



INTEGRA REALTY RESOURCES

IRR

KENTUCKY- SOUTHERN INDIANA

**COMMERCIAL REAL ESTATE
VALUATION & CONSULTING**



40+

years serving the Kentucky-
Southern Indiana 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.***

300

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- **Waterfront Plaza, 325 W. Main St., Louisville, KY, 821,702 SF**
- The Landmark Building, 300 W. Liberty St., Louisville, KY, 133,701 SF
- Taurus Park Place, 10300 Linn Station Rd., Louisville, KY, 57,620 SF
- Commerce Office Ctr, 5200 Commerce Crossings Dr., Louisville, KY, 150,000 SF
- Medical Assoc. of Middletown, 12010 Shelbyville Rd., Louisville, KY, 23,430 SF
- Pharmerica, 1901 Campus Pl., Louisville, KY, 89,000 SF

Industrial



- **Renaissance Business Ctr., 1001 Cheri Way, Louisville, KY, 322,766 SF**
- Unisource, 421 Park Loop Ct., Shepherdsville, KY, 401,884 SF
- Ruffle Girl, Inc., 1 Ruffle Girl Way, Radcliff, KY, 64,800 SF
- Johnson Controls, 7111 Trade Port Dr., Louisville, KY, 419,088 SF
- Tower Property, 1000 Island Ford Rd., Madisonville, KY, 344,090 SF
- Bulk Distribution Warehouse, 7200 Intermodal Dr., Louisville, KY, 328,669 SF

Multifamily



- **The Woods at Lexington Rd, 2139 Lexington Rd., Louisville, KY, 75,927 SF/72 Units**
- The 110 on Weisser, 110 Weisser Ave., Louisville, KY, 13,400 SF/15 Units
- The Willard at Preston, 9500 Golders Green Cir., Louisville, KY, 252,551 SF/166 Units
- Slate Run Apartments, 100 Slate Run, Bardstown, KY, 33,312 SF/54 Units
- Springs at Hurstbourne, 9202 Bunsen Park Dr., Louisville, KY, 303,360 SF/284 Units
- Haven on Tucker, 1411 Tucker Station Rd., Louisville, KY, 399,104 SF/370 Units

Hospitality



- **The Galt House Hotel, 140 N. 4th St., Louisville, KY, 1,813,851 SF/1,310 Rooms**
- La Quinta Inn & Suites, 13825 Terra View Trl., Louisville, KY, 54,835 SF/94 Rooms
- Proposed Springhill Suites, 4049 Finn Way, Lexington, KY, 72,800 SF/118 Rooms
- Ramada Paintsville Hotel, 624 James Trimble, Paintsville, KY, 48,773 SF/130 Rooms
- Days Inn of Grayson, 650 CW Stevens Blvd., Grayson, KY, 20,160 SF/45 Rooms

Retail



- **The Shops at Bashford Manor, 3622 Mall Rd., Louisville, KY, 29,339 SF**
- Toys R Us, 951 E. Lewis & Clark Pkwy., Clarksville, IN, 47,348 SF
- Fleming Mall, 110 Clark St., Flemingsburg, KY, 40,089 SF
- Wendy's, 978 Breckenridge Ln., Louisville, KY, 3,356 SF
- Walgreens, 2045 Bypass Rd., Winchester, KY, 14,878 SF
- Factory Lane Retail, 12911 Factory Ln., Louisville, KY, 8,366 SF

Specialty Assignments



- **Cathedral Health Care Ctr., 520 W. 9th St., Jasper, IN, 73,047 SF/65 Units**
- Meridian Medical Office Bldg., 107 Meridian Way, Richmond, KY, 20,000 SF
- Bridle Run Subdivision, 1312 Flat Rock Rd., Louisville, KY, 69.5 Acres
- Kavanaugh Conf. & Retreat Ctr., 7505 Kavanaugh, Crestwood, KY, 39,149 SF
- Newcomer Funeral Home, 235 Juneau Dr., Louisville, KY, 9,792 SF

OUR VALUE PROPOSITION

What sets our firm apart is the longevity of our principals who have a combined 70 years' experience. Our principals have lived here for nearly their entire lives and have experienced a vast spectrum of property types across the commonwealth. Our attention to detail and adherence to high quality standards are what make our clients keep calling decade after decade. Our experience with complex real estate valuation and consulting assignments is relied upon by a wide variety of clients including attorneys, lenders, developers and governmental agencies. Our staff includes appraisers with a variety of backgrounds in urban planning, legal services, brokerage, lending/underwriting and economics.



Stacey S. Nicholas, MAI, MRICS, Senior Managing Director

Ms. Nicholas has 25+ years of real estate valuation and consulting experience. Ms. Nicholas has significant experience in the appraisal of commercial, office, retail, hotel/motel, industrial, special purpose properties such as recreational facilities, institutional properties, educational campuses, and multi-family residential, as well as market studies and consulting assignments for a variety of purposes. Portfolio work includes valuation of student housing, hospitals, nursing homes, and assisted and independent living for seniors. Ms. Nicholas also has experience in minority interest and conservation easement valuation.



George M. Chapman, MAI, SRA, CRE, FRICS, Managing Director

Mr. Chapman has approximately 45 years experience in real estate economics, which includes real estate and business consulting, feasibility, market and marketability studies, and appraising complex real estate properties. Mr. Chapman's experience includes chemical processing, environmentally impacted real estate, landfills, heavy manufacturing, automobile dealerships, and recreational facilities. Mr. Chapman has the ability and expertise to perform complex property valuation, highest and best use/market and marketability studies, and broadening our geographic market data has been a stepping-stone for the company to expand into litigation, litigation support, and multiple local and state government initiatives.

OUR CLIENTS

Law Firms/Accounting

Government & Organizations

- Arvest Bank
- BancorpSouth Bank
- Bank OZK
- BB&T/Trust
- BBVA Compass Bank
- Central Bank & Trust Company
- Chemical Bank
- CIBC Bank USA
- Commonwealth Bank & Trust
- Community Trust Bank, Inc.
- Eclipse Bank
- Farm Credit Mid-America
- First Harrison Bank
- Huntington National Bank
- Independence Bank
- INTRUST Bank
- JP Morgan Chase Bank
- Limestone Bank, Inc.
- Old National Bank
- Park National Bank
- PNC Bank
- Regions Bank
- Republic Bank
- Stock Yards Bank & Trust
- U.S. Bank
- Valley National Bank
- Webster Bank NA
- Wells Fargo Bank
- WesBanco Bank, Inc.

- Ackerson & Yann, PLLC
- Applegate Fifer Pulliam LLC
- Argent Trust
- Bardenwerper Talbott & Roberts PLLC
- Bingham Greenebaum Doll LLP
- Boehl Stopher & Graves
- Dinsmore & Shohl LLP
- Frost Brown Todd LLC
- Hinshaw & Culbertson LLC
- Lynch Cox Gilman & Goodman PSC
- Middleton Reutlinger
- Norris Law
- Seiller Waterman LLC
- Stites & Harbison PLLC
- Stoll Keenon Ogden
- Wyatt, Tarrant & Combs

- Beattyville Housing & Development Corp.
- Bernheim Arboretum and Research Forest
- Clarksville Redevelopment Commission
- City of Paducah
- Fayette County Attorney's Office
- McCracken Co. Attorney's Office
- KCTCS
- Kentucky Natural Lands Trust
- Lexington Fayette Urban County Housing Authority
- Louisville Forward
- Louisville Regional Airport Authority
- New Directions Housing Corp.
- Owensboro Public Schools
- Rivers Fields, Inc.
- The Housing Partnership, Inc.
- U.S. General Services Admin.
- USPS
- Waterfront Development Corp.
- YMCA of Greater Louisville

Mortgage Banks/Services

Developers/Owners

Health Care

- Bellwether Enterprises
- Berkadia
- C-III Asset Management LLC
- KeyBank National Association
- LRES Corporation
- Northmarq Capital LLC
- Red Mortgage Capital, Inc.
- Walker & Dunlop

- AK Steel
- Burdorf Interiors
- Caldwell Tanks, Inc.
- Cityscape Residential
- Del Investments, Inc.
- Dev X, LLC
- Hagan Properties, Inc.
- Hills Developers, Inc.
- Hollingsworth Capital Partners
- Interlock Industries, Inc.
- Jefferson Development Group
- Kaden T. Limited Partnership
- Lockett & Farley
- Main Street Realty
- Nicklies Development
- NTS Development Company
- Poe Commercial LLC
- R Neil Lively
- Sundance Bay
- Suns Up Development LLC
- The David J. Joseph Company
- The Koetter Group
- Winebrenner Capital Management

- Baptist Health Louisville/LaGrange
- Baptist Health Medical Group
- KentuckyOne Health
- Murray-Calloway Co. Hospital
- Quest Diagnostics, Inc.
- St. Claire Regional Medical Ctr.
- Trilogy Health Services, LLC
- University Health Care Inc. dba Passport Health Plan

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50+

local offices

60+

markets covered U.S. and Caribbean



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