



INTEGRA REALTY RESOURCES

# IRR | ST. LOUIS

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING





# 35+

years serving U.S. 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.***

# 27,000

appraisals completed  
annually



## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



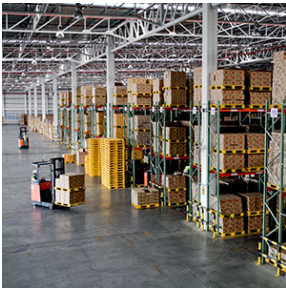
- Chesterfield, MO – Portfolio of 13 office properties (Class A & B)
- Mission, KS – Portfolio of 12 office properties (Class A & B)
- O'Fallon, MO – 69,377 sf Class A office/research and development
- Wichita, KS – Portfolio of 2 Class B medical office properties
- St. Louis, MO – 87,040 sf renovated office with retail addition

### Retail



- Warrenton, MO – 82,864 sf free-standing new construction retail
- Creve Coeur, MO – 22,247 sf retail/office center
- Wildwood, MO – 26,889 sf Class A retail center
- Central/Southern MO – Portfolio of 17 retail bank branches
- Creve Coeur, MO – 74,859 sf Shopping Center on 6.69 acres
- St. Peters, MO – 100,861 sf retail Community Center

### Industrial



- Kansas City, MO – 39,204 sf Class B office/flex
- Overland, MO – 191,128 sf Class B office/flex
- Green Park, MO – Portfolio of 4 office/warehouse and specialty industrial
- Columbia, MO – 55,793 Class A office/flex
- Greater Kansas City, MO/KS – Portfolio of 6 Class A/Class B distribution

### Multifamily/Hospitality



- Clayton, MO – Portfolio of 3 renovated apartment properties
- Overland Park, KS – 232 Unit Class B Apartment Complex
- Carbondale, IL – 180 unit/492-bedroom Class A student housing apartments
- St. Louis, MO – 300-unit Class B renovated apartments
- High Ridge, MO – Proposed Class A 200-unit apartments
- Columbia, MO – 114 room hotel with proposed expansion

## 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.



### Bradley J. Schopp, MAI

Mr. Schopp is the Executive Director with Integra Realty Resource - St. Louis / Kanas City. Mr. Schopp also leads Integra's skilled nursing practice. He has completed more than 900 seniors housing and healthcare assignments in 37 states with asset values totaling more than \$8.5 billion. Prior to joining Integra, Mr. Schopp was a partner at Tellatin, Inc. Mr. Schopp also has experience in general commercial properties and was previously employed as a general commercial appraiser at Moore & Shryock in Columbia, Missouri



### Timothy M. Schoemehl, MAI

Mr. Schoemehl brings over 15 years of general commercial appraisal experience and 20 years of real estate experience to his role as Senior Managing Director of the IRR-St. Louis office. He has appraised a wide variety of property types including multifamily, office, retail, special purpose, and redevelopment. Prior to entering the appraisal profession, Mr. Schoemehl was Real Estate Specialist for the St. Louis Development Corporation.



### Alisha M. Gammon, MAI

Ms. Gammon is a Managing Director at Integra Realty Resources - St. Louis. Ms. Gammon has over twelve years of experience in the commercial real estate field. She has worked with companies such as Wells Fargo, C III Asset Management, Regions Bank, and US Bank. She has vast expertise in valuations and fair market rent studies on proposed, partially completed, renovated and existing structures. She has worked with a variety of clients including life insurance companies, attorneys, and major commercial banks.



### Victor D. Cremeens, MAI

Mr. Cremeens serves as Managing Director. He has exclusively appraised healthcare and senior housing properties since 2000. Prior to specializing in the healthcare and senior housing field, he appraised general commercial real estate for a period of 15 years. His appraisal assignments included a broad variety of property types, including: retail, office, industrial, hotel, special-purpose, agricultural, and land-in-transition properties. He has completed multiple subdivision analyses and condemnation appraisal assignments.

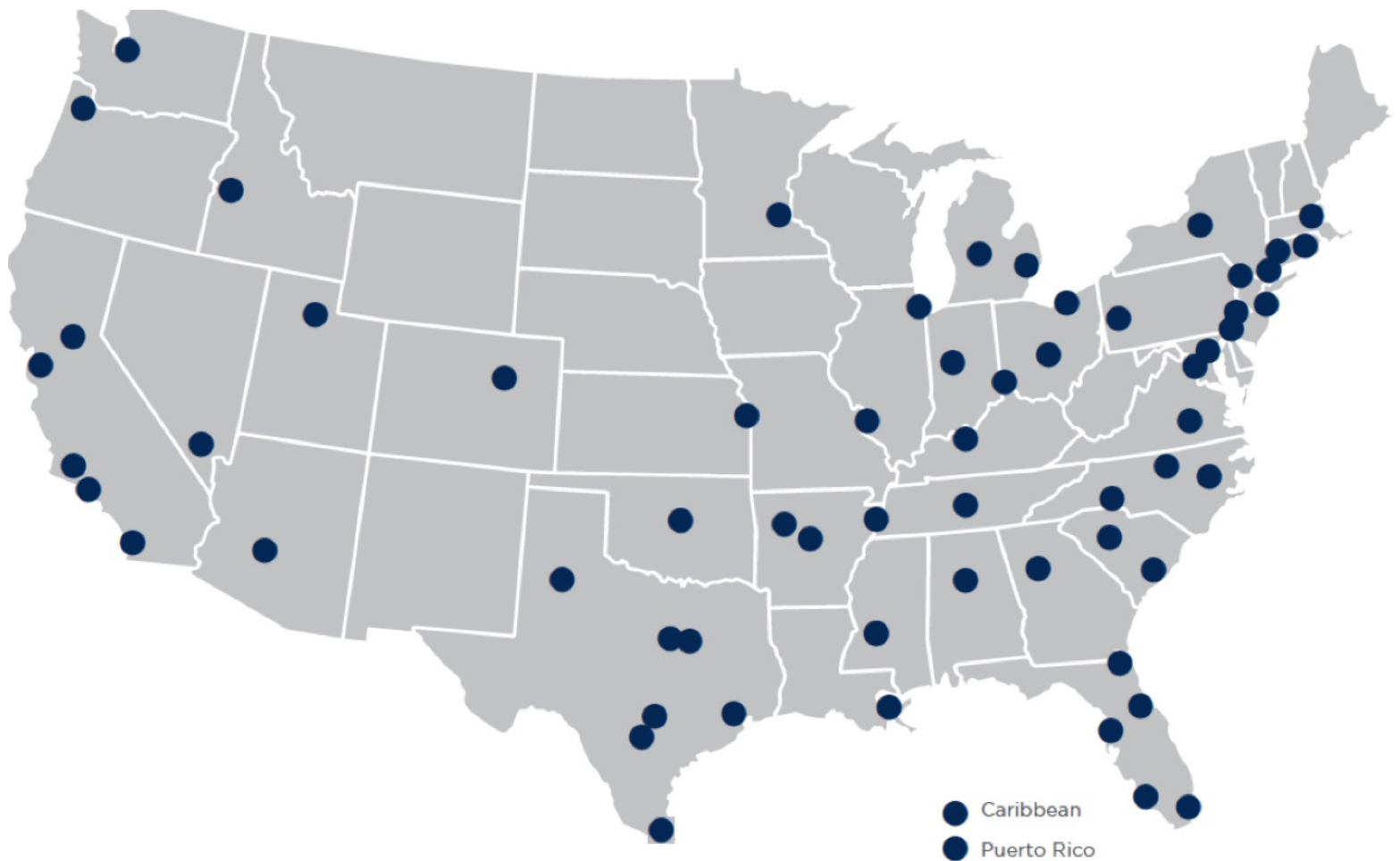
LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



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