



INTEGRA REALTY RESOURCES

IRR | RALEIGH

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



16+

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.*

1,600+

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- **Highwoods Tower I, 3200 Beechleaf Ct., Raleigh, NC, 188,511 SF**
- Wells Fargo Capitol Center, 150 Fayetteville St., Raleigh, NC, 550,848 SF
- Landfall Park N & S, 1979 & 1985 Eastwood Rd., Wilmington, NC, 57,777 SF
- 1501 Highwoods Blvd., Greensboro, NC, 97,372 SF
- 300 & 322 N. 3rd St., Wilmington, NC, 57,665 SF
- Truist Plaza, 10 Franklin Rd., Roanoke, VA, 139,085 SF
- Horseshoe @ The Hub, 3150 & 3151 Elion Dr., Durham, NC, 157,535 SF
- Forty540 II Office, 710 Slater Rd., Morrisville, NC, 198,500 SF
- O'Neal Building, 10 Falcon Crest Dr., Greenville, SC, 79,360 SF
- ADP, 200 Regency Executive Park Dr., Charlotte, NC, 117,941 SF

Industrial



- **North Commerce Center, 2405 & 2415 Innovation Loop, Youngsville, NC, 394,450 SF**
- Crosspoint Logistics Center, Morgan Rd. & NC Hwy 50, Benson, NC, 501,215 SF
- Industrial Warehouse, 20520 Unico Rd., McKenney, VA, 253,416 SF
- Fiberglass Manufacturing Building, 33 Lewittes Rd., Taylorsville, NC, 175,484 SF
- Industrial Building, 103 Tom Starling Rd., Fayetteville, NC, 125,000 SF
- Apex Logistics, Goodwin Rd., Apex, NC, 305,470 SF
- Liberty Hardware, 314 S. Chimney Rock Rd., Greensboro, NC, 190,645 SF
- Office/Warehouse, 175 Bearpond Rd., Henderson, NC, 134,800 SF
- Maritime North Business Park, 4270-4320 US Hwy 421 N., Wilmington, NC, 138,500 SF
- Hollins Road Warehousing, 3330 Hollins Rd. NE., Roanoke, VA, 306,352 SF
- Garner VI Industrial, Guy Rd., Garner, NC, 236,600 SF

Multifamily



- **Westyn Village Apartments, 1154 Westyn Village Way, Forest, VA, 417,005 SF/ 384 Units**
- Overlook at Daleville, 437 Roanoke Blvd., Daleville, VA, 265,850 SF/ 240 Units
- District at 54, 700 Corporation Center Dr., Raleigh, NC, 395,263 SF/ 330 Units
- Proposed Oak Forest Apartments, N. Oak Forest Dr., Goldsboo, NC, 335,484 SF/ 288 Units
- Proposed Evolve at Surf City, 23400 US Hwy 17, Hampstead, NC, 266,064 SF/ 264 Units
- Proposed Greenbrier Park, Timber Dr. & Grovemont Rd., Garner, NC, 148,386 SF/ 106 Units
- The Pace @ Holding Village, 1000 Lakeside Terrace Ct., Wake Forest, NC, 351,581 SF/ 320 Units
- Vandalia Acres, 2943 W. Vandalia Rd., Greensboro, NC, 82,038 SF/ 84 Units
- Lexington Apartments, Scull Rd., Raeford, NC, 180,456 SF/ 144 Units
- Ansley Park Apartments, 3612 Beverly Cove Way, Wilmington, NC, 283,677 SF/ 276 Units
- The Preserve at Grande Oaks, 111 Grande Oaks Dr., Fayetteville, NC, 390,819 SF/315 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
- 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
- Baymont Inn & Suites, 125 S. Equity Dr., Smithfield, NC, 18,892 SF/ 41 Rooms
- Courtyard by Marriot, 100 Marriott Way, Chapel Hill, NC, 101,180 SF/ 169 Rooms
- Comfort Inn, 1816 Hillandale Rd., Durham, NC, 64,663 SF/ 136 Rooms
- Tru by Hilton, 2140 W. Lucas St., Florence, SC, 49,229 SF/98 Rooms

Retail



- **Morganton Park South, 201-377 Carolina Green Pkwy., Southern Pines, NC, 267,021 SF**
- Shopping Center/Development Site, 2030 N. Graham St., Charlotte, NC, 64,984 SF
- Shopping Center, 2501 & 2523 Philips Ave., Greensboro, NC, 44,669 SF
- Shopping Center, 1735 N. Roberts Ave., Lumberton, NC, 85,160 SF
- Wake Forest Crossing, 12516 Capital Blvd., Wake Forest, NC, 202,325 SF
- Peterson Station, 8000 McChesney Hill Loop Rd., Holly Springs, NC, 45,990 SF
- Brightleaf Shopping Center, 8482 E. Marlboro Rd., Farmville, NC, 98,150 SF
- Berne Square, 2662 M L King Jr. Blvd., New Bern, NC, 177,498 SF
- Southern Village Business Center, 410 Market St, Chapel Hill, NC, 46,173 SF
- Southern Village Business Center, 300 Market St, Chapel Hill, NC, 54,644 SF
- Leatherwood Crossing, 8500 AL Philpott Hwy, Martinsville, VA, 57,728 SF

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

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
- Indigo Plantation Marina, 6099 Indigo Plantation Dr., Southport, NC, 78 Slips
- Holloway Street School, 1107 Holloway St., Durham, NC, 48,048 SF
- Bear Grass Charter School, 6344 E. Bear Grass Rd., Williamston, NC, 75,678 SF
- Faison Center School & Center for Autism, 1701 Byrd Ave & 5311 Markel Rd., Richmond, VA, 79,911 SF
- Birkdale Golf Club, 16500 Birkdale Commons Pkwy., Huntersville, NC, 7,000 SF/18 Holes
- Fayetteville Christian School, 1422 Ireland Dr., Fayetteville, NC, 64,348 SF
- Funeral Home, 409 S. Hill Ave., South Hill, VA, 3,888 SF

Self-Storage



- **Mebane Self Storage, 2150 US 70, Mebane, NC, 392 Units/68,225 SF**
- Carolina Pride Self Storage, 2106 Bristol Rd., Greensboro, NC, 147 Units/68,225 SF
- Richlands Mini Storage, 4200 Columbus Club Dr., Richlands, NC, 687 Units/99,300 SF
- Smithfield Storage, 1343 W. Market St., Smithfield, NC, 328 Units/43,650 SF
- America's Self Storage, 2026 Chapel Hill Rd., Burlington, NC, 581 Units/ 74,100 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 70 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:



- Fuquay Varina/Holly Springs Water Line, Wake County, NC, 45 Parcels
- 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. He 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, Managing 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 United
- 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 Bank
- First National Bank of PA
- Flushing Savings Bank
- GMAC Commercial Mortgage
- Great Western Bank
- Green Park Financial
- Hometrust Bank
- Horizon Bank
- Huntington 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
- TD Bank
- Towne Bank
- Truist Bank
- United Bank
- United Community Bank
- Wells Fargo

Investment Banks/Pension Fund Advisors/ REITS

- Allstate Investments
- Aviva Life and Annuity
- Capital Advisors
- Column Financial
- Community Investment Corp.
- 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
- Hearn Real Estate Solutions
- Oak City Acquisitions
- Professional Property Services
- Right Path Acquisitions
- R/W Consultants
- Telics
- THC, Inc.
- Vistabution, LLC

Government & Corporations

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

- FDIC
- Girl Scouts-NC
- Guilford County
- Jefferson Pilot
- Johnston County
- Leith Automotive
- 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
- Town of Youngsville
- Triangle Land Conservancy
- 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

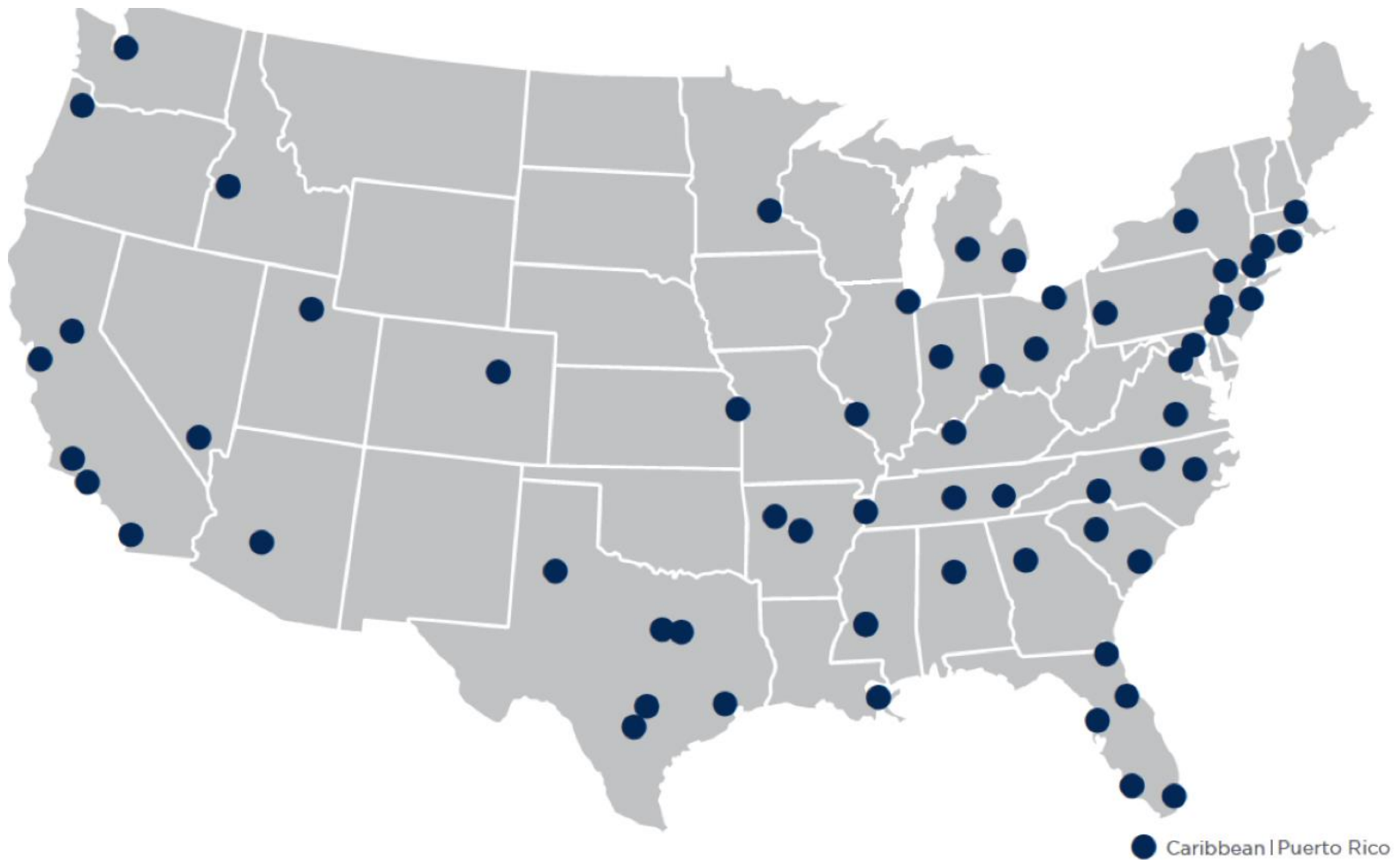
LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



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