



INTEGRA REALTY RESOURCES

IRR | BOSTON

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



22

years serving
Eastern Massachusetts,
Southern New Hampshire
and Southern Maine 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.***

200

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- **One Brigham Circle, 1622-1636 Tremont St, Boston, MA 119,489 SF**
- American Twine Office Park, 222 Third St, Cambridge, MA 121,647 SF
- Cambridge Discovery Park, 100 Acorn Park Dr, Cambridge, MA 139,520 SF
- TJX Headquarters, 770 Cochituate Rd, Framingham, MA 825,000 SF
- The Cummings Center, 100 Cummings Center, Beverly, MA 2,220,000 SF
- SNHU Continuing Education Offices, 33 S. Commercial St, Manchester, NH 172,812 SF

Industrial



- **Osgood Landing, 1600 Osgood St, North Andover, MA 1,800,000 SF Warehouse**
- 24 & 32 Spice St, Charlestown, MA 125,566 SF Industrial Condominium
- Sysco Distribution Center, 0 Freedom Trail, Plympton, MA 279,374 SF Cold Warehouse
- Lantheus Medical Imaging, 331 Treble Cove Rd, North Billerica, MA 547,519 SF Medical Research & Development Facility
- 520 East Industrial Park Dr. Manchester, NH 48,544 SF Warehouse

Multifamily



- **Montaje, 449 Canal St, Somerville, MA, 387,918 SF/500 units**
- AVA Somerville, 445 Artisan Way, Somerville, MA, 351,728 SF/250 Units
- Avalon at Assembly Row, 333 Great River Rd, Somerville, MA 228,236 SF/195 units
- The Atrium, 1079-1089 Commonwealth Ave, Boston, MA 293,736 SF/187 units
- Apple Ridge Apartments, 65-67 Provencal Rd, Laconia, NH, 112,768/ 60 Units

Retail



- **Square One Mall, 1127 Broadway, Saugus, MA 928,667 SF**
- Lynn Shopping Center, 50 Boston St. Lynn, MA 46,234 SF
- Natick Retail Plaza, 213-215 West Central St, Natick, MA 23,045 SF
- Ellsworth Shopping Center, 208 High St, Ellsworth, ME 15,060 SF

Specialty Assignments

- **Estate Portfolio Valuation**
- Market Rent Studies and Feasibility
- State Government Eminent Domain Takings
- Rail Trail Temporary and Permanent Easement
- Divorce and Tax Appeal Litigation Support

OUR VALUE PROPOSITION

What sets our firm apart is the diversity of experience and expertise of our team. We have experience in litigation support and appellate tax court, bank work, estate and portfolio valuation, right of way and eminent domain taking. Covering the Greater Boston Area, North and South Shores of Massachusetts, central Massachusetts, and Southern Maine, Vermont, and New Hampshire, we provide excellence in appraising for most of the New England region.



Jeremiah "Jerry" J. Manfra, MAI, Senior Managing Director

Mr. Manfra has over 20 years of commercial and residential appraisal experience. Prior to joining Integra-Boston, he owned and operated his own real estate appraisal company. His appraisal experience includes apartments; neighborhood and community retail; industrial; mixed-use; residential subdivisions; places of worship; senior housing; residential; and commercial and residential land throughout Massachusetts, Maine, and New Hampshire. Mr. Manfra has qualified as an expert witness in the Commonwealth of Massachusetts Middlesex Superior Court, as well as the State of New Hampshire Strafford County Superior Court. He is a licensed Certified General Real Estate appraiser in Massachusetts, Maine, New Hampshire and Vermont.

OUR CLIENTS

Banks/Financial Institutes

- Brookline Bank
- Cambridge Trust
- Canyon Community Bank
- CIBC Bank USA
- Citizen Bank, N.A.
- City National Bank
- East Boston Savings Bank
- Eastern Bank
- Enterprise Bank
- Everett Cooperative Bank
- Fifth Third Bank
- First Ipswich Bank
- Hingham Institution of Savings
- Live Oak Bank
- Mansfield Bank
- People's United Bank
- Radius Bank
- Salem Five Bank
- Well Fargo Bank, N.A.

Developers/Owners

- APT Management Group, Inc.
- Arrowood, LLP
- A.W. Perry, Inc.
- Boston Properties, Inc.
- JPA Management LLC
- Longpoint Realty Partners
- Mugar Enterprises
- The Hamilton Group

Mortgage Banks/Services

- AEW Capital Management
- Fidelity National Title Insurance Company
- Octant Business Services
- Selective Insurance Company of America
- Starwood Mortgage Capital LLC
- Strategic Valuation Group, LLC

Law Firms

- Army & Roche
- Bass, Doherty & Finks, PC
- Burns & Levinson LLP
- Cosgrove, Einstein, and Kiley, PC
- Davis, Maln & D'Agostine, PC
- Fierman Law
- Giarruso, Norton, Cooley & McGlone, P.C.
- Greenbaum, Rowe, Smith, Ravin, Davis & Himmel
- Greensfelder, Hemker & Gale, PC
- Henderson, Franklin, Starnes & Holt, P.A.
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- Mark Murphy Law Office LLC
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- Robinson & Cole, LLP
- Rospo Realty LLC
- Rubin and Rudman, LLP
- Saul Ewing Arnstein & Lehr LLP
- Seyfarth Shaw, LLP
- Smith Duggan Buell & Rufo LLP
- The Gibbs Firm
- Thoits Law
- Todd & Welp LLP

Government & Organizations

- Boston Planning & Development Agency
- City of Beverly, MA
- City of Chelsea
- City of Somerville
- IBEW Local Union 103
- Massachusetts Department of Transportation
- National Grid
- Peabody Access Telecommunications, Inc.
- Pipefitters Local 537 Education Trust
- Town of Charlton
- Town of Hull
- Town of Lynnfield
- Town of Lynnfield
- Town of Saugus
- Town of Weston
- United States Postal Service

National Corporations

- ADESA, Inc.
- Applied Materials, Inc.
- AvalonBay Communities, Inc.
- F.W. Webb Company
- FMC Corporation
- Lowe's Home Center, LLC
- Ryan, LLC
- Sanner of America, Inc.
- Sedwick Claims Management Services
- Sears Holdings Corporation
- The Cardinal Group USA, LLC
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- Universal Technology Institute



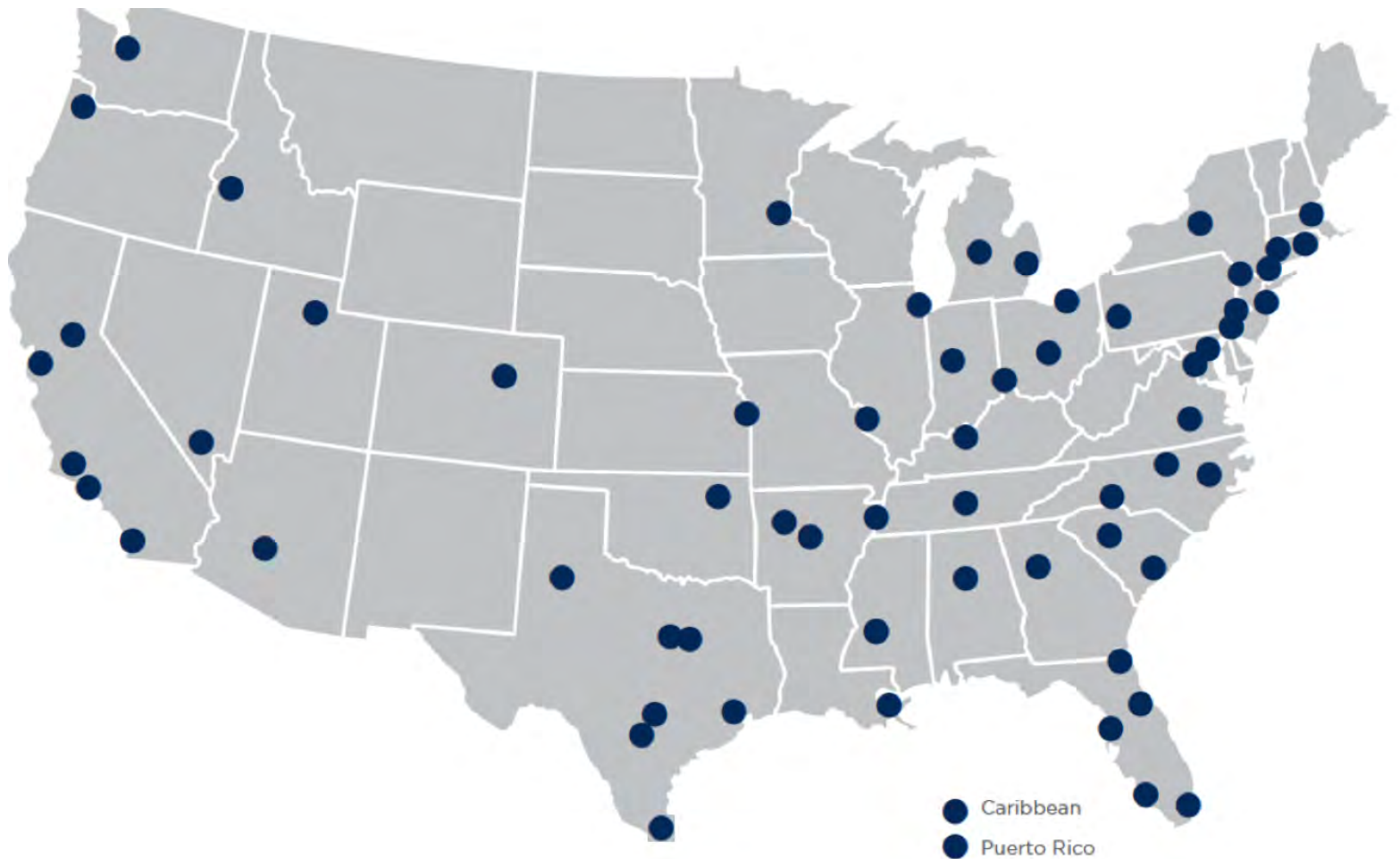
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