

20 E Clementon Road Gibbsboro, New Jersey 08026



Property Overview

Located within the Paintworks Corporate Center in Gibbsboro, New Jersey, this three-story, midrise office building was built in 1989. The 38,260 SF site sits on 1.50 acres with 200 on-site parking spaces and many sought after amenities, such as newly renovated common area and restrooms. Additional building highlights include an on-site day porter and maintenance technician, first class management systems and fiber optic connectivity. Situated in close proximity to the Voorhees Town Center, Target, The Chophouse and other multiple stores and restaurants.

Background

- Acquisition Date: June 2018
- Acquisition Purchase Price: \$2,000,000.
- Total Equity Raised: \$875,000.
- In-Place Occupancy Rate: 80% (at time of purchase)



Property Improvements

- SFA Capital Investment: \$500,000.
- Highlighted Interior Improvements:
 - Renovated lobby and restrooms
 - New smart tenant building directories
 - New energy efficient devices
 - Varied tenant-specific fit outs
- Highlighted Exterior Improvements:
 - New building signage
 - Redesigned landscaping
- Highlighted Leasing:
 - Expanded and renewed largest tenant lease for multiple years

Results

- Capital Improvements: Completed May 2019
- Occupancy Rate: Increased from 80% (June 2018) to 100% (May 2019)
- Property Appraisal: \$4,150,000. Valuation (April 2019)
- Capital Return on Investment: 93% to Investors in 18 months

Case Study

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About SFA

Strategic Funding Alternatives, LLC (SFA) is a privately held commercial real estate investment firm located in Moorestown, NJ. Founded in 2016, SFA has become one of the fastest growing firms in the South Jersey market with 19 properties and 1,400,000+- square feet. The company's investment division raises and places equity in undervalued commercial office complexes, optimizing performance through acquisitions and value-add capital improvement opportunities and providing investors with discretion over individual assets, regular quarterly income and long-term capital appreciation. For its commercial portfolio, SFA offers full-service property management, including leasing, construction, and comprehensive tenant-related services. SFA embraces its corporate social responsibility and the firm actively supports many local, regional, and national organizations.