40 Parcels

## 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. When you hire our firm to value your property, you are engaging an expert in the property type you need valued.



### Chris R. Morris, MAI, FRICS, Senior Managing Director

Senior Managing Director of Integra Realty Resources Raleigh. Actively engaged in real estate since 1986. Joined Integra after 11 years as a Principal with Shaw Boykin & Morris in Raleigh, after 6 years as a Staff Appraiser with Shaw/Boykin & Associates. Worked for 6 years as a Staff Appraiser and Utilities Agent for the N.C. Department of Transportation in Charlotte and Raleigh. Broad range of experience in valuation and analysis of many types of real estate for purposes including financing, estate planning, ad valorem tax valuation, general litigation and eminent domain.



### M. Scott Smith, MAI, Director

Director with Integra Realty Resources - Raleigh. Began appraisal career in September, 2007, working for Integra Realty Resources - Charlotte after employment as a mortgage loan officer. Specializes in multifamily valuation but has appraised a wide variety of property types including but not limited to: vacant land, agricultural properties, industrial, manufacturing and distribution facilities, single and multi-tenant retail properties, general and medical offices, subdivision analyses, gas marts, proposed and existing mixed use developments, and several various special purpose properties. Additionally, he developed the greenhouse nursery and container nursery template utilized nationally by Integra Realty Resources.



### Samuel Bryan, MAI, Director

Director with Integra Realty Resources-Raleigh. Began appraisal career in October 2010, working for Integra Realty Resources-Raleigh. Has appraised a variety of property types including, but not limited to: vacant land, industrial, manufacturing and distribution facilities, single and multi-tenant retail properties, general and medical offices, multi-family & special purpose properties.



### Andrew Cable, MAI, Director

Director with Integra Realty Resources-Raleigh. Began appraisal career in June 2009, working for Springside Partners, LLC in Charlotte, NC assisting with appraisal reviews. Began conducting appraisals in February 2011 with HCP Advisors, Inc. in Austin, TX. Experienced in valuation of a wide variety of property types including vacant land, industrial, single and multi-tenant retail properties, general and medical offices, subsidized and market rent multifamily properties, mixed-use developments, and several various special purpose properties.

## OUR CLIENTS.

### Financial Institutions & Lenders

- Allegacy Federal Credit Union
- Ameris Bank
- Arbor Commercial Mortgage
- ARCS Commercial Mortgage
- Aspen Capital
- Atlantic Union Bank
- Bank of America
- Bank OZK
- BBVA Compass
- Benchmark Community Bank
- Cadence Bank
- Cedar Rapids Bank & Trust
- CIBC Bank
- CNB Bank
- Coastal Federal Credit Union
- East/West Bank
- Fidelity Bank
- Fifth Third Bank
- First Bank
- First Carolina Bank
- First Citizens Bank
- First Commonwealth Bank
- First Community Bank
- First Horizon
- Flushing Savings Bank
- GMAC Commercial Mortgage
- Great Western Bank
- Green Park Financial
- Hometrust Bank
- Horizon Bank
- JP Morgan Chase Bank
- KeyBank
- M & T Bank
- Old National Bank
- Pinnacle Bank
- PNC Bank
- Provident Mutual
- Prudential Multifamily Mortgage
- Reliant Bank
- Self Help Credit Union
- Silicon Valley Bank
- South State Bank
- Southern First Bank
- State Farm Bank
- Sun Life of Canada
- TD Bank
- Towne Bank
- Truist Bank
- United Community Bank
- Wells Fargo
- Woodmen of the World

### Investment Banks/Pension Fund Advisors/ REITS

- Allstate Investments
- Aviva Life and Annuity
- Capital Advisors
- Column Financial
- Community Investment Corp.
- David L. Babson
- Integra Financial
- Mass Mutual
- Midland Mutual Life Ins. Co.
- Morgan Stanley
- Newman Financial
- Principal Mutual

### Developers & Investors

- Boddie-Noell Properties
- Diversified Growth & Dev.
- FINOVA Capital Corp.
- Foothill Capital Corp.
- Grandbridge Real Estate Capital
- JS Multi-Capital
- Lasalle Investment Mgmt.
- MetLife
- Singh Development

### Special Servicers

- C-III Asset Management
- LNR Partners, LLC

### Right-of-Way Contractors

- AECOM
- Carolina Land Acquisitions
- Colliers
- Hearns Real Estate Solutions
- Oak City Acquisitions
- Professional Property Services
- R/W Consultants
- THC, Inc.
- Vistabution, LLC

### Government & Corporations

- American Red Cross
- Blue Cross Blue Shield
- Brisben Companies
- City of Durham
- City of Raleigh
- Duke Energy

- FDIC
- Girl Scouts-NC
- Guilford County
- Jefferson Pilot
- Johnston County
- Leith Automotive
- Martin Marietta
- Miller Brewing Co.
- N.C. Dept. of Administration
- N.C. Dept. of Transportation
- N.C. Turnpike Authority
- Novant
- Raleigh-Durham Airport Authority
- South Granville Water and Sewer Authority
- Town of Apex
- Town of Cary
- Town of Fuquay-Varina
- Town of Garner
- Town of Holly Springs
- Town of Mebane
- Town of Siler City
- Triangle Land Conservancy
- Triangle Transit Authority
- U.S. Postal Service
- Verizon
- Wake County
- Westinghouse Electric
- Western Wake Partners

### Institutions

- Duke University
- N.C. State University
- UNC-Chapel Hill
- UNC Hospitals
- William Peace University

### Law Firms

- Bell Davis Pitt
- Close Family Law
- Manning Fulton
- Nelson Mullins
- Parker Poe
- Smith Anderson
- Womble Carlyle
- Wyrick Robbins
- Young Moore

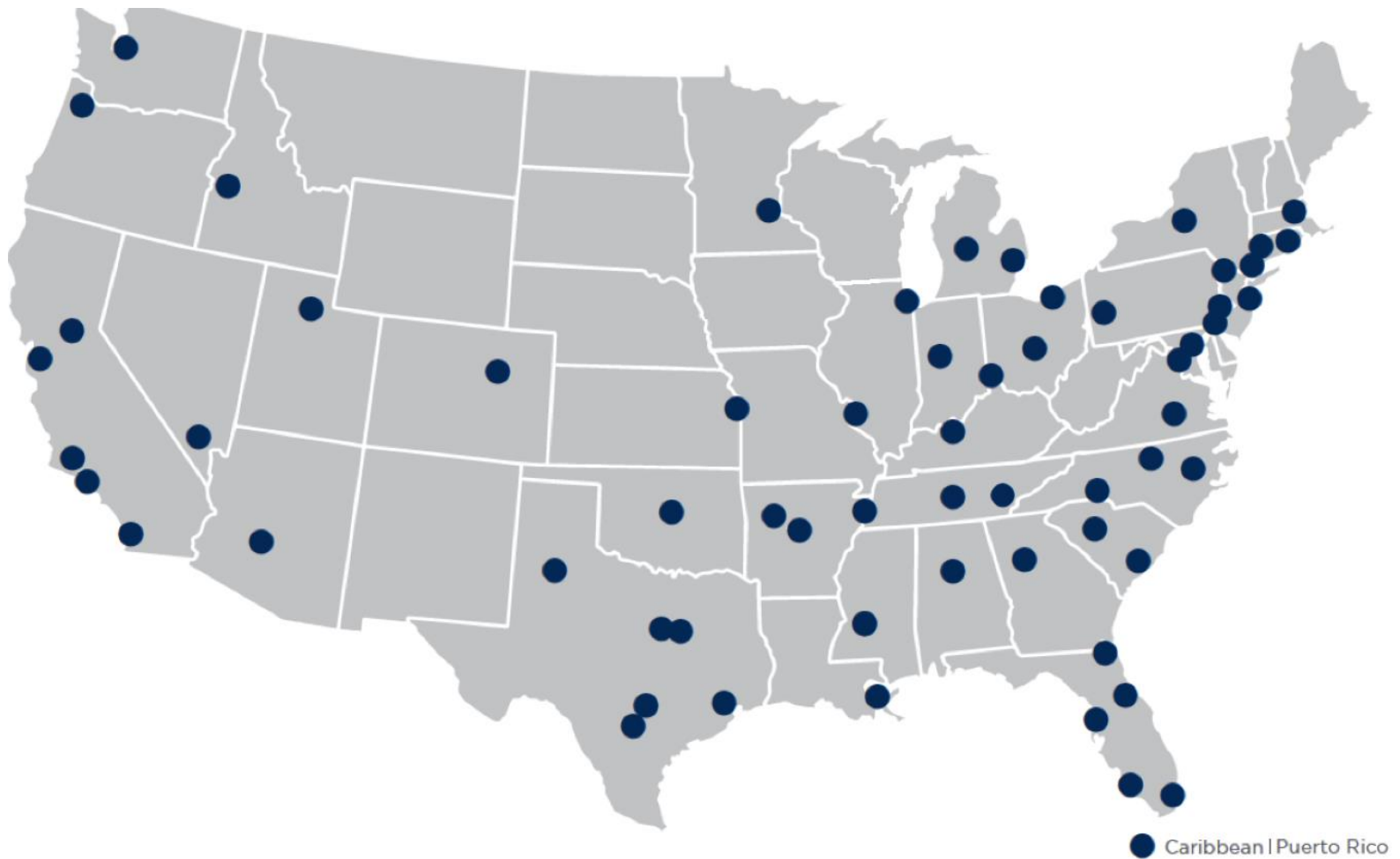
LOCAL EXPERTISE. NATIONALLY.

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,  
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  
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. 2  
aperutelli@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

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

### OHIO (Continued)

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  
William Robinson, MAI  
T (210) 446-4444  
wrobinson@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, 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  
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 - RALEIGH**

8382 Six Forks Road, Suite 200  
Raleigh, NC 27615  
T: (919) 847-1717  
F: (919) 847-1714  
[irr.com/Raleigh](http://irr.com/Raleigh)

Chris R. Morris, MAI, FRICS  
Senior Managing Director  
[cmorris@irr.com](mailto:cmorris@irr.com)

M. Scott Smith, MAI  
Director  
[ssmith@irr.com](mailto:ssmith@irr.com)

Samuel Bryan, MAI  
Director  
[sbryan@irr.com](mailto:sbryan@irr.com)

Andrew Cable, MAI  
Director  
[acable@irr.com](mailto:acable@irr.com)

# irr.com

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



INTEGRA REALTY RESOURCES  
Local Expertise. Nationally.