



INTEGRA REALTY RESOURCES

# IRR | LAS VEGAS

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING



40+

years serving Phoenix, AZ  
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.*

500+

appraisals completed  
annually

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- **Anthem Executive Center, 11500 S. Eastern Ave., Henderson, Nevada 89052**  
39,698 SF
- **Downtown Culinary Health Center, 1901 S. Las Vegas Blvd; & 519 E. St. Louis Ave., Las Vegas, NV, 44,061 SF/6 Suites**
- **Culinary Health Center, 650 N. Nellis Blvd., Las Vegas, NV, 58,031 SF/8 Suites**
- **Claggett & Sykes Building, 4101 Meadows Lane Las Vegas, NV, 21,994 SF**
- **St. Mary's Medical Center, 6255 E. Sharland Ave., Reno, NV, 45,250 SF**

### Industrial



- **Golden Triangle Logistics - 5, 2655 E. Washburn Rd., North Las Vegas, NV, 201,032 SF**
- **Golden Triangle Logistics - 4, 2185 E. Washburn Rd., North Las Vegas, NV, 400,371 SF**
- **Golden Triangle Logistics - 3, 3375 E. Washburn Rd., North Las Vegas, NV, 652,010 SF**
- **Strongbox Lamb Industrial Center, 4389 Alto Avenue, Las Vegas, NV, 89,284 SF/2 Units**
- **Tahoe Reno Industrial Center, 1900 Peru Dr., Sparks, NV, 254,330 SF**

### Multifamily



- **Joshua Hills, 2929 E. Centennial Pkwy., North Las Vegas, NV, 236,190 SF/180 Units**
- **The Pointe at Centennial Hills, 5850 Sky Pointe Dr., Las Vegas, NV, 288,912 SF/312 Units**
- **The Paisley at Centennial Hills, 5900 Sky Pointe Dr., Las Vegas, NV, 288,912 SF/312 Units**
- **Woodridge Villas Apartments, 1591 Chartered Circle, Las Vegas, NV, 171,900 SF/164 Units**
- **Oasis Las Vegas RV Resort, 2711 W. Windmill Ln., Las Vegas, NV, 20,809 SF/674 MHP Pads**

### Retail



- **The Shoppes on Rainbow, 1200 S. Rainbow Blvd., Las Vegas, NV 64,610 SF**
- **Amador Plaza, 1570-1590 Horizon Ridge Parkway Henderson, NV, 26,881 SF**
- **St. Rose Plaza, 110-120 East Bruner Avenue Las Vegas, NV 37,925 SF**
- **Proposed Starbucks - Henderson, 366 W. Lake Mead Pkwy., Henderson, NV 2,160 SF**
- **Tractor Supply - Henderson, 1001 Equestrian Dr. Henderson, NV 21,930 SF**

### Hospitality



- **Circus Circus, 2880 Las Vegas Blvd. S., Las Vegas, 3,764 Rms, 123,928 SF Casino, 170 RV PK**
- **Excalibur Hotel / Casino, 3850 S. Las Vegas Blvd., Las Vegas, 3,981 Rms, 93,289 SF Casino**
- **Hampton Inn, 2852 E. Craig Rd., North Las Vegas, 52,060 SF/96 Rooms**
- **Four Queens Hotel / Casino, 202 E. Fremont St., Las Vegas, 694 Rms- 27,269 SF Casino**
- **Fortune Hotel & Suites, 325 E. Flamingo Rd., Unincorp., Clark County 76,603 SF/150 Rms**

### Self Storage



- **SmartStop Self Storage, 2555 W. Centennial Pkwy., North Las Vegas, 87,525 SF / 685 Units**
- **Extra Space Storage, 2820-2824 E. Evans Ave., North Las Vegas, 100,555 SF / 810 Units**
- **Economy Self Storage, 3400 Meade Ave., Las Vegas, 42,152 SF / 208 Units**
- **Public Storage (Proposed), 8895 S. Maryland Pkwy., Las Vegas, 128,182 SF / 884 Units**
- **Rancho Lone Mountain Storage, 6501 W. Lone Mountain Rd., Las Vegas, 64,510 SF / 471 Units**

## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS (Continued)

### Master Planned Communities



- Cactus Hills, NW of Cactus Ave. & Decatur Blvd., Las Vegas
- Lone Mountain Falls, Washburn & Lone Mountain Rds., North Las Vegas
- Lone Mountain/Cliff Shadows, SWC of Lone Mountain Rd & Cliff Shadows Pkwy, Las Vegas
- Provence, SEC of Shelbourne Ave. & Tenaya Way Alignments, Las Vegas
- Mountain's Edge, SEC of Fort Apache Rd & Mountain's Edge Pkwy & SWC of Durango Drive & Mountain's Edge Pkwy., Las Vegas

### Subdivisions



- Hartridge, Ann Rd. & N. Commerce St., N. Las Vegas, 81 finished & 48 partially improved
- Valley Crest II Central, SWC of Grand Canyon Dr. & Gilcrease Ave., Las Vegas, 51 prop. finished
- Avellino And Cappella, N&E of the Bermuda Rd & Starr Ave., Henderson, 299 prop. finished
- Ashton Place, El Dorado Lane & 660 Ft E. of the Buffalo Dr. Align., Nevada, 88 condo units
- Sundance Phase I, East Side of Farm District Rd. N&S of The Shadow Lane Alignment, Fernley, 110 partially improved & 8 Base Floor Plans

### Golf Courses



- The Falcon Ridge Golf Club, Located at 345 Calais Drive, Mesquite, Nevada
- The Las Vegas Country Club Located at 3000 Joe West Brown Drive, Las Vegas, Nevada
- The Mojave Resort Golf Club, Located at 9905 Aha Macav Parkway, Laughlin, Nevada
- The Silverstone Golf Club, Located at 8600 Cupp Drive, Las Vegas, Nevada
- Mountain Spa Resort Golf Course, to be located North of Grand Teton Drive, West of Rainbow Boulevard, Las Vegas, Nevada

## OUR VALUE PROPOSITION

What sets our firm apart is the longevity of our principals and senior analysts who have been collaborating on property analyses for over 25 years. Through developing our team relationships, our specialty appraisal practices have evolved to create high quality, industry-leading standards. Over this 25+ year relationship, our staff has evolved into specialty appraisal practices. One staff member appraises apartments, another large shopping centers, another office buildings, another industrial buildings; we even have a staff member that appraises churches.



### William M. Dominick, Managing Director

Mr. William M. Dominick is a Managing Member of Integra Realty Resources – Phoenix, formerly he maintained the same roll with Burke Hansen, LLC. He has been engaged in the valuation and analysis of real property since 1985. Clients have consistently returned to work with Mr. Dominick because of his broad base of market knowledge that allows him to precisely quantify the myriad of variables involved in every project. He brings to his practice exacting standards and forthright objectivity, especially in areas of litigation support.



### Walter “Tres” Winius, III, MAI, Senior Director

Walter “Tres” Winius, III, MAI, FRICS, has been with its predecessors, Winius Realty Analysts and Winius Montandon, Inc., since 1979 as a commercial real estate appraiser and consultant evaluating various classes of real property, including: commercial, retail, industrial, office, resort hotels, special purpose and residential subdivisions. He is experienced in problems of market value estimations, project feasibility, leasehold interest and value-in-use among others.



### Glenn Grotte, MAI, Associate Director

Glenn Grotte, Associate Director joined Integra Realty Resources Phoenix in October 2011. Mr. Grotte has appraised numerous properties including office, retail, mixed use developments, residential subdivisions, industrial manufacturing facilities, mobile home parks, RV parks and small and large apartment projects market rate and affordable. Mr. Grotte has experience appraising property rights including leased fee, leasehold and fee simple. Prior to his association with Integra Realty Resources, Mr. Grotte was an Associate with Bonz and Company, located in Boston, Massachusetts.



### Charles E. Jack, IV, MAI, AI-GRS, Associate Director

Charles E. Jack IV, MAI, AI-GRS, started his real estate consulting and appraisal career in 1990 with the Big Eight accounting firm, Coopers & Lybrand (now merged to Price Waterhouse Coopers). Preceding C&L he worked as a fee appraiser with Shelli Lowe & Associates earning his Certified General Appraiser license and MAI designation. Recently joining forces with IRR-Phoenix he continues to service the Las Vegas market area as well as parts of Arizona. Charles has experience with a wide variety of property types throughout his career spanning over 30 years. Mr. Jack has appraised a wide variety of parcels for litigation purposes including a variety of civil litigation and eminent domain.



### Andy Gonzalez, Senior Appraiser

Andy Gonzalez, Senior Analyst began his career in real estate appraisal in 2003 immediately after obtaining his B.A. in Communication Studies from California State University Northridge. He received his initial training in Pasadena, California under the direction of D. Michael Mason, MAI, a respected litigation appraiser and Appraisal Institute instructor.

## OUR CLIENTS

### Financial Institutions and Lenders

- Academy Bank
- Allstate Appraisal, L.P.
- America First Credit Union
- Bankers Trust Company
- Bank of Hope
- Bank of Oklahoma
- Bank of the West
- BBVA USA
- BOK Financial Corporation
- Church Development Fund, Inc.
- City National Bank
- Cohen Financial
- Comerica Bank
- CrossFirst Bank
- Enterprise Bank & Trust
- Fifth Third Bank
- First Fidelity Bank
- First Commonwealth Bank
- Great Western Bank
- Homestreet Bank
- Iowa State Bank
- Johnson Bank
- JPMorgan Chase Bank, N.A.
- Live Oak Bank
- Meridian Bank
- Midland States Bank
- Morgan Stanley & Co.
- Mutual of Omaha Bank
- Nevada State Bank
- New York Community Bancorp, Inc.
- New York Life
- Northern Trust Company
- One Nevada Credit Union
- Pacific Capital Bancorp
- PNC Bank
- Simmons Bank
- State Bank of Arizona
- Sun Life Financial
- Umpqua Bank
- U.S. Bank
- Templeton Savings Bank
- TCF National Bank
- The Private Bank
- Zions First National Bank

### Investment Banks/Pension Fund Advisors/ REITS

- Altus Group
- Apollo Group
- Artis REIT

- Asset Backed Lending Partners
- Barron Collier Company
- CalPers
- Comprehensive Financial Management
- Cushman & Wakefield Global Services, Inc.
- Dallas Police and Fire Pension System
- Fannie Mae
- Federal Deposit Insurance Corporation
- Hearthstone, Inc.
- JDL and Company
- J.E. Roberts Company
- Ohio Public Employees Retirement System
- Pivotal Group
- Real Estate Research Corporation
- Raza Development Fund
- Servion Commercial Loan Resources, Inc.
- Starwood Capital Group
- The Related Companies
- TIAA-CREF

### Government & Corporations

- Arizona Public Service Company
- Arizona Water Company
- Cemex
- Chicago Cubs Baseball Club, LLC
- City of Flagstaff
- City of Henderson
- City of Mesa
- City of Phoenix
- Circle K Stores
- Clark County
- Colorado River Indian Tribes
- Environmental Transportation of Nevada
- EPCOR USA, Inc.
- Fidelity National Title Insurance Company
- Gila River Indian Community
- Globe Corporation
- General Service Administration (GSA)
- Honor Health
- Investco Realty Advisors
- Maricopa County Department of Transportation
- Mayo Clinic Scottsdale
- Native American Connections

### Government & Corporations

- Nevada General Insurance Company
- Northern Arizona University
- Pascua Yaqui Tribe
- Salt River Pima-Maricopa Indian Community
- Shamrock Foods Company
- The Nature Conservancy
- Town of Clarkdale
- Tucson Airport Authority
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Army Corps of Engineers
- U.S. Department of the Interior
- U.S. Department of Justice
- U.S. Postal Service
- U.S. Department of Veterans Affairs

### Law Firms/Accounting

- Avalon Legal Group, LLC
- Burch & Cracchiolo, P.A.
- Fennemore Craig, P.C.
- Gammage & Burnham
- Greenberg Traurig, LLP
- Kutak Rock, LLP
- Land America Lawyers Title
- Lee Landrum & Ingle, APC
- Page Law Offices
- Pecos Law Group
- Perkins Coie Brown & Bain, P.A.
- Plattner, Schneidman, Schneider & Jeffries, P.C.
- Polsinelli Shughart
- Porter Law Firm
- Snell & Wilmer, LLP
- Solomon Dwiggin & Freer, Ltd.
- Sugden Law
- Squire, Sanders & Dempsey, LLP
- Steptoe & Johnson
- Stinson Morrison Hecker, LLP
- The Law Offices of Christopher Goodman
- Thompson Krone, P.L.C.
- Tiffany & Bosco P.A.
- Wood, Smith, Henning & Berman, LLP
- Zeitlin & Zeitlin

### Special Servicer

- C-III Asset Management, LLC
- LNR Partners, LLC

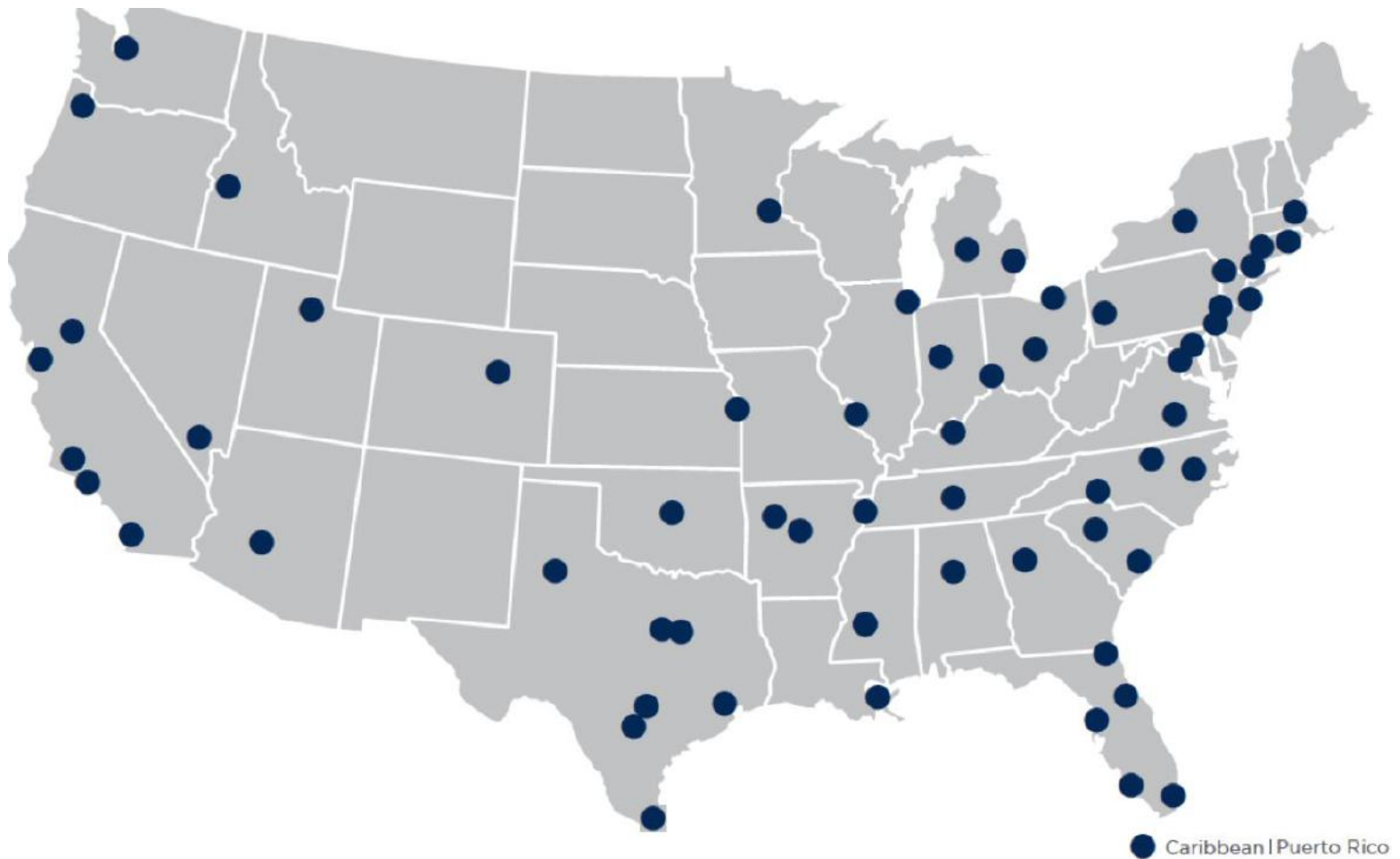
LOCAL EXPERTISE. NATIONALLY.

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  
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 – Las Vegas**

2999 N. 44<sup>th</sup> Street, Suite 512  
Phoenix, AZ 85018  
T: (602) 266-5599  
[www.irr.com/lasvegas](http://www.irr.com/lasvegas)

William M. Dominick  
Managing Director  
[wdominick@irr.com](mailto:wdominick@irr.com)

Walter “Tres” Winus, III, MAI  
Senior Director  
[twinus@irr.com](mailto:twinus@irr.com)

# irr.com

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



INTEGRA REALTY RESOURCES  
Local Expertise. Nationally.