



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 9<sup>th</sup> 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 20<sup>th</sup> 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.



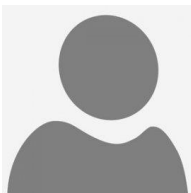
### Halvor J. Egeland, MAI, Senior Managing Director

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.



### Kyle Diiorio, Analyst

Mr. Diiorio has been with the firm since June 2022. Mr. Diiorio has been actively engaged in research and valuation of real property in the state of New Jersey since 2020. He has conducted primary research and performed market analysis for residential and commercial properties throughout Monmouth, Ocean and Atlantic County.

## OUR CLIENTS

### Mortgage Bank/Services

- Affinity Federal Credit Union
- 1<sup>st</sup> 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
- Budd Lamer
- Carluccio, Leone, Dimon, Doyle and Sacks
- Ciccone, Koseff & Company
- Citta, Holzapfel & Zabarsky
- Cole, Schotz, Meisel, Forman & Leonard
- 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
- Greenbaum, Rowe, Smith, Ravin, Davis & Himmel
- Haines & Yost
- Hiering, Dupignac, Stanzione & Dunn
- Lauletta Birnbaum, LLC
- Law offices of Norman Douglas Smith
- Levine, Staller, Sklar, Chan & Brown
- Marshall, Dennehey, Warner, Coleman & Goggin
- McCarter & English, LLP
- McElroy, Deutsch, Mulvaney & Carpenter
- Nagel Rice, LLP
- Nehmad & Perillo
- Orloff, Lowenbach, Stifelman & Siegel
- Orlovsky, Moody, Schaaf & Gabrysiak
- Paff Law Firm
- Schenck, Price, Smith & King
- 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

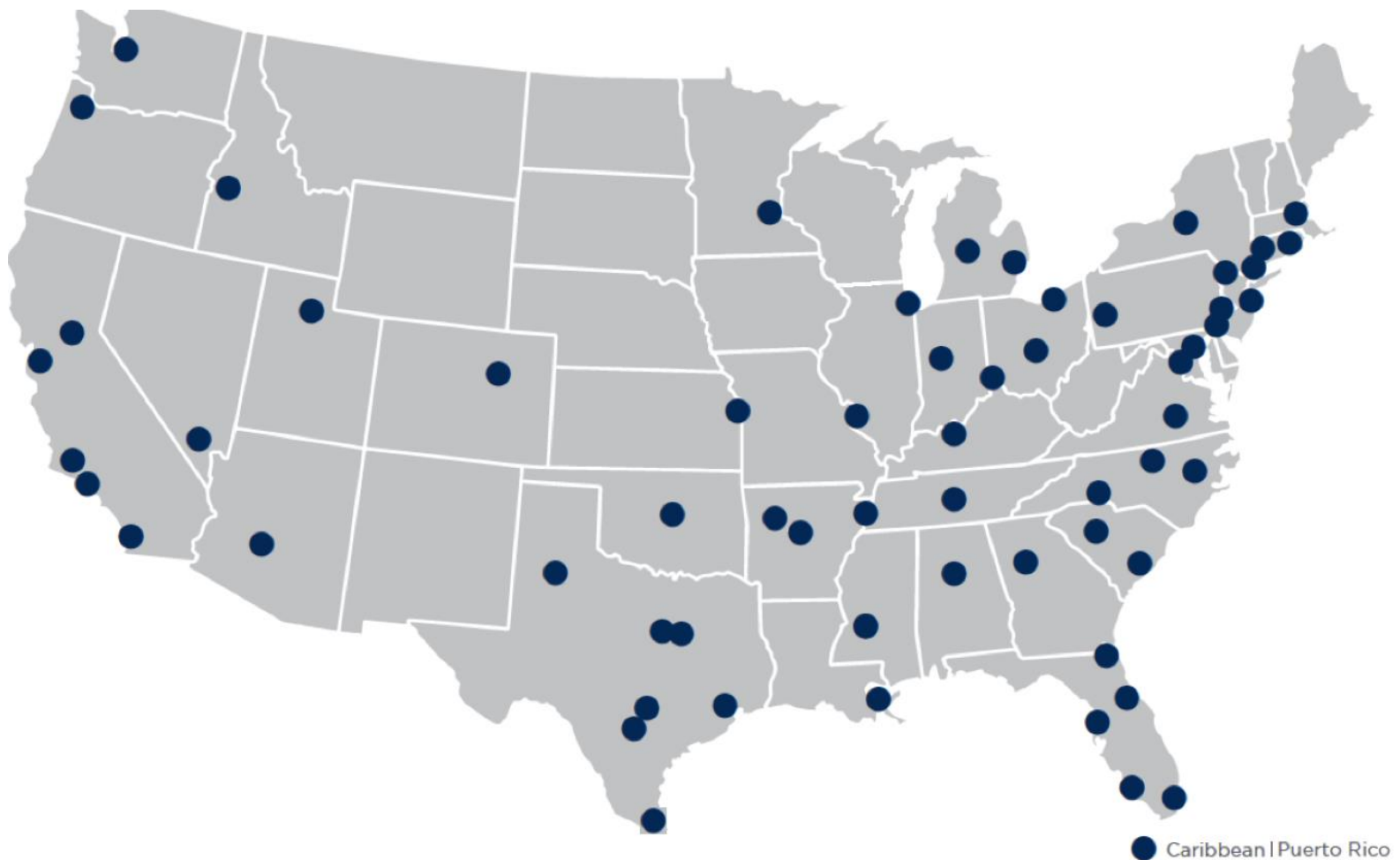
LOCAL EXPERTISE. NATIONALLY.

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  
rrich@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" 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  
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  
T (720) 833-5931  
lclose@irr.com

### IDAHO

Boise, ID  
Robin Brady, MAI  
T (208) 472-3200  
rbrady@irr.com

### NEVADA

Las Vegas, NV  
J. Walter Allen, MAI, FRICS  
T (212) 575-2836  
walter.allen@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 | 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](http://irr.com/Coastal-NJ)

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

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

# irr.com

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



INTEGRA REALTY RESOURCES  
Local Expertise. Nationally.