

# IRR Columbus Office Profile

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Contact Us

Integra Realty Resources  
Columbus

6241 Riverside Drive  
Columbus, OH 43017

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# Overview of Expertise

Integra Realty Resources – Columbus provides valuation and consulting services for various types of real property with special emphasis on investment grade real estate. We serve national and regional banks, HUD MAP mortgage bankers, Fortune 500 Companies, private clients, developers, lenders, investors, governmental agencies, real estate owners, attorneys, and other professionals concerned with the value, use and feasibility of real property. Appraisal services available are market and feasibility studies, tax appeal and expert witness testimony, as well as existing and proposed commercial property appraisals of industrial properties and research business parks, hotels and motels, downtown office buildings and suburban office buildings, regional malls and all types of retail centers, multi-family, and condominium complexes, government buildings, schools and colleges, restaurants, vacant land and subdivisions, golf courses and entertainment complexes. Combined with our offices in Cincinnati and Dayton, Integra Cincinnati/Columbus, Inc. can meet clients' needs throughout central, southwest and northwest Ohio, northern Kentucky and southeastern Indiana.

## Principal Markets Served

### Ohio Counties

Franklin  
Delaware  
Union  
Marion  
Licking  
Fairfield  
Pickaway  
Madison

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# Key Personnel

## Senior Management

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# Core Competencies

Office  
Retail  
Multifamily  
Industrial  
Hotel  
Land

- Valuation for real estate lending, asset acquisition and disposition, eminent domain and public-sector planning and development initiatives
- Market and feasibility studies
- Litigation and qualified expert testimony in all litigation and arbitration venues
- Comprehensive research coverage of the major asset classes (office, retail, industrial, & multifamily)
- Expertise in special-purpose property valuation and real property interests (leasehold and other partial interests)
- Residential valuation for subdivisions and mid and high-rise including CBD condominium towers
- Extensive experience in management of large portfolios of commercial properties nationally
- Complex cash flow modeling, asset performance including peer to peer studies
- Real estate consulting on complex real estate matters

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# Office Assignments



## Single-Tenant Suburban Office

**234,000 square feet comprised of two adjacent buildings occupied by a single tenant. Valuation for the mortgage lender.**



## Multi-Tenant Suburban Office

**97,000 square feet occupied by multiple tenants. Valuation for the mortgage lender.**



## Multi-Tenant Urban Office

**172,000 square foot Class A multi-tenant office in urban setting. Valuation for the mortgage lender.**



## Multi-Tenant Urban Office

**66,000 square foot single-tenant office with ground floor retail space in urban setting. Valuation for the mortgage lender.**



## Multi-Tenant Suburban Medical Office

**22,000 square foot multi-tenant medical office. Valuation for the mortgage lender.**

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# Industrial Assignments

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## Distribution Warehouse

**1,020,000 square foot single-tenant distribution warehouse in the Rickenbacker submarket area. Valuation for the mortgage lender.**



## Multi-Tenant Warehouse

**200,000 square foot multi-tenant warehouse in urban setting. Valuation for the property owner and their attorney for tax appeal purposes.**



## Industrial Flex

**130,000 square foot multi-tenant industrial flex property. Valuation for the mortgage lender.**



## Manufacturing

**370,000 square foot manufacturing, corporate office, and distribution facility. Valuation for the mortgage lender.**



## Multi-Tenant Warehouse

**122,000 square foot multi-tenant office warehouse. Valuation for the mortgage lender.**



## Self-Storage

**41 unit self-storage facility. Valuation for the mortgage lender.**



# Retail Assignments

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## Regional Power Center

A high profile 352,913-square foot power center constructed in the 1990's with ground lease anchor and a theater in Columbus, Ohio. Valuation for the mortgage lender.



## Strip/Convenience Center

A 22,183 square foot strip/convenience center constructed in 2007 in Dublin, Ohio. Valuation for the mortgage lender.



## 15 Big Box Stores

A total of 15 big box stores owned or leased by a national chain, located across Ohio. Valuation for tax appeal purposes.



## Proposed Net Leased Retail

A proposed net leased retail building in Dresden, Ohio. Valuations for the mortgage lender.



## Quick Service Restaurant

An existing chain quick service restaurant in Celina, Ohio for the mortgage lender.



## Vacant Supermarket with Adjacent Retail

A 93,915-square foot supermarket and adjacent hardware store and bank branch constructed in 1986. Valuation for the property owner and their attorney for tax appeal purposes.





# Multi-Family Assignments

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## Market Rate Apartments

A 136-unit apartment complex with clubhouse and garages. Recently completed and in the stabilizing phase. Appraised for financing purposes.



## Short North Mixed-Use

An 18-unit, multi-family building over retail on High Street in Columbus' Short North. Appraised for financing purposes.



## Fraternity House

An 11,900 SF fraternity with 32 bedrooms constructed in 1956. Appraised for financing purposes.



## Market Rate Apartments

A 12-unit complex in Columbus constructed in 1970. Appraised for financing purposes.



## Proposed Senior Living

A proposed 55+ senior living community with 95 ranch-style one and two bedroom units in suburban Columbus. Feasibility study for the developer.



## Market Rate Apartments

A 64-unit market rate development of one and two-bedroom townhouses constructed in 1994 in Columbus, Ohio. Appraised for financing purposes.





# Hotel Assignments



## Limited Service Hotel in Small College Town

A 66-room, midscale hotel near idyllic college campus.



## Market and Feasibility Study in Urban Setting

A 119-room hotel under new, national flag.



## Suburban, Select Service Hotel

A 101-room, upscale hotel along the interstate.



## Proposed Extended Stay Hotel

A 136-room hotel adjacent to large mixed-use development.



## Full Service Inn in Historic Downtown

A 28-room hotel and restaurant in charming small town for tax assessment purposes.



## Proposed Dual-Branded Economy Hotel

A 100-room hotel in affluent suburb, among the first of its kind.

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# Areas of Specialization

Active Adult Communities  
Auto Dealerships  
Big Boxes  
Churches  
Eminent Domain  
Funeral Homes  
Hotels  
Manufactured Housing  
Medical Office Buildings  
Parking Garages  
Property Tax Appeal  
Self Storage  
Specialty Retail  
Student Housing

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# Client List

## Financial Institutions and Lenders

Fifth Third Bank  
Huntington National Bank, N.A.  
JPMorgan Chase  
Key Bank  
PNC Bank  
US Bank  
Wells Fargo Bank  
Others Available Upon Request

## Government

City of Columbus  
City of Dublin  
City of Upper Arlington  
Columbus Port Authority  
Federal Deposit Insurance Corporation  
General Services Administration  
Geauga County Auditor  
Lorain County Auditor  
State of Ohio

## Developers & Investors

Arshot Investment Corp.  
Casto  
Continental Real Estate Cos.  
Daimler Group  
Nationwide Realty Investors  
NP Limited

## Law Firms

Baker & Hostetler  
Bricker & Eckler LLP  
Carlile Patchen & Murphy  
Flanagan | Bilton LLC  
Kegler Brown Hill & Ritter  
Sleggs Danzinger & Gill Co., LPA  
Siegel Jennings Co., LPA  
Vorys Sater Seymour and Pease LLP

## Appraisal Management Companies

RERC  
LookingGlass

## Retailers

Giant Eagle  
Kroger  
Meijer  
Target  
Walgreens  
Walmart

## Life Insurance Companies

Available Upon Request

## Mortgage Bankers

Available Upon Request

## Special Servicer

Available Upon Request

## Tax Consultants

Available Upon Request

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# References

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# Key Personnel Qualifications

## **Brad A. Johnson, MAI**

Senior Managing Director for Integra Realty Resources—Columbus. Actively engaged in real estate valuation since 1998, with experience in appraisal and consulting for a full array of property types. These property types include, but not limited to, office, industrial, vacant land, multi-family and retail.

Experience has largely focused on office and industrial properties. Reports have been completed for financial institutions, property owners, attorneys, corporations and government bodies. Valuations have been performed for real estate tax, estate, litigation and financing purposes.

## **Curtis P. Hannah, MAI, AI-GRS**

Managing Director for Integra Realty Resources—Columbus. Actively engaged in real estate valuation and consulting since 1999 with experience in appraising a variety of property types including office, industrial, multi-family, retail, restaurants and land for various uses.

Experience has largely focused on consulting, evaluating and appraising retail properties including single tenant net leased retail, convenience centers, neighborhood centers, community centers, regional centers, regional malls and fashion and lifestyle centers. Valuations have been performed for real estate tax, estate, litigation and financing purposes.

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# Corporate Profile

Integra Realty Resources, Inc. offers the most comprehensive property valuation and counseling coverage in the United States covering over 60 markets. Integra was created for the purpose of combining the intimate knowledge of well-established local firms with the powerful resources and capabilities of a national company. Integra offers integrated technology, national data and information systems, as well as standardized valuation models and report formats for ease of client review and analysis. Integra's local offices have an average of 25 years of service in the local market, and each is headed by a Managing Director who is an MAI member of the Appraisal Institute.

Integra Realty Resources serves many of the nation's largest and most prestigious financial institutions, developers, corporations, law firms and government agencies.

For more information and to find the nearest Integra office, please visit [www.irr.com](http://www.irr.com).

#### Corporate Office

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# Competitive Advantage



## Client Satisfaction

Integra is committed to streamlining the management and delivery of assignments so our clients have confidence and direct contact with the appropriate individuals.

## 100% Valuation and Counseling

Integra's personnel, resources, data and techniques are focused exclusively on valuation and counseling. We do not offer other conflicting services, and we are independent and have only one interest in mind: The Client.

## Industry Leading Research

Integra, through its proprietary database - DataPoint - provides in-depth analytics throughout the US. This unrivaled database is compiled from more than 100,000 valuation assignments across multiple markets.

## Elite Professionals

Integra has over 200 MAIs and more than 30 CREs, more than any other company. With Integra, you get the broadest national coverage with over 60 offices throughout North America and over 900 'best in class' valuers.

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# Contact Us

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