



## VIP Spotlight

### STRATUSip, Moorestown, New Jersey



Michael Dlug  
CEO / STRATUSip.

STRATUSip is dedicated to making sure you are completely satisfied with your telecommunications. “There’s a lot to consider when looking for complicated solutions such as hosted PBX services,” said Michael Dlug, Chief Executive Officer of STRATUSip, a local, regional and global communications company based in Moorestown, New Jersey. STRATUSip’s expertise will simplify this process, demystifying the complicated acronyms.

“We do this by developing a

telecommunications roadmap and strategy that identifies our customers’ needs and providing guidance around the utilization of the best fit technology,” continued Dlug.

“I have been a customer of STRATUSip for almost five years,” said Ron Saltiel, Chief Operating Officer for Relievus. “In making the decision on my telecommunication company, it all came down to added-value service,” continued Saltiel. “There are many telecommunication companies out there that sell you a good story, but once the sale is made, the service disappears. STRATUSip was different,” continued Saltiel.

“Our clients are local, regional and global companies with 50-500+ employees or more, multiple locations with a dependency on reliable internet,” continued Dlug.

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## Welcome New Tenants

Just a short note to thank all of our new tenants and to let them know how grateful we all are at SFA for their business.

Name	Building
STRATUSip	312 W. Route 38
Cardinal Wealth Management	900 N. Kings Highway
McColin Realty Group	900 N. Kings Highway
BDC Pros	1950 Route 70
Magnetic Metals Corp	1950 Route 70
Vector Marketing	811 Church
South Jersey Transportation	811 Church
Signature Marketing	312 W. Route 38
VII Principals USA	505 S. Lenola Road

## Investor’s Corner



Stephen McCarthy  
Director of Investment Relations

At SFA, we seek to optimize overall investment performance through acquisitions of commercial office properties with value-add capital improvement opportunities and by implementing disciplined operational procedures. A strong understanding of commercial operations is critical when making investments in these sectors. For each investment, we apply a comprehensive approach that includes market evaluation, and financial analytics to ensure strong returns while mitigating risk. SFA makes investments alongside individuals and accredited investors seeking quarterly returns, and investments outside of the stock market. For more information on how you may participate in an investment in an upcoming commercial office property acquisition with SFA, and to request an SFA Investment Information package, please contact Stephen McCarthy, Director of Investment Relations.

E: SM@SFalts.com T: 856.291.7355

## Burlington County Animal Alliance Receives “SFA Community Humanitarian Award”

Burlington County Animal Alliance was founded in 1999. The primary mission of the BCAA is the rescue and adoption of shelter dogs and cats from Burlington County and surrounding areas. Their main focus is to make the public aware of the numbers of homeless dogs and cats there are in shelters and to promote adoption of these animals. Congratulations to the volunteers and all those who support the Burlington County Animal Alliance who are celebrating their 20th year of service. We are proud to present them with the 2019 “SFA Community Humanitarian” Award.

## Tenant Referral Program

We believe 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 Erin Warwick at ew@sfalts.com for details.



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**VIP Spotlight - STRATUSip**



Results for the STRATUSip annual food drive.

“Part of our corporate DNA is giving back to the communities and people that we service, both locally and globally” continued Dlug.

Burlington County Animal Alliance, (BCAA.org) NephCure Kidney International (KidneyHealthGateway.com) and TenToes Africa (TenToesAfrica.org) are just a few of the organizations that they support.

“The service we receive day-in-and-day-out from STRATUSip has been outstanding,” continued Saltiel.

“We’ve grown from 90 to 220 employees over the past five years and STRATUSip has been with us all along the way,” concluded Saltiel. For more information about STRATUSip visit them at STRATUSip.net

**Community**

*Samaritan Healthcare and SFA, LLC...  
Partners for Success!*



Samaritan Healthcare & Hospice’s held their 28th Annual Golf Tournament on June 24, 2019 and raised more than \$175,000 for patients and families. “The SFA Team was proud to be a small part of this great organization,” said Jeff Schneider, Managing Director of SFA, LLC, a corporate sponsor of the golf tournament. Samaritan Healthcare & Hospice is a not-for-profit, non-sectarian, independent organization locally founded in Moorestown, New Jersey in 1980. Samaritan is the regional leader for hospice care, palliative (comfort) medicine, grief support and counseling, end-of-life education, and advocacy. For more information visit them at SamaritanNJ.org

**SFA Executive Spotlight**

**Erin Warwick**

*Vice President of Leasing and Asset Management*



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Vice President of Leasing and  
Asset Management*

Erin Warwick is the Vice President of Leasing and Asset Management for Strategic Funding Alternatives, LLC. Mrs. Warwick is responsible for leasing in New Jersey as SFA grows their portfolio.

Prior to joining SFA, Mrs. Warwick was the Asset Manager for Somerset Properties. She was responsible for over 200 tenants and almost 2 million square feet of their office portfolio. Mrs. Warwick started her

career with Liberty Property Trust. She is an accomplished real estate professional with over 10 years of experience in leasing, dispositions, marketing, and property management.

Mrs. Warwick holds a Bachelors degree from the University of Rhode Island and is a licensed Real Estate agent in New Jersey and Pennsylvania.



Burlington County dates back to 1681, when its court was established in the Province of West Jersey. The county was formed on May 17, 1694.

Burlington County was named for Bridlington, a town in England. Burlington County was also the seat of government for the Province of West Jersey until it merged with East Jersey in 1702, forming the Province of New Jersey. The county was much larger and was partitioned to form additional counties as the population increased. The county seat had been in Burlington but, as the population increased in the interior, away from the Delaware River, a more central location was needed, and the seat of government was moved to Mount Holly in 1793.

**Featured Acquisition**

*5000 Dearborn Circle Mount Laurel, New Jersey*



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SFA recently announced the acquisition of 5000 Dearborn Circle in Mount Laurel, NJ. The 56,000 square foot office building is ideally situated on Route 38 and the NJ Turnpike Interchange and lies adjacent to the Cambridge Crossing Shopping Center. SFA plans to make major interior and exterior renovations and add to the existing corporate tenant base.

Visit us at SFALTS.com for a full listing of all SFA properties. For more information about these and the other SFA properties visit sfaofficespace.com or contact Erin Warwick at ew@sfalts.com for details.

