



INTEGRA REALTY RESOURCES

# IRR | TAMPA

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING



# 38+

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



- Concourse Center, 3501-3507 E Frontage Rd, Tampa FL, 306,911 SF
- Kanter Building, 411 St Petersburg Dr, Oldsmar FL 5,000 SF
- Grand Plaza, 14497-14499 N Dale Mabry Hwy, Tampa FL. 137,440 SF
- Lakeview at Hidden River, 8875 Hidden River Pky, Tampa FL, 133,201 SF
- Interstate Corporate Center, 6302 E Dr MLK Jr, Tampa FL, 345,483 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
- 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
- McGregor Pointe, 15271 Gregor Blvd., Fort Myers, FL 145,247 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
- Barton Road Land, 6306 Barton Rd, Plant City, FL 25 acres

### Mobile Home/RV Parks



- Champions Run RV Resort 3019 NW 44<sup>th</sup> Ave, Ocala FL 65 acres & 482 sites
- Keylime Bay RV , 12701 W Hillsborough Ave, Tampa FL 9 acres & 65 sites
- Sunshine Lake, 6530 Accent Ln, New Port Richey FL 28 acres & 248 sites
- The Harbor RV Resort, 10511 Monroe Ct, Lake Wales FL 12.45 acres & 116 sites
- Village of Zephyrhills, 6991 Fort King Rd, Zephyrhills, FL 5.00 acres & 53 sites

### Senior Housing



- Belmont Village, 1031 Seminole Dr, Ft Lauderdale FL, 4,511 SF & 204 AL & MC
- Seasons Belleair, 1145 Ponce De Leon Blvd, Clearwater FL 41,124 SF & 80 MC
- LaVerne Concierge Living, 307 S Orange Ave, Sarasota FL 6,903 SF & 160 Units
- Inspired Living @ Hidden Oaks, 1200 54<sup>th</sup> Ave, Bradenton FL 29,620 & SF 58 MC
- Sweet Water Grand, 11202 Dewhurst, Riverview FL 60,859 SF & 117 AL & MC

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS (Continued)

### Multi Family



- Bainbridge Palmore Apts, 310 Cattlemen, Sarasota FL, 336 Units
- Tyson Ave Apts, 5301 Tyson Ave, Tampa FL, 226 units
- Bay Club Apts, 2305 46<sup>th</sup> Ave, Bradenton FL, 150 units
- Coral Club Apts, 5970 35<sup>th</sup> St, Bradenton FL, 174 units
- Lakeside Walk Apts, 16947 Kettle Ln, Land O Lakes FL, 300 units

### Affordable Housing



- Verandas of Punta Gorda, Airport Rd & Copper St, Punta Gorda FL, 72 units
- Rainbow Village, 2000 NW 3<sup>rd</sup> Ave, Miami FL, 310 units
- Skyway Lofts, 3800 34<sup>th</sup> St, Saint Petersburg FL, 66 units
- Barnett Villas, 4849 Colonial Dr, Orlando FL, 156 units
- Burlington Post, NE Burlington Ave & 33<sup>rd</sup> St, Saint Petersburg FL, 65 units

### Churches



- Love First Christian Center, 12847 Balm Riverview Rd, Riverview FL 44,386 SF
- Westtown Presbyterian Church, 13521 Race Track Rd, Tampa FL 34, 631 SF
- Creekside Church of Christ, 3849 Lithia Pinecrest Rd, Valrico FL 29,215 SF
- Local Church St. Pete 2750 5<sup>th</sup> Ave N, St Petersburg FL 17,404 SF
- Upon This Rock Outreach Ministry, 1001 S Clinch Lake Blvd Frostproof FL 5,684 SF

### Vet Clinics



- All Creatures Animal Hospital, 105 Sunset Ln, Lutz FL 7,196 SF
- Parkview Animal Hospital, 3700 54<sup>th</sup> Ave N, St. Petersburg FL 3,006 SF
- Animal Coalition of Tampa, 8501 Ladue Ln, Tampa FL 4,833 SF
- Lakeland Pet Resort, 5845 Brannen Rd S, Lakeland FL 33813
- The Cat Hospital of Orlando, 266 E Altamonte Dr, Altamonte Springs FL 1,902 SF

### Schools



- Cambridge Christian School 6101 N Habana Ave, Tampa FL 147,958 SF
- Plato Academy 9200 49<sup>th</sup> St, Pinellas Park FL 54,514 SF
- Plato Academy 7705 Gunn Hwy, Tampa FL 53,239 SF
- Tampa Preparatory School, 727 W Cass St Tampa FL 197,774 SF
- Waterset Charter School, 6540 Knowledge Ln, Apollo Beach FL 64,512 SF

### Hotels



- Courtyard Oldsmar, 4014 Tampa Rd, Oldsmar FL, 99 rooms
- Best Western Tampa, 734 S Dale Mabry Hwy, Tampa FL, 54 rooms
- Hampton Inn & Suites Venice, 881 Venetia Bay Blvd, Venice FL, 109 rooms
- Holiday Inn Express, 39284 Us Hwy 19, Tarpon Springs, FL, 75 rooms
- Hampton Inn, 39284 US Hwy 19, Tarpon Springs FL, 84 rooms

## 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 Senior 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.



### John F. Thigpen, MAI, Managing 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 14 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 properties, 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 Ozk
- 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
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- Fowler White Boggs Law Firm
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- Governmental Management Services
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- Lexington Realty Trust
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- Love Funding
- Mechanik Nuccio Law Firm
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- National Real Estate Advisors
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- Northmarq Capital
- NorthStar Bank
- Oak Grove Capital
- One West Bank
- Park National 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
- Seaside National Bank
- Seltzer Management Group
- Sovereign Bank
- Sunlife Financial
- Sun Trust Bank
- Superior Bank
- Synovus Bank
- TD Bank
- Tenant Healthcare
- TIB Bank
- USAmeriBank
- US Century Bank
- Ventas REIT
- Wauchula State Bank
- Wells Fargo
- Whitney Bank
- Zions First National Bank

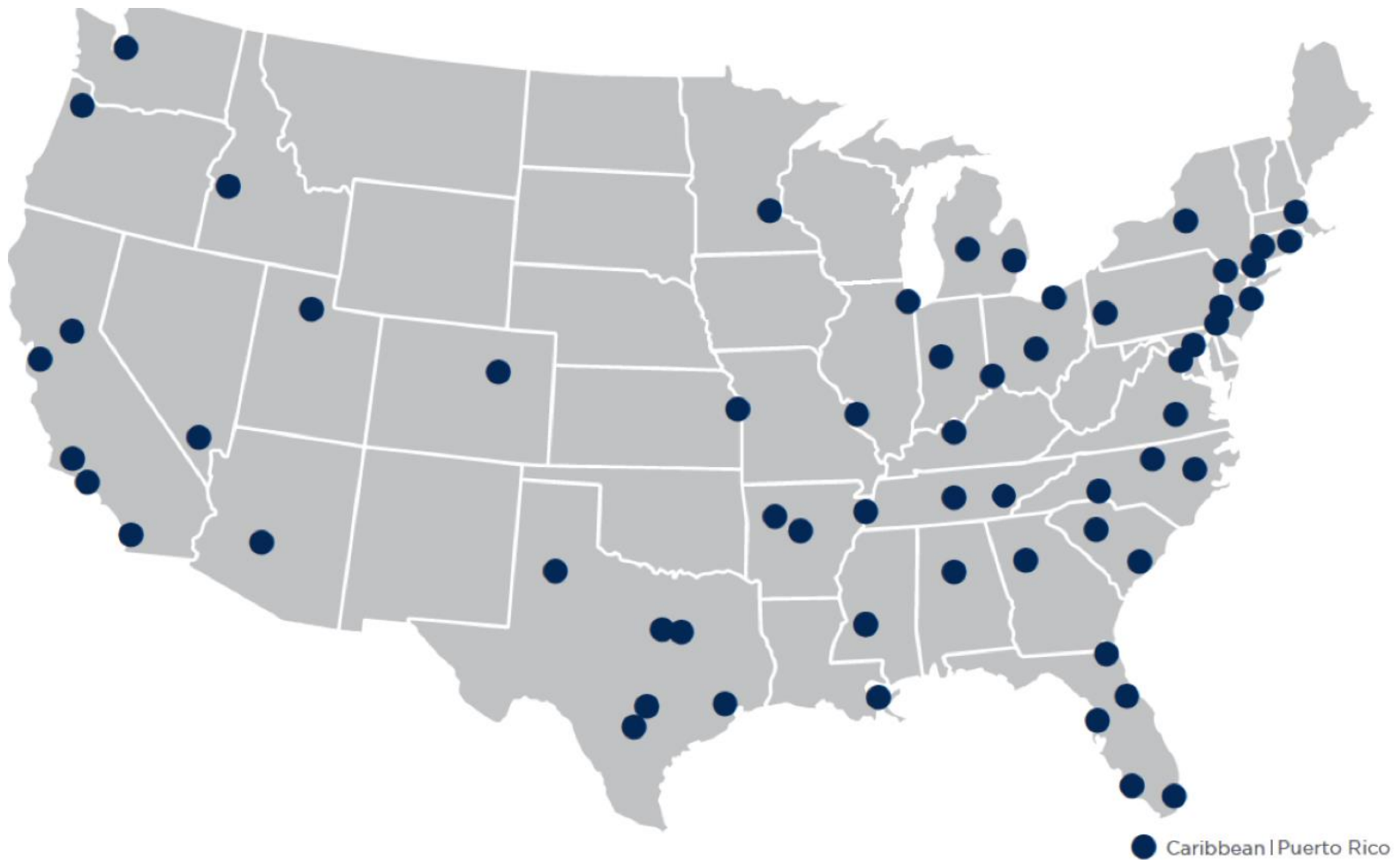
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50+

local offices

60+

markets covered U.S. and Caribbean



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