



INTEGRA REALTY RESOURCES

# IRR | RALEIGH

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING



10+

years serving the  
Raleigh market area

**IRR® — INTEGRA REALTY RESOURCES —**

provides world-class commercial real estate valuation and counseling services to both local and national 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.***

1,100+

appraisals completed  
annually

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- **Office Building, 8325 Six Forks Rd. Raleigh, NC, 129,347 SF**
- Durham ID, 224 Morris Street, Durham, NC, 330,274 SF
- Commercial Office Building, 215 Morris St. Durham, NC, 108,936 SF
- 400 & 600 Regency Forest Dr. Cary, NC, 111,706 SF
- Advance Auto Parts Tower, NEC of Six Forks Road and I-440, Raleigh, NC, 341,023 SF
- Blue Ridge I, 2605 Blue Ridge Rd. Raleigh, NC, 62,248 SF

### Industrial



- **Industrial Warehouse, 3700 S. Miami Blvd. Durham, 284,860 SF**
- 11724 Green Level Church Rd. Cary, NC, 190,000 SF
- 106 Roche Dr. Durham, NC, 180,534 SF
- 2525 & 2532 Whilden Dr. Durham, NC, 453,788 SF
- OMNI II, 631 Omni Industrial Blvd. Summerville, SC, 200,000 SF
- Camco Manufacturing Inc., 121 Landmark Dr. Greensboro, NC, 496,735 SF

### Multifamily



- **Proposed Apartment Building, 0 S. Walker St. Cary, NC, 179,658 SF / 153 Units**
- Foxwood Apartments Phase 1 6801 Creekwater Dr. Raleigh, NC, 207,057 SF/192 Units
- Carraway Village, 1940 Eubanks Road, Chapel Hill, NC, 383,641 SF/403 Units
- Southpoint Crossing, 1800 Southpoint Crossing Dr. Durham, NC, 268,974 SF/288 Units
- The Carolinian, 2600 Glenwood Ave., Raleigh, NC, 207,543 SF/186 Units
- Southern Village Apartments, 200 Copperline Dr. Chapel Hill, NC, 251,486 SF/250 Units

### Hospitality



- **Tru by Hilton Hotel, 2140 W. Lucas St. Florence, SC, 49,229 SF/98 Rooms**
- Townplace Suites by Marriott, 205 Columbus Dr. Aberdeen, NC, 53,176 SF/89 Rooms
- Tarheel Lodging LLC, 1740 N. Fordham Blvd. Chapel Hill, NC, 40,548 SF/119 Rooms
- Days Inn & Conference Center, 805 SW. Service Road Southern Pines, NC, 76,538 SF/120 Rooms

### Retail



- **Riverview Shopping Center, 5116 N. Roxboro St Durham, NC, 125,812 SF**
- Strip Shopping Center, 2332 Matthews Township Pky. Matthews, NC, 191,664 SF
- Lake Boone Shopping Center, 2508 Wycliff Rd Raleigh, NC, 103,263 SF
- 3718 University Dr & 3117 Shannon Rd. Durham, NC, 308,171 SF/269 Apt. Units
- 1500 Poinsett HWY Greenville, SC, 298,764 SF
- Retail Center, 1865 Hendersonville Road Asheville, NC, 508,957 SF

### Specialty Assignments



- **Palladium IMAX Leased to Regal Cinemas Inc., 5830 Samet Dr. High Point, NC, 49,456 SF / 14 Approved Units**
- Ambulatory Surgery Center, 3714 Guardian Ave. Morehead City, NC, 30,368 SF
- Fenton (Phase 1), I-40 & Cary Towne Blvd., Raleigh, NC, 349,562 SF Retail, 209,926 SF Office, 335 Apt. Units
- Freedom House Recovery Center, 140 New Stateside Dr., Chapel Hill, NC, 27,069 SF
- Yellow Book Appraisal, Lake Drive, Pineville, NC

## 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. One staff member appraises apartments, another large shopping centers, another office buildings, another industrial buildings; we even have a staff member that appraises churches. When you hire our firm to value your property, you are engaging an expert in the property type you need valued.



### **Chris R. Morris, MAI, FRICS, Senior Managing Director**

Senior Managing Director of Integra Realty Resources Raleigh. Actively engaged in real estate since 1986. Joined Integra after 11 years as a Principal with Shaw Boykin & Morris in Raleigh, after 6 years as a Staff Appraiser with Shaw/Boykin & Associates. Worked for 6 years as a Staff Appraiser and Utilities Agent for the N.C. Department of Transportation in Charlotte and Raleigh. Broad range of experience in valuation and analysis of many types of real estate for purposes including financing, estate planning, ad valorem tax valuation, general litigation and eminent domain.



### **M. Scott Smith, MAI, Director**

Director with Integra Realty Resources - Raleigh. Began appraisal career in September, 2007, working for Integra Realty Resources - Charlotte after employment as a mortgage loan officer. Specializes in multifamily valuation but has appraised a wide variety of property types including but not limited to: vacant land, agricultural properties, industrial, manufacturing and distribution facilities, single and multi-tenant retail properties, general and medical offices, subdivision analyses, gas marts, proposed and existing mixed use developments, and several various special purpose properties. Additionally, he developed the greenhouse nursery and container nursery template utilized nationally by Integra Realty Resources.



### **Samuel Bryan, MAI, Director**

Director with Integra Realty Resources-Raleigh. Began appraisal career in October 2010, working for Integra Realty Resources-Raleigh. Has appraised a variety of property types including, but not limited to: vacant land, industrial, manufacturing and distribution facilities, single and multi-tenant retail properties, general and medical offices, multi-family & special purpose properties.



### **Andrew Cable, MAI, Director**

Director with Integra Realty Resources-Raleigh. Began appraisal career in June 2009, working for Springside Partners, LLC in Charlotte, NC assisting with appraisal reviews. Began conducting appraisals in February 2011 with HCP Advisors, Inc. in Austin, TX. Experienced in valuation of a wide variety of property types including vacant land, industrial, single and multi-tenant retail properties, general and medical offices, subsidized and market rent multifamily properties, mixed-use developments, and several various special purpose properties.



## OUR CLIENTS.

### Financial Institutions & Lenders

- Allegacy Federal Credit Union
- American National Bank
- Ameris Bank
- Arbor Commercial Mortgage
- ARCS Commercial Mortgage
- Aspen Capital
- Atlantic Union Bank
- Bank of America
- Bank OZK
- BBVA Compass
- BB&T
- Coastal Federal Credit Union
- East/West Bank
- Fifth Third Bank
- First Bank
- First Carolina Bank
- First Citizens Bank
- First Commonwealth Bank
- First Horizon
- Flushing Savings Bank
- GMAC Commercial Mortgage
- Great Western Bank
- Green Park Financial
- Hometrust Bank
- JP Morgan Chase Bank
- KeyBank
- Oxford Mortgage Company
- Pinnacle Bank
- PNC Bank
- Provident Mutual
- Prudential Multifamily Mortgage
- Reliant Bank
- South State Bank
- State Farm Bank
- Sun Life of Canada
- SunTrust Bank
- TD Bank
- Towne Bank
- Truist Bank
- United Community Bank
- Wells Fargo
- Woodmen of the World

### Investment Banks/Pension Fund Advisors/ REITS

- Allstate Investments
- Aviva Life and Annuity
- Capital Advisors
- Column Financial
- Community Investment Corp.
- David L. Babson
- Integra Financial
- Mass Mutual
- Midland Mutual Life Ins. Co.
- Morgan Stanley
- Newman Financial
- Principal Mutual
- Raymond James Realty
- WAFRA Group

### Developers & Investors

- Boddie-Noell Properties
- Diversified Growth & Dev.
- FINOVA Capital Corp.
- Foothill Capital Corp.
- Grandbridge Real Estate Capital
- JS Multi-Capital
- Lasalle Investment Mgmt.
- MetLife
- Singh Development

### Special Servicers

- C-III Asset Management
- LNR Partners, LLC

### Right-of-Way Contractors

- AECOM
- Carolina Land Acquisitions
- Maser Consulting
- Professional Property Services
- R/W Consultants
- Telics
- THC, Inc.

### Government & Corporations

- American Red Cross
- Blue Cross Blue Shield

- Brisben Companies
- City of Raleigh
- Duke Progress
- FDIC
- Girl Scouts-NC
- Coastal Pines
- Jefferson Pilot
- Leith Automotive
- Martin Marietta
- Miller Brewing Co.
- N.C. Dept. of Administration
- N.C. Dept. of Transportation
- N.C. Turnpike Authority
- Novant
- Town of Apex
- Town of Cary
- Town of Holly Springs
- Triangle Land Conservancy
- Triangle Transit Authority
- U.S. Postal Service
- Verizon
- Wake County
- Westinghouse Electric
- Western Wake Partners

### Institutions

- Duke University
- N.C. State University
- Peace College
- UNC-Chapel Hill
- UNC Hospitals

### Law Firms

- Bell Davis Pitt
- Manning Fulton
- Nelson Mullins
- Parker Poe
- Smith Anderson
- Womble Carlyle
- Wyrick Robbins
- Young Moore

**LOCAL EXPERTISE. NATIONALLY.**

50+

local offices

60+

markets covered U.S. and Caribbean



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