

CAPABILITY STATEMENT



# A statement of *capabilities.*

Verso Ridge is a Service-Disabled Veteran-Owned Small Business rehabilitating commercial and residential property in West Virginia and Virginia. Two co-founders, both veterans, with a focus on buildings other investors avoid.

## CORE COMPETENCIES

- Commercial building rehabilitation, including environmentally complex and tax-distressed properties
- Residential development & rehabilitation — single-family through small multi-unit
- Grant-funded revitalization — EPA Brownfields, USDA Rural Development, ARC, CDBG
- Acquisition via public auction, tax sale, and traditional channels
- Title & back-tax remediation as part of project intake
- Environmental due diligence (Phase I / Phase II coordination)
- Construction documentation & reporting to grant administrators

## PAST PERFORMANCE

### The record, so far.

**7348 Dupont Avenue, East Bank, WV.** A 3,399 sq ft mid-century commercial property on U.S. Route 60 in Kanawha County. Acquired at Joe R. Pyle public auction. Back taxes paid in full Spring 2026. Rehabilitation underway. Full case file maintained at [versoridge.com/properties](https://versoridge.com/properties).

Additional projects and completed work will be added to this statement as they reach milestone status.

## DIFFERENTIATORS

### 01

#### Service-Disabled Veteran-Owned.

Both principals served — Army & Marine Corps. SDVOSB designation extends set-aside and sole-source eligibility under FAR 19.14.

### 03

#### Willing on environmentally complex property.

Brownfields, tax-distressed parcels, buildings with deferred maintenance and title issues — the projects we are organized for.

### 02

#### Built for grant-funded work.

Reporting discipline carried over from military service. Documentation, accountability, deadlines met.

### 04

#### Small, local, accountable.

Two co-founders, Appalachian roots. No layers between principals and the work; partners always know who to call.

## IDENTIFIERS

### LEGAL NAME

Verso Ridge [VERIFY]

### UEI

[VERIFY]

### CAGE CODE

[VERIFY]

### SDVOSB CERTIFICATION

[VERIFY] · per SBA / VetCert

### STATE LICENSING

West Virginia · Virginia [VERIFY]

### FOUNDED

2024

## NAICS & CONTACT

### PRIMARY NAICS

236220 · 236118 · 237210 · 531120

### PRINCIPALS

Chris Fiorillo (U.S. Army) · Jake Rotter (U.S.M.C.)

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