



5001 Baum Blvd.
Pittsburgh, PA 15213

www.alrows.com 717-713-5497 (work) 1-844-415-1800(fax)

CAPABILITY STATEMENT

ALROWS, LLC, a minority woman-owned business that provides real estate acquisition, appraisals, relocation, title settlement/closings and property management services to clients in both the public and private sector.

Our principals and staff have completed numerous acquisitions, residential relocations, appraisal, title and settlements and business relocations for government clients. *ALROWS* adhere to the standards established by the United States Department of Justice Title Standards, the Uniform Relocation Act, Codes of Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and the Uniform Standards of Appraisal Practice. Our core values are accuracy, proficiency and reliability. We provide our clients with a full range of real estate services with a guarantee of skill, knowledge and professionalism. *ALROWS, LLC* strives to succeed and maintain success in business through committed relationships with our clients.

CORE REAL ESTATE SERVICES COMPETENCIES

- ◆ Title Search Services
- ◆ Closing and Settlement Services
- ◆ Right of Way Acquisition
- ◆ Pipeline and Utility Service
- ◆ Relocation Services
- ◆ Legal Research
- ◆ Real Estate Transactional Matters
- ◆ Appraisals and BPOs – residential and commercial
- ◆ Inspections – Occupancy, Claims, Vacancy
- ◆ Property Preservation and Protection
- ◆ Document Preparation and Recordation
- ◆ Real Estate Brokerage Service
- ◆ Property Management

COMPANY DATA

CAGE: Women-Owned Business Enterprise
DUNS: 081222398 DBE
NAICS: 541191, 531320, 531390
PSC Codes: R699, R603, R418
UNSPSC Code: 80121609, 80122000, 94131603, 80131702, 80131700, 80131701, 55121907

Accepts all major credit cards.

INDUSTRY EXPERIENCE

Over the past 20 years, the principals of *ALROWS, LLC* have acquired extensive experience in the real estate service industry. We are experienced real estate professionals with expertise in right of way acquisition services, relocation services, appraisals, property management and title services. Our expertise have been acquired through association and collaboration with several top-tier organizations and government agencies, including:

- ◆ Pennsylvania Turnpike Commission, Crown Castle, PNC Mortgage, West Penn Financial, Hill District Federal Credit Union, Grand Prairie Code Enforcement, Accurate Group and Urban Redevelopment Authority.
- ◆ Stewart Title, First American Title Insurance and Fidelity National Title Insurance

DUE DILIGENCE

- ◆ Integrating controls to ensure government and industry standards and policies are followed.
- ◆ Employing the proven techniques and methodologies recognized by the Association and American Land Title Association, United States Department of Justice Title Standards, the Uniform Relocation, Codes of Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and the Uniform Standards of Appraisal Practice.
- ◆ Motivating and Developing Human Capital to high performance and results.
- ◆ Association Affiliations to ensure compliance and continuing education through industry related sources: Allegheny County Bar Association, Appraisal Institute, American Association of Professional Landmen, and the American Land Title Association.

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PAST PERFORMANCE

- ◆ **Pennsylvania Turnpike Commision**-John Romano
- ◆ **US Army Corp of Engineers**-Nathan Austrian 304-794-5661
- ◆ **Urban Redevelopment Authority**-Byron Crawford -412-255-6549

CONTACT INFORMATION

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Appraisals