



INTEGRA REALTY RESOURCES

# IRR | AUSTIN

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING



30+

years serving Austin  
and other Texas 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.*

150+

appraisals completed  
annually

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Multifamily



- SkyHouse, 51 Rainey St., Austin, TX, 320 Units
- Nexus East, 720 Airport Blvd., Austin, TX 352 units
- Chapel Hill Apartments, 401 Westinghouse Rd., Georgetown, TX 324 units
- Lifestyle Communities Pflugerville, 19447 Wilke Ln., Pflugerville, TX 409 Units
- Parque View (HUD, 223(f)), 1800 El Paso Street, Houston, TX 352 Units
- Culebra Crossing (HUD, 221(d)4), 75110 N Loop 1610, San Antonio, TX 336 Units

### Student Housing



- 21 Rio, 2101 Rio Grande St., Austin, TX 301 Beds, 4,063 SF Retail
- Grand Marc, 510 W. 26<sup>th</sup> Street, Austin, TX 238 beds, 2,900 SF Retail
- Springtown Villa, 503 Springtown Way, San Marcos, TX 515 beds, 32,000 SF Retail
- Hilltop Student Housing, 1004 @ 24<sup>th</sup> Street, Austin, TX 505 beds

### Hospitality



- Hotel Indigo, 810 Red River, Austin, TX 305 Rooms
- Country Inn & Suites, 7400 N. IH 35, Austin, TX, 75 rooms
- Intown Suites Extended Stay, 12989 Research Blvd., Austin, TX, 152 rooms
- Uptown Suites, 7812 Clock Tower Drive, Austin, TX. 129 rooms
- Motel 6, 8010 N. Hwy 35, Austin, TX, 71 rooms
- Extended Stay America, 621 S. Staples, Corpus Christi, TX, 73 rooms

### Self-Storage



- Solid Ground Self-Storage, 505 W. Hwy 290, Elgin, TX, 690 units
- Life Storage, 4515 South Congress Ave., Austin, TX, 532 units
- Lakeway Storage, 513 N. Ranch Rd. 620, Austin, TX, 845 units
- Move It Self-Storage, 2225 CR 129, Pearland, TX, 475 units
- Lone Star Storage, 1079 N Earl Rudder, Bryan, TX, 693 units
- Morningstar Self-Storage, 10220 W. US Hwy 290, Austin, TX, 446 units

### Retail/Industrial



- Shops on University, 1900 University Blvd, Round Rock, TX, 22,256 SF
- Shops at Walden, 9800 N. Lake Creek Parkway, Austin, TX, 21,046 SF
- Picadilly Business Park, 16800 Joe Barbee Dr., Pflugerville, TX, 35,439 SF
- Vxchange Data Center, 8025 N. Hwy 35, Austin, TX, 62,237 SF
- 4400 Supply Court, Austin, TX, 35,000 SF
- Hwy 29 Industrial, 5050 & 5070 E. Hwy 29, Georgetown, TX, 42,000 SF

### Specialty Assignments



- Dutchman Family Winery, 13308 FM 150, Driftwood, TX, 49,332 SF
- Beerburg Brewing, 13476 Fitzhugh Rd., Austin, TX, 10,000 SF
- Unplugged Brewery, 7211 Albert Rd., Austin, TX, 8,390 SF
- Alpha Chi Omega, 1505 Olympia Way, College Station, TX, 40 beds
- Pi Phi Sorority House, 2300 San Antonio, TX, 37 beds
- Alpha Xi Delta Greek Housing, 2508 Rio Grande St., Austin, TX

## OUR VALUE PROPOSITION

Integra Realty Resources – Austin has been providing real estate valuation and consulting services for over 28 years in Austin and other markets throughout Texas. Our services are utilized for lending, property acquisition, property disposition, bankruptcy, estate planning, IRS tax reporting, litigation, eminent domain, infrastructure planning, market studies, feasibility studies, rent studies, and other unique situations where trusted real estate valuation and/or consulting expertise is imperative. Several members of our team are qualified as expert witnesses who have testified in various county, district, state, and federal courts.



### Todd Rotholz, MAI, Senior Managing Director

Todd Rotholz, MAI is Senior Managing Director for Integra Realty Resources – Houston. He has been exclusively engaged in commercial real estate valuation and consultation since 1993. Mr. Rotholz has a diverse range of experience in appraising most types of real estate including, but not limited to, single and multi-tenant retail, single and multi-tenant industrial distribution, flex, and manufacturing, multi-family, mixed-use and planned unit developments, residential subdivisions, CBD and suburban office buildings, and a variety of special purpose properties. He is also actively engaged in appraisals for condemnation and right-of-way purposes, tax appeals, estate valuations, and litigation support, and is qualified as an expert witness. Clients include banks and other financial institutions, law firms, government entities, developers, and investors.



### Edward Schulz, MAI, SRA, Executive Director

Edward B. Schulz, MAI, SRA is Executive Director for Integra Realty Resources – Houston. He has been exclusively engaged in commercial real estate valuation and consultation since 1971. Mr. Schulz has a diverse range of experience in appraising most types of real estate including commercial, industrial, special purpose, vacant land, and residential properties. He has also been a consultant on numerous real estate transactions, and is qualified as an expert witness. Clients include banks and other financial institutions, law firms, government entities, developers, and investors.



### Michael Welch, SR/WA, R/W-AC, MRICS, Managing Director

Michael Welch has been involved in the Real Estate appraisal and consulting field for more than 30 years and is known nationally for his expertise involving large-scale infrastructure projects. He has conducted initial route studies, cost analysis, impact studies and valuations for more than 2,500 miles of linear projects including pipelines, electrical transmission lines, rail corridors, drainage facilities and major transportation roadways. Additionally, Mr. Welch has been involved in appraisal matters, consulting and project management in all 50 states and in more than 150 Texas counties. He has provided litigation services and expert witness testimony for properties involved in various county courts of law, district, state and federal courts.



### Jeffery Cusick, Managing Director

Jeffery S. Cusick is the Managing Director for Integra Realty Resources – Austin. He has been exclusively engaged in commercial real estate valuation and consultation since 2003 within the Central Texas market. Mr. Cusick has a wide range of experience in appraising and consulting on most types of commercial properties, including retail, office, multifamily, self-storage, industrial and land. Mr. Cusick specializes in multifamily, including, but not limited to, student-oriented housing, suburban and luxury high-rise complexes, LIHTC, and HUD-MAP projects both proposed and existing. Clients served include banks, and financial institutions, mortgage bankers, developers, investors, law firms, business/industry and government agencies.

## OUR CLIENTS

### Law Firms/Accounting

### Mortgage Banks/Services

- Allegiance Bank
- BBVA
- Bancorp South
- Bank of America
- Bank of the Ozarks
- BB&T
- Business First Bank
- Cadence Bank
- Capstone Bank
- CCB Community Bank
- Capital One Bank
- Citizens State Bank
- City National Bank
- CoBiz Bank
- Comerica Bank
- Community Bank of Texas
- East West Bank
- Enterprise Bank & Trust
- First Citizens Bank
- First Commercial Bank
- First National Bank of Central Texas
- The First State Bank of Louise
- Frost Bank
- Golden Bank
- Guaranty Bank & Trust
- Huntington State Bank
- Iberia Bank
- Independent Bank
- International Bank of Commerce
- JP Morgan Chase Bank
- Keystone Bank
- Lone Star Bank, SSB
- New First National Bank
- Origin Bank
- Peoples State Bank
- Pilgrim Bank
- Plains State Bank
- Pinnacle Bank
- PNC Bank
- Prosperity Bank
- Regions Bank
- ServisFirst Bank
- Simmons Bank
- Smart Bank
- Southside Bank
- Southstar Bank
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- Texas Community Bank
- Texas Exchange Bank
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- Woodforest National Bank

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- Dart Appraisal
- Haginas & Shillings
- Heartland Valuation Services LLC
- Holliday Fenoglio Fowler, LP
- Investors Title Insurance
- Legacy Trust Company
- Mutual of Omaha
- Redstone
- Texas Appraisal Management Review
- The Greystone Group
- Trinity Real Estate Finance

### Government & Organizations

- City of Austin
- Austin Energy
- University of Texas System
- TXDOT

### Developers/Owners

- Buchalter Company, Inc.
- Freeway Properties
- GHH Real Estate Services LLC
- Greystar Management Services, L.P.
- Landmarks Industries
- Lone Star Constructions
- Lusk Properties, Inc.
- McLane Companies
- Mission Management Companies
- Moody Rambin Interest
- Oakmont Group, Inc.
- Pin Point Commercial
- Poarch-Swinbank
- Savills Studley
- CMSmith Interests

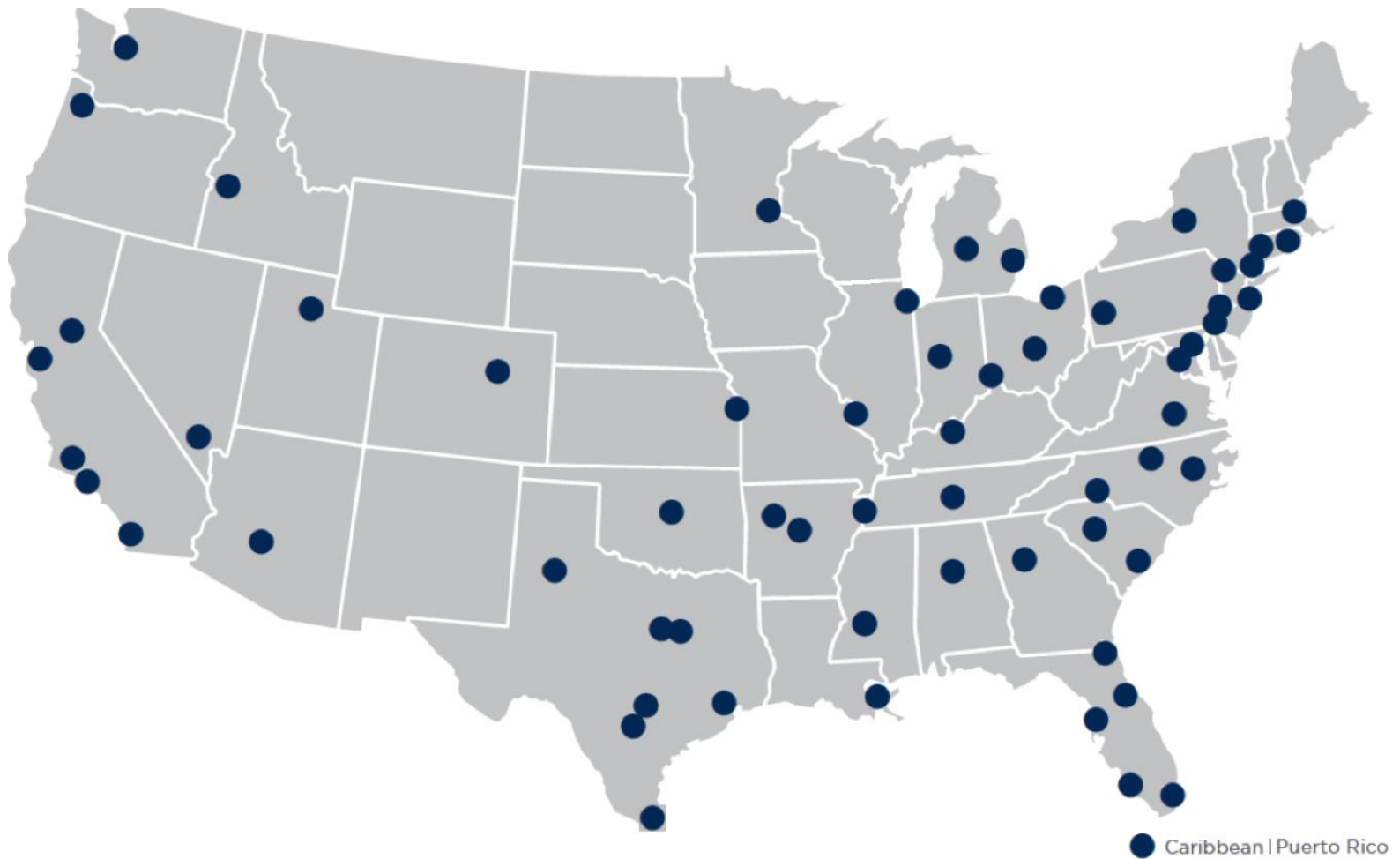
LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



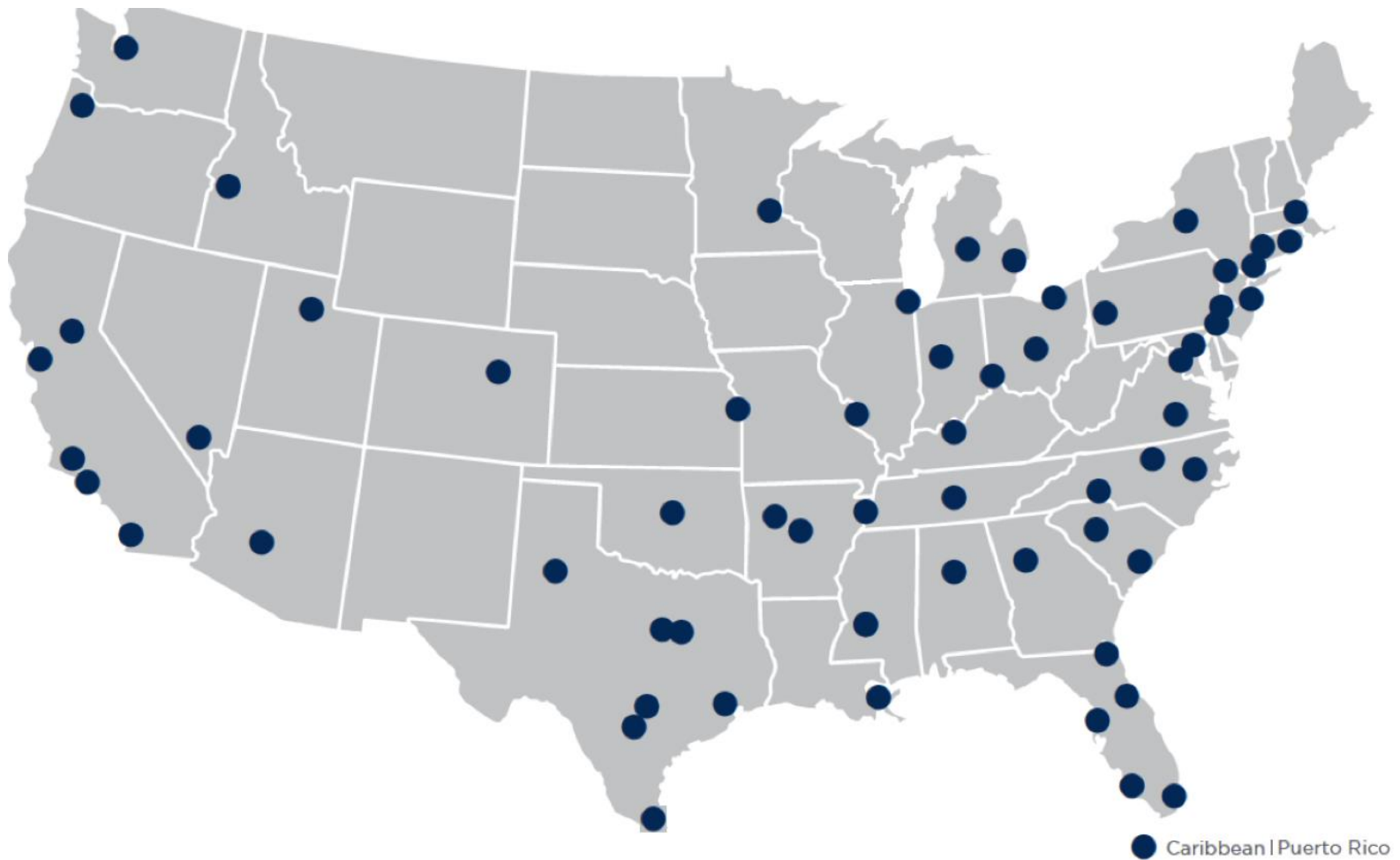
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