

Capability Statement

Summary

CML & Associates, LLC is a Real Estate Solutions Provider to the federal Government. Our services are organized in the following areas: Valuation of Real Estate for Acquisition or Disposition purposes; Building Inspection; Litigation and Expert Witness Testomy; Consulting and Management. Our clients praise our work, customer service and innovated solutions to their real estate problems.

As a Small Disadvantage Business with 8(a) certification, CML & Associates, LLC is committed to excellence and creating efficiencies and flexible solutions to our Federal clients.

What sets us apart from our competition?

- ❖ Our People
- ❖ Performance-Based Processes
- ❖ Client Relationship Management
- ❖ Strategic Mix of Technology, Business and Knowledge of Real Estate

Certifications

- ❖ Small Disadvantage Business
- ❖ 8(a) certification through 20015

Solutions

Our real estate experts and business professionals analyze, research, and implement solutions in the areas of:

- ❖ Asset management
- ❖ Market Feasibility and Highest and Best Use
- ❖ Rent Compatibility and Modeling
- ❖ Program Management, Operations and Support

Detailed Services

Valuation of Real Estate for Acquisition and Disposition

- ❖ Market & Site Analysis (Office, Retail, Apartments)
- ❖ Demographic Analysis
- ❖ Highest & Best Use Analysis (vacant land development)
- ❖ Feasibility Studies
- ❖ Land Use Studies, Analysis, and Planning
- ❖ Real Estate Valuation Services (Residential/Commercial)
- ❖ Supply & Demand Analysis
- ❖ Rent Capability studies & Modeling
- ❖ Price and Rent Projections
- ❖ Development Services and Consultation (proposed Residential subdivisions)
- ❖ Right of Way

Building Inspection

- ❖ Façade Easements
- ❖ Insurable Value
- ❖ Asset Reliability and Performance
- ❖ Easement Analysis

Litigation and Expert Witness

- ❖ Eminent Domain
- ❖ Condemnation
- ❖ Expert Witness Testimony

Consulting and Management

- ❖ Consultations
- ❖ Strategic Planning
- ❖ Workflow Optimization
- ❖ Logistics
- ❖ Compliance and Reporting

NAICS Codes

| | |
|---------|--|
| 5312-10 | Agents/Brokers Brokers |
| 5312-11 | Non Realty Management |
| 5313-20 | Appraisal |
| 5313-90 | Other Activities Related to Real Estate |
| 5413-50 | Building Inspection Services |
| 5416-11 | Admin Management and General Management and Consulting |
| 5411-99 | Litigation and Expert Witness |