SFA | FACILITIES & CONSTRUCTION

CAPABILITIES · FALL 2026

Run by owners. Built for owners.

Construction, facilities management, snow, grounds, cleaning and 24/7 emergency response for commercial buildings and apartment communities in New Jersey, Pennsylvania and Delaware.

An affiliate of Strategic Funding Alternatives · Moorestown, New Jersey

WHO WE ARE

Owners first.

3

states served: New Jersey, Pennsylvania and Delaware

8

service lines from one in-house team

15+

years operating in this market

350+

tenants served

Our in-house crew builds suites, clears lots, answers emergency calls and maintains every SFA building. We offer the same team to other owners, lenders and receivers.

WHY AN OWNER-OPERATOR

Game experience.

Construction with an owner's perspective

We price jobs from a $40,000 strip-out to a 100,000 SF fit-out: a site assessment, a clearly defined scope, and a fixed price or a transparent cost-plus arrangement, depending on the work.

Year-round property accountability

Our trucks are already near your lot on a storm night, every visit is logged the way an owner needs it logged, and the same crew is there in April.

Direct access when it matters

Within two hours for contracted clients: on site, stabilized and made safe by people who know the building.

Local execution. Principal-level accountability.

Local knowledge and connections: national-level service with local expertise.

WHAT WE DO

One team, one call, eight services

Fit-out and spec suites

Fixed-price interiors 2,500–100,000 SF

Demolition and make-ready

Strip-outs on a fixed bid

Snow and ice

Seasonal, per event or backup

Landscaping and grounds

Bundled with snow, all year

24/7 emergency response

On site within two hours for contracted clients

Facilities management

Maintenance, vendors, reporting

Capital projects

Roofs, lots, HVAC, code work

Commercial cleaning

Suites and common areas

FIT-OUT · DEMOLITION · MAKE-READY

Finished space on a leasing calendar

We white-box space, make it ready and build move-in-ready spec suites on a fixed price to speed up leasing.

What we do

- Office, medical and flex interiors to 100,000 SF
- Turnkey spec suites for owners and leasing brokers
- Strip-outs, selective demolition and haul-off
- Coordination of licensed trades and permits

How it is priced

Fixed price from a site walk, or cost plus a stated fee on larger jobs. Asbestos surveys and abatement by licensed partners, passed through at cost.

SNOW · ICE · GROUNDS

Open lots, logged visits, all twelve months

We clear and treat our own sites every storm. Our clients get the same trucks, the same route discipline and a written record of every visit, then the same crew on the grounds from spring through fall.

What we do

- Plowing, de-icing, walks and entrances
- Backup and on-call coverage when a contractor fails
- Mowing, beds, mulch, pruning and lot sweeping
- Time-stamped visit log for every event

How it is priced

Seasonal contract, per push or per event, de-icing per application. Grounds on a 12-month agreement with snow.

24/7 EMERGENCY RESPONSE

The first hour, handled by people who know the building

One number for the buildings we service, answered around the clock. We stabilize and make safe, repair what we can, and bring in a certified restoration partner when the loss calls for one.

What we respond to

- Water intrusion, roof and pipe leaks
- Power, HVAC and life-safety failures
- Board-ups, break-ins and storm damage
- Written incident report the next business day

How it is priced

Annual retainer per building for priority response within two hours, then hourly with stated after-hours rates and a per-incident approval cap.

FACILITIES · CLEANING · CAPITAL PROJECTS

Run like we own it. Reported like it matters.

We write monthly reports for our own members. Clients get the same: what was spent, what changed, what is coming, in plain language and on time.

What we do

- Preventive maintenance, vendor supervision and tenant service
- Owner reporting on every building
- Suite and common-area cleaning
- Roofs, lots, HVAC, ADA and code work managed for the owner

How it is priced

Monthly fee per building for facilities management and cleaning; capital projects at a stated percentage of cost.

OUR PORTFOLIO

The buildings our crew already runs

Cherry Hill, NJ

Woodland Falls Corporate Center · 218,159 SF
800 North Kings Highway
900 North Kings Highway
1101 North Kings Highway
401 Route 70 East · 30,500 SF
403 Route 70 East · 3,727 SF
1950 Route 70 · 26,176 SF
811 Church Road · 20,000 SF
825 Church Road

Moorestown, NJ

312 Route 38 · 77,545 SF
Times Square
505 South Lenola Road
513 South Lenola Road

Mount Laurel and Voorhees, NJ

East Gate Business Center · 115,548 SF
5000 Dearborn Circle
1020 Laurel Road · 57,600 SF
1025 Laurel Oak Road · 72,342 SF

West Deptford and East Windsor, NJ

100 Grove Road
196 and 204 Grove Avenue
50 Millstone Road

Marlton, Gibbsboro and Princeton, NJ

901 Lincoln Drive West · 39,434 SF
20 East Clementon Road · 38,260 SF
150 College Road West · 71,743 SF
742 and 746 Alexander Road · 109,016 SF

LEADERSHIP

The people you will deal with

Stephen McCarthy

PRINCIPAL

Commercial real estate owner-operator of office, medical, flex and industrial properties. Brings an owner’s perspective: cost discipline, efficiency and accountability.

sm@sfalts.com

Jeff Schneider

PRINCIPAL

Managing partner of Strategic Funding Alternatives. Sets the operating standards for SFA's buildings, with a focus on efficiency and cost; the same standards apply to client work.

js@sfalts.com

John Cairo

DIRECTOR

25+ years in commercial real estate operations: development, tenant fit-outs, leasing and property management in PA and NJ. Began at Barclays Capital and GMAC Commercial.

jc@sfalts.com

Ty Schneider

DIRECTOR OF OPERATIONS

Runs day-to-day building operations across the SFA portfolio: property management, leasing, tenant fit-outs and the crew that maintains the buildings.

ts@sfalts.com

Joe Gregorio

DIRECTOR OF CONSTRUCTION

Directs new construction, tenant fit-outs and space improvements, from the floor plan through completion. Draws plans in SolidWorks and AutoCAD; 35 years in engineering.

jg@sfalts.com

One call reaches the team

856-437-6196

facilities@sfalts.com

HOW WE WORK

Standards

Written scopes and prices in writing

A site assessment within two business days and a clearly defined scope, then a fixed-price proposal or a transparent cost-plus arrangement

A record of every job

Visit logs, photos and incident reports, so you can answer a tenant, a lender or a claim

NEXT STEP

Request a quote.

Tell us the property and the need. We walk the site within two business days, then send a written scope and a proposal, fixed-price or cost-plus depending on the nature and size of the work.

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