



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



- **First Interstate Center, 401 N. 31st St., Billings, MT, 234,312 SF**
- **Transwestern Plaza, 490 N. 31st St., Billings, MT 221,073 SF**
- **David J. Wheeler Federal Building, 1550 Dewey St., Baker, OR 56,881 SF**
- **Umpqua Bank Building, 113 Main Ave. W., Twin Falls, ID 20,620 SF**
- **Wildland Firefighter Foundation, 2393 W. Airport Way, Boise, ID, 7,842 SF**
- **Midtown Office Center, 5400-5460 W. Franklin Rd., Boise, ID 39,022 SF**

Industrial



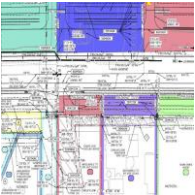
- **Western Construction HQ, 10139 Federal Way, Boise, ID, 33,117 SF**
- **Kenworth Truck Showroom, 4100 S. Transport St., Boise, ID, 52,262 SF**
- **Tesla, Inc. 2498, 2554, 2670 W. Franklin Rd., Meridian, ID, 41,067 SF**
- **Primary Weapons Systems, 255 N. Steelhead Wy., Boise, ID, 61,119 SF**
- **Cloud Gate Industrial Park, 503 Millennium Park Ln., Caldwell, ID, 28,520 SF**
- **Alder Industrial, 521-535 E. Gowen Rd., Boise, ID, 220,160 SF**

Multifamily



- **Jupiter Sands, 720 Cornelison Ave., Rexburg, ID, 144 Units, 104,416 SF**
- **Enclave Apartments, 1470 N. Locust Grove Rd., Meridian, ID, 204 Units, 232,570 SF**
- **Providence Square Apartments, 430 W. 2nd S., Rexburg, ID, 284 Units, 230,884 SF**
- **South Valley Apartments, 251 S. Valley Dr., Evanston, WY, 120 Units, 120,084 SF**
- **Eagle Ridge Apartments, 1021 S. Pioneer Rd., Idaho Falls, ID, 288 Units, 297,504 SF**
- **Madison Station Apartments, Yellowstone Hwy., Rexburg, ID, 360 Units, 273,000 SF**

Right of Way



- **SH-55, Farmway Rd. to Middleton Rd., Canyon County, ID, 83 Properties**
- **Eagle Rd. & State St., Intersection, Ada County, ID, 29 Properties**
- **State St. and Pierce Park Ln., Ada County, ID, 44 Properties**
- **Aikens St., Eagle Rd. to 2nd St., Ada County, ID, 15 Properties**
- **Iona Rd., Ammon Rd. to 45th E., Bonneville County, ID, 19 Properties**
- **45th East Roadway Widening, Bonneville County, ID, 40 Properties**

Retail



- **Tommy's Express Car Wash, 450 Overland, Burley, ID, 5,371 SF**
- **Milwaukee Marketplace, 1085-1195 N. Milwaukee St., Boise, ID, 131,649 SF**
- **Boise Plaza, 7199-7201 W. Fairview Ave., Boise, ID, 73,186 SF**
- **Plantation Shopping Center, 6650 N. Glenwood St., Garden City, ID, 104,661 SF**
- **Twin Falls Marathon, C Store, 322 Addison Ave., Twin Falls, ID, 3,560 SF**
- **Pine 43 DT Shops, 2295 E. Fairview Ave., Meridian, ID 6,050 SF**

Specialty Assignments



- **Yakima River Canyon Ranch, Ellensburg, WA, 690 AC**
- **Grand Teton National Park, Granite Canyon Land Exchange, Teton County, WY**
- **Kellenbeck Kelly Camp Acquisition, Lake McDonald, Glacier National Park, MT**
- **Blacktail Ranch Acquisition, Idaho Falls, ID**
- **Nedrow Brothers Ranch, Rec Ranch/CE, Fremont County, ID**
- **Paulina Meadows Ranch, Rec Ranch, Deschutes County, OR, 655 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, Executive 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).



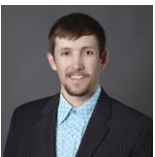
Robin Brady, MAI, Senior Managing Director

Mr. Brady has been actively engaged in real estate valuation, consulting, underwriting and development since 2001. Robin is an Idaho, Oregon and Washington 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.



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. Terri is an Idaho certified general appraiser.



Austin Amick, Senior 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 an Idaho and Oregon certified general appraiser.



Zachary LeVine, Analyst

Zac LeVine joined Integra Realty Resources – Boise in 2022 and is currently an Idaho Registered Appraiser Trainee. Zac has several years of providing successful customer experiences within the real estate and construction industries. Zac has performed appraisal assignments on a variety of property types including retail, office, industrial and going concern type properties including hospitality and convenience stores/gas stations.



Brenley Knakkergaard, Analyst

Brenley Knakkergaard joined Integra Realty Resources – Boise in 2024, bringing over three years of specialized experience in real estate appraisal and property management. Previously in Park City, she is known for her meticulous attention to detail and commitment to delivering quality insights in every project. Originally from New Jersey and a graduate of George Fox University in Oregon, Brenley recently relocated to Boise, where she looks forward to embracing Idaho's renowned vibrant outdoor lifestyle, dynamic real estate market, and welcoming community.



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.

OUR CLIENTS

Law Firms/Accounting

Government & Organizations

- Baker Boyer Bank
- Bank of America, N.A.
- Bank of Eastern Oregon
- Bank of Jackson Hole
- Bank of Utah
- Banner Bank
- Celtic Bank
- Citizens Community Bank
- City National Bank
- Columbia Bank
- D.L. Evans Bank
- Farmers 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
- Old National Bank
- Oregon Pacific Bank
- PNC Bank
- Sterling Bank and Trust
- Sunwest Bank
- The Bank of Commerce
- The Commerce Bank of WA
- US Bank RETECHS
- WaFd Bank
- Washington Trust Bank
- Wells Fargo Bank
- Zions Bank

- Ahrens DeAngeli Law Group
- Allen & Kimbell, LLP
- Bevis, Thiry & Schindele, P.A.
- Bithell Law PLLC
- Cooper Norman
- Cox & Wagner, PLLC
- 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
- Johnson May
- Lawson Laski Clark, PLLC
- Ludwig Shoufler Miller Johnson LLP
- McCoy Foat & Company CPAs, P.C.
- Meuleman Law Group
- Monahan, Grove & Tucker
- Moore Smith Buxton & Turcke, Chtd
- Morrow & Fischer, PLLC
- Perkins Coie LLP
- Racine Olson
- SummitView CPAs
- Thornton Byron LLP
- White Peterson Attorneys at Law
- Worth Law Group, P.S.

- 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 Jerome
- 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
- Nampa Highway District
- National Park Service
- Negotiation Services, LLC
- 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
- Western Idaho Community Action

Developers/Owners

- Brighton Corporation
- Capital City Development Corp
- Civic Plaza Management, LLC
- Digestive Health Clinic
- GMD Development, LLC
- Horrocks Engineers
- Hubble Homes LLC
- J-U-B Engineers, Inc.
- LNR Partners, Inc.
- Milan Capital Management, Inc.
- Pinnacle Consulting Mgmt
- RME Investments, LLC
- Roman Catholic Diocese of Boise
- 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
- Western Construction
- White-Leasure Development

Mortgage Banks/Services

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

Conservation Funds and Non Profit

- Boise Rescue Mission
- Boise State University Foundation
- College of Western Idaho
- Ducks Unlimited, Inc.
- Land Trust of the Treasure Valley
- 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

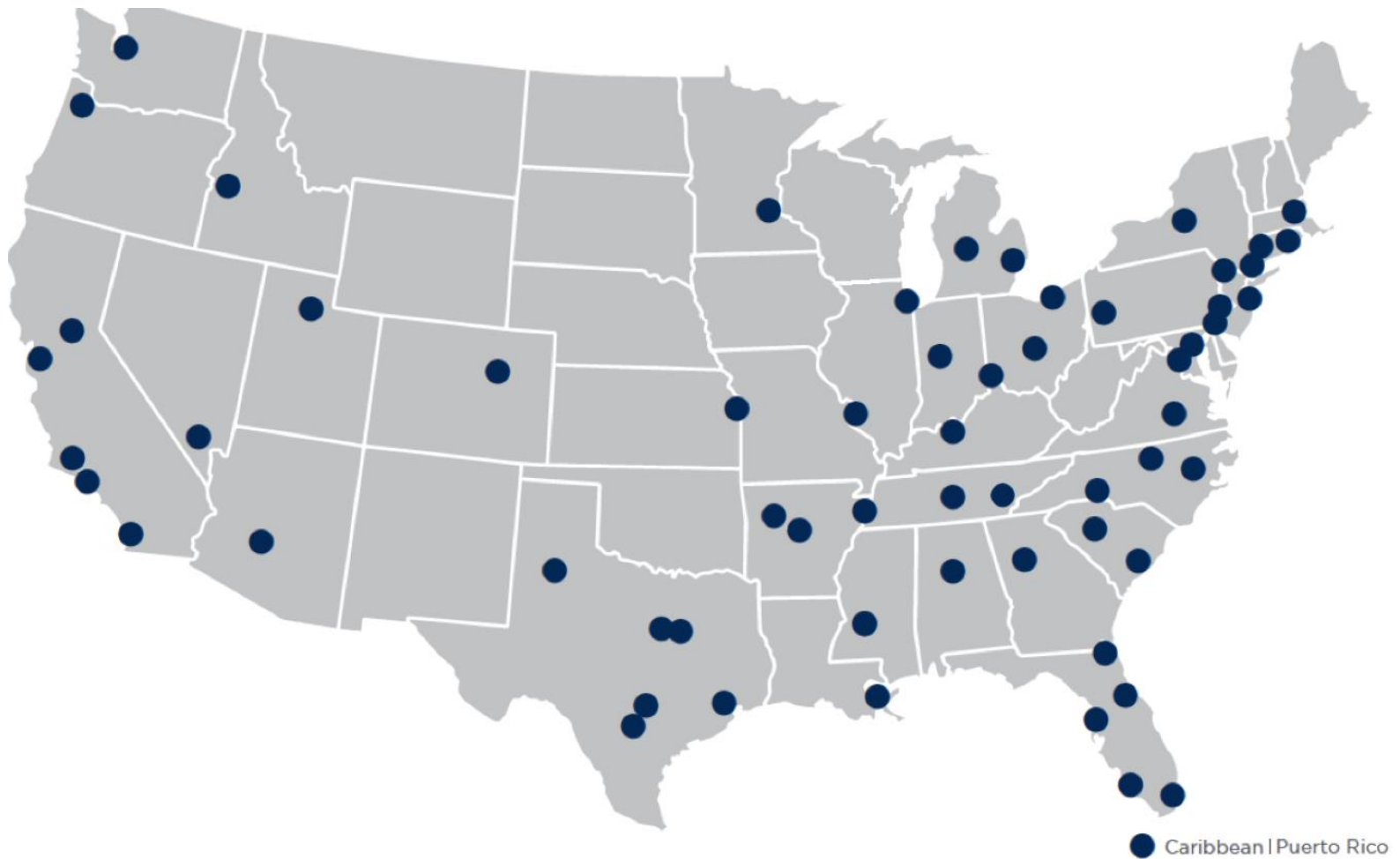
LOCAL EXPERTISE. NATIONALLY.

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
Thomas J. Grouss, MAI
T (732) 244-7000 ext. 105
tgrouss@irr.com

Northern New Jersey
Paul T. Beisser, CRE, MAI, SCGREA
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
Donald R. Donner, II
T (860) 291-8997 ext. 18
ddonner@irr.com

SOUTHEAST OFFICES

ALABAMA

Birmingham, AL
Rusty Rich, MAI,
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

Jacksonville, FL
D. Michael Daniel Jr., MAI
T (904) 902-3444
mdaniel@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
T (704) 206-8258
jscott@irr.com

NORTH CAROLINA (Continued)

Greensboro, NC
Nancy B. Tritt, MAI, SRA, FRICS
T (336) 676-6033
ntritt@irr.com

Raleigh, NC
Chris R. Morris, MAI, FRICS
T (919) 725-8953
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. 2
aperutelli@irr.com

Memphis, TN
Rusty Rich, MAI,
T (205) 949-5995
rrich@irr.com

Knoxville, TN
Andy Crook, MAI
T (865) 637-0325 ext. 2
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

MISSOURI (Continued)

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

Columbus, OH
Brad A. Johnson, MAI
T (614) 398-4307
bajohnson@irr.com

Cleveland, OH
Douglas P. Sloan, MAI
T (330) 659-3640 ext. 101
dsloan@irr.com

SOUTHWEST OFFICES

ARIZONA

Phoenix, AZ
Walter "Tres" Winus, III, MAI, FRICS
T (602) 266-5599
twinius@irr.com

TEXAS

Austin, TX
William Robinson, MAI
T (210) 446-4444
wrobinson@irr.com

Dallas, TX
Stephen M. Lechtenberg, MAI
T (972) 725-7727
slechtenberg@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
Jimmy H. Jackson, MAI
T (972) 725-7724
jhjackson@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
Noah Kauffman, MAI, R/W-AC
T (949) 459-3717
nkauffman@irr.com

Sacramento, CA
Lance Jordan, MAI
T (916) 435-3883
ljordan@irr.com

San Diego, CA
John A. Morgan, MAI
T (858) 259-4900 ext. 315
jmorgan@irr.com

CALIFORNIA (Continued)

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 - BOISE

1031 E. Park Boulevard
Boise, ID 83712
T: (208) 342-2500
F: (208) 342-2220
irr.com/Boise

Bradford T. Knipe MAI, ARA, CRE, CCIM
Executive Director
T (208) 342-2500 x 109
bknipe@irr.com

Robin Brady, MAI
Senior Managing Director
T (208) 342-2500 x 203
rbrady@irr.com

irr.com

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