



INTEGRA REALTY RESOURCES

**IRR** | **MINNEAPOLIS /  
ST. PAUL**

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING





30+

years serving  
Minneapolis/St. Paul 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.***

600+

appraisals completed  
annually



## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- **AT&T Tower, Minneapolis, MN, 610,154 SF**
- 50 South Tenth, Minneapolis, MN, 541,196 SF
- Northland Plaza, Bloomington, MN, 364,167 SF
- Piper Jaffray Plaza, St. Paul, MN, ~ 250,000 SF
- Crosstown Corporate Center, Eden Prairie, MN, 89,889 SF
- City West Financial Center, Eden Prairie, MN, 73,340 SF

### Industrial



- **Plymouth Ponds 1-8, Plymouth, MN, 714,779 SF**
- Murphy Warehouse, Fridley, MN, 406,164 SF
- Aldrin Distribution Center II, Eagan, MN, 218,372 SF
- Energy Park Distribution Center, St. Paul, MN, ~ 250,000 SF
- Anderson Windows, North Branch, MN, 149,825 SF
- Hale Avenue Business Center, Oakdale, MN 85,762 SF

### Multifamily



- **Loring Park City Apartments, Minneapolis, MN, 183,808 SF/162 Units**
- Lemay Lake Apartments, Eagan, MN, 412,084 SF/282 Units
- Shenandoah Apartments, Shakopee, MN, 282,115 SF/202 Units
- Summit Square Apartments, Rochester, MN, 147,213 SF/150 Units
- Birchwood Court Apartments, Elk River, MN, 56,061 SF/50 Units
- Cedar Hill Townhomes, Minnetonka, MN, 32,490 SF/30 Units

### Hospitality



- **Marquette Hotel, Minneapolis, MN, 199,442 SF/281 Rooms**
- Le Bourget Hotel, Bloomington, MN, 90,533 SF/159 Rooms
- Hilton Home2Suites, Bloomington, MN, 99,538 SF/107 Rooms
- Country Inn & Suites, Shoreview, MN, 59,382 AF/83 Rooms
- AmericInn Hotel, Apple Valley, MN, 35,296 SF/63 Rooms
- Microtel Inn & Suites, Inver Grove Heights, MN 25,910 SF/63 Rooms

### Retail



- **Tamarack Village Shopping Center, Woodbury, MN, 596,432 SF**
- Riverdale Crossing Shopping Center, Coon Rapids, MN, 334,040 SF
- Wayzata Village Shoppes, Wayzata, MN, 43,731 SF
- Plymouth Town Center, Plymouth, MN, 26,330 SF
- Rochester Crossings, Rochester, MN, 21,492 SF
- Elk River Crossing, Elk River, MN, 14,281 SF

## OUR VALUE PROPOSITION

Integra Realty Resources-Minneapolis/St. Paul consists of five highly-trained and accomplished Commercial Real Estate Analysts with over 25 years of combined valuation experience. Our ten talented Commercial Real Estate Analysts are assisted by four distinctly skilled support personnel with combined industry experience of over 50 years. Together our experienced team of professionals completes over 600 commercial valuation and consulting assignments, involving all aspects of real estate, each year.



### **Michael F. Amundson, MAI, CCIM, Senior Managing Director**

Mr. Amundson has been in the valuation profession for over 30 years. He holds a Master of Science degree in Real Estate Appraisal and Investment Analysis from the University of Wisconsin-Madison. Mr. Amundson's experience includes real estate valuations, market studies and consulting services for office, industrial, residential and retail properties, as well as special use properties. Mr. Amundson specializes in the analysis of retail and shopping center properties, and is co-author of Shopping Center Appraisal and Analysis, 2nd Edition.



### **Dan Mueller, MAI, MRICS, Executive Director**

Mr. Mueller is a designated MAI and holds a Bachelor of Science Degree in Business Administration and Economics. His real estate experience dates back to 1986. Mr. Mueller's expertise involves preparation of professional real estate valuations and market analyses for all types of commercial, industrial, residential, and special use properties. The specific purposes of these assignments have included mortgage financing, condemnation, investment counseling, potential sale or purchase, leasehold and rental analysis, and feasibility analysis.

## OUR CLIENTS

### Mortgage Banks/Services

### Government & Organizations

- Ally Bank
- Associated Bank
- Bank of America
- Bank OZK
- Bell Bank
- Bremer Bank
- BMO Harris Bank
- CIBC Bank USA
- Citibank
- Comerica Bank
- First Financial Bank
- First Hawaiian Bank
- First National of Nebraska
- Great Southern Bank
- Great Western Bank
- Highland Bank
- Home Federal Savings Bank
- JPMorgan Chase Bank
- MidWestOne Bank
- Minnesota Bank & Trust
- Old National Bank
- PNC Bank
- Premier Bank
- TCF National Bank
- Tradition Capital Bank
- Union Bank & Trust
- U.S. Bank
- Wells Fargo Bank
- Zions First National Bank

- Alerus Financial
- Arbor Commercial Funding
- Bellwether Enterprise Real Estate Capital
- CBRE | Capital Markets
- Cherrywood Mortgage
- Forbix Financial
- Genworth Financial
- Grandbridge Real Estate Capital
- Greystone
- Merchants Capital
- NorthMarq Capital
- Omega Street Capital
- PACE Loan Group
- PCG Capital
- Servion Commercial Loan Resources
- Silver Hill Funding
- StanCorp Mortgage Investors
- Summit Financial & Investment Group
- Venture Commercial Mortgage
- Wintrust Financial Corp.

- Anoka County
- Carver County
- Cass County, ND
- City of Minneapolis
- City of Eden Prairie
- City of Shakopee
- City of Wabasha
- Hennepin County
- GSA (Government Services Administration)
- Metropolitan Council
- MN Department of Military Affairs
- MN Department of Natural Resources
- MN Department of Transportation
- Olmsted County
- Red Wing Housing & Redevelopment Authority
- Scott County
- St. Louis County
- University of Minnesota
- U.S. Department of the Interior
- Washington County
- Winona State University

### Law Firms/Accounting

### Developers/Owners

### Life Insurance Companies

- Best & Flanagan LLP
- Briggs & Morgan, PA
- Faegre Drinker Biddle & Reath
- Fredrikson & Byron
- Gray Plant Mooty
- Henningson & Snoxell Ltd.
- Henson Efron
- Larkin Hoffman
- Lehner Law Office, LLC
- LeVander, Gillen & Miller, PA
- Meier, Kennedy & Quinn
- Messerli Kramer
- Siegel Brill, PA
- Weiner Law Group, LLP

- A & L Properties
- AECOM
- Anderson Builders
- Brighton Development
- Commers Property Development
- Dakota Pacific Real Estate
- Dominion Development & Acquisition
- Hebert Commercial Properties
- Hegenes Properties, Inc.
- Hempel Real Estate
- Vitus, Inc.
- WIN Investment Properties, LLC

- Aegon USA Realty Advisors
- American Equity Investment Life Holding Company
- American United Life Insurance
- Aviva Capital Management
- Guardian Life Insurance Co.
- Northern Trust Co.
- Prudential Insurance Co.
- Sun Life Financial
- Sunset Life Insurance Co.
- Thrivent Financial for Lutherans
- Union Labor Life Insurance Co.

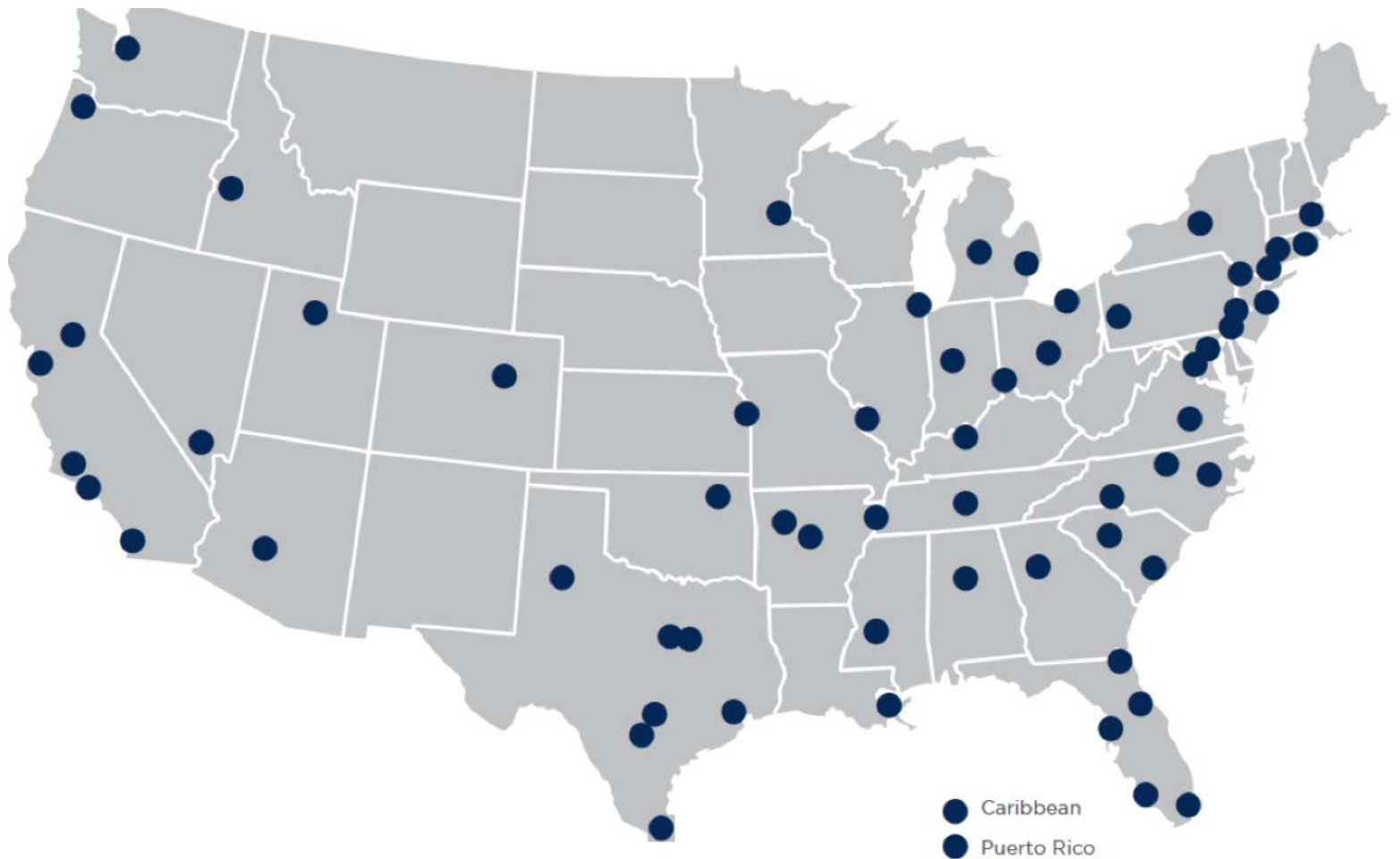
LOCAL EXPERTISE. NATIONALLY.

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

### MINNESOTA

Grand Rapids, MI  
Jeff Genzink, MAI  
T (952) 905-5000  
jgenzink@irr.com

### MISSOURI

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

### 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 – MINNEAPOLIS/ST. PAUL**

8012 Old Cedar Avenue South  
Minneapolis, MN 55425  
T: (612) 339-7700  
F: (612) 339-7937  
[irr.com/Minneapolis](http://irr.com/Minneapolis)

Michael F. Amundson, MAI, CCIM  
Senior Managing Director  
T (952) 905-2401  
[mamundson@irr.com](mailto:mamundson@irr.com)

Dan Mueller, MAI, MRICS  
Executive Director  
T (952) 905-2407  
[dmueller@irr.com](mailto:dmueller@irr.com)

**irr.com**

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



INTEGRA REALTY RESOURCES  
Local Expertise. Nationally.