

# Case Study

## 100 Grove Road West Deptford, New Jersey

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### Property Overview

Beautiful one story office-flex building that sits on a 7.17- acre site 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.

### Background

- Acquisition Date: May 2018
- Acquisition Purchase Price: \$4,900,000.
- Total Equity Raised: \$1,842,500
- In-Place Occupancy Rate: 91% (at time of purchase)



### Property Improvements

- SFA Capital Investment: \$350,000
- Highlighted Interior Improvements:
  - Custom tenant fit-outs with modern finishes
  - Renovated vacant suites
  - Re-tenanted a vacant unit with the long-term expansion of a credit tenant
- Highlighted Exterior Improvements:
  - Complete exterior renovation
  - Improved landscaping
  - Expanded parking lot



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### Results

- **Occupancy Rate: Increased from 91% (May 2018) to 100% (April 2022)**
- **Sale Price: \$8,100,000 (June 19, 2022)**

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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.