



INTEGRA REALTY RESOURCES

# IRR | SOUTHWEST FLORIDA

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING





25

years serving  
Southwest Florida

*IRR<sup>®</sup> – 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.*

400+

appraisals completed  
annually



## RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

### Office



- Riverview Corp. Center, 27200 Riverview Center Blvd. Estero, FL, 290,786 SF
- Pelican Bay Financial Center, 8889 Pelican Bay Blvd., Naples, 51,145 SF
- The Financial Center, 7370 College Pky., Fort Myers FL, 30,626 SF
- Ft. Myers Federal Building, 2110 First St., Ft. Myers FL 145,504 SF
- The Offices at Pelican Bay, 5801 Pelican Bay Blvd, Naples, FL, 189,043 SF
- Scotlynn Office Building, 9597 Gulf Research Ln., Fort Myers FL 60,000 SF

### Industrial



- Premier Airport Park, 16260 Airport Park Dr. Fort Myers, FL 106,836 SF
- Mid Cape Flex, 71-79 Mid Cape Ter., Cape Coral, FL 101,392 SF
- Hydrogel Vision, 7575 Commerce Ct., Sarasota, FL, 42,298 SF
- Kimal Lumber, 11196 Hughey-Kimal Dr., Venice, FL, 84,738 SF
- Alico Business Park, 16281 Domestic Ave., Fort Myers, 177,732 SF

### Multifamily



- The Lakes at College Pointe, 9000 Colby Dr. Fort Myers FL. 472,760 SF/42411 Units
- The Park at Positano, 2719 Colonial Blvd. Fort Myers FL, 230,800 SF/288 Units
- Alico At Thousand Oaks , Three Oaks Pwy, Fort Myers, 303,100 SF/310 Units
- Waterside Place, Deer Dr. Sarasota, FL. 345,384 SF/320 Units
- Marina Villas, 5706 Cape Harbour Dr. Cape Coral FL, 552,243 SF/261 Units
- The Park at Veneto, 3891 N. Solomon Blvd. Fort Myers FL, 255000 SF/282 Units

### Hospitality



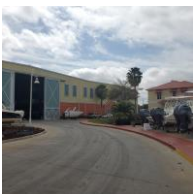
- The Inn at Pelican Bay, 800 Vanderbilt Beach Rd. Naples, FL 60,634 SF/100 Rooms
- Hotel Indigo, 1520 Broadway Fort Myers, FL 25,222 SF/67 Rooms
- Hyatt Place Hotel, 950 University Pky. Sarasota FL, 70,330 SF/114 Rooms
- Diamond Beach Resort, 2000 Estero Blvd. Fort Myers Beach, FL 129,413 SF/120 Rooms
- Hyatt House, 1345 5th Ave. S., Naples, 205,283 SF/183 Rooms
- WoodSpring Suites, 2600 Tamiami Trl. E. Naples FL, 49,587 SF/123 Rooms

### Retail



- Town & Country Plaza 501 N. Beneva Rd. Sarasota FL, 134,805 SF
- Ava Maria Town Center, Annunciation Cir Ave Maria, FL 98,630 SF
- Kohl's Department Store, 6381 Naples Blvd. Naples FL 88,538 SF
- Naples South Plaza, 4903 Tamiami Trl. E. Naples FL 74,500 SF
- Page Field Commons, S. Cleveland Ave. Fort Myers FL, 322,845 SF
- Bed Bath & Beyond Plaza 5461 Airport Rd.N. Naples FL, 111,397 SF

### Specialty Assignments



- Walkers Hideaway Marina 475 North Rd. Naples FL 198,849 SF
- Storage Express, 1012 53rd Ave. W., Bradenton FL, 49792 SF
- Eagle Lakes Golf Club, 18100 Royal Tree Pky. Naples FL, 14,037 SF
- Nova Southeastern University, 3650 Colonial Ct. Fort Myers FL, 63,616 SF
- Tamiami Ford Dealership, 1471 Airport-Pulling Rd. Naples FL, 131,945 SF

## 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 experience is all property types including apartments, shopping centers, office buildings, industrial buildings, marinas, golf courses and net leased assets.



### Carlton Lloyd, MAI, Senior Managing Director

Mr. Lloyd has 25+ years of real estate valuation and consulting experience. Mr. Lloyd has extensive knowledge and experience working with nearly all types of lending institutions including conventional lenders and conduits. Mr. Lloyd has extensive experience in preparing appraisals and market studies for apartments, Low Income Housing, (LIHTC), office buildings, restaurants, commercial retail centers, industrial warehouse properties, self storage, hotels, net leased properties and subdivisions.



### Julian Stokes, MAI, CCIMS, Managing Director

Mr. Stokes is the Managing Director of the Southwest Florida office and has over 45 years of real estate valuation and consulting experience. Mr. Stokes has specialized in consulting, valuation, and review assignments for financial, insurance, and private clients on a wide array of complex issues related to finance, estate and condemnation matters, family law, title defects, air rights, partial and fractional interests, contract disputes, and mediation/arbitration disputes.



### Anthony Sartori, MAI, Director

Mr. Sartori has been actively engaged in the appraisal industry for nearly 15 years specializing in valuation and counselling for Experienced a variety of commercial properties including office, industrial, retail and multi-family properties including Low Income Housing, (LIHTC). Mr. Sartori specializes in hotel valuation and net leased assets.



### Julian LH Stokes II, Director

Mr. Stokes has been engaged in real estate valuations and counselling for nearly 15 years specializing in the appraisal of mixed- use developments, residential subdivisions, agricultural properties, marinas and industrial properties. Mr. Stokes also specializes in litigation support working with attorneys and accountants handling all matters including estates, marriage dissolution , partnership dissolution and eminent domain.

## OUR CLIENTS

### Law Firms/Accounting

### Government & Organizations

- Ameris Bank
- BancorpSouth Bank
- Bank of America, N.A.
- Bank OZK
- BankUnited
- BB&T
- BBVA Compass
- Centennial Bank
- CenterState Bank
- Chemical Bank
- Citizens Bank, N.A.
- City National Bank
- Comerica Bank
- Fifth Third Bank
- FineMark National Bank & Trust
- First Citizens Bank & Trust Company
- First Florida Integrity Bank
- First Horizon Bank
- Huntington National Bank
- JPMorgan Chase Bank
- KeyBank National Association
- Lake Michigan Credit Union
- M&T Bank
- MIDFLORIDA Credit Union
- MidWestOne Bank
- New York Community Bancorp, Inc.
- Northern Trust
- Pinnacle Bank
- PNC Bank
- Regions Bank
- Seacoast Bank
- Synovus Bank
- TD Bank, N.A.
- Truist Bank
- Valley National Bank
- Wells Fargo Bank
- Wintrust Financial Corporation

- Agnoli, Barber & Brundage, Inc
- Coleman, Yovanovich & Koester, P.A.
- Gray Robinson
- Henderson, Franklin, Starnes & Holt, P.A.
- Holmes Fraser, P.A.
- JPWard and Associates, LLC
- Kelly, Passidomo & Alba, LLP
- Tobin & Reyes, P.A.
- Wrathel, Hunt & Associates, LLC
- Woodward, Pires & Lombardo, P.A.

- City of Bonita Springs
- City Of Naples
- Collier County
- Collier County School Board
- Florida Department of Environmental Protection
- Southwest Florida Water Management District
- GSA (Government Services Administration)
- USPS (United States Postal Service)
- US Small Business Administration

### Developers/Owners

### Mortgage Banks/Services

- CalPERS
- CIBC Bank USA
- Deutsche Bank
- TIAA-CREF
- TBG Funding LLC

- Barron Collier Corporation
- Brookwood Financial Partners, LLC
- Collier Enterprises
- Creighton Companies, LLC
- Gulf Bay Properties
- Lely Development Corporation
- The Brookline Companies
- Torres Companies
- Zilber Property Group

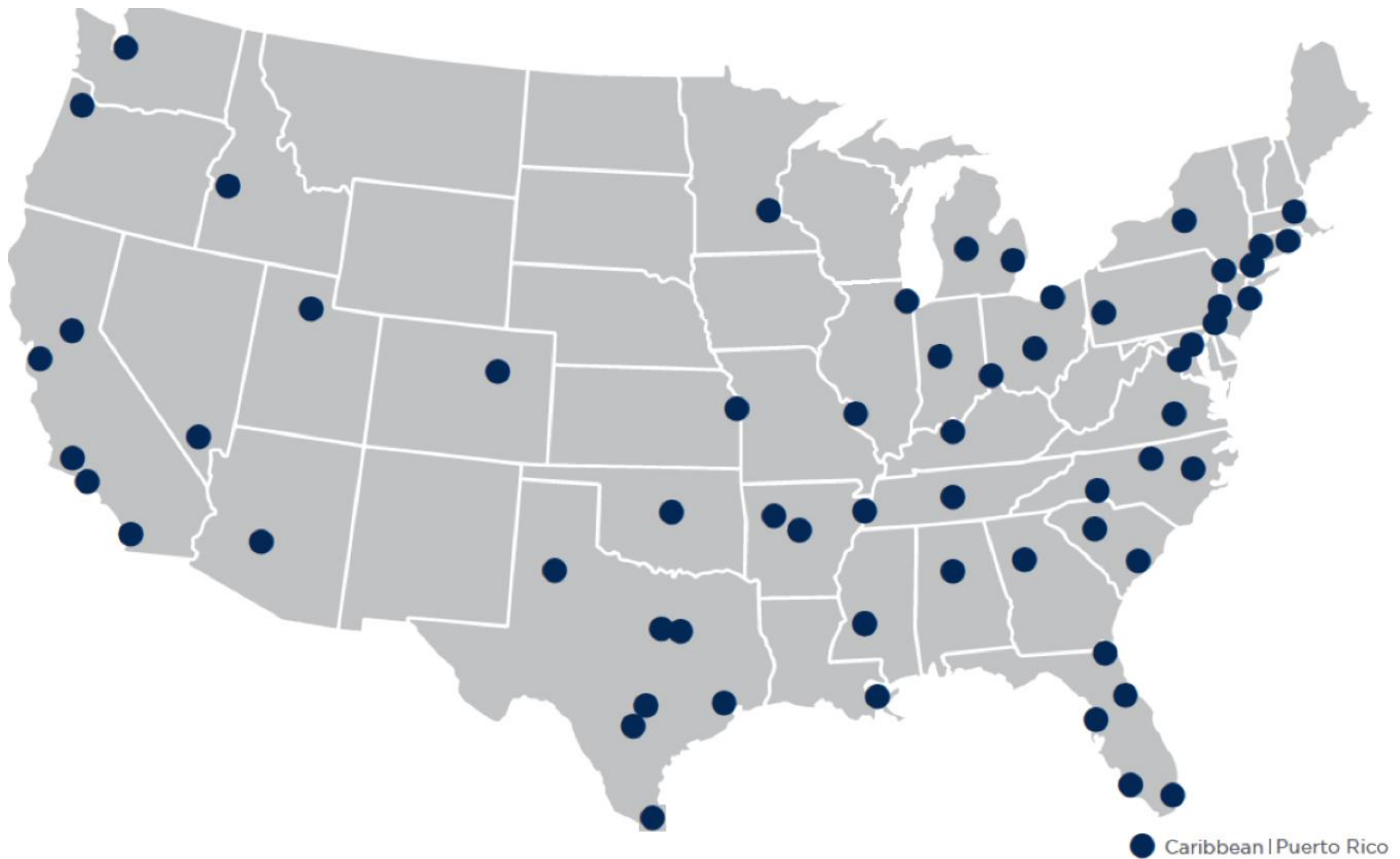
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50+

local offices

60+

markets covered U.S. and Caribbean



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