



Welcome

Dear Tenants:

Welcome to the inaugural issue of the "SFA Tenant Quarterly Newsletter." We have created this newsletter to better inform our tenants about news going on within our SFA Community, your local community and the ever expanding SFA property portfolio with properties in Burlington, Camden and Gloucester Counties.

We encourage you to share this newsletter with your employees and friends. Have a great summer season!

Warm regards,
Jeff Schneider
Managing Principal
Strategic Funding Alternatives, LLC

Tenant Referral Program

We believe that the best advertising is by word of mouth. So if you know someone who is looking for office space we would be very grateful if you would consider referring them to us.

As our way of saying "Thank You" for a new executed lease, you will receive a \$100 VISA gift card. Contact Steve McCarthy at sm@sfalts.com for details.

SFA Tenant Spotlight

John C. Miller, III, Esquire

John C. Miller, III is the Managing Partner of Mattleman, Weinroth & Miller (MWM) and specializes in real estate, estate planning, succession planning, corporate formation and litigation and all other related business matters for small to medium sized businesses.

John and the MWM team play an active role in their community and participate in their local towns as engaged citizens while remaining cognizant of the issues that individuals and businesses face every day. Former and current community partners supported by MWM include The Wounded Warrior Project, The Animal Welfare Association of Voorhees, NJ and The Cooper Hospital Foundation, to name a few.

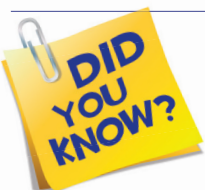
For more than three decades, John has developed a niche in the areas of both residential and commercial real estate and has represented individuals buying their first home, as well as new and growing small to medium sized family and corporate businesses. John's expertise includes real estate acquisition as well as business ownership continuity, succession planning, and estate planning. "John Miller is one of the area's best attorneys who is able to maximize his firm's expertise to make things easy on his clients," said Frank Pellegrini, President of Atlantic Pacific Mortgage Corporation of Mount Laurel, NJ. "John's greatest accomplishments are the successes he has helped obtain for his clients for whom he zealously advocates while still finding time to give back to the communities that he serves," concluded Pellegrini.

More recently, John's practice has branched out to include wills, trusts, and other estate planning issues to accommodate the ever-growing need for lifetime personal and business planning. The practice relates to the drafting of wills, living wills, and the formation of trusts, including special needs trusts, which allow individuals to plan for both themselves and their loved ones later in life and upon their death. John was recently voted "Best of South Jersey" by his peers in South Jersey Magazine.

For more than 70 years, the law firm of Mattleman, Weinroth & Miller, P.C. has been successfully serving the people of New Jersey, Delaware, and Pennsylvania. The SFA Tenant Newsletter Salutes John Miller and the entire Mattleman, Weinroth and Miller Team! For more information visit John at MWM-Law.com or follow them on Facebook [@MWMLaw](https://www.facebook.com/MWMLaw).



John C. Miller, III, Managing Partner
Mattleman, Weinroth & Miller



SFA, LLC Offers Virtual Office Services!

The ever-changing business landscape is transforming the way we work, and the need for traditional office space as we know it. SFA provides a platform for professionals on the move with state of the art business capabilities and traditional professional office presence, without the long-term contracts. SFA can provide shared work space, smart conference rooms, mail and answering services for entrepreneurs and start-up businesses. For more information visit SFAofficespace.com



SFAofficespace.com Commercial Properties

900 North Kings Highway, Cherry Hill, NJ

A professional office building conveniently located on Kings Highway. The property is within short distance of Ponzio's, Ellisburg Shopping Center, and the Cherry Hill Mall.

800 North Kings Highway, Cherry Hill, NJ

A professional office building conveniently located on Kings Highway. The property is within short distance of Ponzio's, Ellisburg Shopping Center, and the Cherry Hill Mall. Features an on-site café.

505 S. Lenola Road, Moorestown, NJ

Blason Plaza II is a 48,000 sq. ft. boutique office property located at 505 S. Lenola Road in Moorestown, New Jersey. The two-story property was constructed in 1971 and sits on a 4.01 acre site, with more than 200 parking spaces.

401 Route 70 East, Cherry Hill, NJ

Benefits from an excellent location in the heart of Cherry Hill and is easily accessible to Interstate 295. Constructed in 1985 on a 1.61-acre site. It is a 30,500-square foot two-story building.

403 Route 70 East, Cherry Hill, NJ

The property was constructed in 1985 and sits on a 1.61-acre site. It is a 3,727 square foot home that has been converted into office space.

1101 North Kings Highway, Cherry Hill, NJ

A highly visible professional office building on desirable North Kings Highway in Cherry Hill. It is conveniently located just north of Route 70 with easy access to Interstate 295 and the NJ Turnpike. The property is within a short distance from the Cherry Hill Mall and Garden State Pavilion Shopping Center.

811 Church Road, Cherry Hill, NJ

Two story Class-C office building. The property was developed in 1960. The office is currently 97% leased by a myriad of small tenants on short term leases. The property is desirably located across from the Cherry Hill Mall with restaurants including The Capital Grille, Seasons 52, and Grand Lux Café. Now within walking distance to Wawa.

100 Grove Road, West Deptford, NJ

Beautiful one story office-flex building that sits on a 7.17- acre site within the MidAtlantic Corporate Center located in West Deptford Township. The property benefits from an excellent location less than a mile west of Interstate 295, approximately 20 minutes by car to both downtown Philadelphia and the airport.

196 Grove Avenue, West Deptford, NJ

Beautiful one story professional office building located in West Deptford Township, approximately 20 minutes by car to both downtown Philadelphia and the airport. The property benefits from an excellent location at the intersection of Grove Avenue and Riverwinds Drive, less than a mile west of Interstate 295. The property sits at the mouth of the entrance to the Riverwinds Community Center and a Ron Jaworski Golf Course.

204 Grove Avenue, West Deptford, NJ

Beautiful one story professional office building located in West Deptford Township, approximately 20 minutes by car to both downtown Philadelphia and the airport. The property benefits from an excellent location at the intersection of Grove Avenue and Riverwinds Drive, less than a mile west of Interstate 295. The property sits at the mouth of the entrance to the Riverwinds Community Center and a Ron Jaworski Golf Course.

20 E. Clementon Road, Gibbsboro, NJ

Three-story, 38,260 square foot mid-rise office building in the Paintworks Corporate Center that was built in 1989. The building touts newly renovated common area and restrooms. The office sits on a 1.50-acre site within the Paintworks Corporate Center and has 200 on-site parking spaces.

SFA Investment Opportunities

Did you know that SFA, LLC raises and places equity in undervalued commercial office complexes?

SFA invests with a focus on commercial office properties in southern New Jersey. This sector provides immediate, attractive, and sustainable investment opportunities allowing us to offer both regular quarterly income and long-term capital appreciation to our individual investors.

SFA differs from private equity funds in that investors have discretion over individual assets, allowing better diversification and leverage control.

An investment with SFA is designed for investors seeking consistent income, the potential for capital appreciation, property specific investment options, and alternative investment sectors with a history of strong returns.

Learn how the new tax laws can benefit commercial real estate investors. Contact Steve McCarthy at sm@sfalts.com or call Steve at 856-291-7355 to setup an appointment or request the SFA prospectus of active offerings.



Welcome New Tenants

Aspira Business Brokers	NJ Alternative Medicine
E&O Financial	Century 21
Bratton Scott	RestoratIV Wellness

The History of "The Kings Highway!"

Many of the SFA properties are either located on or near Kings Highway. But did you know that this road is one of the oldest and most historic roads in the United States?

The King's Highway is actually more than 1300 miles long and was built from 1650 to 1735 connecting Charleston, South Carolina to Boston, Massachusetts, passing through much of New Jersey. Although we know it locally as "Kings Highway", if you travel further south towards the Delaware Memorial Bridge, you will notice that the road signs actually read "The Kings Highway." It played a critical role in the ultimate independence of the United States from England even though it was ordered to be built by and named after Charles II of England. In 1735, it was basically a trail. By 1750 the entire road was in place. Wagons and stagecoaches used it but it was difficult going with few bridges and many river crossings. Today, highways and modern roads cover most of the original route.

