

# IRR Phoenix Office Profile

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Contact Us

Integra Realty Resources  
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# Overview of Expertise

Integra Realty Resources—Phoenix provides valuation and consulting services for commercial real estate with a special emphasis on investment grade real estate. We serve pension fund advisors, national and regional banks, mortgages bankers, investment advisory firms, Fortune 500 companies, private clients, developers, lenders, investors, governmental agencies and other professionals concerned with the value and feasibility of real property. Over the past 50 years of serving the Greater Phoenix Metropolitan area, we have provided advice on most major commercial properties in the Central Business District, suburban office and business parks, retail properties including regional malls, lifestyle centers and power centers as well as the largest multifamily properties in the region including mixed use multifamily and condominium developments.

## Principal Markets Served

### Arizona Counties

Maricopa  
Pima  
Pinal  
Cochise  
Coconino  
Apache  
Gila  
Graham  
Mohave  
Navaho  
Yavapai  
Yuma

### New Mexico Counties

Bernalillo  
Santa Cruz  
Sandoval  
Santa Fe

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# Key Personnel

## Senior Management

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# Core Competencies

Office  
Retail  
Multifamily  
Industrial  
Land

- Valuation for real estate lending, asset acquisition and disposition, and public-sector planning and development initiatives
- Market and feasibility studies
- Litigation and qualified expert testimony in all litigation and arbitration venues
- Comprehensive research coverage of the major asset classes (office, retail, industrial, & multifamily)
- Expertise in special-purpose property valuation and real property interests (leasehold and other partial interests)
- Extensive experience in management of large portfolios of commercial properties nationally
- Complex cash flow modeling, asset performance including peer to peer studies
- Real estate consulting on complex real estate matters
- Residential valuation for subdivisions and mid and high-rise including CBD condominium towers
- Experienced in HUD Map guidelines

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## Proposed FBI Building

The property is improved with a five story, 210,202 rental square foot campus, as well as a 345 stall two story parking structure and 61 surface spaces. The site has a net area of 12.30 acres, or 535,645 square feet.



## Two Renaissance Square

A 29 story office property containing 466,439 square feet of rentable area. The improvements were constructed in 1989 on 0.98 acres, or 42,650 square feet.



## One Thomas Center

An existing fourteen-story, office property containing 98,490 square feet of rentable area and 2,160 square feet of rentable storage area, plus an approximately 147,708 square foot 260 space parking structure, all constructed in 1985. The site contains 43,675 square feet, or 1.00 acre.



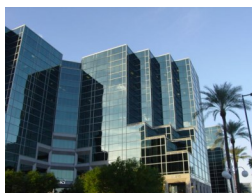
## Meridian Bank Tower

The property is improved with a 20-story, multitenant office building constructed in 1959 and renovated in 1988 that contains 281,817 square feet of net rentable area. The site has approximately 8.76 acres.



## Central Plaza

Five office buildings and one nine story 1,448 space parking garage. The office buildings range from one to twenty stories and contain a total of 402,754 square feet of rentable area. The site area is 5.67 acres, or 247,199 square feet.



## Camelback Esplanade I & II

A campus of two, eleven story, high-rise office towers with associates retail buildings and parking. Construction was in phases through 1989 and 1990 and contains 522,380 square feet of rentable area.



# Retail Assignments

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## Town & Country

The subject is an existing open air community center containing 285,433 square feet of gross leasable area anchored by Whole Foods , The Container Store, Nordstrom Rack and Orvis.



## Camelback Colonnade

An existing community center containing 634,946 square feet of gross leasable area anchored by Best Buy, Fry's, Old Navy, Ulta, etc. The site area is 40.99 acres, or 1,785,731 square feet.



## The Market

An existing retail property containing 22,072 sq. ft. of gross leasable area. The improvements were constructed in 2013 and the site area is 2.19 acres, or 95,483 square feet.



## The Market at Estrella Falls

The subject is an existing retail power center containing 229,970 square feet of gross leasable area. The improvements were constructed in 2008. The site area is 56.80 acres, or 2,474,027 square feet of which 21.42 acres, or 932,926 square feet is undeveloped.



## Bottled Blonde, Scottsdale Entertainment District

Bottled Blonde is a restaurant/bar concept with considerable custom build-out. The building is two-stories and 6,464 square feet. The first floor is 4,770 square feet and the second floor is 1,694 square feet. A primary feature of Bottled Blonde is a 2,880 square foot covered patio.



## Canyon Portal II, Sedona, AZ

An existing mixed-use property consisting of three retail buildings encompassing 26,199 square feet of space, a 28-room motel (21,312 square feet), five temporary housing units, and two affordable housing units. The improvements were constructed in various stages from 1960 to 2000. The site area is 2.89 acres, or 125,888 square feet.



# Multifamily Assignments

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## Alexan Frank Lloyd Wright

The subject is an existing multifamily property containing 200 dwelling units. The improvements, constructed in 2002, were 97% leased as of the effective appraisal date. The site area is 7.75 acres or 337,677 square feet.



## Archstone Arrowhead

The subject is an existing multifamily property containing 472 dwelling units. The improvements constructed in 1998, were 96% leased as of the effective appraisal date. The site area is 25.36 acres or 1,104,682 square feet.



## LIV North Scottsdale

The subject is an existing, highly-amenitized, multifamily property containing 240 dwelling units within four four-story buildings, with eight different floor plans. The improvements were constructed in 2014 and the site area is 5.82 acres, or 253,519 square feet.



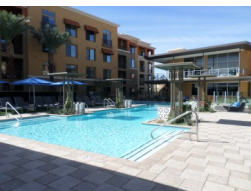
## Sun Valley Ranch

The subject is an existing multi-family property containing 308 dwelling units. The improvements, constructed in 2002, were 94% leased as of the effective appraisal date. The site area is 193,858 square feet, or 4.45 acres.



## The Waterford

The subject is an existing multifamily property containing 280 dwelling units. The improvements, constructed in 2007, were 92% leased as of the effective appraisal date. The site area is 15.90 acres, or 692,573 square feet.



## 56 North

The subject is a recently completed 313,844 square foot luxury apartment community, containing 344 dwelling units. The 344-unit property has ten different floor plans all of the units have high-end amenities. The site area is 522,216 square feet, or 12.00 acres.



# Hotel Assignments

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## JW Marriott Resort and Golf Course

Existing, resort hotel and 36-hole golf course property containing contains 950 rooms. The improvements, constructed in 2002, contain five stories with internal corridors. The site area is 402.60 acres, or 17,537,089 square feet.



## Kimpton Hotel Palomar Cityscape

The subject is an existing hotel property containing 242 rooms. The hotel occupies the first 12 floors of a 25 story high rise in downtown Phoenix. The improvements were constructed in 2012. The site area is 2.35 acres, or 102,366 square feet.



## Hyatt Gainey Ranch Resort & Spa

A four story, 490 room, full service resort hotel containing 535,256 square feet of building area on 27.59 acres of land. The hotel was built in 1987 and was updated in 2008.



## Drury Inn & Suites

This is a proposed limited service upper midscale hotel. The improvements will consist of eight-stories with internal corridors and will contain 210 rooms. Based upon the site plan provided, the site area is approximately 127,538 square feet, or 2.93 acres.



## Hidden Meadow Ranch & Residences

An existing 14 cabin, 12 of which are used for rooms, luxury ranch lodging property with 6,088 square foot lodge building containing a fine dining restaurant. The entire project is on 143.02 acres, or 6,229,951 square feet. There are fractional and fee ownership residences as well.



## Tao Fellowship Lodge

An existing retreat center property containing 133 rooms. The improvements were constructed between 1985 and 2008. The site area is 147.99 acres, or 6,446,445 square feet.





# Industrial Assignments

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## Amazon Fulfillment Center

Existing industrial property containing 820,384 square feet of rentable area. The improvements were constructed in 2008/2009. The total site area is 56.83 acres or 2,475,590 square feet.



## Freeport Industrial Building

Existing single-tenant industrial property containing 183,095 square feet of rentable area. The improvements were constructed in 1987 and 1995. The site area is 430,002 square feet, or 9.87 acres.



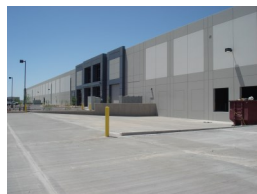
## Riverside Industrial Building

Existing multi-tenant industrial property containing 210,040 square feet of rentable area. The improvements were constructed in 1996 and the site area is 485,255 square feet, or 11.09 acres.



## Marshalls Distribution Center

Existing industrial property containing 1,138,804 square feet of rentable area. The improvements, constructed in 2013, were owner occupied by TJ Maxx as of the effective appraisal date. The site area is 98.24 acres, or 4,279,535 square feet.



## MiTek Property

An industrial property containing 259,200 square feet of rentable area. The site area is 734,765 square feet, or 16.87 acres.



## FedEx National LTL Facility

An existing truck terminal containing 34,650 square feet of rentable area, and 87 doors. The improvements were constructed in 2008. The site area is 24.47 acres, or 1,065,832 square feet, which includes 5.57 acres of surplus land area.



# Land



## Gila River Indian Community

The subject is a parcel of vacant land containing an area of 6,000 acres. The property is in the Gila River Indian Community and is unzoned.



## Merrill Ranch

An 8,752 acre Master Planned Community in Florence, AZ.



## Sun Valley South

5,776.40 acres undeveloped and unentitled real property located approximately 30 miles west of central Phoenix and 13 miles north of central Buckeye, Arizona.



## Estrella Mountain Ranch

Estrella Master Planned Community comprised of a total of 12,222 acres in Goodyear, AZ.



## Vistancia

A 7,106 acre master planned community in Peoria, AZ.

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# Areas of Specialization

Regional Malls and Specialty Retail  
Self Storage  
Mobile Home Parks & Affordable Housing  
Medical Office Buildings  
Student Housing  
Active Adult Communities  
Churches  
Parking Garages  
Hospitality  
Senior Housing  
Master Planned Communities  
Sand and Gravel  
Pipelines

- **Right-of-way/ eminent domain**
- **Competency in Uniform Appraisal Standards for Federal Land Acquisition (UASFLA or “Yellowbook”) valuation (including state and federal land exchanges, managed exchanges, in-holdings, etc.)**
- **HUD Map valuation**
- **Multifamily valuation of DUS lending for Fannie Mae and Freddie Mac**
- **Dispute resolution/arbitration**
- **Tax appeal**
- **Forensic valuation and expert witness programs**
- **Urban renewal and reuse analysis**
- **Valuation for trust and estate planning**
- **Valuation for purchase price allocation and financial reporting**
- **Fair value reporting**

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# Senior Housing and Student Housing

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## Ranch on Jefferson

This is a 65 unit, assisted and independent retirement community located on 15.13 acres in Wickenburg, AZ.



## Oro Valley Retirement Residence

Analysis of a proposed senior housing campus consisting of 125 independent living units in a two-story community building and 14 attached garden cottages. Site consists of a 9.37 acre tract.



## ASU Fraternity Houses

Eight fraternity houses on the ASU campus along Alpha Drive in Tempe, AZ.



## Sky View Apartments

Existing student housing community containing 128 beds in 76 units, under master lease to the University of Arizona that expired in May, 2012. After renovations it will be marketed as Wildcat Canyon Village. The site area is 1.35 acres, or 58,806 square feet.



## Proposed Polytechnic Student Property

This is a proposed dormitory property containing 318 beds in 96 units. Construction is expected to be completed in 2012. The site area is 2.50 acres, or 108,900 square feet and is located on the ASU Polytechnic Campus.



## Villas on Apache

Existing student housing community, containing 244 beds in 111 units. The improvements, constructed in 1987, were renovated in 2006. The site contains 206,265 square feet, or 4.73 acres, and is located within one-quarter mile of the Arizona State University main campus.



# Self Storage

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## Storage One

An existing one and two-story, self-storage property, containing 92,525 square feet of rentable area. The facility contains an office/residence, 871 self-storage units, and 4 rentable parking spaces. The improvements were constructed in 2008 on a site area of 4.10 acres, or 178,781. sq. ft.



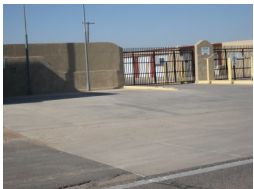
## Super Space Self Storage

The subject is an existing 918 unit self-storage facility containing 114,160 square feet of rentable area. The improvements were constructed in 2005 and were 64% leased as of the effective appraisal date. The site area is 4.08 acres, or 177,712 square feet.



## Storage America

The subject is an existing self-storage property with a net rentable area of 105,380 square feet. This facility contains 633 self-storage units and 225 vehicle-storage spaces. The property is located in a sparsely populated area. The site area is 10.00 acres, or 435,600 square feet.



## Arizona Self Storage

The subject is an existing self-storage facility with a net rentable area of 72,090 square feet. This facility contains a two-story office/residence, 528 self storage units and 15 RV storage spaces. The improvements were constructed in 2003 and 2007. The site area is 5.23 acres, or 227,819 square feet.



## Inner Space Self Storage

The subject is an existing three-story, plus basement, self-storage facility with a net rentable area of 33,774 square feet. This facility contains a one bedroom residence and 506 self-storage units. The improvements were constructed in 1986 on a site area of 24,247 square feet.



# Client List

## Financial Institutions and Lenders

Alerus Financial  
Allstate Appraisal, L.P.  
Bank of Oklahoma  
Barclays Capital  
BBVA Compass  
BMO Harris Bank  
BOK Financial Corporation  
Centerline Capital Group  
Central Pacific Bank  
Church Development Fund, Inc.  
Citibank  
Cohen Financial  
Comerica Bank  
Enterprise Bank & Trust  
EverBank  
Fifth Third Bank  
First Fidelity Bank  
First National Bank  
First National Bank of Arizona  
GE Capital Real Estate  
GMAC Commercial Mortgage Corporation  
Goldman Sachs Mortgage Company  
Hanmi Bank  
Harris Bank  
Johnson Bank  
JPMorgan Chase Bank, N.A.  
Meridian Bank  
Morgan Stanley & Co.  
Mutual of Omaha Bank  
New York Community Bancorp, Inc.  
New York Life  
Northern Trust Company  
Pacific Capital Bancorp  
PNC Bank  
Premier Commercial Bank  
Seacoast Commerce Bank  
Sun Life Financial  
Stearns Bank  
The Private Bank  
US Bank  
Wells Fargo Bank  
Zion National Bank

## Investment Banks/Pension Fund Advisors/ REITS

Altus Group  
Apollo Group

Artis REIT  
Barron Collier Company  
CalPers  
Cushman & Wakefield Global Services, Inc.  
Dallas Police and Fire Pension System  
Eaton Vance Management  
Fannie Mae  
Federal Deposit Insurance Corporation  
Health Care REIT, Inc.  
HealthTrust, LLC  
Hearthstone, Inc.  
JDL and Company  
J.E. Roberts Company  
Jones Lang LaSalle  
L.J. Melody and Company  
Mann - Enterprises  
Peninsula Yorkshire Fund  
Pivotal Group  
Real Estate Research Corporation  
RAIT Development Fund  
Raza Development Fund  
Starwood Capital Group  
The Related Companies  
TIAA-CREF

## Government & Corporations

Arizona Public Service Company  
Arizona Board of Regents  
Arizona Water Company  
Cemex  
Chevron Business & Real Estate Services  
Chicago Cubs Baseball Club, LLC  
City of Mesa  
Circle K Stores  
Colorado River Indian Tribes  
Fidelity National Title Insurance Company  
Gila River Indian Community  
Globe Corporation  
Investco Realty Advisors  
Iridium Satellite, LLC  
Kinder Morgan, Inc.  
Maricopa County Public Works - Real Estate Division  
Mayo Clinic Scottsdale  
National Farm Workers Service Center, Inc.

Native American Connections  
Northern Arizona University  
Pascua Yaqui Tribe  
Phoenix Community College  
Pinnacle West Capital Corporation  
Rinker Materials  
Rio Salado College  
Salt River Pima-Maricopa Indian Community  
Scottsdale Healthcare  
Shamrock Foods Company  
Shell Oil Products US  
Shenehon Company  
Swift Transportation  
The Nature Conservancy  
Transwestern Pipeline Company  
U.S. Department of Housing and Urban Development (HUD)  
U.S. Department of Justice  
U.S. General Services Administration  
U.S. Postal Service

## Law Firms

Berry & Damore  
Burch & Cracchiolo, P.A.  
Burns, Figa & Will, P.C.  
Collins, May, Potenza, Baran & Gillespie, P.C.  
Fennemore Craig, P.C.  
George McElroy & Associates, Inc.  
Greenberg Traurig, LLP  
Greenhill Financial Group  
Kutak Rock, LLP  
Land America Lawyers Title  
Perkins Coie Brown & Bain, P.A.  
Quarles & Brady, LLP  
Polsinelli Shughart  
Snell & Wilmer, LLP  
Squire, Sanders & Dempsey, LLP  
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# Key Personnel Qualifications

## **Walter “Tres” Winius, III, MAI, FRICS**

### **Experience**

Walter “Tres” Winius, III, MAI, FRICS, is the Senior Managing Director of Integra Realty Resources - Phoenix, and has been with its predecessors, Winius Realty Analysts and Winius Montandon, Inc., since 1979 as a commercial real estate appraiser and consultant evaluating various classes of real property, including: commercial, retail, industrial, office, resort hotels, special purpose and residential subdivisions. He is experienced in problems of market value estimations, project feasibility, leasehold interest and value-in-use among others.

Mr. Winius served a three-year term on the inaugural board of directors of Integra Realty Resources (NYC) from 1999 through 2002, was the 2004 President of the Phoenix Chapter of the Appraisal Institute and is a member of the Integra Realty Resources Hospitality Specialty Practice Group.

### **Licenses**

Arizona, Certified General Real Estate Appraiser, 30429, Expires October 2018  
New Mexico, Certified General Real Estate Appraiser, 03530-G, Expires April 2018

Arizona, Registered Property Tax Agent

### **Education**

Master of Business Administration, Arizona State University  
Bachelor of Science, Real Estate, Arizona State University  
Member, Beta Gamma Sigma, Business Honor Society  
Land Development Process Course, offered by The University of Arizona Roy P. Drachman Institute at the Arizona State University Real Estate Center  
Numerous seminars and continuing education classes sponsored by the Appraisal Institute, among others

## **Walter Winius, Jr., MAI, CRE**

### **Experience**

For over 50 years, Mr. Winius has conducted real estate and economic market research, analysis and real estate appraisals. His work for hundreds of clients has involved market identification and analysis, demographic trend analysis, economic trend analysis, absorption rates, project feasibility and land use mix recommendations and valuation studies in 20 states plus Bulgaria, Macedonia, Mexico, Slovakia, Hungary, Kazakhstan and Mongolia.

Currently, consulting services are being provided to the International Real Property Foundation, a State Department funded organization. Mr. Winius has worked with public and private sector entities in Ukraine, Bulgaria, Romania, Macedonia, Poland, Hungary, Czech Republic, Russia, Slovakia, Kazakhstan, Azerbaijan, Georgia and Mongolia to assist in the privatization of real property and provide teaching assistance to valuers and associated groups in these countries.

### **Licenses**

Arizona, Certified General Real Estate Appraiser, 30421, Expires September 2018

### **Education**

Bachelor of Arts, University of North Carolina  
Bachelor of Science in Business Administration, University of North Carolina  
Master of Business Administration, Washington University  
Currently certified by the Appraisal Institute’s voluntary program of continuing education for its designated members.

## **Glenn Grotte, MAI**

### **Experience**

Glenn Grotte, Senior Analyst joined Integra Realty Resources Phoenix in October 2011. Mr. Grotte has appraised numerous properties including office, retail, mixed use developments, residential subdivisions, industrial manufacturing facilities, mobile home parks, RV parks and small and large apartment projects market rate and affordable. Mr. Grotte has experience appraising property rights including leased fee, leasehold and fee simple. Prior to his association with Integra Realty Resources, Mr. Grotte was an Associate with Bonz and Company, located in Boston, Massachusetts.

### **Professional Activities & Affiliations**

Member: Appraisal Institute (MAI)  
Member: Phoenix Chapter of the Appraisal Institute

### **Licenses**

Arizona, Certified General Real Estate Appraiser, 31807, Expires September 2018  
New Mexico, Certified General Real Estate Appraiser, 03530-G, Expires April 2018

### **Education**

Bachelor of Science, Aviation Management, Saint Cloud University 1994

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# Corporate Profile

Integra Realty Resources, Inc. offers the most comprehensive property valuation and counseling coverage in the United States with 49 independently owned and operated offices in 32 states. Integra was created for the purpose of combining the intimate knowledge of well-established local firms with the powerful resources and capabilities of a national company. Integra offers integrated technology, national data and information systems, as well as standardized valuation models and report formats for ease of client review and analysis. Integra's local offices have an average of 25 years of service in the local market, and each is headed by a Managing Director who is an MAI member of the Appraisal Institute.

A listing of IRR's local offices and their Managing Directors follows:

ATLANTA, GA - Sherry L. Watkins, MAI, MRICS	NASHVILLE, TN - R. Paul Perutelli, MAI, SRA, MRICS
BALTIMORE, MD - G. Edward Kerr, MAI, MRICS	NEW JERSEY COASTAL - Anthony Graziano, MAI, CRE, FRICS
BIRMINGHAM, AL - Rusty Rich, MAI, MRICS	NEW JERSEY NORTHERN - Matthew Krauser, MAI, CRE, FRICS
BOISE, ID - Bradford T. Knipe, MAI, ARA, CCIM, CRE, FRICS	NEW YORK, NY - Raymond T. Cirz, MAI, CRE, FRICS
BOSTON, MA - David L. Cary, MAI, MRICS	ORANGE COUNTY, CA - Larry D. Webb, MAI, FRICS
CHARLESTON, SC - Michael B. Dodds, MAI, CCIM, MRICS	ORLANDO, FL - Charles J. Lentz, MAI, MRICS
CHARLOTTE, NC - Fitzhugh L. Stout, MAI, CRE, FRICS	PHILADELPHIA, PA - Joseph Pasquarella, MAI, CRE, FRICS
CINCINNATI, OH - Gary S. Wright, MAI, SRA, FRICS	PHOENIX, AZ - Walter "Tres" Winius, III, MAI, FRICS
CLEVELAND, OH - Douglas P. Sloan, MAI	PITTSBURGH, PA - Paul D. Griffith, MAI, MRICS
COLUMBIA, SC - Michael B. Dodds, MAI, CCIM, MRICS	PORTLAND, OR - Brian A. Glanville, MAI, CRE, FRICS
COLUMBUS, OH - Bruce A. Daubner, MAI, FRICS	PROVIDENCE, RI - Gerard H. McDonough, MAI
DENVER, CO - Brad A. Weiman, MAI, MRICS	RALEIGH, NC - Chris R. Morris, MAI, MRICS
DETROIT, MI - Anthony Sanna, MAI, CRE, FRICS	RICHMOND, VA - Kenneth L. Brown, MAI, CCIM, MRICS
GREENSBORO, NC - Nancy Tritt, MAI, SRA	SACRAMENTO, CA - Scott Beebe, MAI, FRICS
HARTFORD, CT - Mark F. Bates, MAI, CRE, FRICS	SALT LAKE CITY, UT - Darrin Liddell, MAI, CCIM, MRICS
INDIANAPOLIS, IN - Michael C. Lady, MAI, SRA, CCIM, MRICS	SAN DIEGO, CA - Jeff Greenwald, MAI, SRA, FRICS
JACKSON, MS - John Praytor, MAI	SAN FRANCISCO, CA - Jan Kleczewski, MAI, FRICS
JACKSONVILLE, FL - Robert Crenshaw, MAI	SEATTLE, WA - Allen N. Safer, MAI, MRICS
LAS VEGAS, NV - Shelli L. Lowe, MAI, SRA, MRICS	SYRACUSE, NY - William J. Kimball, MAI, FRICS
LOS ANGELES, CA - John G. Ellis, MAI, CRE, FRICS	TAMPA, FL - Bradford L. Johnson, MAI, MRICS
LOS ANGELES, CA - Matthew J. Swanson, MAI	WASHINGTON, DC - Patrick C. Kerr, MAI, SRA, FRICS
LOUISVILLE, KY - George M. Chapman, MAI, SRA, CRE, FRICS	WILMINGTON, DE - Douglas L. Nickel, MAI, FRICS
MEMPHIS, TN - J. Walter Allen, MAI, MRICS	IRR de MEXICO - Oscar J. Franck Terrazas, MRICS
MIAMI/PALM BEACH, FL - Anthony Graziano, MAI, CRE, FRICS	IRR Caribbean- James Andrews, MAI, FRICS
MINNEAPOLIS, MN - Michael Amundson, MAI, CCIM, MRICS	
NAPLES, FL - Carlton J. Lloyd, MAI	

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# Competitive Advantage



## Client Satisfaction

Integra is committed to streamlining the management and delivery of assignments so our clients have confidence and direct contact with the appropriate individuals.

## 100% Valuation and Counseling

Integra's personnel, resources, data and techniques are focused exclusively on valuation and counseling. We do not offer other conflicting services, and we are independent and have only one interest in mind: The Client.

## Industry Leasing Research

Integra, through its proprietary database - DataPoint - provides in-depth analytics throughout the US. This unrivaled database is compiled from more than 100,000 valuation assignments across multiple markets.

## Elite Professionals

Integra has over 180 MAIs and more than 30 CREs, more than any other company. With Integra, you get the broadest national coverage with over 60 offices throughout North America and over 900 'best in class' valuers.

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