



INTEGRA REALTY RESOURCES

IRR | HOUSTON

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



30+

years serving Houston
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.*

1,000+

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- Wells Fargo Plaza, 1000 Louisiana, Houston, TX, 71 Stories, 1,721,000 SF
- Katy Ranch Crossing, 24275 Katy Fwy, Katy, TX, 300,000 SF
- 1902 Harborside, Galveston, TX, 173,560 SF
- 17220 Katy Fwy, Houston, TX, 255,876 SF
- 21420 Merchants Way, Katy, TX, 135,716 SF
- 2900 Wesleyan, Houston, TX 136,716 SF

Industrial



- TX Pines Business Park, 600 Spring Hill Drive, Spring, TX, 281,481 SF
- Cedar Port Trade Center (Proposed), Borusan Rd, Baytown, TX, 1,022,440 SF
- Dixie Chemical, 10601 Bay Area Blvd, Pasadena, TX, 97,420 SF
- Portofino Tech Center, 19241 David Memorial Drive, Woodlands, TX, 87,560 SF
- 8502 Fallbrook Dr., Houston, TX, 77,000 SF
- Ameriport - Building 12, 1100 S. FM 565, Baytown, TX, 218,556 SF

Multifamily



- The Ivy, 2301 Mid Ln, Houston, TX, 297 Units
- Reserve at Windmill Lakes, 9988 Windmill Lakes Blvd., Houston, TX, 392 Units
- San Lucas Apts., 6111 Glenmont Dr., Houston, TX 470 Units
- Millenium @ Midtown, 1920 W. Alabama, Houston, TX 258 Units
- Hunter's Cove, 5300 DeSoto St., Houston, TX, 436 Units
- Gateway at Lake Jackson (LIHTC), 111 Loganberry St., Lake Jackson, TX, 160 Units

Hospitality



- Aloft Hotel, 25330 Kingsland, Katy, TX, 104 Rooms
- Hotel Indigo, 810 Red River, Austin, TX, 305 Rooms
- Staybridge Suites, 10750 N. Gessner, Houston, TX, 114 Rooms
- Discovery Inn, 102 E. Kaliste Saloom Rd, Lafayette, LA, 90 Rooms
- Candlewood Suites, 291 Kingwood Medical Dr., Kingwood, TX, 75 Rooms
- Extended Stay America, 621 S. Staples, Corpus Christi, TX, 73 Rooms

Retail



- Cypress Mill Village, Hwy 290 @ Cypress Rosehill, 60,000 SF
- 4821 LJ Pkwy, Sugar Land, TX, 28,000 SF
- 3315 Ella Blvd., Houston, TX 27,846 SF
- 6515 Garth Rd, Baytown, TX, 83,042 SF
- Katy Ranch, Phase IV, Katy, TX, 200,000 SF
- Outlets @ Conroe, 1111 League Line Rd., Conroe, TX, 277,824 SF

Specialty



- CubeSmart, Self-Storage, 1050 Brittmoore, Houston, TX, 1,390 Units
- Tejas Toyota, Auto Dealership, 19011 Eastex Fwy, Humble, TX, 114,570 SF
- Manufactured Housing Community, 8902 Spencer Hwy, La Porte, TX, 225 pads
- Ranch on the Colorado River, Wharton County, TX, 7,300 Acres
- Post Oak School, 4600 Bissonnet, Bellaire, TX, 51,000 SF
- RV Park, 5815 Hwy 36, Pleak, TX, 150 pads

OUR VALUE PROPOSITION

Integra Realty Resources – Houston has been providing real estate valuation and consulting services for over 28 years in Houston 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.

OUR CLIENTS

Law Firms/Accounting

Mortgage Banks/Services

- Allegiance Bank
- Amegy Bank
- BBVA
- Bancorp South
- Bank of America
- Bank of Houston
- Bank of the Ozarks
- Bank of River Oaks
- 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
- Lone Star Bank, SSB
- New First National Bank
- Origin Bank
- Peoples State Bank
- Pilgrim Bank
- Plains State Bank
- Prosperity Bank
- Regions Bank
- ServisFirst Bank
- Simmons Bank
- Smart Bank
- Southside Bank
- Southstar Bank
- Sovereign Bank
- TD Bank
- Texas Advantage Community Bank
- Texas Exchange Bank
- Texas Gulf Bank, N.A
- Veritex
- Wells Fargo Bank RETECHS
- Woodforest National Bank

- Briggs & Veselka
- Carter Morris LLP
- Davis/Chambers & Co, Ltd.
- Edison, McDowell & Hetherington LLP
- Friedman LLP
- Fullenweider Wilhite
- Gray Reed & McGraw
- Haynes and Boone, LLP
- Jackson Walker, LLP
- Jenkins & Kamin, LLP
- LaFour Law Firm PC
- McFarland PLLC
- Nance & Simpson, LLP
- Popp Hutcheson PLLC
- Porter Hedges, LLP
- Ridout & Associates
- Sanford Kuhl Hagen Kugle Parker Kahn LLP
- Schwartz Page & Harding, LLP
- Singleton Cooksey PLLC
- Strategic Valuation Group LLP
- Thomson & Knight
- The Travis Law Firm P.C.
- Van Kerrebroek & Associates P.C.

- Arthur J Gallagher & Co.
- Avison Young
- Business Alliance Financial Services LLC
- Dart Appraisal
- Haginas & Shillings
- Heartland Valuation Services LLC
- Holliday Fenoglio Fowler, LP
- Legacy Trust Company
- Mutual of Omaha
- Texas Appraisal Management Review
- The Greystone Group

Government & Organizations

- CenterPoint Energy
- City of Bellaire
- City of Houston
- Harris County Right of Way
- Harris County Attorney's Office
- Houston Independent School District
- Houston Land Bank
- Houston Parks Board
- JSWA, Inc.
- Port of Houston Authority
- 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.
- Mission Management Companies
- Moody Rambin Interest
- Oakmont Group, Inc.
- Pin Point Commercial
- Poarch-Swinbank
- Savills Studley
- CMSmith Interests

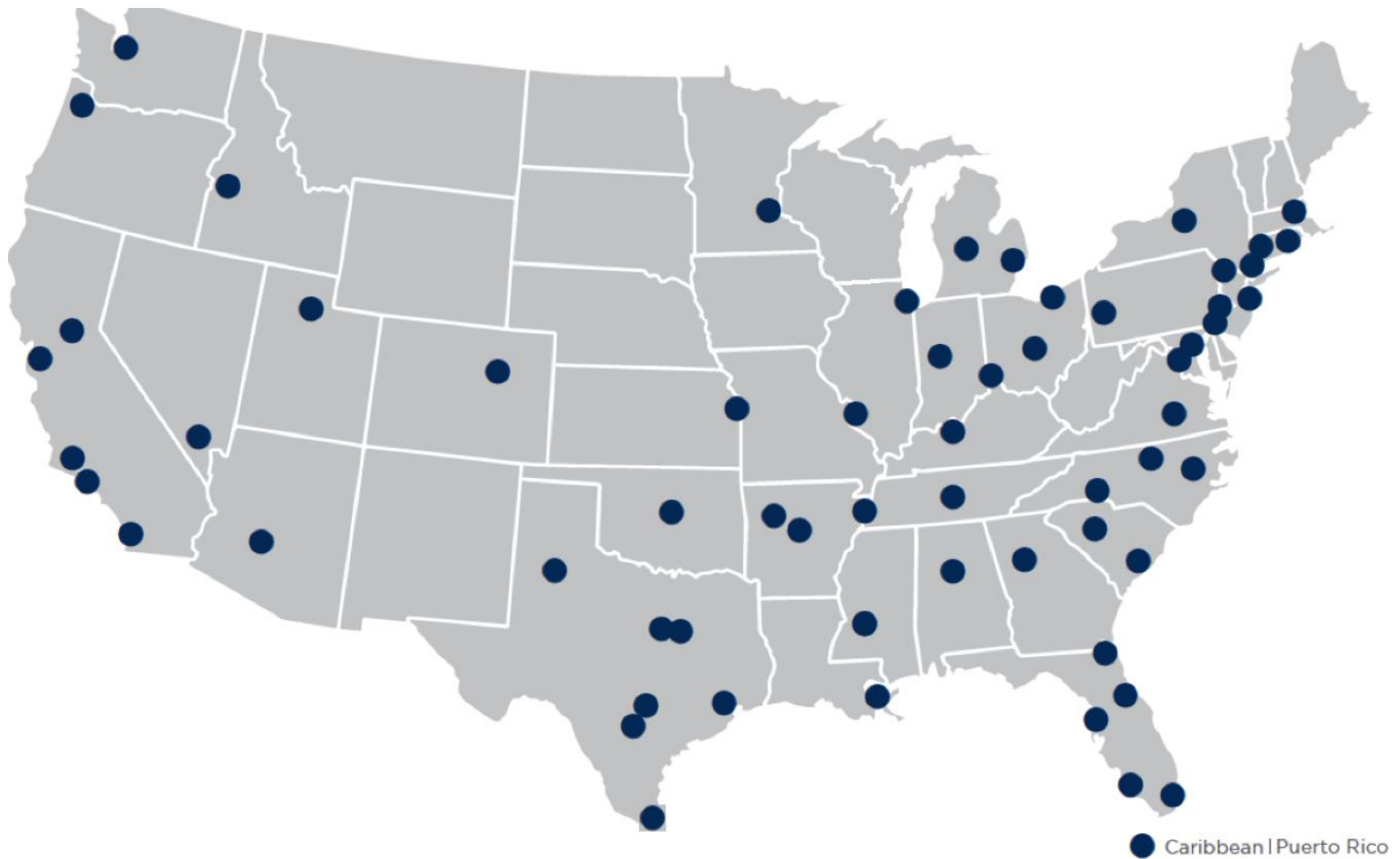
LOCAL EXPERTISE. NATIONALLY.

50+

local offices

60+

markets covered U.S. and Caribbean



NORTHEAST OFFICES

CONNECTICUT

Hartford, CT
Todd Isaacson, MAI
T (860) 291-8997 ext. 19
tisaacson@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
Raja P. Waran, MAI, CRE
T (610) 238-0238
rwaran@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

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

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. 2
cwright@irr.com

Columbia, SC
Michael B. Dodds, MAI, CCIM
T (803) 772-8282 ext. 110
mdodds@irr.com

TENNESSEE

Nashville, TN
Adam Perutelli, MAI
T (615) 628-8275 ext. 1
aperutelli@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
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

Grand Rapids, MI
Jeff Genzink, MAI
T (616) 261-5000
jgenzink@irr.com

MINNESOTA

Minneapolis/St. Paul, MN
Michael Amundson, MAI, CCIM
T (952) 905-2401
mamundson@irr.com

MISSOURI

Kansas City, MO
Timothy M. Schoemehl, MAI
T (636) 898-6533
tschoemehl@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

OKLAHOMA

Oklahoma City, OK
Richard Cole, Jr., MAI
T (405) 422-0718 ext. 2
richard.cole@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
Jason Jackson, MAI
T (817) 658-6783
jsjackson@irr.com

Houston, TX
Todd Rotholz, MAI
T (713) 973-0212 ext. 12
trotholz@irr.com

Lubbock, TX
Stephen M. Lechtenberg
T (972) 725-7727
slechtenberg@irr.com

San Antonio, TX
Brandon Brehm, MAI, CCIM
T (210) 446-4444
bbrehm@irr.com

WEST OFFICES

CALIFORNIA

Los Angeles, CA
Eric Segal, MAI
T (213) 984-4425
esegal@irr.com

Orange County
Lance Jordan, MAI
T (949) 459-3717
ljordan@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, AI-GRS
T (720) 833-5931
lclose@irr.com

IDAHO

Boise, ID
Robin Brady, MAI
T (208) 472-3200
rbrady@irr.com

NEVADA

Las Vegas, NV
J. Walter Allen, MAI, FRICS
T (212) 575-2836
walter.allen@irr.com

UTAH

Salt Lake City, UT
John T. Blanck, MAI,
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 | Puerto Rico

Carlos Vélez, MAI, SRA, BCA, CMEA, CCIM, MRICS
T (787) 782-4974
cvelez@irr.com

INTEGRA REALTY RESOURCES - HOUSTON

9225 Katy Freeway, Suite 206
Houston, Texas 77024
T: (713) 973-0212
F: (713) 973-2028
irr.com/Houston

Todd Rotholz, MAI
Senior Managing Director
T (713) 973-0212 x 12
trotholz@irr.com

Edward Schulz MAI, SRA
Executive Director
T (713) 973-0212 x 11
edschulz@irr.com

irr.com

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



INTEGRA REALTY RESOURCES
Local Expertise. Nationally.