



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



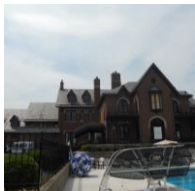
- The Galt House Hotel, 140 N. 4<sup>th</sup> St., Louisville, KY, 1,813,851 SF/1,310 Rooms
- Suburban Extended Stay Hotel, 1620 Leisure Way, Clarksville, IN, 48,359 SF/116 Rooms
- Proposed Springhill Suites, 4049 Finn Way, Lexington, KY, 72,800 SF/118 Rooms
- Home2Suites by Hilton, 190 Centre Dr., Shepherdsville, 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

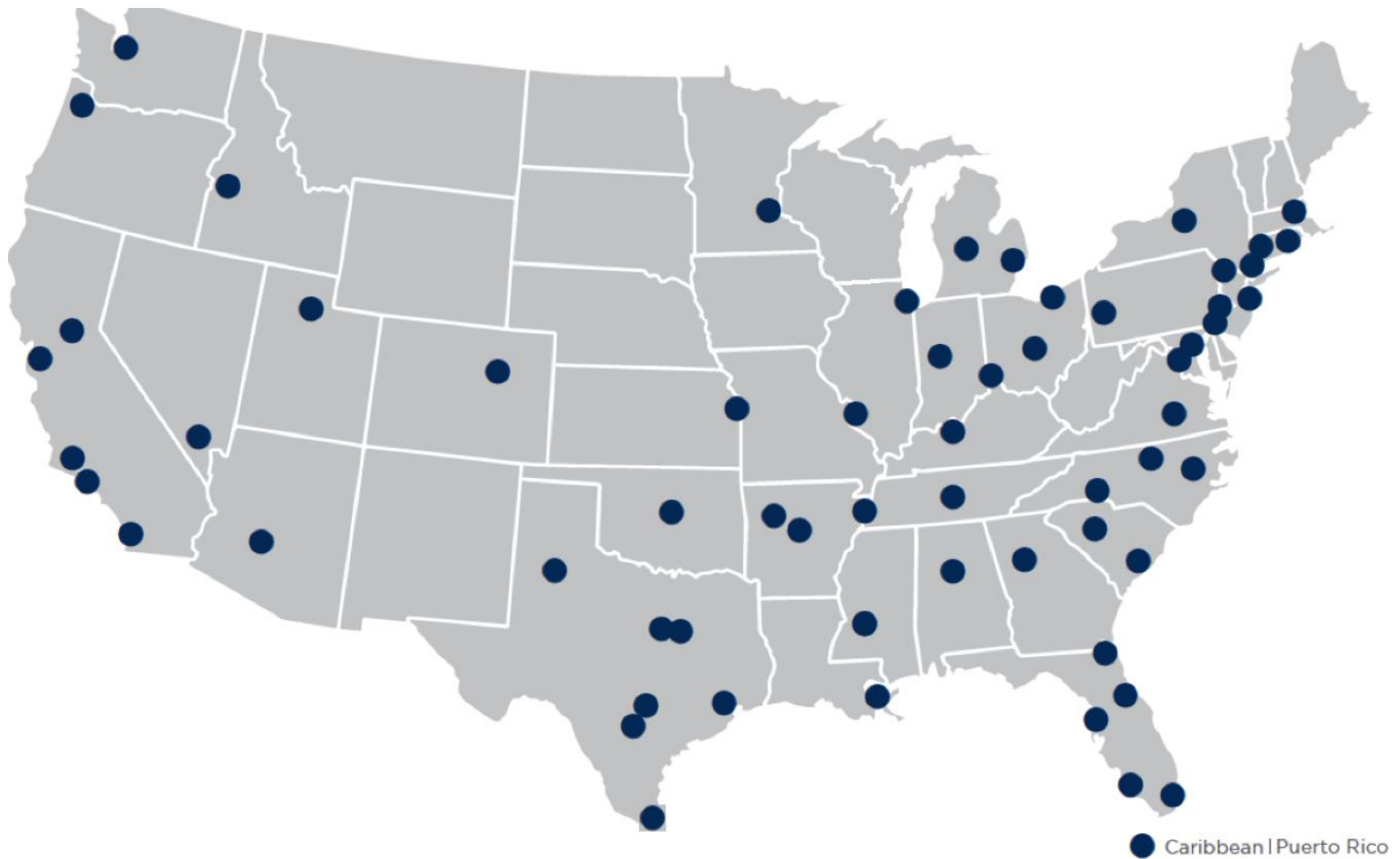
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50+

local offices

60+

markets covered U.S. and Caribbean



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