

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 and Analysis; Litigation and Expert Witness Testimony; Consulting and Management. Our clients praise our work, customer service and innovative 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
- ❖ MAI Designation
- ❖ Licensed Broker

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

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
- ❖ Right of Way

Building Inspection & Analysis

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

Litigation and Expert Witness

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

Consulting and Management

- ❖ Consultations
- ❖ Strategic Planning
- ❖ Workflow Optimization

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

Partial List of Clients

Fairfax County Public Works; Prince George County; Maryland State Highway; Virginia Department of Transportation

- ❖ Condemnation
- ❖ Easement
- ❖ Eminent Domain
- ❖ Partial and Full Takes
- ❖ Right of Way
- ❖ Valuation

WMATA

- ❖ Right of Way
- ❖ Valuations
- ❖ Eminent Domain

District of Columbia Office of Property Management

- ❖ Valuation Services for Acquisition & Disposition
- ❖ Eminent Domain
- ❖ Expert Witness

District of Columbia Office of Planning & Economic Development

- ❖ Valuation Services for Acquisition & Disposition
- ❖ Eminent Domain
- ❖ Expert Witness

AWC (Anacostia Waterfront Corporation) & NCRC (National Capitol Revitalization Corp.)

- ❖ Valuation Services for Acquisition & Disposition
- ❖ Eminent Domain

US Department of Commerce ~ NOAA

- ❖ Valuation Services for Acquisition & Disposition
- ❖ Right of Way