



INTEGRA REALTY RESOURCES

# IRR | SALT LAKE CITY

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 sections with semi-transparent overlays: a dark blue top section, a brown middle section, and a dark blue bottom section.

# 15+

years serving Utah, Wyoming  
Montana, and Southeast Idaho  
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.*

# 1,450+

appraisals completed  
annually



## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- 101 Tower, 101 South 200 East, Salt Lake City, Utah, 142,461 SF
- Broadway Centre, 111 E. Broadway, Salt Lake City, Utah, 255,859 SF
- Cornerstone Office Bldg., 2750 E. Cottonwood Pkwy., Cottonwood Heights, UT, 271,989 SF
- Thanksgiving Park V, 3301 & 3401 N. Thanksgiving Way, Lehi, Utah, 145,765 SF
- Wells Fargo Center, 299 S. Main St, Salt Lake City, Utah, 599,373 SF
- Hoopes Vision Building, 11820 South State St, Draper, Utah, 57,310 SF

### Industrial



- Blendtec, 1206 South 1680 West, Orem, Utah, 267,700 SF
- Freeport Center, Freeport Center, Clearfield Utah, 7,010,236 SF
- Arch Aluminum Glass, 1655 S. Awl Circle, Salt Lake City, Utah, 85,774 SF
- Ace Intermountain Transfer Station, 1240 S. Wallace Rd, Salt Lake City, Utah, 42,373 SF
- 201 Commerce Center, 2300 S. Commerce Center Drive, West Valley, Utah 307,940 SF
- BDO Wayfair Building, 961 West 2<sup>nd</sup> Street, Ogden, Utah, 300,000 SF

### Multifamily



- Concord at Geneva Apartments, 125 N. Mill Rd, Vineyard, UT, 304 Units
- The Vue at Sugarhouse Crossing, 2120 S. Highland Dr, Salt Lake City, UT, 211 Units
- Liberty Sky Apartments, 151 S. State St, Salt Lake City, UT, 272 Units
- City Creek Landing Apartments, 30 S. Main St., Salt Lake City, UT, 111 Units
- Palos Verdes Student Housing, NEC 960 S. & Campus Dr, Orem, UT, 450 Units
- Wolverine Crossing, 1111 S. 1350 W., Orem, UT, 258 Units

### Hospitality



- Zermatt Resort & Spa, 784 W. Resort Dr., Midway, Utah, 112 Rooms
- Holiday Inn Express, 206 S. West Temple, Salt Lake City, UT, 212 Rooms
- Best Western Plus Zion West Hotel, 44 W. 500 N. La Verkin, UT, 69 Rooms
- Hampton Inn, 1055 Wild Horse Canyon Rd, Green River, WY, 106 Rooms
- Holiday Inn Express, 1502 N. 1750 W. Springville, UT, 92 Rooms
- Hyatt Place Moab, 900 N. Main St, Moab, UT, 118 Rooms

### Retail



- Shops at Fort Union, 900 Fort Union Blvd, Midvale, Utah, 665,590 SF
- Highbury Shopping Center, 2843 S. 5600 W., Salt Lake City, UT, 8,375 SF
- Promenade at Red Cliff, 245 Red Cliffs Drive, St. George, UT, 94,683 SF
- Snow Creek Crossing, 1600 Snow Creek Dr, Park City, UT, 75,347 SF
- Southgate Mall, 2901 Brooks St. Missoula, MT, 403,669 SF
- University Mall, NWC State St & University Pkwy, Orem, UT, 981,106 SF

### Specialty Assignments



- Larry H. Miller Ford Draper, 11442 S. Lone Peak Pky, Draper, UT, 89,060 SF
- Murdock Chevrolet, 2375 South 625 West, Woods Cross, UT, 72,157 SF
- Cubes Self Storage, 6753 S. 1300 E. Cottonwood Heights, UT, 658 Units
- Think Storage, 10506 S. River Heights, South Jordan, UT, 583 Units
- Maverik, 4692 S. 4800 W, West Valley, UT, 3,764 SF
- Harts Gas Station & C-Store, 260 S. Green Springs Dr, Washington, UT, 3,528 SF

## 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 decades. Through developing our team relationships, our specialty appraisal practices have evolved to create high quality, industry-leading standards. Our principals and staff specialize in apartments, large shopping centers, another office buildings, another industrial buildings; hospitality and auto dealerships. Integra Realty Resources- Salt Lake City provides valuation and consulting services for various types of real property with special emphasis on investment grade real estate. We serve mortgage bankers, investment advisory firms, corporations, developers, governmental agencies & other professionals concerned with value, use and feasibility of real property.



### John T. Blanck, MAI, Senior Managing Director

John is a Senior Managing Director with Integra Realty Resources - Salt Lake City. He has been appraising full time since 2001, assisting lenders, private and government organizations with commercial appraisal and consulting services across a broad range of property types. He specializes in the valuation of office properties where he has considerable experience with historic, landmark and investment grade office buildings. John joined Integra Realty Resources - Salt Lake City in November 2005. Between 2001 and 2005 he worked with another Salt Lake based appraisal firm.



### Darrin W. Liddell, MAI, AI-GRS, CCIM, Executive Director

Actively engaged in the real estate industry since 1990, Darrin Liddell, an MAI, FRICS, CCIM has spent his career assisting clients with commercial real estate valuation and consultation. He provides these services to a variety of commercial, private and government organizations. He is currently the Executive Director of Integra Realty Resources - Salt Lake City. Also, Darrin is on the Board of Directors for Integra Realty Resources (Chairman of the Board). As Executive Director, Mr. Liddell oversees real estate appraisal and consulting assignments to ensure the excellence of the firm's produced reports.



### Benjamin D. LeFevre, MAI, Managing Director

Mr. LeFevre is experienced in the underwriting and valuation of many types of real estate. His experience includes valuations of office buildings, raw land areas, restaurants, retail buildings, automobile dealerships, residential subdivisions and mixed use properties. He specializes in the valuation of retail properties, eminent domain and large mixed use projects.



### Levi West, MAI, R/W-AC, Director

Levi is a Director, appraiser, and consultant of commercial real estate for Integra Realty Resources Salt Lake City. Levi has worked as an appraiser since 2006. Previously he worked as a research analyst from 2004 to 2006. Levi has been with Integra Realty Resources Salt Lake City since 2011, primarily focusing on work in the fields of eminent domain, right of way, and litigation. Mr. West graduated with a Bachelor of Arts from the University of Utah in May of 2008, majoring in history.



### Janalyn K. Wood, MAI, AI-GRS, Director

Jana is a Director, appraiser and consultant of commercial real estate for Integra Realty Resources Salt Lake City, December 2007 to Present. Previously Ms. Wood was a Commercial Appraiser for Salt Lake County Assessor's Office, March 2006 to December 2007. Ms. Wood has performed appraisal services for lenders, government agencies and landowners. She has a broad range of experience in valuing industrial, office, retail, raw land, multi family, automobile dealership, special use, and eminent domain projects.



### Daniel Kennard, MAI, Director

Dan is a director, appraiser, and consultant of commercial real estate. He assists lenders, private organizations, publicly traded entities, and government agencies with commercial appraisal and consulting services. He specializes in automobile dealership valuation, has extensive dealership appraisal experience nationwide, and has led several large, complex portfolio valuation projects. He has experience with a variety of other property types, including multifamily retail, industrial, office, special use, and raw land.



### Eric Leonhardt, MAI, Director

Eric is a Director, appraiser and consultant of commercial real estate for Integra Realty Resources Salt Lake City, December 2013 to Present. Previously he worked as an appraiser at Free & Associates from October 1995 to September 2013 and an accountant for Holland Properties in Park City, Utah. Specialized toward eminent domain appraising for federal, state, county and city governments. Acquisitions appraised include roadway, railway, public utilities, flood control, redevelopment, and conservation easements.



### Benjamin H. Lubbers, MAI, Director

Ben is a Director, appraiser and consultant of commercial real estate for IRR-Salt Lake City. Since joining IRR in March 2012, he has become an integral part of the firm producing working on a variety of property types. He specializes in the valuation of self-storage properties but has experience in office, industrial and large land analysis throughout the intermountain west. Mr. Lubbers received his Bachelor of Science degree in Finance from the University of Utah in 2008 and Master of Real Estate Development from the University of Utah in 2010. He also completed graduate certificates in Historic Preservation and Urban Planning from the University of Utah.

## OUR CLIENTS

### Lending Institutions/ Brokers

- Ally Bank
- America First Credit Union
- American West Bank dba Farr West Bank
- Bank of America
- Bank of American Fork
- Bank of Idaho
- Bank of Oklahoma
- Bank of the West
- Bank of Utah
- BBVA
- Berkadia
- Bonneville Mortgage
- Citizens Community Bank
- Cushman & Wakefield
- Cache Valley Bank
- Comerica Bank
- First Community Bank
- First Financial Bank
- First Financial Bank of Layton
- First Utah Bank
- Fortis Private Bank
- JPMorgan Chase Bank
- Idaho Central Credit Union
- KeyBank National Association
- Mountain America Credit Union
- Northwest Bank
- People's Intermountain Bank
- Republic Mortgage
- State Bank of Southern Utah
- The Clawson Group
- The Bank of Commerce
- UBS
- University of Utah Credit Union
- US Bank
- Wells Fargo Bank
- Western Capital
- Zion's Bank
- 1<sup>st</sup> Bank

### Cities/ Counties

- Clearfield City
- Herriman City
- Ogden City
- Saratoga City
- Salt Lake County
- Salt Lake City
- Spanish Fork City
- South Jordan City
- Syracuse City
- Riverton City
- Weber County Engineering
- West Jordan City
- West Valley City

### Corporate

- CHB Development
- Chevron
- Church of Jesus Christ of Latter Day Saints
- First Industrial Realty Trust
- General Growth Properties
- Intermountain Healthcare
- Principal Real Estate Investors
- Mark Miller Toyota
- Quest Diagnostics
- Scenic Development
- The Boyer Company
- Utah Retirement Systems
- Washington Capital Management
- WPI
- Woodbury Corporation

### Government/ Utility Agencies

- Government Services Agencies (GSA)
- HDR
- Horrocks Engineers
- Jordan Valley Water Conservancy District
- Office of the Property Rights Ombudsman
- Redevelopment Agency of Salt Lake City
- Rocky Mountain Power
- State of Utah
- Salt Lake Department of Airports
- Salt Lake Public Utilities
- Utah Department of Transportation
- Utah Transit Authority
- University of Utah
- Weber State University

### Attorneys

- Durham, Jones & Pinegar
- Druyon Law Offices
- ClydeSnow
- Holland & Hart, LLP
- Kevin S. Gardner Smith & Glauser, P.C.
- Morgan, Minnock, Rice & Miner, L.C.
- Mitchell Barlow & Mansfield
- Parsons Behele & Latimer
- Parr Brown Gee & Loveless
- Prince, Yeates & Geldzahler
- Ray, Quinney & Nebeker
- Sloan & Sloan
- Snell & Wilmer
- Snow, Christensen & Marineau
- Strong & Hanni
- Walker & Dunlop

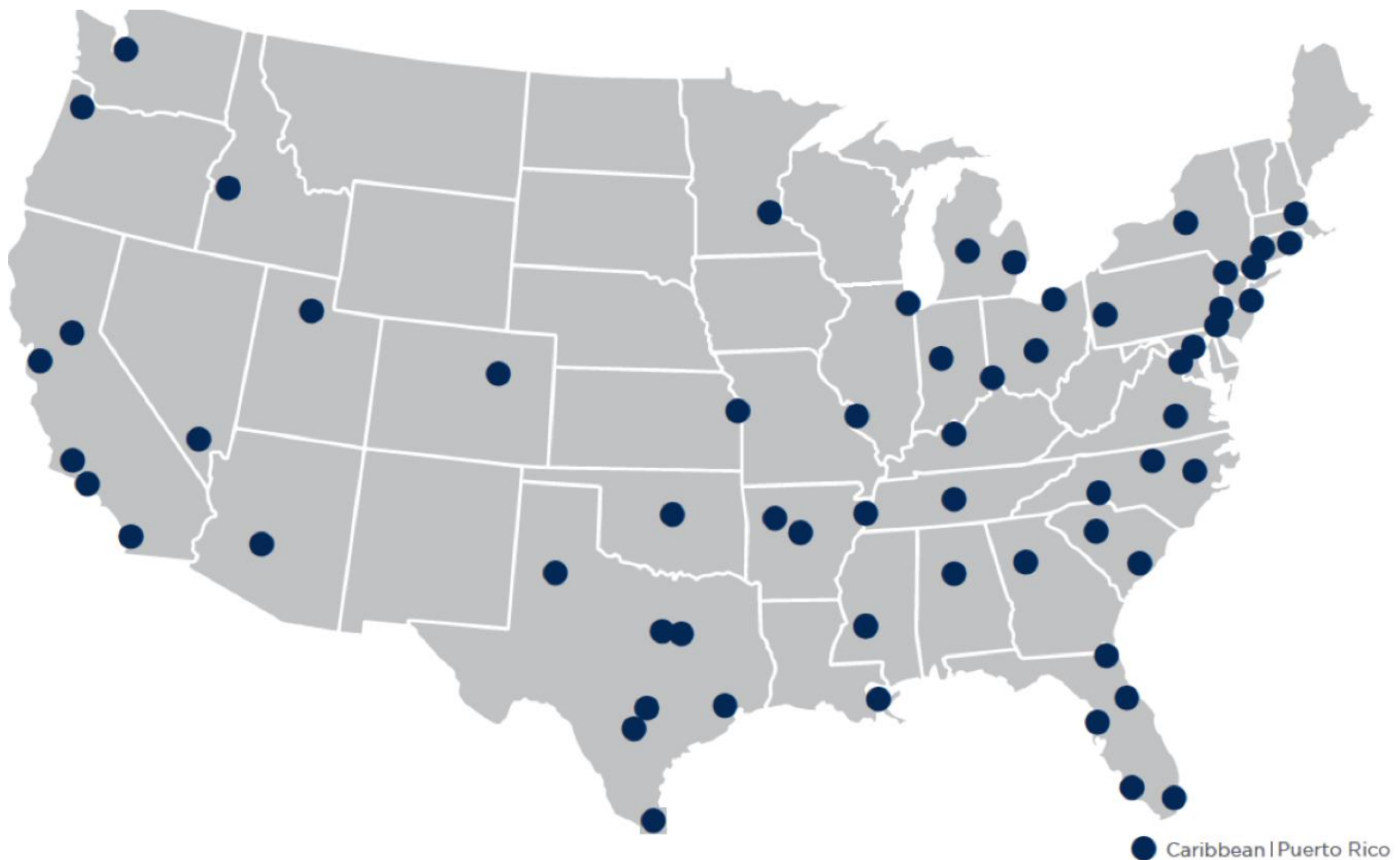
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50+

local offices

60+

markets covered U.S. and Caribbean





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