



INTEGRA REALTY RESOURCES

IRR | CINCINNATI/DAYTON

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



30+

years serving Cincinnati and
Dayton, OH 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.***

1,200

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- **Great American Tower, 301 E. Fourth Street, Cincinnati, OH 1,713,078 SF**
- The Foundry, 505 Vine Street, Cincinnati, OH 236,138 SF
- Aprecia Pharmaceutical, 10901 Kenwood Road, Cincinnati, OH 190,000 SF
- Talbott Tower, 131 N. Ludlow Street, Dayton, OH 396,000 SF
- Second Street Office, 130 W. Second Street, Dayton, OH 396,730 SF
- URS Tower, 36 E. Seventh Street, Cincinnati, OH 217,030 SF

Industrial



- **Masters Pharmaceutical, 3600 Pharm Way, Mason, OH 318,092 SF**
- Amazon Distribution Center, 3191 Railside Drive, Cincinnati, OH 103,500 SF
- Mill Creek Logistics Center, 8615-8655 Jacquemin Drive, West Chester, OH 353,030 SF
- Appvion, 1030 W. Alex Bell Road, Dayton, OH 800,444 SF
- Air Commerce, 2800 Old Springfield Road, Dayton, OH 1,016,683 SF
- Chewy.com Fullfillment Center, 3280 Lightner Road, Vandalia, OH 690,500 SF

Multifamily



- **Freeport Row, W. Liberty and Elm Streets, Cincinnati, OH 344,012 SF/284 Units**
- Emery Center Apts., 100 E. Central Parkway, Cincinnati, OH 65,004 SF/58 Units
- Allure Luxury Apts., 350 Arden Way, Dayton, OH 353,740 SF/312 Units
- River Creek Lofts, 1771 Mason-Morrow-Millgrove Road, Lebanon, OH 501,248 SF/416 Units
- Ivy Point Senior Apts., 732 Clough Pike, Cincinnati, OH 120,594 SF/119 Units
- Liberty Flats, Taylor Street, West Chester, OH 412,900 SF/356 Units

Hospitality



- **Hyatt Place Blue Ash, 11435 Reed Hartman Highway, Cincinnati, OH 71,090 SF/125 Rooms**
- Tri-County Inn, 10110 Princeton Glendale Road, Cincinnati, OH 26,050 SF/106 Rooms
- Springhill Suites, 417 N. Springboro Pike, Dayton, OH 60,356 SF/84 Rooms
- Hampton Inn, 7043 Miller Lane, Dayton, OH 50,953 SF/79 Rooms
- Proposed Fairfield Inn & Suites, Hampton Lane, Wilder, KY 54,050 SF/94 Rooms
- Proposed Home2 Suites, Fourth and York Streets, Newport, KY 94,770 SF/144 Rooms

Retail



- **Ohio Valley Antique Mall, 7285 Dixie Highway, Fairfield, OH 97,910 SF**
- Austin Landing, NWC Austin Blvd. and Springboro Pike, Miamisburg, OH 595,221 SF
- Rookwood Pavilion, 2692 Madison Road, Cincinnati, OH 251,066 SF
- Homeworks at Jeffersonville, 1100 NW McArthur Rd., Jeffersonville, OH 324,547 SF
- Usquare at the Loop, 255 Calhoun Street, Cincinnati, OH 251,038 SF
- Fountain Place Mall, 505 Vine Street, Cincinnati, OH 229,558 SF

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. We have several staff members that specialize in unique property types such as funeral homes, car washes and residential developments, as well as condemnation and litigation.



Gary S. Wright, MAI, SRA, Senior Managing Director

Mr. Wright has been actively engaged in residential and commercial real estate appraisal since 1972. In addition to having appraised residential and commercial properties for a variety of financial institutions, law firms, accounting firms, etc., Mr. Wright is active in numerous national and local organizations. This includes serving on the Board of Directors for the Appraisal Institute and as a Chair of the Appraisal Institute Insurance Trust, as well as being a member of the National Association of Realtors.



Roger D. Thornton, MAI, CCIM, Managing Director

Mr. Thornton has been actively engaged in the commercial real estate appraisal industry for over 30 years. His experience includes appraising retail, industrial, office and mixed use properties, though he specializes in retail real estate tax appeals. MR. Thornton also has served on the Finance Committee and has been a Regional Representative Alternate for the Appraisal Institute – Ohio Chapter, as well as serving as a Candidate Advisor for the Appraisal Institute.



James A. Herbig, SRA, Senior Director

Mr. Herbig has been actively engaged in commercial and residential real estate appraisal and consultation since 2001. Mr. Herbig has performed appraisals for a variety of financial institutions, law firms and accounting firms, in addition to condemnation work related to pipelines and Right-of Way.



Beth A. Riggs, R\W-AC, Director

Ms. Riggs has performed both public and private real estate appraisals for over 30 years. She is an approved appraiser and review appraiser for the Ohio Department of Transportation (ODOT) and Indiana Department of Transportation (IDOT). Ms. Riggs has extensive experience in the appraisal of total and partial takings from residential and commercial properties, as well as preparation of Right-of-Way cost estimating as part of the Project Development and Planning (PDP) process.

OUR CLIENTS

- Associated Bank
- Bank of America
- BB&T Bank (Truist)
- Cbank
- CenterBank
- Chemical Bank
- Cincinnati Federal
- CinFed Credit Union
- Citizens Bank and Trust Co.
- Citizens Deposit Bank
- Citizens National Bank
- City National Bank
- Farm Credit Mid-America
- Fifth Third Bank
- First Commonwealth Bank
- First Financial Bank
- First Merchants Bank
- Huntington National Bank
- JPMorgan Chase
- Kemba Credit Union
- Minster Bank
- Monroe Federal
- North Side Bank and Trust
- Old Fort Banking Company
- Park National Bank
- PNC Bank, NA
- Republic Bank
- Telhio Credit Union
- U.S. Bank
- Wells Fargo
- WesBanco

Law Firms/Accounting

- Coolidge Wall Co.
- David C. DiMuzio, Inc.
- Donnellon, Donnellon & Miller
- Eichel & Krone Co., LPA
- Katz Teller
- Keating, Muething and Klekamp
- McNamee Law Office
- Mesaros Law Office, LLC
- Siegel Jennings Co., LPA
- Sleggs Danzinger & Gill Co., LPA
- StachlerHarmon
- The Aylor Law Office, PSC
- Vorys Sater Seymour & Pease, LLP

Government & Organizations

- City of Cincinnati
- City of Covington
- City of Dayton
- City of Hamilton
- City of Lebanon
- City of Milford
- City of Monroe
- Delhi Township
- Hamilton County
- Metropolitan Sewer District
- US General Services Administration
- Village of Evendale

Developers/Investors

- Energy Transfer
- Mills Morgan
- Oberer Companies
- RG Properties
- Synergy Development

Appraisal Management Companies

- Accurate Group
- Appraisal Nation
- Collateral Evaluation Services
- LRES
- Mountainseed



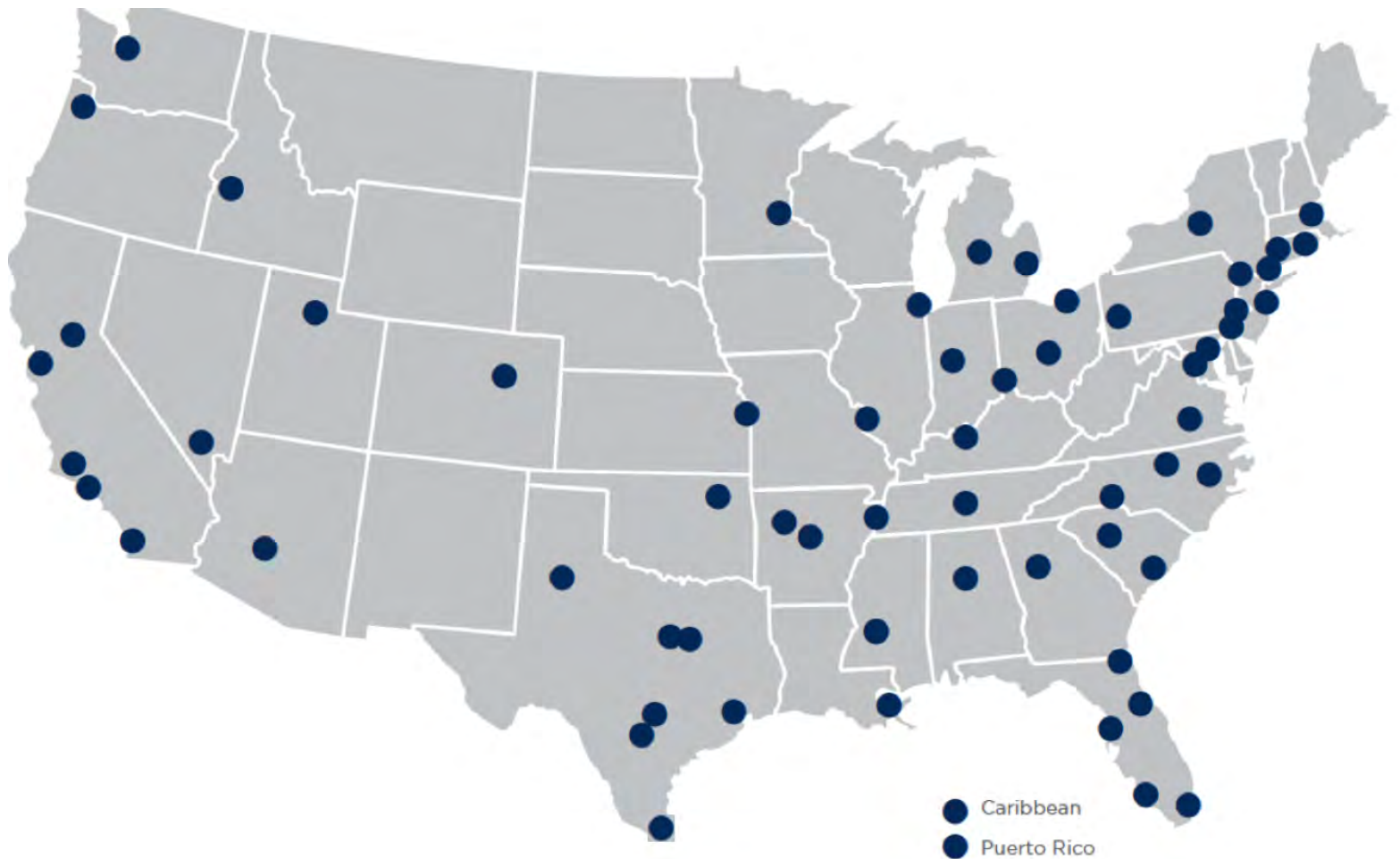
LOCAL EXPERTISE. NATIONALLY.

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

MASSACHUSETTS

Boston, MA
Jerry J. Manfra, MAI
T (617) 457-3298
jmanfra@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
Albert (Chip) Hughes, MAI
T (610) 238-0238 ext. 1
chughes@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

ARKANSAS

Little Rock, AR
Michelle Alexander, MAI, MRICS
T (901) 322-1703
malexander@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

LOUISIANA

New Orleans, LA
John R. Praytor, MAI
T (601) 714-1665
jpraytor@irr.com

MISSISSIPPI

Jackson, MS
John R. Praytor, MAI
T (601) 714-1665
jpraytor@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

Memphis, TN
Michelle Alexander, MAI, MRICS
T (901) 322-1703
malexander@irr.com

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 (952) 905-2401
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" Winius, 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 - CINCINNATI/DAYTON

8241 Cornell Road, Suite 210
Cincinnati, OH 45249
T: (513) 561-2305
F: (513) 561-2881
irr.com/cincinnati

Gary S. Wright, MAI, SRA
Senior Managing Director
T (513) 426-7125
gwright@irr.com

irr.com

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



INTEGRA REALTY RESOURCES
Local Expertise. Nationally.