

# Case Study

## 5000 Dearborn Circle Mount Laurel, New Jersey 08054

---



### Property Overview

5000 Dearborn Circle is a 56,016 square foot office building in Mt. Laurel, New Jersey. Conveniently located minutes from Moorestown, NJ, the property has easy access to the New Jersey Turnpike, Route 73, and I-295. The building was completed in 1988 but, by the time of purchase by SFA, was in need of a complete overhaul. Occupancy had dwindled to 20% by the time of acquisition.

### Background

- Acquisition Date: June 2019
- Acquisition Purchase Price: \$3,200,000.
- Total Equity Raised: \$4,350,000.
- In-Place Occupancy Rate: 20% (at time of purchase)



### Property Improvements

- SFA Capital Investment: \$2,500,000
- Highlighted Interior Improvements:
  - Custom tenant fit-outs with modern finishes
  - Renovation of all interior common areas and restrooms
  - Modernization of life safety and fire systems
- Highlighted Exterior Improvements:
  - Complete exterior renovation
  - New building signage
  - Regraded parking lot & landscaping



---

### Results

- Signed 10 Year Lease with Penn Medicine
- Occupancy Rate: Increased from 20% (June 2019) to 93% (June 2022)
- Sale Price: \$11,000,000 (June 19, 2022)

# Case Study

## 5000 Dearborn Circle

Mount Laurel, New Jersey 08054

---



---

## 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.