



INTEGRA REALTY RESOURCES

# IRR | PROVIDENCE

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING



30+

years serving Rhode Island  
and Eastern Massachusetts  
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.*

550

appraisals completed  
annually

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- Mellon Trust Center, 135 Santilli Hwy., Everett, MA, 388,700 SF
- Audrain Building , 220-230 Bellevue Ave., Newport, RI 12,480 SF
- HarborSouth Tower, 100 Hancock Street, Quincy, MA 217,032 SF
- 100 Crossings, 100 Crossings Blvd., Warwick, RI 120,000 SF
- Citizens Bank Headquarters, 685 Greenville Ave., Johnston, RI 845,176 SF
- 159 Weybosset, 159 Weybosset St., Providence, RI 21,858 SF

### Industrial



- Astro Nova, 600 East Greenwich Ave., West Warwick, RI 129,652 SF
- Table Talk Pies, 58 Gardner St., Worcester, MA 135,318 SF
- 214 Samuel Barnet, 214 Samuel Barnet Blvd., New Bedford, MA 112,587 SF
- Marijuana Cultivation Facility, 2 Opportunity Way, Newburyport, MA 83,275 SF
- Interline Brands, 26 Millbury St., Auburn, MA 209,935 SF
- Quaker Fabric Plant, 537 Quequechan St., Fall River, MA 238,452 SF

### Multifamily



- Capitol Cove, 1 Park Row West, Providence, RI 131,911 SF/96 Units
- US Rubber Lofts, 411-429 Valley St., Providence, RI 214,147 SF/144 Units
- Sunset Lake Apartments, 20 Pond St., Braintree, MA 32,898/27 Units
- Roosevelt Apartments, 415 County St., New Bedford, MA 62,732 SF/73 Units
- Sparrows Point III, 355 Hardig Rd., Warwick, RI 16,072 SF/176 Units
- Centennial Towers, 35 Goff Ave., Pawtucket, RI 78,876 SF/101 Units

### Hospitality



- Crowne Plaza, 801 Greenwich Ave., Warwick, RI 250,000 SF/266 Rooms
- National Hotel, 36 Water St., New Shoreham, RI 27,117 SF/45 Rooms
- Holiday Inn Express, 901 Jefferson Blvd., Warwick, RI 86,524 SF/147 Rooms
- Veranda House, 3 Step Ln., Nantucket, MA 10,598 SF/18 Units
- Aqua Blue Hotel, 1 Beach St., Narragansett, RI 48,773 SF/62 Units
- Marriott Providence, 1 Orms St., Providence, RI 251,244 SF/351 Units

### Retail



- Lowe's Seekonk, 1000 Fall River Ave., Seekonk, MA 132,452 SF
- Wachusett Plaza, 184 West Boylston St., West Boylston, MA 109,505 SF
- The Oar, 1 Ocean Ave., New Shoreham, RI 23,998 SF
- Cisco Brewers, 5 Bartlett Farm Rd., Nantucket, MA 24,037 SF
- Barrington Plaza, 300 Stockbridge Rd., Great Barrington, MA 135,794 SF
- N. Attleboro Marketplace, 1360 S. Washington St., N. Attleboro, MA 340,848 SF

### Specialty Assignments



- Bannister's Wharf, 1, 16, 22, & 33 Bannister's Wharf, Newport, RI 6,193 SF
- New Life Worship Center, 915 Douglas Pike, Smithfield, RI 84,844 SF
- The Pennfield School, 120 Sandy Point Ave, Portsmouth, RI 49,890 SF
- Champlin's, 79 off West side Rd., New Shoreham, RI 55,795 SF
- Kent County YMCA, 890-900 Centerville Rd., Warwick, RI 48,409 SF
- Airport Mini Storage, 600 Mt. Pleasant St., New Bedford, MA 10,845 SF

## OUR VALUE PROPOSITION

Our office is led by two managing directors that have accumulated over 45 years of valuation experience in New England providing services to both the public and private sector. Clients include financial institutions, government agencies, investment funds, law firms, private entities as well as many others. The directors and the supporting staff of analysts provide a wide array of services including the valuation of traditional commercial properties as well as consulting services. Property types include various portions of the retail, office, industrial and multifamily residential sectors as well as a variety of special use properties including, but not limited to, lodging facilities, schools, marinas, self storage and recreational facilities.



### Todd M. Isaacson, MAI, Senior Managing Director

Mr. Isaacson has over 30 years of commercial valuation experience throughout New England including all commercial property sectors. Additional expertise includes extensive knowledge in the multifamily affordable housing sector that has included preparation of market studies, feasibility studies as well as appraisals for properties that use or are encumbered by affordable housing programs (e.g. LIHTC, Section 8, workforce housing). Mr. Isaacson is also an approved HUD MAP appraiser and has worked with local and state housing authorities and HUD over the past 30 years. Mr. Isaacson also has extensive experience with valuation litigation matters and is recognized as an expert witness in both federal and state courts. Past assignments have included ad valorem tax cases, eminent domain takings and property disputes.



### Donald R. Donner, II, Managing Director

Mr. Donner has over 15 years of commercial valuation experience throughout New England including all commercial property sectors. Additional expertise includes the valuation of credit tenant, net leased properties, lodging facilities, medical office properties and self-storage properties. Mr. Donner also oversees all Fair Market Value studies with STARK compliance for medical providers throughout New England. Mr. Donner also has experience with valuation litigation matters and is recognized as an expert witness in federal court.

## OUR CLIENTS

### Mortgage Banks/Services

- Ameris Bank
- Appraisal Nation
- Atlantic Capital
- Bank of America, N.A.
- Bank of the West
- Bankers Trust Company
- BankNewport
- BankRI
- Bankwell Bank
- Bar Harbor Bank & Trust
- BayCoast Bank
- Bayview Loan Servicing, LLC
- BB&T
- Berkadia
- Berkshire Bank
- BlueHub Capital
- Bristol County Savings Bank
- California Bank and Trust, a division of Zions Bancorporation, N.A.
- Cathay Bank
- CBRE - Las Vegas
- Cedar Rapids Bank & Trust
- Centreville Bank
- Chelsea Groton Bank
- Citizens Bank, N.A.
- Coastal Heritage Bank
- Coastway Community Bank
- Continental Bank
- Country Bank
- Cushman & Wakefield Global Services, Inc.
- Customers Bank
- Deed Street Capital
- Dime Bank
- Eastern Bank
- Farm Credit East - Middleboro, MA
- Farm Credit East, ACA
- First Financial Bank
- First Oklahoma Bank
- Greenwood Credit Union
- Guilford Savings Bank
- Hanmi Bank
- Jewett City Savings Bank
- Key Private Bank
- Key Star Capital
- Liberty SBF
- LRES Corporation
- M&T Bank
- Martha's Vineyard Savings Bank

### Mortgage Banks/Services Cont.

- Mechanics Cooperative Bank
- Middlesex Savings Bank
- MK North America Inc.
- MountainOne Bank
- National Bank of Indianapolis
- NBT Bank, NA
- Pawtucket Credit Union
- Peoples Bank
- People's United Bank, N.A.
- Radius Bank
- Republic Bank
- Rockland Trust
- Rollstone Bank & Trust
- Santander Bank, N.A.
- Savings Institute Bank & Trust
- Silver Hill Funding
- St. Anne's Credit Union of Fall River, Mass
- Sterling National Bank
- SunTrust
- Suntrust Bank
- TD Bank, N.A.
- The Washington Trust Company
- Truist Bank
- U.S .Trust, Bank of America Private Wealth Management
- U.S. Bank
- United Bank
- USA Capital, Inc.
- Velocity Commercial Capital
- Vision Bank
- Webster Bank, N.A.
- Westfield Bank
- Windsor Federal Savings
- Zions First National Bank

### Government & Organizations

- Amtrak
- Community Housing Capital
- GSA (General Services Administration)
- Harbor Development Commission
- Providence Water
- Quest Diagnostics
- Town of East Hampton
- United States Postal Service

### Law Firms/Accounting

- AEGON USA Realty Advisors, LLC
- Alder Pollock & Sheehan
- C. Cowles & Company
- Cameron & Mittleman, LLP
- Capital Properties, Inc.
- Farrell, Geenty, Sheeley, Baccalatte & Guarino, P.C.
- Godbout/Rossicone
- Law Offices of Robert Sullivan
- Pullman & Comley, LLC
- Reid Michaelis PLLC
- Stavitsky & Associates LLC
- Updick, Kelley & Spellacy

### Developers/Owner

- Archdiocese of Boston
- Bridgeport Rescue Mission
- BrightView Companies, LLC
- Bristol Marine
- Carmine, Linda
- Carpionato Group
- Celeron Square Associates LLC
- Central Auto Group
- Cosentino Family Office / Prisma Properties, LLC
- Dart Realty LLC
- Earle W. Kazis Associates
- Eastern Fisheries Inc.
- Eileen Weisner Living Trust
- Four Mile River Marina
- GAIA Real Estate
- Gaines Investment Trust
- Gelt Financial, LLC
- Gilbane Development Company
- GreenAcreage
- Griffin Greenhouse Supplies, Inc.
- Hotel Manisses
- Independencia Asset Management LLC
- Keefe Kaplan Maritime, Inc.
- Key Container Corp.
- Marine Enterprises and Services, Inc.
- MarineMax
- National Grid
- National Property REIT Corporation
- Nationwide Consulting Company
- New Bedford Land Co.



## OUR CLIENTS

Developers/Owner Cont.

- North Dartmouth Properties
- Northlight Capital Partners
- Ozycz
- Panther Properties Management, LLC
- Parking Property Advisors, LLC
- Parklands Darien, LLC
- River Valley Periodontics & Implant Dentistry
- Scituate Companies
- Stone Cove Marina
- Suntex Marina Investors
- The Oxford Group
- Thundermist Health Center
- William Raveis Real Estate
- Winn Development
- YMCA of Greater Providence

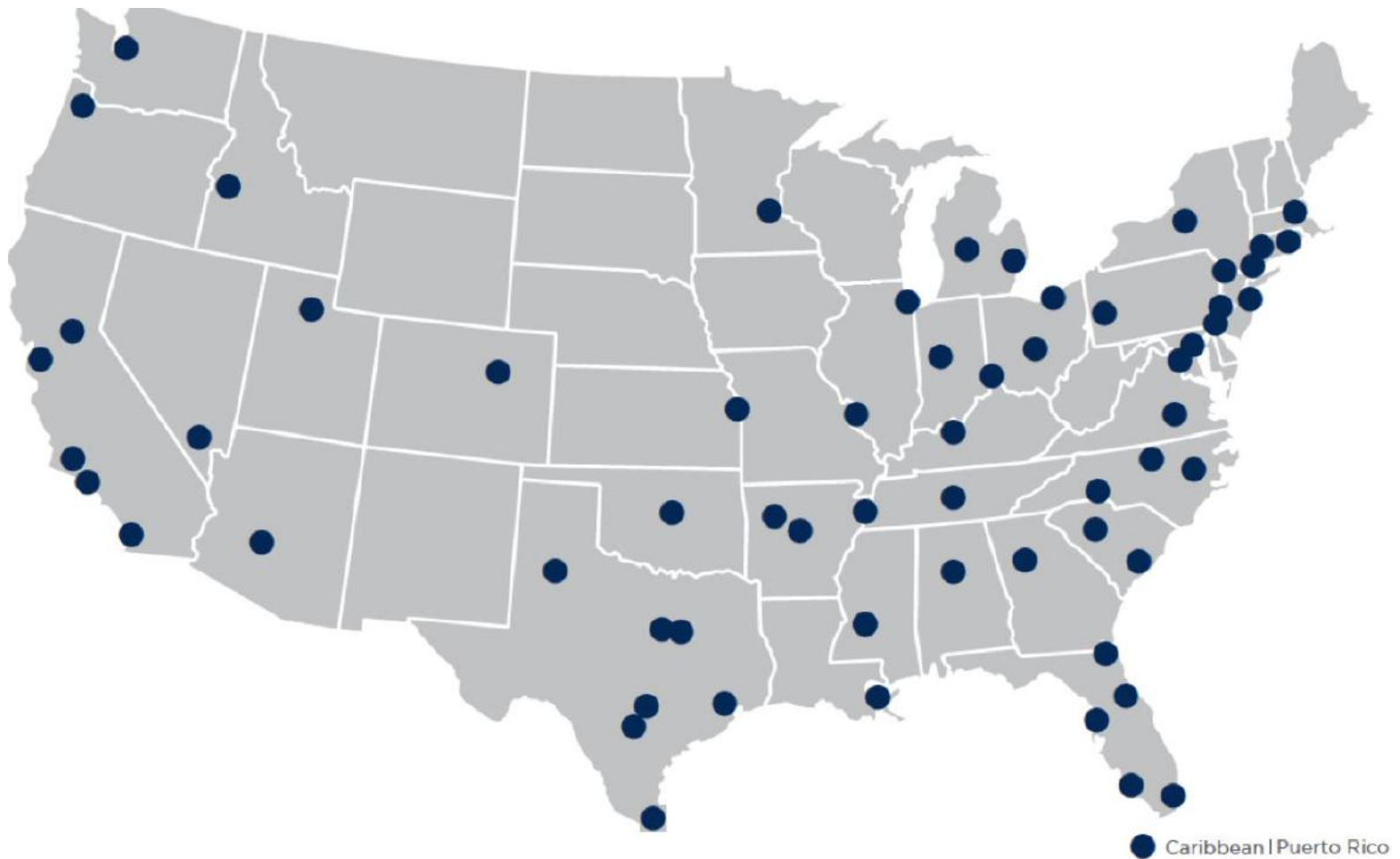
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50+

local offices

60+

markets covered U.S. and Caribbean



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