



INTEGRA REALTY RESOURCES

IRR | **KENTUCKY-
SOUTHERN INDIANA**

*COMMERCIAL REAL ESTATE
VALUATION & CONSULTING*



40+

years serving the Kentucky-
Southern Indiana 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.*

300

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- Waterfront Plaza, 325 W. Main St., Louisville, KY, 821,702 SF
- Former Indiana Wesleyan Bldg., 2530 Sir Barton Way, Lexington, KY, 32,452 SF
- Trinity Plaza, 2235 Green Valley Rd., New Albany, IN, 26,780 SF
- Helmwood Medical Building, 908 Memorial Court, Elizabethtown, KY, 14,285 SF
- Medical Assoc. of Middletown, 12010 Shelbyville Rd., Louisville, KY, 23,430 SF
- The Landmark Building, 300 W. Liberty St., Louisville, KY, 133,701 SF

Industrial



- Salt River Distribution, Lot 8A Amazon.com Blvd, Shepherdsville, KY, 572,000 SF
- Essity, 7030 Louisville Rd., Bowling Green, KY, 653,205 SF
- Webbed Sphere, 250 American Greeting Card Rd., Corbin, KY, 1,003,200 SF
- I-64 Logistics Center, Taylorsville Road, Shelbyville, KY, 1,528,740 SF
- Proposed Delcour Industrial, 6675 Randy Coe Ln., Louisville, KY, 350,950 SF
- Louisville Vegan Jerky Col, 1311 S Shelby St, Louisville, KY, 17,855 SF

Multifamily



- Proposed Harbour Place Apts., 519 Laketower Dr., Lexington, KY, 132,330 SF/101 Units
- Bridgecreek Apartments, 3304 Dukehart Dr., Louisville, KY, 91,755 SF/116 Units
- Meridian on Shelbyville, 12900 Observation Cir, Louisville, KY, 448,556 SF/304 Units
- Polo Springs Apartments, 124 Patriot Dr., Bardstown, KY, 86,680 SF/88 Units
- Rialto on Hurstbourne, 132 Whittington Pkwy, Louisville, KY, 458,464 SF/268 Units
- Bend at Veteran's Crossing, 1925 Greentree Blvd., Clarksville, IN 351,221 SF/312 Units

Hospitality



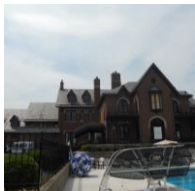
- The Galt House Hotel, 140 N. 4th St., Louisville, KY, 1,813,851 SF/1,310 Rooms
- Suburban Extended Stay Hotel, 1620 Leisure Way, Clarksville, IN, 48,359 SF/116 Rooms
- Proposed Springhill Suites, 4049 Finn Way, Lexington, KY, 72,800 SF/118 Rooms
- Home2Suites by Hilton, 190 Centre Dr., Shepherdsville, KY, 56,965 SF/87 Rooms
- Proposed Motel 6, 2012 Hospitality Way, Jeffersonville, IN 24,223 SF/63 Rooms

Retail



- Clark Station Shopping Ctr., 301 Lewis & Clark Pky, Jeffersonville, IN, 150,512 SF
- Park Plaza, 2601 Fort Campbell Blvd., Hopkinsville, KY, 115,819 SF
- Fleming Mall, 110 Clark St., Flemingsburg, KY, 40,089 SF
- Dollar General Portfolio, Mt. Eden, Bardstown, Benton and Russellville, KY
- WesBanco Bank, 555 Versailles Rd, Frankfort, KY, 1,378 SF
- Taco John's, 604 N Saint Joseph Ave, Evansville, IN, 2,121 SF

Specialty Assignments



- Hurstbourne Country Club, 9000 Hurstbourne Club, Lou., KY 44,935 SF/211.18 Ac.
- Silo Boat Storage, 45 Jump Off Rd, Jamestown, KY, 65,440 SF, 119 Units
- Proposed Charter Senior Housing, Paducah and Murray, KY and White House, TN
- Jefferson County Jail, 317 Walnut St., Madison, IN, 32,675 SF
- Highland United Methodist Church, 1140 Cherokee Rd., Louisville, KY, 21,530 SF
- Cave Country RV Park, 216 Gaunce Dr., Cave City, KY, 7.53 Acres, 51 Spaces

OUR VALUE PROPOSITION

What sets our firm apart is the longevity of our principals who have a combined 75 years' experience. Our principals have lived here for nearly their entire lives and have experienced a vast spectrum of property types across the Commonwealth. Our attention to detail and adherence to high quality standards are what make our clients keep calling decade after decade. Our experience with complex real estate valuation and consulting assignments is relied upon by a wide variety of clients including attorneys, lenders, developers and governmental agencies. Our staff includes appraisers with a variety of backgrounds in urban planning, legal services, brokerage, lending/underwriting and economics.



Stacey S. Nicholas, MAI, Senior Managing Director

Ms. Nicholas has 30 years of real estate valuation and consulting experience. Ms. Nicholas has significant experience in the appraisal of commercial, office, retail, hotel/motel, industrial, special purpose properties such as recreational facilities, institutional properties, educational campuses, and multi-family residential, as well as market studies and consulting assignments for a variety of purposes. Portfolio work includes valuation of student housing, hospitals, quick service restaurants, net leased retail, nursing homes, and assisted and independent living for seniors. Ms. Nicholas also has experience in minority interest valuations.



George M. Chapman, MAI, SRA, CRE, FRICS, Managing Director

Mr. Chapman has approximately 45 years experience in real estate economics, which includes real estate and business consulting, feasibility, market and marketability studies, and appraising complex real estate properties. Mr. Chapman's experience includes chemical processing, environmentally impacted real estate, landfills, heavy manufacturing, automobile dealerships, and recreational facilities. Mr. Chapman has the ability and expertise to perform complex property valuation, highest and best use/market and marketability studies, and broadening our geographic market data has been a stepping-stone for the company to expand into litigation, litigation support, and multiple local and state government initiatives.

OUR CLIENTS

Law Firms/Accounting

Government & Organizations

- Arvest Bank
- BancorpSouth Bank
- Bank OZK
- BB&T/Trust
- BBVA Compass Bank
- Central Bank & Trust Company
- Chemical Bank
- CIBC Bank USA
- Commonwealth Bank & Trust
- Community Trust Bank, Inc.
- Eclipse Bank
- Farm Credit Mid-America
- First Harrison Bank
- Huntington National Bank
- Independence Bank
- INTRUST Bank
- JP Morgan Chase Bank
- Limestone Bank, Inc.
- Old National Bank
- Park National Bank
- PNC Bank
- Regions Bank
- Republic Bank
- Stock Yards Bank & Trust
- U.S. Bank
- Valley National Bank
- Webster Bank NA
- Wells Fargo Bank
- WesBanco Bank, Inc.

- Ackerson & Yann, PLLC
- Applegate Fifer Pulliam LLC
- Argent Trust
- Bardenwerper Talbott & Roberts PLLC
- Bingham Greenebaum Doll LLP
- Boehl Stopher & Graves
- Dinsmore & Shohl LLP
- Frost Brown Todd LLC
- Hinshaw & Culbertson LLC
- Lynch Cox Gilman & Goodman PSC
- Middleton Reutlinger
- Norris Law
- Seiller Waterman LLC
- Stites & Harbison PLLC
- Stoll Keenon Ogden
- Wyatt, Tarrant & Combs

- Beattyville Housing & Development Corp.
- Bernheim Arboretum and Research Forest
- Clarksville Redevelopment Commission
- City of Paducah
- Fayette County Attorney's Office
- McCracken Co. Attorney's Office
- KCTCS
- Kentucky Natural Lands Trust
- Lexington Fayette Urban County Housing Authority
- Louisville Forward
- Louisville Regional Airport Authority
- New Directions Housing Corp.
- Owensboro Public Schools
- Rivers Fields, Inc.
- The Housing Partnership, Inc.
- U.S. General Services Admin.
- USPS
- Waterfront Development Corp.
- YMCA of Greater Louisville

Mortgage Banks/Services

Developers/Owners

Health Care

- Bellwether Enterprises
- Berkadia
- C-III Asset Management LLC
- KeyBank National Association
- LRES Corporation
- Northmarq Capital LLC
- Red Mortgage Capital, Inc.
- Walker & Dunlop

- AK Steel
- Burdorf Interiors
- Caldwell Tanks, Inc.
- Cityscape Residential
- Del Investments, Inc.
- Dev X, LLC
- Hagan Properties, Inc.
- Hills Developers, Inc.
- Hollingsworth Capital Partners
- Interlock Industries, Inc.
- Jefferson Development Group
- Kaden T. Limited Partnership
- Lockett & Farley
- Main Street Realty
- Nicklies Development
- NTS Development Company
- Poe Commercial LLC
- R Neil Lively
- Sundance Bay
- Suns Up Development LLC
- The David J. Joseph Company
- The Koetter Group
- Winebrenner Capital Management

- Baptist Health Louisville/LaGrange
- Baptist Health Medical Group
- KentuckyOne Health
- Murray-Calloway Co. Hospital
- Quest Diagnostics, Inc.
- St. Claire Regional Medical Ctr.
- Trilogy Health Services, LLC
- University Health Care Inc. dba Passport Health Plan

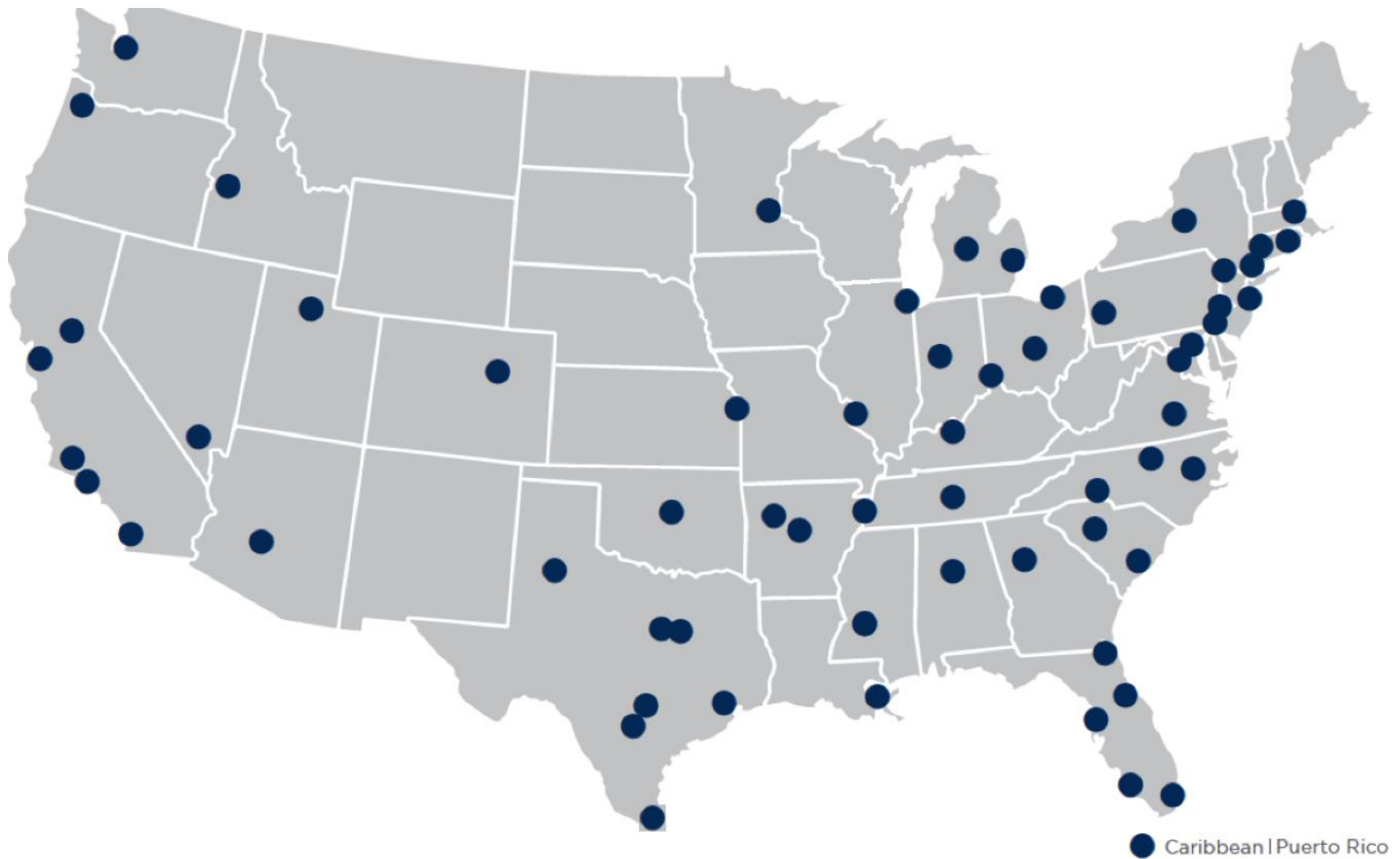
LOCAL EXPERTISE. NATIONALLY.

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
r-rich@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 KENTUCKY-SOUTHERN INDIANA

13000 Equity Place, Suite 105
Louisville, KY 40223
T: (502) 452-1543
F: (502) 451-3657
irr.com/Louisville

Stacey S. Nicholas, MAI
Senior Managing Director
T (502) 452-1543 x 774
snicholas@irr.com

George M. Chapman, MAI, SRA, CRE, FRICS
Managing Director
T (502) 452-1543 x 773
gchapman@irr.com

irr.com

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



INTEGRA REALTY RESOURCES
Local Expertise. Nationally.