

Case Study

505 S. Lenola Road Moorestown, New Jersey 08057



Property Overview

A boutique, two-story multi-tenant office building located in Moorestown, New Jersey. The 48,000 SF site sits on 4.09 acres with a parking ratio of 3.64 Park Spaces/ 1,000 SF and is conveniently located near the Moorestown Mall, P.J. Whelihan's Pub and other local eateries and amenities. The location is easily accessible to Route 38, I-295 and the New Jersey Turnpike and minutes from area bridges to Philadelphia, PA.

Background

- Acquisition Date: January 2017
- Acquisition Purchase Price: \$2,300,000.
- Total Equity Raised: \$1,600,000.
- In-Place Occupancy Rate: 65% (at time of purchase)



Property Improvements

- SFA Capital Investment: \$1,300,000.
- 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
 - New exterior siding and roof



Results

- Capital Improvements: Completed July 2018
- Occupancy Rate: Increased from 65% (January 2017) to 90%+ (October 2020)
- Current Market Value: \$6,500,000 (October 2020)
- Capital Return on Investment: 100% to Investors

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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.