



INTEGRA REALTY RESOURCES

# IRR | BOISE

COMMERCIAL REAL ESTATE  
VALUATION & CONSULTING





50+

years serving Idaho  
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



- **One Capital Center, 999 W. Main St., Boise, ID, 239,330 SF**
- Digestive Health Clinic, 6259 W. Emerald St., Boise, ID, 19,261 SF
- Christiania Building, 675 E. Sun Valley Rd., Ketchum, ID, 28,644 SF
- Copper City Surgery Center, Butte, MT, 153,375 SF
- Paylocity Building, 2775 W. Navigator, Meridian ID, 123,092 SF
- Missoula Bone and Joint Orthopedic Clinic, 2360 Mullan, Missoula, MT 42,757 SF

### Industrial



- **FedEx Distribution Center, S. Elite Dr., Boise, ID, 237,391 SF**
- Day Wireless, 1668 E. Franklin Rd., Meridian, ID, 19,045 SF
- Woodgrain Millwork, 1201 W. Karcher Rd., Nampa, ID, 315,376 SF
- Skyway Building, 1701 Smeed Parkway, Caldwell, ID, 60,571 SF
- FedEx Express, 2700 E. Franklin Rd., Meridian, ID, 120,506 SF
- Farr Candy Company, 200 S. Boulevard, Idaho Falls, ID, 42,518 SF

### Multifamily



- **Park Place Apartments, 749 E. Park Boulevard., Boise, ID, 179,105 SF**
- The Cartee, 323 Broad Street, Boise, ID, 143,382 SF
- First and Fourth, 391 N. 1<sup>st</sup> Ave., Ketchum, ID, 33,138 SF
- The Cove, 220 S. 2<sup>nd</sup> W., Rexburg, ID, 145,966 SF
- Lofts at Ten Mile, 2940 W. Colbalt, Meridian, ID, 259,834 SF
- Elizabeth Properties, 1866 Elizabeth Blvd., Twin Falls, ID, 82,856 SF

### Hospitality



- **Holiday Inn Missoula Downtown, 200 S. Pattee, Missoula, MT, 130,854 SF/198 Rooms**
- Great Northern Hotel, 835 Great Northern Blvd., Helena, MT, 68,353 SF/100 Rooms
- Woodspring Suites, 1262 S. Rackham Way, Meridian, ID, 48,660 SF/122 Rooms
- Fairfield Inn and Suites, 2577 S. Douglas Hwy, Gillette, WY, 42,891 SF/80 Rooms
- Best Western Plus Clocktower Inn, 2511 1<sup>st</sup> Ave. N, Billings, MT, 57,620 SF/126 Rooms
- Comfort Inn Laramie, 1655 Centennial Dr., Laramie, WY, 35,474 SF/72 Rooms

### Retail



- **Southgate Mall, Missoula, MT, 532,977 SF**
- Rocket Express Carwash Portfolio, various locations Idaho and Utah
- Larry Miller Subaru, Automobile Dealership, Boise, ID, 40,800 SF
- Beacon Chevron, C-Store/Fuel Station, Eagle, ID, 4,206 SF
- Wendy's, Fast Food Restaurant, Kuna, ID, 2,460 SF
- PetSmart Retail Center, Milwaukee St., Boise, ID 41,039 SF

### Specialty Assignments



- **Cape Horn Recreation Ranch, Stanley, ID, 159 AC**
- Cougar Bay Waterfront Recreation Tracts, Coeur d'Alene, ID, 90 AC
- Ten Mile Creek Recreation Ranch, Lewiston, ID, 2,290 AC
- Clark Recreation Ranches, Border and Cokeville, WY, 2,150 AC
- South Fork Wilderness Ranch, Rec Ranch/USFS Inholding, Warren, ID, 134 AC
- Ridgecrest Golf Course, 27 hole Public Golf Course, Nampa, ID, 325 AC

## OUR VALUE PROPOSITION

What sets our firm apart is our attention to detail, our high quality work and the longevity of our principals and senior analysts who have been collaborating on property analyses for over 40 years. Our valuation team welcomes interesting and complex projects of all types, as well as opportunities to provide real estate advisory and litigation support services on a broad range of property types throughout the Intermountain Northwest.



### **Bradford T. Knipe, MAI, ARA, CRE, CCIM, Senior Managing Director**

Mr. Knipe is a fourth-generation Idaho native. A problem solver who enjoys all types of challenges, Brad is an Idaho real estate broker, and an Idaho, Oregon, Washington, Montana and Wyoming certified general appraiser. He has been actively involved in the real estate profession since 1989. Areas of specialization include: Government project and portfolios including appraisals, rent studies and consulting for acquisitions, dispositions, land exchanges, and eminent domain/right-of-way projects; land trust assignments (including agricultural, recreational, inholding, timberland and conservation easement projects).



### **Robin Brady, MAI, Director**

Mr. Brady has been actively engaged in real estate valuation, consulting, underwriting and development since 2001. Robin is an Idaho and Oregon certified general appraiser. Specialties include: right-of-way (including multi-parcel corridor valuations), lodging and other going-concern properties (including c-stores, carwashes, golf courses), HUD multifamily appraisals and market studies, LIHTC market studies, and complex commercial properties (such as regional malls, high-rise office buildings, and special-use properties). He has also testified as an expert witness at depositions, tax hearings, and trials.



### **Brad Janoush, MAI, Director**

Mr. Janoush has been actively engaged in real estate valuation and consulting since 1971, involving brokerage, management, financing, developing, promoting and appraisal of real estate. His appraisal assignments have encompassed all classifications of commercial properties including office buildings, retail commercial, shopping centers, warehouses, and hotels. Mr. Janoush has experience appraising fish farms, recreation properties and conservation and scenic easement properties throughout Idaho.



### **Terri Sanders, CPA, MBA, Senior Analyst**

Terri Sanders, CPA, MBA joined Integra Realty Resources – Boise in 2015 as an analyst, appraiser, and consultant of commercial real estate. Prior to joining the Boise office, Ms. Sanders worked in public accounting for over 25 years for a variety of clients. Ms. Sanders has performed appraisal services for lenders, government agencies, and landowners. She specializes in valuing raw land, subdivisions under development, office, retail, special use, and right-of-way projects.



### **Jason Neary, Senior Analyst**

Mr. Neary has been actively engaged in real estate valuation since 2014. He has a bachelors degree in business and management from Metro State College of Denver. Mr. Neary has experience in multi-family, vacant commercial land, office and retail properties, industrial and manufacturing, convenience stores, and special use properties. He has over ten years of real estate marketing and management experience with an emphasis on REO sales and management. Mr. Neary is also experienced in mass appraisal valuation and tax appeals. Mr. Neary is a Certified General Appraiser In Idaho.



### **Dustin Hough, Senior Analyst**

Mr. Hough has been an appraiser and consultant of commercial real estate for Integra Realty Resources since 2018. Mr. Hough began his appraisal career in 2014 as a residential real estate appraiser before transitioning into commercial real estate valuation. He has a broad range of experience in valuation and analysis of all types of real estate and is licensed for general commercial real estate appraisal in Colorado and Idaho. Mr. Hough plans to pursue the MAI designation with the Appraisal Institute.

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### **Austin Amick, Analyst**

Austin Amick joined the IRR team in September of 2019. Austin has a Bachelors in Business Administration from the University of Montana Western. Austin had previously been an intern with IRR-Boise, during the summer of 2018. Austin brings to the table an extensive background in the daily operation of farms & ranches. He has been involved in the production and sale of both livestock and cash crops in Oregon, Idaho, & Montana. Austin is currently an Idaho Registered Appraiser Trainee.



### **Charles Eldredge, Analyst**

Mr. Eldredge joined Integra Realty Resources - Boise in 2020 and is currently an Idaho Registered Appraiser Trainee and Licensed Real Estate Broker. Prior to joining IRR, Mr. Eldredge was Chief Operations Officer and Partner for Imaging Center of Idaho, a company specializing in medical imaging. Charles was raised in Idaho and enjoys spending time with his family in the outdoors with all the opportunities that Idaho provides.



### **Amanda Knipe, Office Manager**

Ms. Knipe is an Idaho Native and joined the Integra - Boise office in 2006. She is currently responsible for office management, internal IT, contracts, accounting, budgeting, compliance, document production and quality control. Amanda has over 25 years of business management experience. She has worked in a variety of industries including: auto dealerships, commercial printing and most recently as a Business Manager for a local IT consulting firm. She is currently a member of the Institute of Management Accountants.

## OUR CLIENTS

- Bank of America, N.A.
- Bank of Eastern Oregon
- Bank of Jackson Hole
- Bank of Utah
- Banner Bank
- Celtic Bank
- Citizens Bank
- City National Bank
- Columbia Bank
- D.L. Evans Bank
- Farmers National Bank
- First Interstate Bank
- Great Southern Bank
- Idaho Central Credit Union
- Ireland Bank
- KeyBank National Association
- Live Oak Bank
- M & T Bank
- Mountain West Bank
- Northwest Bank
- PNC Bank
- Sterling Bank and Trust
- The Bank of Commerce
- The Commerce Bank of WA
- Union Bank, N.A.
- US Bank RETECHS
- WaFd Bank
- Washington Trust Bank
- Wells Fargo Bank - RETECHS
- Zions First National Bank

### Mortgage Banks/Services

- AgCountry Farm Credit Services
- American Home Mortgage
- Arizona Community Foundation
- Berkadia Commercial Mortgage
- Broadmark Realty Capital
- Builders Capital
- C III Asset Management, LLC
- CitiGroup Global Markets Realty
- D.B. Fitzpatrick & Co., Inc.
- Dwight Capital
- Eastern Mortgage Capital
- ECCU
- G.E. Asset Management
- Gershman Mortgage
- Mountain Pacific Commercial Mortgage
- Northwest Farm Credit Services
- Old West Federal Credit Union
- SELCO Community Credit Union
- Service 1st, LLC
- WELS Church Extension Fund
- Westmark Credit Union

### Law Firms/Accounting

- Ahrens DeAngeli Law Group
- Allen & Kimbell, LLP
- Angstman Johnson
- Bevis, Thiry & Schindele, P.A.
- Bithell Law PLLC
- Cooper Norman
- Deloitte & Touche LLP
- DLA Piper, LLP (US)
- Eismann Law Offices
- Elam & Burke
- Evans Keane LLP
- Givens Pursley LLP
- Hawley Troxell
- Holland & Hart LLP
- Jones & Swartz PLLC
- Lawson Laski Clark, PLLC
- Ludwig Shoufler Miller Johnson LLP
- May, Browning & May
- McCoy Foat & Company CPAs, P.C.
- Meuleman Law Group
- Monahan, Grove & Tucker
- Moore Smith Buxton & Turcke, Chtd
- Morrow and Fischer
- Perkins Coie LLP
- Racine Olson
- Thornton Byron LLP
- White Peterson Attorneys at Law

### Developers/Owners

- Capital City Development Corp
- Civic Plaza Management, LLC
- Digestive Health Clinic
- GMD Development, LLC
- Hubble Homes LLC
- J-U-B Engineers, Inc.
- LNR Partners, Inc.
- Milan Capital Management, Inc.
- Pinnacle Consulting Mgmt
- Rinker Company
- RME Investments, LLC
- Roman Catholic Diocese of Boi
- SNF Ammon Real Estate
- St. Al's Medical Center
- St. Luke's Medical Center
- The West Coast Timber Co.
- United Industry, Inc.
- United Metals, LLC
- VMG Health
- Walmart
- Western Pacific Timber
- White-Leasure Development

### Government & Organizations

- Ada County Highway District
- Ada County Prosecuting Attorney
- ARCH Community Housing Trust
- Blaine County School District
- Boise Air Terminal
- Boise City Housing Authority
- Bonneville Power Administration
- Bureau of Reclamation
- Caldwell School District
- Canyon County Pros Attorney
- City of Baker City
- City of Caldwell
- City of Hailey
- City of Kuna
- City of McCall
- City of Ontario
- Fruitland School District
- Idaho Department of Fish & Game
- Idaho Department of Lands
- Idaho Transportation Department
- Kuna Joint School District #3
- National Park Service
- PERSI
- Salmon Urban Renewal Agency
- U.S. Attorney's Office - Colorado
- U.S. Department of Agriculture
- U.S. Department of Justice
- U.S. Department of the Interior
- USDA Forest Service
- Valley Regional Transit

### Conservation Funds and Non-Profit

- Boise Rescue Mission
- Boise State University Foundation
- College of Western Idaho
- Ducks Unlimited, Inc.
- Lemhi Regional Land Trust
- Rocky Mountain Elk Foundation
- Southern Idaho Land Trust
- Teton Regional Land Trust
- The Conservation Fund
- The Nature Conservancy
- The Trust for Public Land
- The Wilderness Land Trust
- Western Rivers Conservancy
- Wood River Land Trust

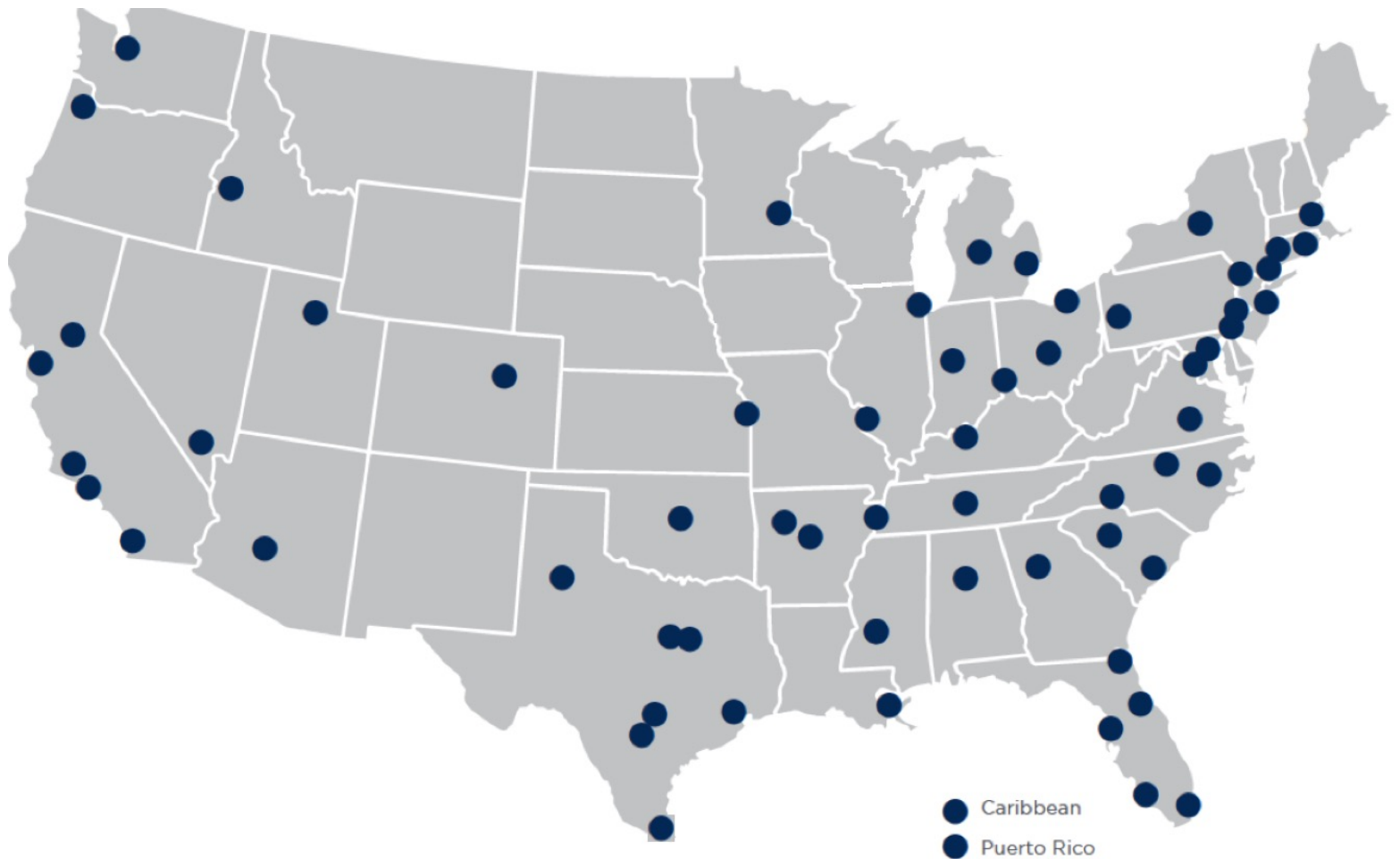
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50+

local offices

60+

markets covered U.S. and Caribbean



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