



INTEGRA REALTY RESOURCES

IRR

NASHVILLE & EAST TENNESSEE

COMMERCIAL REAL ESTATE
VALUATION & CONSULTING



40+

years serving [market/state]
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.*

600+

appraisals completed
annually

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS

Office



- The Bridge Building, 2 Victory Ave., Nashville, TN, 24,914 SF
- IKON Development, 416 Wilson Pike Circle, Brentwood, TN, 5,584 SF
- Nashville Neuropsychiatric Assoc, 1704 Doroty Place, Nashville, TN, 5,249 SF
- Largrone Family Partnership 2001 Charlotte Ave., Nashville, TN, 14,526 SF
- Office Building, 2216 Abbott Martin Rd., Nashville, TN, 12,888 SF

Industrial



- Genesco Distribution Center 635 Genesco Pkwy., Lebanon, TN, 544,497 SF
- Kenny Pike & Supply, 811 Cowan Street., Nashville, TN, 50,403 SF
- Genesco, 1501 Winchester Highway, Fayetteville, TN, 178,144 SF
- Strictly FX, 120 Airport Center Drive, E., Nashville, TN, 24,643 SF
- Vi-Jon Industrial Property, 1 & 2 Swan Drive, Smyrna, TN, 727,582 SF

Multifamily



- Porter Village, 1505 & 1509 Porter Road, Nashville, TN, 18,330 SF/21 Units
- Vista Germantown, 515 Madison Street, Nashville, TN, 205,299 SF/242 Units
- Proposed Modera Gulch, 810 Division St., Nashville, TN, 654,653 SF/378 Units
- Proposed Rutledge Flats, 622-623 3rd Avenue S., Nashville, TN, 55,477 SF/174 Units
- The Trails, 100 Trails Circle, Nashville, TN, 198,560 SF/248 Units
- Swiss Ridge & Swiss View Apartments 455 & 499 Swiss Ave., Nashville, TN, 131,492 SF/116 Units

Hospitality



- Hilton Hotel - Franklin- Cool Springs, 601 Corporate Centre Drive, Franklin, TN, 146,880 SF/244 Rooms
- Proposed Marriott Towneplace 1414, 1502 & 1508 Charlotte Ave., Nashville, TN, 9,082 SF/156 Rooms

Retail



- Dierks Bently's Whiskey Row, 400 Broadway, Nashville, TN, 12,500 SF
- Miracle Ford Dealership, 1394 Nashville Pike, Nashville, TN, 43,113 SF
- Retail 2415 Fairview Blvd., Fairview, TN, 14,585 SF
- Boot Barn, 318 Broadway, Nashville, TN, 6,744 SF
- Tin Roof Broadway, 316 Broadway, Nashville, TN, 10,600 SF
- Paddock Place Shopping Center 73 White Bridge Rd., Nashville, TN, 67,688 SF

Specialty Assignments



- YMCA of Green Hills, 4041 Hillsboro Circle, Nashville, TN, 90,963 SF
- Krispy Kreme, 2231 Medical Center Pkwy., Murfreesboro, TN, 69,931 SF
- Virgin Hotel Parking Lot. 1 Music Square W., Nashville, TN, 67,338 SF
- Cross Point Church, 522 & 526 Franklin, Road, Franklin, TN, 16,408 SF
- YMCA Brentwood, 8207 Concord Road, Brentwood, TN, 53,300 SF
- Flats at Hickory Woods, 4207 Murfreesboro Pike, LaVergne, TN, 130,386 SF

RECENT APPRAISAL ASSIGNMENTS OF NOTABLE AND VARIED ASSETS (Continued)

Office



- Summer Place Facility 500 W. Summit Hill Dr, Knoxville, TN, 124,754 SF
- Summit Medical Group 7211 Wellington Dr., Knoxville, TN 11,466 SF
- 4 Market Square 4 Market Square, Knoxville, TN 37,854 SF
- Tower 35, Spectrum Health, 35 Michigan Street NE, Grand Rapids, MI 151,062 SF
- Renaissance Business Center 6701 Baum Dr., Knoxville, TN, 91,200 SF

Industrial



- Eagles Bend Manufacturing 1000 JD Yarnell Industrial Pkwy, Clinton, TN, 690,213 SF
- Nisus Corporation 100 Nisus Drive, Rockford, TN, 58,170 SF
- Vannooseco LLC 244 Blair Bend Dr., Loudon, TN, 109,712 SF
- CoreChem Inc. 4320 Greenway Dr., Knoxville, TN, SF 32,235 SF

Multifamily



- Bouldercrest Apts. 2000 Wilson Rd., Knoxville, TN 37912, 10,832 SF/12 Units
- Multifamily Property 2300 Town Creed Rd. W., Lenoir City, TN, 14,616 SF/12 Units
- Larkwood Apartments 2630 Larkwood Ln., Knoxville, TN, 9,968 SF/16 Units
- Holston Court Apartments 125 Holston Ct., Knoxville, TN, 10,832 SF/12 Units

Retail



- The Shops at Western Plaza 4315 Kingston Pike, Knoxville, TN, 187,389 SF
- Chattanooga Armory 7351 Commons Blvd., Chattanooga, TN, 12,495 SF
- Proposed Firestone Tire Center 123 Market Dr., Lenoir City, TN, 6,116 SF
- Sevier Air 266 Collier Dr., Sevierville, TN, 50,793 SF

Specialty Assignments



- Land – Bristol Motor Speedway, 151 Speedway Blvd., Bristol, TN, 682.81 acres
- Proposed Rockwood Marina Watts Bar Lake Reservoir, Rockwood, TN, 34.45 acres
- TVA v J&J Properties Montgomery County, TN, 3.74 acres
- Proposed Water Tank Site, Mint Rd., Maryville, TN, 1.90 acres

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 evolved into specialty appraisal practices. One staff member appraises apartments, another large shopping centers, another office buildings, another industrial buildings; we even have a staff member that appraises churches.



R. Paul Perutelli, MAI, SRA, FRICS, Executive Director

Mr. Perutelli has been actively engaged in real estate valuation and consulting since 1973. Background includes two years in real estate sales during college and upon graduation he has worked full time in real estate valuation. Mr. Perutelli is an Emeritus Member of the Board of Realtors and has served as a member of the Commercial Board during his career. Valuations have been performed on various properties, including neighborhood and community shopping centers, apartment complexes, single and multi-tenanted industrial buildings, suburban office buildings, mixed use facilities, contaminated properties, absorption studies, and market feasibility studies. Mr. Perutelli is a USPAP instructor for the Appraisal Foundation and also serves as an Advisory Council Member of the Finance Department of the Haslam School of Business at the University of Tennessee, Knoxville.



Adam Perutelli, MAI, Senior Managing Director

Mr. Perutelli has been the Senior Director for Integra Realty Resources – Nashville & East Tennessee since 2009. Appraisal experience consists of residential properties, vacant land, office/warehouse buildings, and eminent domain proceedings.



Mike Ashworth, MAI, Managing Director

Mr. Ashworth has been the Managing Director for Integra Realty Resources – Nashville & East Tennessee since 2012. He has been actively engaged in the appraisal industry since 2006. Valuations and consultations have been performed on all general commercial property types and LIHTC, subdivisions, agricultural nurseries, mixed use facilities, hotels, self-storage facilities, movie theaters, schools, assisted living facilities, and airport FBO's among others. Mr. Ashworth also specializes in tax appeal and litigation work.



Ed Crook, MAI, SRA, AI-GRS, Senior Director

Ed Crook is the Managing Director of the Integra Knoxville office. Formerly, owner and principle of Crook & Company Appraisers and Consultants, Ed has over 40 years' experience in providing quality commercial appraisal services to clients in both public and private sectors in East and Middle Tennessee. Assignments encompass market valuations, highest and best use analyses, market studies, rental analysis, and litigation consulting, especially in areas governed by laws of eminent domain. Specific property type experience includes industrial, lodging facilities, offices and retail, and appraisal reviews. Mr. Crook is qualified to testify as an expert witness in both circuit and federal courts in Tennessee.



Andy Crook, MAI, Senior Managing Director

Andy Crook is the Senior Managing Director of the Integra Knoxville office. Andy has been involved in real estate valuation and consulting since 2006. Mr. Crook joined Integra Realty Resources – Nashville & East Tennessee, as a Senior Analyst, in the fall of 2017 after working 10 years with Crook & Company in Knoxville. Mr. Crook has his Certified General appraisal license with the State of Tennessee and received the MAI Designation with the Appraisal Institute in 2023. Mr. Crook performed appraisal and appraisal related services for mortgage finance, litigation support, estate planning pre-sale consultations, before and after valuations for eminent domain and condemnation, and portfolio valuations. Mr. Crook is on the approved panel with the State of Tennessee Department of Transportation to perform right of way appraisals in the State of Tennessee and has completed right away acquisition appraisals for CSX Railroad, Tennessee Valley Authority (TVA) and local municipalities across the state.



OUR CLIENTS

Law Firms/Accounting

Government & Organizations

- BancorpSouth
- Bank of America
- Bank of the Ozarks
- Bank of the West
- Bank United
- CapStar Bank
- Cherokee Country Club
- Citizens Bank
- Comerica Bank
- East Tennessee Natural Gas
- Enbridge Inc.
- F&M Bank
- First American Title
- First Bank
- First Citizens Bank
- First Citizens Bank of Bedford County
- First Farmers and Merchants
- First National Bank of Oneida
- Fidelity Bank
- Fifth Third Bank
- Great Southern Bank
- Home Trust Bank
- Huntington National Bank
- Investor Trust
- John Hancock Life Insurance Co.
- JP Morgan Chase
- Key Bank
- KeyPoint Credit Union
- Knoxville TVA Employee Credit Union
- Landmark Community Bank
- Legends Bank
- M&T Bank
- Mountain Commerce
- Pinnacle National Bank
- PNC Bank, NA
- Regions Bank
- Renasant Bank
- Simmons Bank
- SmartBank
- Southern Bank
- TN Bank
- Tristar Bank
- Truist
- Umpqua Bank
- U.S. Bank
- Volkert Engineering
- Wells Fargo

- Hodges, Doughty, Carson Attorneys
- James D. Peterson, Jr., Attorney at Law
- Stephen Jasper
- Vaughn & Melton
- Will Butler

- Blount County
- City of Maryville
- City of Spring Hill
- Knox County
- Office of TN Attorney General
- South Blount Utility District
- State of Tennessee Department of Transportation
- Tennessee Valley Authority

Health Care

- Murfreesboro Medical Properties, LLC
- Summit Medical Group

50+

60+

● Caribbean | Puerto Rico

● Caribbean | Puerto Rico

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. 2
aperutelli@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

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

OHIO (Continued)

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

SOUTHWEST OFFICES

ARIZONA

Phoenix, AZ
Walter "Tres" Winius, 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
William Robinson, MAI
T (210) 446-4444
wrobinson@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, 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
jblank@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 – Nashville & East Tennessee

1894 General George Patton Drive, Suite 300
Franklin, TN 37067
T: (615) 628-8275
irr.com/Nashville

Adam Perutelli, MAI
Senior Managing Director
T (615) 628-8275 x 2
aperutelli@irr.com

INTEGRA REALTY RESOURCES – Knoxville

301 S. Gallaher View Road, Suite 119
Knoxville, TN 37919
T: (865) 637-0325
irr.com/Knoxville

Andy Crook, MAI
Managing Director
T (865) 637-0325 x 2
acrook@irr.com

irr.com

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