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**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.***

500+

appraisals completed  
annually

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- **Proposed Amazon Building, 555 108<sup>th</sup> Ave. NE, Bellevue, WA 995,572 SF**
- 1111 Third Avenue Building, 1111 3<sup>rd</sup> Ave., Seattle, WA 773,762 SF
- Fourth and Madison Building, 925 4<sup>th</sup> Ave., Seattle, WA 805,106 SF
- Medical Dental Building, 505-509 Olive Way, Seattle, WA 199,241 SF
- 1918 Eighth Building, 1918 8<sup>th</sup> Ave., Seattle, WA 668,092 SF
- Seattle Federal Office Building, 909 1<sup>st</sup> Ave., Seattle, WA 305,771 SF

### Industrial



- **CC Packaging Service Building, 17105 Tye St., Monroe, WA, 75,922 SF**
- Petersburg Fisheries, 411 N. Nordic Dr., Petersburg, AK 320,088 SF
- Norfolk Building, 3701 S. Norfolk St., Seattle, WA 122,349 SF
- Quadrant Tech Center, 12310 134<sup>th</sup> Ct., Redmond, WA 48,487 SF
- M-3 Business Center, 1001 Andover Park E., Tukwila, WA 132,128 SF
- BoxMaker TBI Building, 6230 S. 190<sup>th</sup> St., Kent, WA 103,100 SF

### Multifamily



- **Radius Apartments, 400 Boren Ave. N., Seattle, WA, 338,024 SF/282 Units**
- Four Freedoms Seattle, 747 N. 135<sup>th</sup> St., Seattle, WA 207,494 SF/372 Units
- Village at Oak Meadows, 7127 150<sup>th</sup> St. SW, Lakewood, WA 77,920 SF/99 Units
- Jackson Greens Apartments, 13341 15<sup>th</sup> Ave. NE, Seattle, WA 72,459 SF/84 Units
- Park Vista Apartments, 8700 164<sup>th</sup> Ave. NE, Redmond, WA 30,506 SF/23 Units
- Birchcreek Apartments, 11642 91<sup>st</sup> Ln. NE, Kirkland, WA 4,314 SF/6 Units

### Right of Way



- **Palouse to Cascades Trail, King County to Kittitas County, 458 properties**
- King County H Line PFE, Burien to Downtown Seattle, WA 47 properties
- Puget Sound Gateway SR 509 Completion, SeaTac, WA 15 properties
- Lake City Way WSDOT PFE, Seattle, WA 12 properties
- Carney Lake Road SW Project, Port Orchard, WA 12 properties
- Dwtm Redmond Link Extension, Phases II & III, Bellevue to Redmond, WA 9 properties

### Retail



- **Westlake Center, 400 Pine St., Seattle, WA, 164,232 SF**
- Georgetown Center, 5959 Corson Ave., Seattle, WA 136,038 SF
- South Hill Village, 120 31<sup>st</sup> Ave. SE, Puyallup, WA 141,707 SF
- Super Supplements, 6740 Redmond-Fall City Rd., Redmond, WA 3,360 SF
- Auto Nation Ford of Bellevue, 411 116<sup>th</sup> Ave. NE, Bellevue, WA 31,672 SF
- Main Street Retail, 10220-10246 Main St., Bellevue, WA 23,154 SF

### Specialty Assignments



- **Arne Hanna Aquatic Center, Bellingham, WA**
- 507 Westlake Air Rights for Craneway Easement, Seattle, WA
- Hamilton Floodplain, Prelim Value Estimate, Hamilton, WA
- Narrows Marina, Tacoma, WA
- Boardwalk Lodge, Thorne Bay, AK
- Pacific Raceway, Kent, WA

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS (Continued)

### Self Storage



- **Magnolia Bridge Self Storage, Seattle, WA, 1119 units**
- Rainier Storage and Work Lofts, Seattle, WA 787 SS Units/91 workloft spaces
- Metro Self Storage, Seattle, WA 761 units
- Mini-Storage Mount Vernon, Mount Vernon, WA 559 units
- Lakewood Safe Store Self Storage, Lakewood, WA 558 units
- Sitka Self-Storage Facility, Sitka, AK 465 units

### Mobile Home Parks



- **Bow Lake Mobile Home Park, SeaTac, WA, 452 units**
- Friendly Village, Olympia, WA 245 units
- Glenwood Mobile Estates, Marysville, WA 231 units
- Rainbow RV Park, Eatonville, WA 65 units
- Alpine Meadows Mobile Home Park, Yakima, WA 46 units
- Magill's Trailer Park, Petersburg, AK 34 units

## OUR VALUE PROPOSITION

Integra Realty Resources – Seattle provides valuation and consulting services for various types of real property, with special emphasis on investment-grade real estate. Our professionals have been serving pension funds, investment advisory firms, corporations, private clients, developers, lenders, investors, governmental agencies, real estate owners, and other professionals concerned with the value, use, and feasibility of real estate for over 35 years.



### **Matt Bacon, MAI, Senior Managing Director**

Mr. Bacon has been actively engaged in the appraisal profession since 2002. His expertise includes extensive experience in all commercial property types, including office buildings, apartment complexes, industrial buildings, retail buildings, self-storage properties, LIHTC, residential subdivisions, land, mobile home parks, recreational vehicle (RV) parks, gas/service stations, and special use properties such as churches, schools, and cell-tower sites.



### **Allen Safer, MAI, Executive Director**

Mr. Safer is the Executive Director of the Seattle, WA office and has over 40 years of counseling and valuation analysis for the general public on commercial and residential properties in Washington and Alaska, including vacant land, residential plats, master-planned communities, multifamily developments, retail, office, industrial and special purpose properties.



### **Lori Safer, MAI, AI-GRS, Managing Director**

Ms. Safer provides consultation and valuation analysis for clients, including financial institutions, developers, local municipalities and various public agencies. She is experienced in the analysis of various property types including land, appraisal studies involving residential subdivisions, right-of-way and condemnation, and mortgage loans, and highest and best use studies.



### **John Nidecker, MAI, AI-GRS, Managing Director**

Mr. Nidecker has been actively engaged in the appraisal profession since 2002. His experience includes appraisals of property types such as agricultural, right-of-way and condemnation, commercial/retail, mixed-use, office, industrial, single-family and multifamily residential, airports, forestlands, parklands, rural lands, subdivisions and sensitive areas, flood management, habitat and wetland preservation, as well as unique properties such as gravel pits.

## OUR CLIENTS

### Banks

- Bank of America, N.A.
- Bank of the West
- Banner Bank
- Beneficial State Bank
- Chase Bank
- Columbia Bank
- Community National Bank & Trust
- First Bank
- First National Bank Alaska
- GBC International Bank Headquarters
- Heritage Bank - Lynnwood, WA
- JPMorgan Chase Bank, N.A.
- KeyBank National Association
- Kitsap Bank
- Luther Burbank Savings
- M&T Bank
- Mountain Pacific Bank
- Northrim Bank
- Pacific Premier Bank
- Peoples Bank
- Preferred Bank (LA HQ Office)
- Seattle Bank
- TIAA Bank
- U.S. Bank
- Washington Federal
- Wells Fargo Bank RETECHS

### Financial Services

- Active Investment Co. LLC
- Allstate Appraisal, L.P.
- Altus Group
- American Life Inc.
- Ascent Capital - Real Estate Funding Solutions
- East-West Investment Company
- First Commercial Property Group
- Fortin Group Asset Management
- Glacier Real Estate Finance, Inc.
- Lexington Asset Management - Seattle
- Lincoln Avenue Capital
- M&T Commercial Real Estate
- Real Estate Research Corporation
- Real Estate Risk Solutions
- Spear Investment, LLC
- Title Resources Guaranty Company
- Washington Capital Management, Inc.
- Westmoreland Equity Fund LLC
- Zenith Capital

### Law Firms

- Baxter Bruce & Sullivan P.C.
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- Brown & Sterling
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- Duff & Phelps, LLC
- Fahlman, Olsen, & Little, PLLC
- Garvey Schubert Barer
- Hillis Clark Martin & Peterson P.S.
- Inslee Best
- Karr Tuttle Campbell
- Kutscher Hereford Bertram Burkart PLLC
- Lasher, Holzapfel, Sperry & Ebberson
- Law Offices of Sherri M. Anderson, PLLC
- Lyons Law Offices
- Miller Nash Graham & Dunn LLP
- Montgomery Purdue Blankinship & Austin PLLC
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- Quach Family Law P.C.
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- Ryan, Swanson & Cleveland, PLLC
- Sorensen & Edwards, P.S.
- Stoel Rives
- Stokes Lawrence
- Weiner Brodsky Kider PC
- William C. Severson PLLC

### Credit Unions

- AlaskaUSA Federal Credit Union
- America's Christian Credit Union
- BECU Investment Services
- Bellco Credit Union
- Denali Federal Credit Union (Achorage Financial Center)
- Harborstone Credit Union
- iQ Credit Union
- Old West Federal Credit Union
- Red Canoe Credit Union
- Salal Credit Union
- Seattle Metropolitan Credit Union
- Sound Credit Union
- TAPCO Credit Union
- Verity Credit Union
- Washington State Employee Credit Union

### Health Care

- Adventist Health
- Gencare, Inc
- Group Health Cooperative
- HCA
- Kaiser Permanente Washington
- MultiCare Health System
- Quest Diagnostics
- Valley Medical Center

## OUR CLIENTS

### Government/Organizations

- City of Bellingham
- City of Kent
- City of Port Townsend
- City of SeaTac
- City of Shelton
- City of Tacoma
- Forterra
- Habitat for Humanity Seattle-King County
- King County Department of Natural Resources and Parks
- King County DNR Wastewater Treatment Division
- King County Facilities Management, Real Estate Services
- Kitsap County
- Kittitas County
- Northwest Seaport Alliance
- Pierce County Planning and Public Works
- Seattle City Attorney
- Seattle City Light
- Seattle Department of Parks and Recreation
- Seattle Department of Transportation
- Seattle Housing Authority
- Seattle Public Utilities
- Shoreline Fire Department
- Snohomish County
- Sound Transit
- The ROMA Foundation
- Thurston County
- US Army Corps of Engineers
- Washington State Attorney General
- Washington State Department of Fish and Wildlife
- Washington State Department of Natural Resources
- Washington State Parks and Recreation Commission
- WSDOT (Washington State Department of Transportation)

### Developers/Owners

- 5242 California Ave. Apartments LLC
- Allegheny Technologies, Inc.
- Anna Chen Trust
- APE Corporate
- Boeing
- Boise Cascade, LLC
- Brookfield Properties
- Casey Family Programs - Seattle
- Dunn Lumber Company
- Erickson Family Investments LLC
- Granite Mountain Properties, LLC
- Green Crow
- Icicle Seafood, Inc.
- Juneau Travelodge Hotel
- Kitsap Mall Plaza, LLC
- LMC
- Magoon Enterprises LLC
- MainVue Homes
- Miller-Nicholson Inc.
- Nicola Wealth
- Odelia Pacific Corporation
- Pacific Avenue Holdings LLC
- Pacific Hospital Preservation & Development Authority
- Roe Jasen
- Round Lake Development Group, LLC
- SAMIS
- Skookum Quarry, LLC
- The Blume Company
- Tonkin Estates
- Vander Hoek Corporation
- Vintage Housing Development LLC
- Walgreen Co.
- Walmart Realty
- Westlake Associated Inc.
- Whidbey Camano Land Trust

### Right of Way Private Companies

- Contract Land Staff LLC
- HDR, Inc.
- LaBonde Land Inc.
- Tierra Right of Way Services
- Universal Field Services

### Miscellaneous

- Cushman & Wakefield Global Services, Inc.
- T-Mobile USA Inc.

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