



INTEGRA REALTY RESOURCES

# IRR | HARTFORD

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING



35+

years serving Connecticut  
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



- 15 Old Danbury Road, Wilton, CT 81,697 SF
- 2928 Main, 2928 Main St, Glastonbury, CT 28,398 SF
- 260 Long Ridge, 260 Long Ridge Rd, Stamford, CT 196,860 SF
- Timex Corporate Headquarters, 555 Christian Rd, Middlebury, CT 80,641 SF
- 3 Parklands, 1 and 3 Parklands Dr, Darien, CT 06820 60,816 SF
- Hartford Healthcare, 100 Perkins Farm Dr, Mystic, CT 06355 47,625 SF

### Industrial



- The Hartford Courant, 285 Broad Street, Hartford, CT 289,392 SF
- Amazon Danbury, 8-24 Old Sherman Turnpike, Danbury, CT 147,900 SF
- 550 Marshall Phelps, 550 Marshall Phelps Road, Windsor, CT 466,901 SF
- 718 North Colony, 718 North Colony Road, Wallingford, CT 315,180 SF
- 241 Park, 241 Park Avenue, East Hartford, CT 120,617 SF
- Montgomery Mill, 25 Canal Bank Road, Windsor Locks, CT 223,058 SF

### Multifamily



- Element One, 111 Morgan St., Stamford, CT 229,644 SF
- Countryside Apartments, 266 Main Street, Windsor Locks, CT 61,176 SF/75 Units
- Normandy Heights, 395 Brittany Farms Road, New Britain, CT 152,169 SF/150 Units
- 61 Edgewood, 61 Edgewood Avenue, New Haven, CT 50,940 SF/101 Units
- TGM Anchor Point Apartments, 150 Southfield Avenue, Stamford, CT 322,354 SF/323 Units
- Country Walk at Windsor, Walden Meadows Road, Windsor, CT 131,165 SF

### Hospitality



- Spring Hill Suites, 225 Ella Grasso Turnpike, Windsor Locks, CT 80,532 SF/119 Rooms
- Motel 6, 51 Hartford Turnpike, Vernon, CT 46,630 SF/121 Rooms
- Knights Inn, 66 East Main Street, Moosup, CT 12,362 SF/35 Rooms
- Oakdell Motel, 983 Hartford Turnpike, Waterford, CT 9,480 SF/25 Rooms
- Comfort Inn East Windsor, 141 Prospect Hill Road, East Windsor, CT 29,020 SF/58 Rooms
- Comfort Inn Vernon, 425 Hartford Turnpike, Vernon, CT 29,772 SF/69 Rooms

### Retail



- Shop on Main, 2941 Main Street, Glastonbury, CT 34,869 SF
- 63-69 Eagle Rd, 63-69 Eagle Road, Danbury, CT 209,652 SF
- Torrington Parkade, 416 Winsted Road, Torrington, CT 230,724 SF
- 1 Dayton, 1-5 Dayton Place, Waterford, CT 22,500 SF
- 55 Whitfield, 55 Whitfield Street, Guilford, CT 39,504 SF
- Central Auto Group, 98 Lathrop Road, Plainfield, CT 33,788 SF

### Specialty Assignments



- Gateway Christian Fellowship, 129 Bull Hill Lane, West Haven, CT 24,600 SF
- South Windsor Arena, 585 John Fitch Blvd., South Windsor, CT 48,160 SF
- Randall's Wharf, 17-31 Water Street, Mystic, CT 69,585 SF
- Mount Zion Seventh-Day Adventists, 64 Marlboro Street, Hamden, CT 9,128 SF
- US Post Office, 10 Library Place, Bethel, CT 6,020 SF
- United States Postal Service, 172 Route 66, Columbia, CT 6,480 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

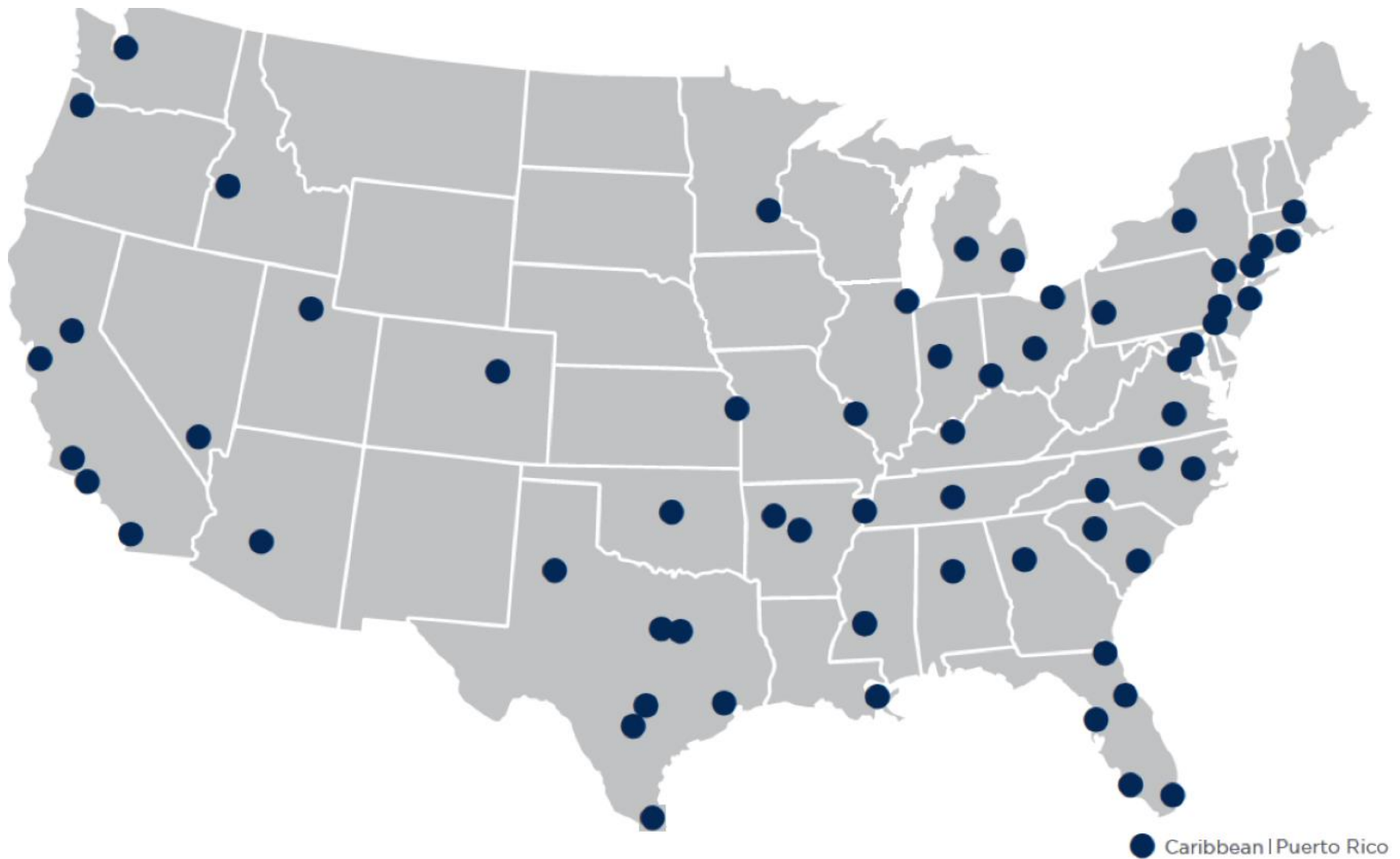
LOCAL EXPERTISE. NATIONALLY.

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  
William Robinson, MAI  
T (210) 446-4444  
wrobinson@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  
William Dominick  
T (702) 869-0442  
wdominick@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 - HARTFORD**

97 Broad Street  
Middletown, CT 06457  
T: (860) 291-8997  
F: (401) 273-7410  
[irr.com/Hartford](http://irr.com/Hartford)

Todd M. Isaacson, MAI  
Senior Managing Director  
T (860) 291-8997 x 19  
[tisaacson@irr.com](mailto:tisaacson@irr.com)

Donald R. Donner II  
Managing Director  
T (860) 291-8997 x 8  
[ddonner@irr.com](mailto:ddonner@irr.com)

# irr.com

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



INTEGRA REALTY RESOURCES  
Local Expertise. Nationally.