SFA | FACILITIES & CONSTRUCTION

LENDERS · SERVICERS · RECEIVERS

# A local operator for the building you did not plan to own.

Commercial properties in New Jersey, Pennsylvania and Delaware, stabilized and run by an owner-operator that runs its own buildings, at a size the national platforms are not set up for.

## Stabilize

Site secured, systems checked, violations and deferred items triaged, vendors and insurance in place within 30 days of appointment. A written condition report and a 90-day budget for the court or the asset manager.

## Operate

Day-to-day facilities management, cleaning, tenant service, preventive maintenance and 24/7 emergency response from our own crew. Monthly reporting in the format your fee application or asset review needs.

## Prepare for sale

Vacant suites demolished, white-boxed or built as spec suites on a fixed price, so the broker shows finished space and the asset trades on occupancy rather than a to-do list.

## Winter and grounds

Snow and ice on a seasonal or per-event basis with a log of every visit, and grounds maintenance in season, so a vacant or half-leased building does not become a liability.

### VENDOR PACKET AVAILABLE ON REQUEST

- Certificates of insurance: general liability, auto, workers' compensation, umbrella, pollution liability
- Unit rates and hourly schedule, including after-hours
- Willing to be named in a receiver's fee application and to operate within the order and budget

### WHERE WE WORK

New Jersey, Pennsylvania, Delaware

### ASSET SIZE

20,000 to 350,000 SF; single buildings and small portfolios; office, medical office, flex, light industrial and apartment communities.

REQUEST THE VENDOR PACKET

**SFA Facilities & Construction**

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An affiliate of Strategic Funding Alternatives, Moorestown, New Jersey