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**Capabilities Statement**

**Alrows, LLC**

**Address:** 5001 Baum Blvd

Pittsburgh, PA 15213

**Tel:** 717-550-1182 **Email:**[esther.franklin@alrows.com](mailto:info@gmjfacilities.com)

**Certifications:** MBE, WBE, SDB, DBE EDWOSB, WOSB, HUBZONE, SBA 8a certified

**UEI #:** e44zz9lyrj43

**DUNS:** 081222398

**Primary Point of Contact**

Esther Franklin, CEO

**Email:**[esther.franklin@alrows.com](mailto:info@gmjfacilities.com)

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## **CAPABILITIES STATEMENT**

ALROWS, LLC is a distinguished minority woman-owned small business that specializes in providing comprehensive real estate acquisition, appraisals, relocation, title settlement/closings, and property management services to clients in both the public and private sectors.

Our extensive experience includes successful collaborations with prominent organizations and government agencies such as the US Army Corp of Engineers, USDA, the Internal Revenue Service, and various state and local municipal agencies. ALROWS, LLC excels in managing projects of this nature with proven expertise and competence.

Teaming up with renowned engineering firms and title companies nationwide enables our small business to expand its reach. For larger projects, we have established partnerships with other small businesses, allowing us to effectively handle tasks that require additional manpower in specific states. Our subcontracting arrangements are managed meticulously, and we have a dedicated panel of abstractors who conduct title search work for us across various states. Our workflow process is streamlined through a CRM system that centralizes and manages all work orders, ensuring the efficient assignment and completion of tasks for timely service delivery.

**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

In addition to the core services, ALROWS, LLC offers a range of other real estate-related solutions, including appraisals and BPOs for residential and commercial properties, various types of inspections, property preservation and protection, document preparation and recordation, real estate brokerage service, and property management.

**COMPANY DATA:**

Minority Women-Owned Small Business

**UEI #:** e44zz9lyrj43

**DUNS:** 081222398

Certifications: MBE, WBE, SDB, DBE EDWOSB, WOSB, HUBZONE, SBA 8 certified

**NAICS Codes:** 541330, 237310, 541611, 541990, 541191, 531320, 531390 PSC Codes: R699, R603, R418 UNSPSC Codes: 80121609, 80122000, 94131603, 80131702, 80131700, 80131701, 55121907

**Accepted payment methods:** All major credit cards

**Address:** 5001 Baum Blvd Ste. 419A Pittsburgh, PA 15213 Website: [www.alrows.com](http://www.alrows.com) Phone: 717-713-5497 (work) Fax: (800) 377-2472

**INDUSTRY EXPERIENCE:**

With over 20 years of experience in the real estate service industry, the principals of ALROWS, LLC have gained expertise in right of way acquisition services, relocation services, appraisals, property management, and title services. Our reputation and knowledge have been honed through successful associations and collaborations with various reputable organizations and government entities, including:

* Pennsylvania Turnpike Commission
* Crown Castle
* PNC Mortgage
* West Penn Financial
* Hill District Federal Credit Union
* Grand Prairie Code Enforcement
* Accurate Group
* Urban Redevelopment Authority

We also maintain working relationships with leading title insurance companies such as Stewart Title, First American Title Insurance, and Fidelity National Title Insurance.

**DUE DILIGENCE:**

ALROWS, LLC is committed to adhering to both government and industry standards and policies. Our practices are based on proven techniques and methodologies recognized by esteemed associations like the American Land Title Association, United States Department of Justice Title Standards, the Uniform Relocation Act, the Codes of Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, and the Uniform Standards of Appraisal Practice.

We prioritize human capital development and motivation to achieve high-performance results. As part of our commitment to excellence, we maintain active affiliations with key industry-related associations to ensure compliance and continuous education:

* Allegheny County Bar Association
* Appraisal Institute
* American Association of Professional Landmen
* American Land Title Association

**PAST PERFORMANCE:**

We have a strong track record of successful collaborations and projects with notable entities, including:

* Pennsylvania Turnpike Commission (Contact: John Romano)
* US Army Corp of Engineers (Contact: Nathan Austrian, Phone: 304-794-5661)
* Urban Redevelopment Authority (Contact: Byron Crawford, Phone: 412-255-6549)

**CONTACT INFORMATION:**

For inquiries or business opportunities, please contact our dedicated professionals:

* Esther M. Franklin (Title and Settlement) Email: [esther.franklin@alrows.com](mailto:esther.franklin@alrows.com)
* Business Development Office Manager Email: [business.development@alrows.com](mailto:business.development@alrows.com)
* Allen Thompson (Right of Way Acquisition) Email: [allen.thompson@alrows.com](mailto:allen.thompson@alrows.com)