



INTEGRA REALTY RESOURCES

IRR | COASTAL NJ

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



30+

years serving Coastal NJ
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.***

250+

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- **Ocean First Bank Headquarters, 975 Hooper Ave, Toms River, NJ, 72,470 SF**
- Jumping Brook Corporate Center, 3600 Route 66, Neptune, NJ 188,408 SF
- Hamilton Office Center, 5218 Atlantic Avenue, Hamilton, NJ, 88,671 SF
- Cranbury Executive Center, 1249 S. River Road, Cranbury, NJ 100,056 SF
- Medical Office, 300-A Princeton-Hightstown Road, Cranbury, NJ, 41,662 SF
- Edison Square V, 2015 Route 27, Edison, NJ, 36,000 SF

Industrial



- **ADM Realty Associates, 322 Half Acre Road, Cranbury, NJ, 160,446 SF**
- GAR Products, 170 Lehigh Avenue, Lakewood, NJ, 102,500 SF
- Benn Associates, 1591 Route 37, Toms River, NJ, 45,462 SF
- Halpern Portfolio, 20 Industrial Properties, Lakewood, NJ, Various Sizes
- Green Acreage Grow Facility, 200 S. Route 73, Winslow, NJ, 120,800 SF
- Harrison Beverage, 6812 Delilah Road, Egg Harbor, NJ, 70,508 SF

Multifamily



- **Keyport Village Apartments, 251 Atlantic Street, Keyport, NJ, 82,650 SF/132 Units**
- Lakewood Plaza Apts, 154 Dr Martin Luther King Dr, Lakewood, NJ 123,372 SF/152 Units
- Arlington Beach Club, 101-107 W 9th Street, Ship Bottom, NJ 32,735 SF/24 Units
- Wellsbrook @ Neptune, 1-82 Schindler Court, Neptune, NJ, 86,566 SF/81 Units
- Wesley by the Bay, 2409-47 Bay Ave, Ocean City, NJ 40,200 SF/60 Units
- Carolina Village Apts, 124 N. North Carolina Ave, Atlantic City, NJ, 133,500 SF/179 Units

Hospitality



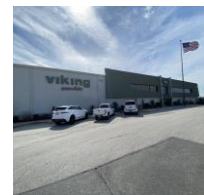
- **Adventurer Oceanfront Inn, 5401-09 Ocean Ave, Wildwood Crest, NJ, 104 Rooms**
- Ocean Holiday Motor Inn, 6501 Ocean Avenue, Wildwood, NJ 58 Rooms
- Atlantic Blue d/b/a Beach Club Hotel, 33 20th Ave, South Seaside Park, NJ 24 Rooms
- Chelsea Hotel, 111 S. Chelsea Avenue, Atlantic City, NJ 331 Rooms

Retail



- **Commons at Hooper, 1358 Hooper Avenue, Toms River, NJ, 120,806 SF**
- Aldrich Plaza, 4075 Route 9, Howell, NJ, 101,982 SF
- Berlin Circle Plaza, 200 Route 73 North, West Berlin, NJ, 296,253 SF
- Gateway Toyota, 401 Route 37, Toms River, NJ, 44,925 SF
- Bed, Bath & Beyond, 1240 Hooper Avenue, Toms River, NJ, 34,245 SF
- Walgreens, Triple Net, 395 Broad Street, Red Bank, NJ 13,120 SF

Specialty Assignments



- **Viking Yacht Marina / Viking Yacht Production Facility Bass River Township, NJ**
- Dillons Creek Marina, 243 Lake Avenue, Island Heights, NJ, 203 slips
- Morey's Amusement Pier, 3501 Boardwalk, Wildwood, NJ
- Proposed Cottages @ Compass Point, Barnegat, NJ, Market Analysis/Feasibility Study
- Rum Runner Restaurant, 816 Ocean Avenue, Sea Bright, NJ 13,392 sf
- Little Egg Harbor Self Storage, 750 Route 539, Little Egg Harbor, NJ 701 units

OUR VALUE PROPOSITION

Integra Realty Resources – Coastal NJ provides valuation and consulting services for all classes of real property with special emphasis on commercial investment-grade real estate, complex development land and expert witness services. We serve attorneys, accountants, mortgage bankers, investment advisory firms, corporations, private clients, developers, lenders, investors, governmental agencies, real estate owners, and other professionals concerned with the value, use, and feasibility of real property.



Anthony S. Graziano, MAI, CRE, Executive Director

Mr. Graziano has been actively engaged in the real estate industry since the late 1960's. Over the years, he has completed valuation and consulting assignments on all classes of investment grade properties including; shopping centers, office buildings and parks, industrial buildings, large-scale housing development tracts, conventional and subsidized multi-family properties, and manufactured housing developments. The coastal nature of the practice has presented an opportunity to complete numerous resort-related assignments, such as marinas, boardwalk and pier amusement properties, casino resort hotels, commercial beaches and preservation properties.



Halvor J. Egeland, MAI, Senior Managing Director

Mr. Egeland has spent over 40 years within the related real estate fields including: construction, construction cost estimating, and project management functions; commercial real estate sales and leasing; the appraisal of real estate, concentrating in commercial, industrial, residential subdivision and evaluation assignments of diverse property classes and types. He has completed numerous assignments for institutional clients including net-leased properties throughout the region and has performed numerous land appraisals for various governmental agencies and conservancies for acquisition, preservation and easement purchases.



Thomas J. Grouss, MAI, Director

Mr. Grouss has been with the firm since May 2003 and recently received the MAI Membership Designation by the Appraisal Institute. Mr. Grouss has completed appraisal and consulting assignments on vacant land, retail, office, industrial and special purpose properties throughout New Jersey, with a concentration in the Central and Southern part of the State. In addition, he has completed multiple valuation assignments relating to condemnation and eminent domain projects throughout Monmouth, Ocean and Atlantic County.

OUR CLIENTS

Mortgage Bank/Services

- Affinity Federal Credit Union
- 1st Constitution Bank
- Bank of America
- Capital One Bank
- Columbia Bank
- Deutsch Bank
- Fulton Bank
- Huntington Bank
- Investors Bank
- JP Morgan Chase
- Key Bank
- Lakeland Bank
- M & T Bank
- OceanFirst
- Oxford Bank
- PNC Bank, NA
- Provident Bank
- Santander Bank
- TD Bank
- Univest Bank
- Wells Fargo

Developers/Owners

- BASF
- Bollerman Companies
- Hecht Trailers
- Jenkinson's South
- Leigh Development
- Lennar
- Matrix Development Group
- Ralph Clayton & Sons

Law Firms/Accounting

- Aronsohn, Weiner, Salerno & Bremer
- Bathgate, Wegener & Wolf
- Berry, Sahradnik, Kotzas, Riordan & Benson
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- Ciccone, Koseff & Company
- Citta, Holzapfel & Zabarsky
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- Connell Foley, LLP
- Cooper Levenson
- Dasti, Murphy & McGuckin
- Day Pitney, LLP
- Donnelly, Minter & Kelly
- Eichen, Crutchlow, Zaslow, LLP
- Eisenberg, Gold & Agrawal
- Fox Rothschild
- Gluck & Allen
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- McElroy, Deutsch, Mulvaney & Carpenter
- Nagel Rice, LLP
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- Orlovsky, Moody, Schaaf & Gabrysiak
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- Scott Levine Law
- Shackleton Law Center
- Snyder, Sarno, D'Aniello, Maceri & DaCosta, LLC
- Wang Mugno & Park
- Wilentz, Goldman & Spitzer
- Withum Smith & Brown

Government & Organizations

- American Water
- Atlantic County
- Barnegat Township
- Burlington County
- Cape May County
- City of Linden
- City of Ocean City
- County of Ocean
- Georgian Court University
- Lacey Township
- Lakewood Industrial Commission
- Lakewood Township
- Manchester Township
- Middlesex County
- Monmouth County
- Monmouth County Parks
- NJ Dept of Environmental Protection (NJDEP)
- NJ Department of Transportation (NJDOT)
- NJ Economic Development
- NJ School Development Authority
- NJ Transit
- Seaside Heights Borough
- South Toms River Borough
- Stafford Township
- Toms River Township
- US Department of Justice
- US Department of Treasury

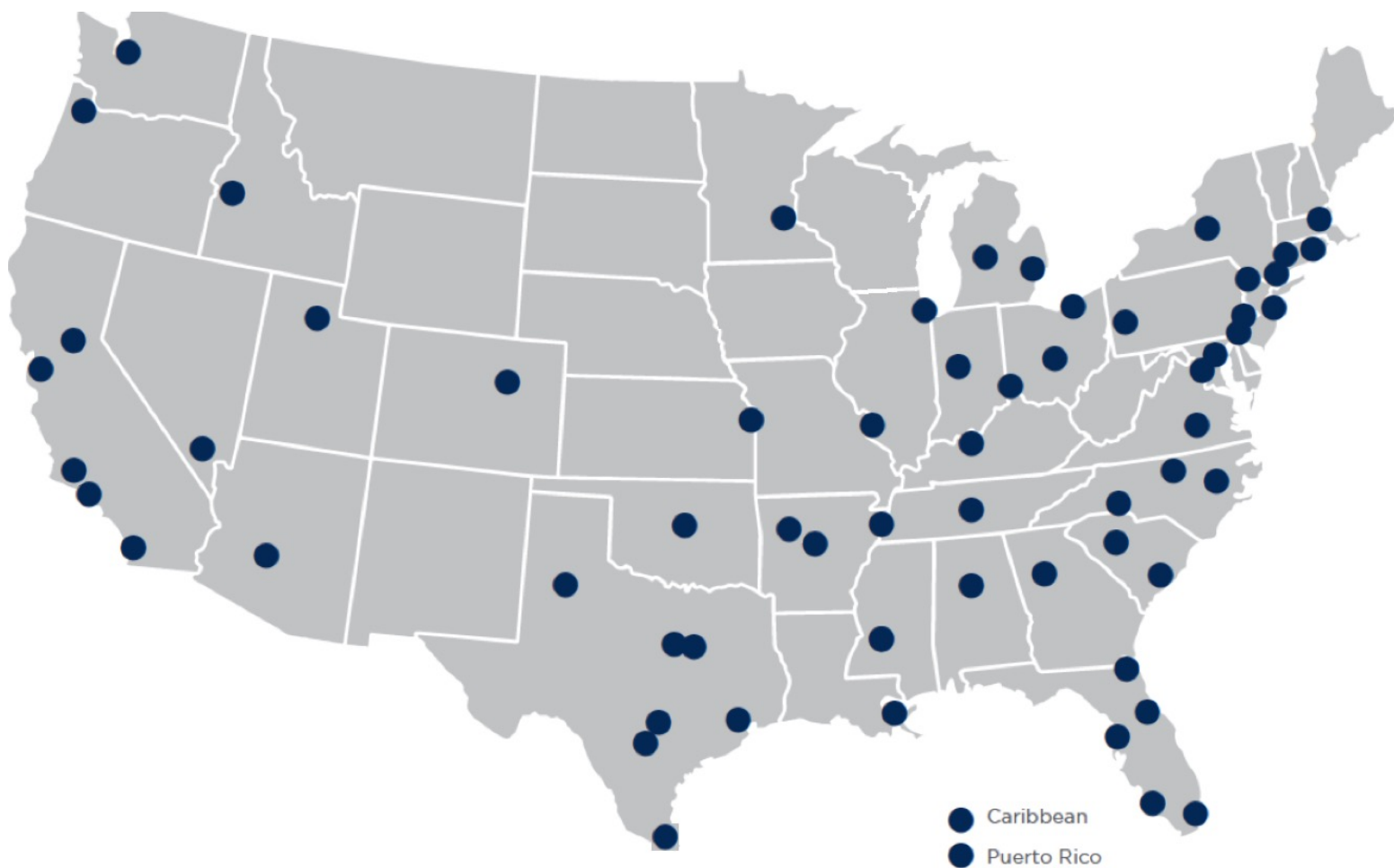
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60+

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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
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. 10
cwright@irr.com

Columbia, SC
Michael B. Dodds, MAI, CCIM
T (803) 772-8282 ext. 110
mdodds@irr.com

TENNESSEE

Nashville, TN
Paul Perutelli, MAI, SRA, FRICS
T (615) 628-8275 ext. 1
pperutelli@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, FRICS
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
Brock A. Heyde, MAI
T (816) 652-0222
bheyde@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" Winus, 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
Alan Pursley, MAI, SRPA, SRA, SGA
T (817) 763-8023
apursley@irr.com

Houston, TX
Todd Rotholz, MAI
T (713) 973-0212 ext. 12
trotholz@irr.com

Lubbock, TX
Taylor Carmona
T (409) 656-5199
taylor.carmona@irr.com

San Antonio, TX
Brandon Brehm, MAI, CCIM
T (210) 446-4444
bbrehm@irr.com

WEST OFFICES

CALIFORNIA

Los Angeles, CA
John G. Ellis, MAI, CRE, FRICS
T (818) 290-5444
jellis@irr.com

Orange County
J. Richard Donahue, MAI
T (714) 665-6515
rdonahue@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
T (720) 833-5931
lclose@irr.com

IDAHO

Boise, ID
Bradford Knipe, MAI, ARA, CRE, CCIM, FRICS
T (208) 472-3200
bknipe@irr.com

NEVADA

Las Vegas, NV
Charles E. Jack, IV, MAI
T (702) 906-0480
cjack@irr.com

UTAH

Salt Lake City, UT
John T. Blanck, MAI, MRICS
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
James Andrews, MAI, CRE, FRICS, ASA/BV
T (844) 952-7604 ext. 402
jandrews@irr.com

Puerto Rico
Carlos Vélez, MAI, SRA, BCA, CMEA, CCIM, MRICS
T (787) 782-4974
cvelez@irr.com

INTEGRA REALTY RESOURCES - COASTAL NJ

1415 Hooper Avenue, Suite 306
Toms River, NJ 08753
T: (732) 244-7000
F: (732) 505-9498
irr.com/Coastal-NJ

Halvor J. Egeland, MAI
Senior Managing Director
T (732) 244-7000 x 103
hegeland@irr.com

Anthony S. Graziano, MAI, CRE
Executive Director
T (732) 244-7000
agraziano@irr.com

irr.com

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