



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



- **Office Building, 8325 Six Forks Rd. Raleigh, NC, 129,347 SF**
- AirPark West Business Park, National Service Rd., Greensboro, NC, 171,641 SF
- The Imperial Building - Adaptive Reuse Office Building, 215 Morris St., Durham, NC, 97,626 SF
- KH Office Building, 4020 Kilpatrick St., Winston Salem, NC, 44,582 SF
- Kendall Complex, 700 Wade Ave., Raleigh, NC, 265,603 SF
- Northchase Office Buildings, 6501 & 6601 Six Forks Rd., Raleigh, NC 195,028 SF

### Industrial



- **Nomaco Manufacturing Facility, 501 Innovative Way, Zebulon, NC, 272,954 SF**
- Alamance Ridge II, 1770 Kimrey Rd., Graham, NC, 297,675 SF
- Proposed Industrial Flex Warehouse, 2004 & 2008 Citation Dr., Garner, NC, 115,831 SF
- Industrial Flex Condominium, 1010 Martin Luther King Jr Pkwy, Durham, NC, 31,613 SF
- Beacon Commerce Park, Jones Sausage Rd., Garner, NC, 369,979 SF

### Multifamily



- **Proposed Sunnybrook Apartments, Sunnybrook Rd., Raleigh, NC, 395,591 SF /384 Units**
- Apartments, 600 Bilyeu St., Raleigh, NC, 229,662 SF/188 Units
- South Square Townhomes, 3300 Shannon Rd, Durham, NC, 210,480 SF/230 Units
- Grand Arbor Reserve Apartments, 2419 Wycliff Rd., Raleigh, NC, 316,593 SF/297 Units
- Proposed Hawthorne at Headwaters, Creekview Dr., Hampstead, NC, 282,339 SF/223 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



- **Greenwood Commons Shopping Center, 5410 NC Hwy 55, Durham, NC, 61,631 SF**
- Lake Boone Shopping Center, 2508 Wycliff Rd, Raleigh, NC, 93,372 SF
- Walmart Supercenter, 1051 E. Broad St., Fuquay Varina, NC 151,980 SF
- Tiffany Square Shopping Center, 1230 N. Wesleyan Blvd., Rocky Mount, NC, 82,634 SF
- Oak Ridge Shopping Center, 8620 Market St., Wilmington, NC, 81,716 SF

### Specialty Assignments



- **Palladium IMAX Leased to Regal Cinemas Inc., 5830 Samet Dr. High Point, NC, 49,456 SF / 14 Approved Units**
- First Impressions Middle School, 6965 Nexus Ct., Fayetteville, NC, 20,600 SF
- Mercy Hill Church, 1317 Pleasant Ridge Rd., Greensboro, NC, 80,024SF
- River Ridge Golf Club, 3224 Auburn Knightdale Rd., Raleigh, NC, 18 Hole Golf Course & Clubhouse
- Point Blank Range, 743 River Hwy., Mooresville, NC, 14,730 SF
- Noe Brooks Funeral Homes, 133 Lockhart Dr. & 201 Professional Cir., Beaufort & Morehead City, NC

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### 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 30 Right of Way corridor estimates, ranging from 10 to 470 parcels, for the NCDOT since 2018.

Projects include:

- 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
- American National Bank
- 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
- CNB Bank
- Coastal Federal Credit Union
- East/West 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
- Oxford Mortgage Company
- Pinnacle Bank
- PNC Bank
- Provident Mutual
- Prudential Multifamily Mortgage
- Reliant Bank
- Self Help Credit Union
- 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
- Raymond James Realty
- WAFRA Group

### 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
- Oak City Acquisitions
- Professional Property Services
- R/W Consultants
- Telics
- THC, Inc.
- Vistabution, LLC

### Government & Corporations

- American Red Cross
- Blue Cross Blue Shield

- Brisben Companies
- City of Raleigh
- Duke Energy
- FDIC
- Girl Scouts-NC
- 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
- Town of Apex
- Town of Cary
- Town of Holly Springs
- 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
- Peace College
- UNC-Chapel Hill
- UNC Hospitals

### 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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