



INTEGRA REALTY RESOURCES

IRR | **SOUTHWEST
FLORIDA**

*COMMERCIAL REAL ESTATE
VALUATION & CONSULTING*



25

years serving
Southwest Florida

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.*

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



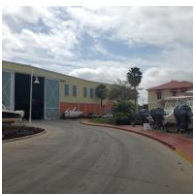
- The Inn at Pelican Bay, 800 Vanderbilt Beach Rd. Naples, FL 60,634 SF/100 Rooms
- Hotel Indigo, 1520 Broadway Fort Myers, FL 25,222 SF/67 Rooms
- Hyatt Place Hotel, 950 University Pky. Sarasota FL, 70,330 SF/114 Rooms
- Diamond Beach Resort, 2000 Estero Blvd. Fort Myers Beach, FL 129,413 SF/120 Rooms
- 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.



Anthony Sartori, MAI, Associate 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.



Kyle Hayton, Analyst

Mr. Hayton began his career at IRR in 2021 as a Registered Trainee Appraiser and is part of the IRR-Southwest Florida team. My. Hayton has experience in research for appraisals and market studies for a wide variety of property types including residential, multi-family, office, retail, industrial, hotels, restaurants and car dealerships. Education Shattuck St. Mary's Prep School - Class of 2012 St. Lawrence University - Bachelor's Degree in Business and Economics 2014-2017 University of Wisconsin 2018



Steven Stokes, Analyst

Mr. Stokes began his career at IRR in 2016 and is part of the IRR-Southwest Florida team. My. Stokes has experience in real estate valuation and consulting for a wide variety of property types including residential, multi-family, office, retail, industrial, hotels, restaurants, car dealerships, mixed-use commercial and residential, and vacant land. Education - Florida Gulf Coast University - Bachelor of Science with Major in Finance and Minor in Real Estate

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

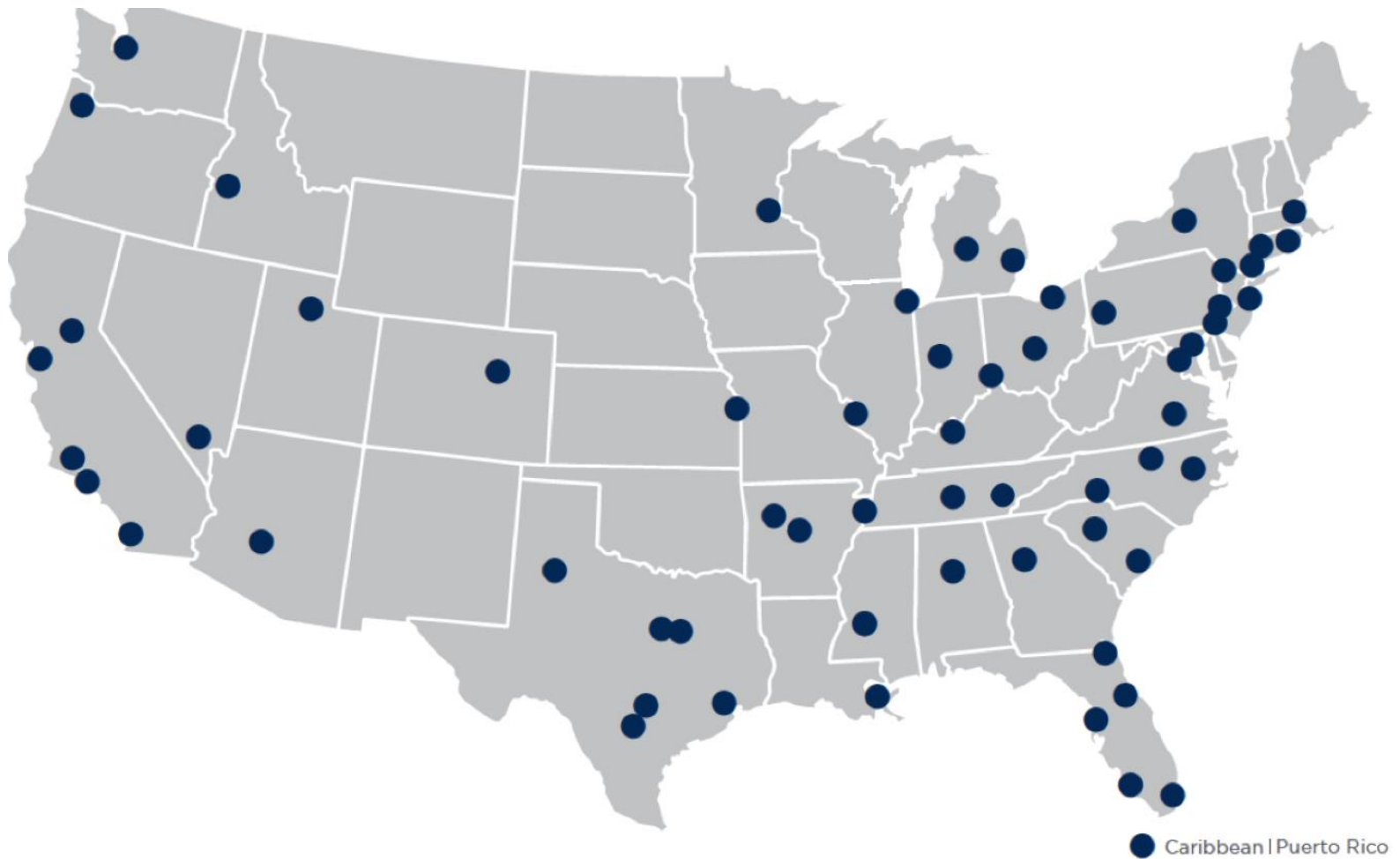
LOCAL EXPERTISE. NATIONALLY.

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 – SOUTHWEST FLORIDA

2770 Horseshoe Drive S, Suite 3

Naples, Florida 34104

T: (239) 643-6888

F: (239) 643-6871

irr.com/naples

Carlton J Lloyd, MAI

Senior Managing Director

Florida State-Certified General Real Estate Appraiser RZ2618

T (239) 687-5801

clloyd@irr.com

irr.com

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



INTEGRA REALTY RESOURCES
Local Expertise. Nationally.