



INTEGRA REALTY RESOURCES

# IRR | TAMPA

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING





37

years serving [market/state]  
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.***

1,000

appraisals completed  
annually



## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- **200 Central, 200 Central Ave., St. Petersburg, FL, 339,332 SF**
- Tampa City Center, 201 N. Franklin St., Tampa, FL, 305,382, SF
- Airport Executive Center, 2203 N. Lois Ave., Tampa, FL, 833,544 SF
- CitiGroup Headquarters, 3800 Citigroup Center Dr., Tampa, FL, 749,365 SF
- Memorial Center I and II, 4919 & 4921 Memorial Blvd., Tampa, FL 195,073 SF

### Retail



- **Centro Ybor, 1600 E. 8th Ave., Tampa, FL 279,879 SF**
- Proposed Publix Shopping Plaza, 2655 NE 35th St., Ocala, FL 82,974 SF
- Clearwater Town Square, 511-553 S. Fort Harrison Ave, Clearwater, FL 14,928 SF
- University Commercial Center, 1501-1911 E. Fowler Ave, Tampa, FL 39,288 SF
- Sundial St. Pete 153 2<sup>nd</sup> Ave N, St Petersburg FL 33701 121, 301 SF

### Self Storage



- **CubeSmart, 401 N. 34th St., St. Petersburg, FL 100,000 SF**
- Proposed Extra Space, 7200 & 7204 N. Florida Ave., Tampa, FL 96,196 SF
- Proposed CubeSmart, 4625 W. Gandy Blvd., Tampa, FL 92,440 SF
- Proposed A-A-A Storage, 1049 America Way, Lithia, FL 97,589 SF
- Jumbo Storage (outdoor RV/boat storage), 1158 8th Ave., Palmetto, FL 19,500 SF

### Land



- **Artistry @ Palmer Place, EQ of Palmer Blvd and Iona Rd, Sarasota, FL 161 acres**
- Ashton, Conservation Way, Thomas Nursery Rd, Tillman Dr, Lake Wales, FL 468 acres
- State Road Crossings Phase I, 17919 State Road 54, Lutz, FL 22 acres
- Spring Hill Land, 14645 Softwind Ln, Spring Hill, FL 18 acres
- Haines City Town Center, Haines City, FL 120 acres

### Mobile Home/RV Parks



- **Manatee RV Park, 5050 Manatee Creek Blvd, Ruskin, FL 78 acres and 346 sites**
- Country Oaks RV Park, 38651 Tarr Dr, Zephyrhills, FL 6.97 acres & 95 sites
- Mayberry's RV Park, 9100 SR 78 West, Okeechobee, FL 9.28 acres & 84 sites
- MCN Trailer Park LLC, 3125 W Hillsborough Ave, Tampa, FL 2.61 acres & 72 sites
- Village of Zephyrhills, 6991 Fort King Rd, Zephyrhills, FL 5.00 acres & 53 sites

### Senior Housing



- **Park at 7<sup>th</sup>, 10234 N 7<sup>th</sup> Ave, Phoenix AZ, 17,876 SF, 59 AL**
- Magnolia Senior Living, Cumming, GA 50,000 SF and 80 AL & MC
- Camella of Copley, 416 Silver Ridge Dr, Akron, OH 7,000 SF, 11 MC
- Sweet Water @ Largo, 11290 Walsingham Rd, Largo, FL 22,788 SF & 41 AL
- Suite Living of North St Paul, 2710 13<sup>th</sup> Ave E, N St Paul, MN, 22,000 SF & 32 AL

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### MultiFamily



- **L'Estancia, 3516 Coronado Dr, Sarasota, FL, 224 units**
- Baytown Apts, NEC Old Memorial & Montague St, Tampa FL, 30 Units
- Chapel Crossings 31061 State Road 54, Wesley Chapel, FL 33543, 320 units
- Zephyrhills Apartments, Morris Bridge Rd, Zephyrhills FL 33542, 240 units
- Andrew Landing, NW Hwy301 & Balm Riverview, Riverview FL 33578, 108 units

### Hotels



- **Comfort Inn & Suites 6218 US Hwy 19, New Port Richey FL 34652, 89 Rooms**
- Anna Maria Island Inn, 2200 Gulf Blvd, Bradenton Beach FL, 66 Rooms
- Hampton Inn & Suites Venice, 881 Venetia Bay Blvd, Venice FL 34285, 109 rooms
- Holiday Inn Express, 39284 Us Hwy 19, Tarpon Springs, FL 34689, 75 rooms
- Hampton Inn, 39284 US Hwy 19, Tarpon Springs FL, 34689, 84 units

## OUR VALUE PROPOSITION

We serve lending and financial institutions, corporations, private clients, developers, investors, governmental agencies, attorneys, and other professionals concerned with the value, use, and feasibility of real property. We have been serving the Greater Tampa Bay area since 1984, and our work product incorporates advanced technical applications and thorough analysis of each property. We routinely provide an integrated solution for all of our client's needs throughout Florida and the southeastern United States, providing a full range of commercial real estate services, including several specialty practice groups. Our management team, with over 140 years of combined real estate valuation experience, and our appraisal staff consistently completes over 1,000 assignments annually.



### **Kendra Stevens Barry, Senior Managing Director**

Kendra Barry is a Managing Director for Integra Realty Resources Tampa Bay and has more than 20 years of commercial real estate and appraisal experience. Along with commercial real estate valuations, her experience includes the management of professional office buildings, strip centers and multi-tenant complexes, as well as portfolio management for commercial real estate investors. Kendra specializes in special use properties including churches, funeral homes, and educational facilities, with expertise in educational properties; specifically charter schools, colleges and universities and daycare facilities. She has appraised more than 75 educational properties across the southeastern United States, with considerable experience in Florida.



### **Bradford L. Johnson, MAI, MRICS, Executive Director**

Brad Johnson is the Senior Managing Director and founding Principal of Integra Realty Resources Tampa Bay. He is a National Practice Leader of Integra's Healthcare and Seniors Housing specialty practice and directs valuation and consulting engagements related to a wide variety of seniors housing and health care properties. Brad has more than 40 years of commercial real estate related experience in consulting, valuation, brokerage, development and land use planning. He has supervised thousands of market analyses and valuation assignments throughout the United States, including portfolio engagements



### **Raymond E. Veal, MAI, CCIM, MRICS, Executive Director**

Ray Veal is an Executive Director and Principal for Integra Realty Resources Tampa Bay. He has over 35 years of experience in commercial real estate, including brokerage, management, consulting and valuation. Ray has appraised a wide variety of property types, including all of the basic 'food groups', though he has specialized in complex assignments involving mixed-use planned unit developments, hospitality/lodging, marinas, subdivisions, golf courses, conservation easements and large tracts of vacant land. Ray is also frequently engaged to conduct marketability and feasibility studies and to provide real estate investment consulting services.



### **John F. Thigpen, MAI, Executive Director**

John Thigpen is an Executive Director and Principal for Integra Realty Resources Tampa Bay and is a practice leader of Integra's National Healthcare & Seniors Housing specialty practice. John has been actively engaged in real estate valuation and counseling for more than 27 years. He has expertise related to a wide variety of seniors housing and health care properties, including nursing homes, assisted living facilities, independent living facilities, CCRC's, hospitals, ambulatory surgery center, residential treatment facilities and medical office buildings. He is also actively involved in the valuation of multi family assets for HUD financing programs.



### **Bruce D. Throdahl, Managing Director**

Bruce Throdahl is a Managing Director for Integra Realty Resources Tampa Bay. Mr. Throdahl has over 17 years of experience in real estate valuation and consulting. He has performed valuations on a variety of property types throughout the state of Florida including, but not limited to: apartment complexes; bars and nightclubs; hotels and motels; single and multi tenant industrial buildings; truck terminals; professional office buildings; day care facilities; restaurants; retail strip centers and freestanding retail buildings; golf courses, and vacant land for numerous uses.



### **Kara K. Phillips, MAI Managing Director**

Kara Phillips is a Managing Director and Principal for Integra Realty Resources Tampa Bay and has over 16 years of commercial real estate and appraisal experience. Additional work experience includes 4 years of experience in the financial field. Kara has performed commercial real estate valuations on numerous property types throughout the Tampa Bay area, State of Florida, and Southeast United States. These property types include but are not limited to: neighborhood and community shopping centers, net leased assets, professional and medical office buildings, industrial proper-ties, religious facilities, and vacant land for numerous uses.



## OUR CLIENTS

- 1st United Bank
- 40/86 Mortgage Capital, Inc.
- AGM Financial Services, Inc.
- AIMCO
- Akerman Senterfitt Law Firm
- Alarion Bank
- Albemarle Bank & Trust
- AllState Investments, Inc.
- Alostar Bank of Commerce
- American Campus Communities
- American Momentum Bank
- AmeriNational
- Armed Forces Bank
- Atlantic Housing
- Aviv REIT
- Bank of America
- Bank of Tampa
- Bank of Ozarks
- Bayview Financial LLC
- BBVA Compass
- Beal Service Corporation
- Berkadia
- Bloomin' Brands
- BMO Harris Bank
- BMR Funding, LLC
- Bridgewater Bank
- Cadence Bank
- Capital Bank, NA
- Capital City Bank
- Capital Crossing Servicing Co. LLC
- Carter Bank & Trust
- Centennial Bank
- Central Bank of Florida
- Century Bank of Florida
- Church Loans & Investment Trust
- CIBX Commercial Mortgage
- C-III Asset Management LLC
- CitiBank
- City National Bank
- Comerica Bank
- Community Bank
- Community Bank of Manatee
- Community Trust Bank of TX
- Continental National Bank of Miami
- Cornerstone Healthcare Plus REIT, Inc.
- Cortez Community Bank
- Crosson Dannis Inc.
- CW Capital
- Department of Veteran Affairs
- Deutsche Bank Berkshire Mortgage, Inc.
- Dickinson Financial Corp.
- Directed Capital Resources, LLC
- Dominion Development & Acquisition, LLC
- Doral Bank Florida
- Dougherty Mortgage, LLC
- Draper and Kramer, Inc.
- Eastern Mortgage Capital
- Emigrant Funding Corp.
- EvaBank
- EverBank
- Fannie Mae
- Federal Deposit Insurance Corp.
- First Bank
- First Financial Bank
- First Horizon
- First Housing
- First Midwest First National Bank of NW Florida
- First National Bank of South Miami
- First National Bank of Talladega
- Flagstar Bank
- Florida Bank
- Florida Traditions Bank
- Foley & Lardner Law Firm
- Fowler White Boggs Law Firm
- Freddie Mac
- GE Capital Corp.
- GE Healthcare Financial Services
- Governmental Management Services
- Grandbridge Real Estate Capital
- Gray Robinson Law Firm
- Grow Financial Credit Union
- Gulfshore Bank
- Heartland Communities, LLC
- Hill Ward Henderson Law Firm
- Holiday Fenoglio Fowler, LP
- Holland & Knight Law Firm
- Huntington National Bank
- International Finance Bank
- Jefferson Bank
- Jefferson Pilot
- JPMorgan Chase
- KeyBank
- KeyCorp Real Estate Capital Markets, Inc.
- Ladder Capital Finance, LLC
- Lexington Realty Trust
- Live Oak Bank
- Love Funding
- Mechanik Nuccio Law Firm
- Nationwide Health Properties REIT
- National Real Estate Advisors
- Neighborhood Lending Partners, Inc.
- Northmarq Capital
- NorthStar Bank
- Oak Grove Capital
- One West Bank
- Patriot Bank
- Pilot Bank
- Platinum Bank
- PNC Bank
- PNC Multifamily Capital
- PNC Real Estate Valuation Services
- Prime Meridian Bank
- RBC Bank
- Red Mortgage Capital
- Regions Bank
- Royal Banks of Missouri
- Sabadell United Bank
- Seacoast National Bank
- Seaside National Bank
- Seltzer Management Group
- Sovereign Bank
- Sunlife Financial
- Sun Trust Bank
- Superior Bank
- Synovus Bank
- TD Bank
- TIB Bank
- Truist Bank
- USAmeriBank
- US Century Bank
- Ventas REIT
- Wauchula State Bank
- Wells Fargo
- Whitney Bank
- Zions First National Bank



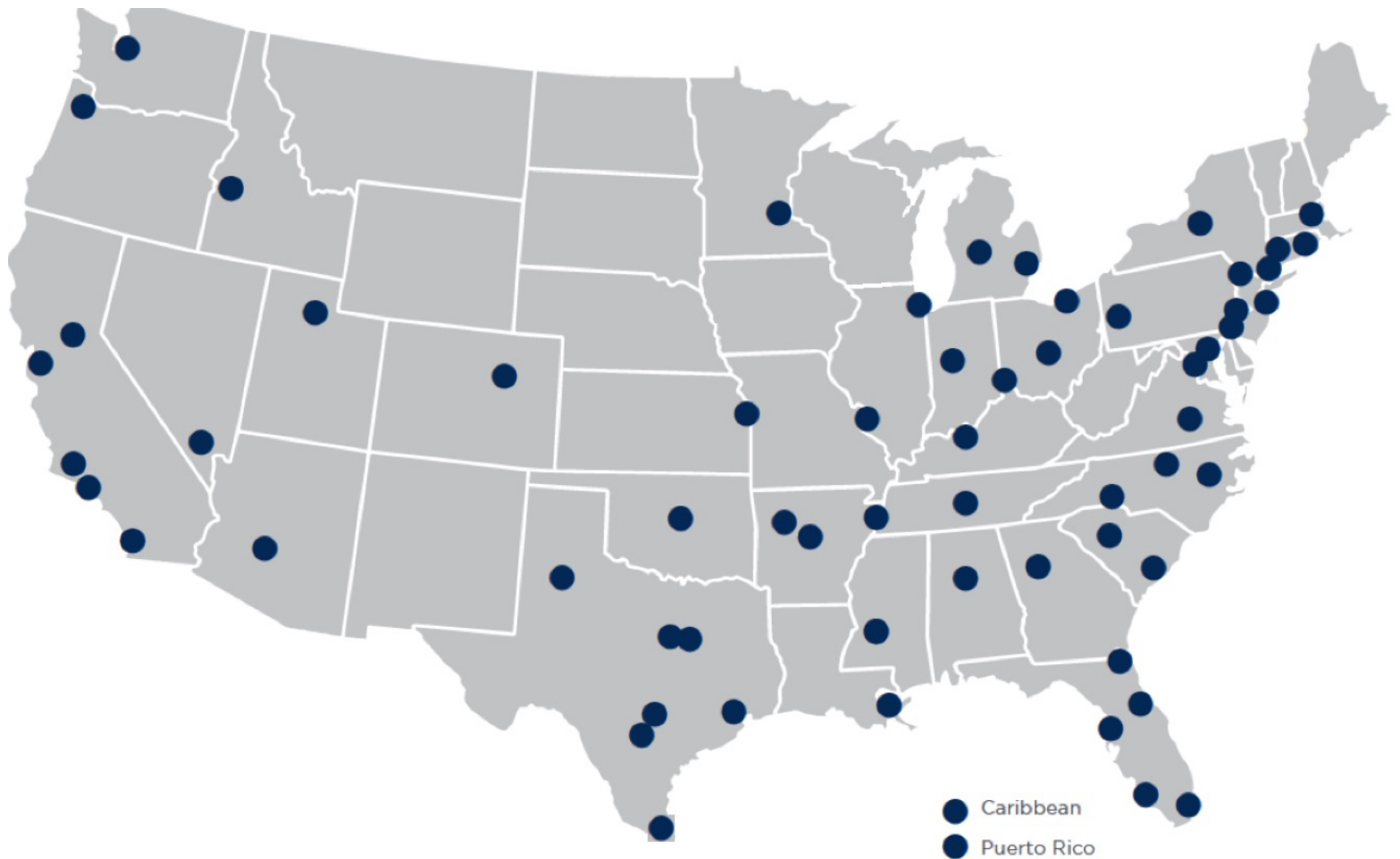
LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



## 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  
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. 10  
cwright@irr.com

Columbia, SC  
Michael B. Dodds, MAI, CCIM  
T (803) 772-8282 ext. 110  
mdodds@irr.com

### TENNESSEE

Nashville, TN  
Paul Perutelli, MAI, SRA, FRICS  
T (615) 628-8275 ext. 1  
pperutelli@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, FRICS  
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  
Brock A. Heyde, MAI  
T (816) 652-0222  
bheyde@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  
Todd Rotholz, MAI  
T (713) 973-0212 ext. 12  
trotholz@irr.com

Dallas, TX  
Jimmy H. Jackson, MAI  
T (972) 725-7724  
jhjackson@irr.com

Ft. Worth, TX  
Alan Pursley, MAI, SRPA, SRA, SGA  
T (817) 763-8023  
apursley@irr.com

Houston, TX  
Todd Rotholz, MAI  
T (713) 973-0212 ext. 12  
trotholz@irr.com

Lubbock, TX  
Taylor Carmona  
T (409) 656-5199  
taylor.carmona@irr.com

San Antonio, TX  
Brandon Brehm, MAI, CCIM  
T (210) 446-4444  
bbrehm@irr.com

## WEST OFFICES

### CALIFORNIA

Los Angeles, CA  
John G. Ellis, MAI, CRE, FRICS  
T (818) 290-5444  
jellis@irr.com

Orange County  
J. Richard Donahue, MAI  
T (714) 665-6515  
rdonahue@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  
T (720) 833-5931  
lclose@irr.com

### IDAHO

Boise, ID  
Bradford Knipe, MAI, ARA, CRE, CCIM, FRICS  
T (208) 472-3200  
bknipe@irr.com

### NEVADA

Las Vegas, NV  
Charles E. Jack, IV, MAI  
T (702) 906-0480  
cjack@irr.com

### UTAH

Salt Lake City, UT  
John T. Blanck, MAI, MRICS  
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  
James Andrews, MAI, CRE, FRICS, ASA/BV  
T (844) 952-7604 ext. 402  
jandrews@irr.com

### Puerto Rico

Carlos Vélez, MAI, SRA, BCA, CMEA, CCIM, MRICS  
T (787) 782-4974  
cvelez@irr.com



**INTEGRA REALTY RESOURCES - TAMPA BAY**

550 n Reo St, Suite 220  
Tampa, FL 33609  
T: (813) 287-1000  
F: (813) 281-0681  
[irr.com/tampa](http://irr.com/tampa)

Kendra Barry  
Senior Managing Director  
T (813) 287-1000 x 110  
[tampabay@irr.com](mailto:tampabay@irr.com)

Brad L. Johnson, MAI, MRICS  
Executive Director  
T (813) 287-1000 x120

**irr.com**

Visit us online to learn more  
and access our extensive  
research library.



INTEGRA REALTY RESOURCES  
Local Expertise. Nationally.