



INTEGRA REALTY RESOURCES

IRR | SAN FRANCISCO

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 through the glass panels. The image is divided into three horizontal color bands: a dark blue band at the top, a brown band in the middle, and a dark blue band at the bottom.

37+

years serving the
San Francisco / California
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.*

600+

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- Coleman Highline, 1143, 1149 & 1155 Coleman Avenue, San Jose, CA 357,106 SF
- Texas Instruments Campus, 2900 Semiconductor Drive, Santa Clara, CA, 771,050 SF
- Lincoln Court, 2105 S. Bascom Avenue, Campbell, CA, 123, 529 SF
- Pathline Park, 600-800 N. Mary Avenue, Sunnyvale, CA, 1,70,811 SF
- 625-675 N. Mathilda Avenue, Sunnyvale, CA, 372,789 SF

Industrial



- Fremont Technology Business Center, Pacific Commons Blvd., Fremont, CA, 1,458,615 SF
- Pacific Commons Industrial Center, 5780 Bunche Drive, Fremont, CA, 814,852 SF
- Mission Park R&D and Business Center, Mission College Boulevard, Santa Clara, CA, 567,134 SF
- Firestone Business Park, 340 S. El Camino Real, Salinas, CA 1,752,292 SF
- 745 Jarvis Drive, Morgan Hill, CA, 503,400 SF

Multifamily



- Alta Potrero Hill, 1301 16th Street, San Francisco, CA, 172 units and 3,595 SF retail
- Vespaio Apartments, 130 Stockton Avenue, San Jose, CA, 162 units
- Circa LA, 1200 S. Figueroa Street, Los Angeles, CA, 1,887,718 SF, 648 units and 48,000 SF retail
- Prado, 3560 Rambla Place, Santa Clara, CA, 251 units and 22,025 SF retail

Affordable Housing/LIHTC



- Innovia, Quantum Drive, Fremont, CA, LIHTC, 290 affordable units and 4,148 retail
- Quail Run, LIHTC, 1018 Bellevue Avenue, Santa Rosa, CA 200 units
- Antioch Senior & Family, LIHTC, Proposed, 3560 E. 18th Street, Antioch, CA, 402,392 SF
- Rancho Luna Del Sol, 3939 Monroe Avenue, Fremont, CA, 188 units
- Edwin M Lee Apartments, 1150 3rd Street, San Francisco, CA, 119 units

Residential Subdivisions



- Nuevo, Summerhill Lawrence Station, Santa Clara, CA, 331 proposed homes
- Mission View Drive & Half Road, Morgan Hill, CA, 312 proposed homes
- PTP III Townhomes & Workforce Housing, Foster City, CA, 70 proposed homes & 22 affordable for-rent units
- Prism, 617 East Evelyn Avenue, Sunnyvale, CA, 62 propose homes
- Summerhill North 40, Los Gatos Blvd., Los Gatos, CA, 320 proposed homes & 67,991 SF retail

Retail



- Charleston Plaza Retail, 2400-2470 Charleston Road, Mountain View, CA, 132,590 SF
- McCarthy Ranch Retail Center, 15-251 Ranch Drive, Milpitas, CA, 265,344 SF
- 800 & 560 Nevada Street, Auburn, CA, 70,019 SF

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS (Continued)

Hospitality



- TownPlace Suites, 1000 Twin Dolphin Drive, Redwood City, CA, 95 rooms
- Hyatt Place Vacaville, 610 Orange Drive, Vacaville, CA, 136 rooms
- Hampton Inn & Suites, 3651 Arch Road, Stockton, 100 rooms
- Pacific Inn, 2410 El Camino Real, Redwood City, 74 rooms

Automobile Dealerships



- East Bay Mazda, 620-754 Marina Boulevard, San Leandro, CA, 37,462 SF
- Hayward Honda, 25715-25789 Mission Boulevard, Hayward, CA, 29,154 SF
- All Star Hyundai, 3950 Century Court, Pittsburg, CA, 21,035 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 over 36 years. Through developing our team relationships, our specialty appraisal practices have evolved to create high quality, industry-leading standards. Over this 35+ year relationship, our staff has evolved into specialty appraisal practices. Our staff members have extensive experience in appraising special purpose properties such as hotels, restaurants, commercial laundry facilities, cold storage facilities and government aided senior and affordable housing projects including LIHTC and HUD properties.



Jeffrey W. Fillmore, MAI, Senior Managing Director

Mr. Fillmore has over 35 years of appraisal experience. His experience includes a broad range of property types including commercial, industrial and residential properties. He has extensive experience in appraising special purpose properties such as hotels, restaurants, commercial laundry facilities, cold storage facilities and government aided senior and affordable housing projects. Jeff also has been engaged as an expert witness and regularly provides appraisal review services for a number of lender-clients. He also served as the Chair of the South Branch of the Northern California Chapter of the Appraisal Institute and the Chair of the Associates General Committee.



Kevin Ziegenmeyer, MAI, Managing Director

Mr. Ziegenmeyer began his career in real estate as a controller for a development corporation. In 1991 he transitioned into real estate appraisal, consulting on a variety of commercial property types throughout Northern California. In the late 1990s, he began developing state-wide expertise in appraising all forms of land. This led to a specialty appraisal practice for land-secured financing, for Assessment and Mello-Roos Community Facilities Districts. Kevin was one of five appraisers to collaborate with other professionals in developing the Appraisal Guidelines for the California Debt and Investment Advisory Commission. He also served the Appraisal Institute and appraisal community working as Treasurer, Vice President and eventually as the Sacramento-Sierra Chapter President.



Lance Jordan, MAI, Managing Director

With over 31 years of experience in the appraisal profession, Mr. Jordan has the expertise necessary to handle most complex assignments. He has specialized experience in Section 8 low-income housing, estate planning, gifting and estate tax valuation and is a member of IRR's Hotels Specialty Practice Group. Lance also has been engaged as a mediator and court appointed expert witness by Placer County Superior Courts. Over his career he has worked extensively with the local Chapter of the Appraisal Institute and received the chapter's President's Award in recognition of outstanding service in promotion of the Chapter's goals and support of the appraisal profession.



Eric Segal, MAI, Managing Director

Mr. Segal has over 23 years of appraisal experience. Eric is involved in appraisal assignments covering a wide variety of properties including office, retail, industrial, multifamily housing, master planned communities, and specializes in the appraisal of Mello-Roos Community Facilities Districts and Assessment Districts for land-secured municipal financings, as well as multifamily developments under the U.S. Department of Housing and Urban Development's Multifamily Accelerated Processing (MAP) Guide. Mr. Segal has the experience and background necessary to deal with complex assignments covering an array of property types, with a particular focus on urban redevelopment.



Nelson Wong, MAI, Managing Director

Since beginning his career in real estate in 2001, Mr. Wong has been writing narrative appraisal reports for a variety of properties. Today, he manages and trains research analysts and is also involved in appraisal assignments covering office, retail, industrial, apartments, subdivisions, land and special-purpose properties. He has also been involved in litigation support work and appraisals for bond-underwriting purposes relating to the formation of new Mello-Roos Community Facilities Districts and Assessment Districts. Mr. Wong has developed the experience and background necessary to deal with complex assignments covering an array of property types.

OUR CLIENTS

Mortgage Banks/Services

Government & Organizations

- Bank of America
- Bank of San Francisco
- Bank of the Orient
- Bank of the Sierra
- Bank of the West
- Bank of Marin
- Banner Bank
- BMO Harris Bank, N.A.
- California Bank & Trust, a division of ZB, N.A.
- Cathay Bank
- Citibank, N.A.
- City National Bank
- Comerica Bank
- Community Bank
- CTBC Bank Corp.
- East West Bank
- First Bank
- First Citizens Bank
- First Commercial Bank (USA)
- First Foundation Bank
- First Hawaiian Bank
- First Northern Bank
- First Republic Bank
- Hanmi Bank
- Heritage Bank of Commerce
- HomeStreet Bank
- JPMorgan Chase Bank
- KeyBank
- Luther Burbank Savings
- Mechanics Bank
- MUFG Union Bank, N.A.
- Oak Valley Community Bank
- Open Bank
- Pacific Mercantile Bank
- Pinnacle Bank
- Provident Savings Bank
- Umpqua Bank
- United Business Bank
- U.S. Bank
- Wells Fargo Bank, N.A.
- Zions First National Bank

- American Pacific Financial
- California Community Reinvestment Corporation
- Capital Impact Partners
- Citi Group
- Corporation for Supportive Housing
- Deutsche Bank
- Housing Capital Company
- Harvest Small Business Financial
- Pelorus Equity Group
- Peterberg Companies
- Reprop Financial
- SF Fire Credit Union
- The John Stewart Company
- TMC Financing

- City of Fremont
- City of San Jose Department of Housing
- County of San Mateo
- Santa Clara County Housing Authority
- US Small Business Administration

Developers/Owners

- Corporation for Supportive Housing
- Dollinger Properties
- First Community Housing
- Gaetani Real Estate
- Lennar
- New World Properties
- Rancilio
- Rubicon Investments
- The Hudson Companies
- The Core Companies
- Wolff Urban Development, LLC

Law Firms/Accounting

- Crosby & Crosby
- Dayton Law Firm
- Ferrari Ottoboni Caputo & Wunderling LLP
- Freeman Cooper & Foreman LLP
- Hoge Fenton
- Nossaman LLP

50+

60+

● Caribbean | Puerto Rico

● Caribbean | Puerto Rico

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, MRICS
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, MRICS
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. 1
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

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 – SAN FRANCISCO

1798 Technology Drive, Suite 246
San Jose, CA 95110
T: (408)299-0444
F: (408)299-0449
irr.com/sanfrancisco

Jeffrey W. Fillmore, MAI
Senior Managing Director
T (408)299-0444
jfillmore@irr.com

irr.com

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