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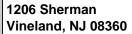


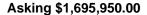














COMMENTS

Exclusive Investment Opportunity The Rivas Realty Group is proud to present a prime, income-generating investment opportunity at **1206 W. Sherman Ave, Building 2A, Vineland, NJ**. This modern, well-maintained 2-story medical office building offers **7,310+ sq. ft.** of professional-grade office space, strategically designed to support medical tenants. Featuring **11+ exam rooms, 12+ private doctor's offices**, and **two spacious waiting areas**, the facility is built to accommodate healthcare professionals and their patients with efficiency and comfort. Additional on-site amenities include a **staff cafeteria** and a **conference room**, making this a highly functional space for long-term tenants. Constructed in 2008 and in **excellent condition**, the property is low-maintenance, providing an ideal turnkey solution for investors seeking stability and minimal oversight. The property is currently leased to **IMG Vineland Surgical Associates**, a reputable, long-term tenant that has occupied the building since 2018 and has a lease expiration of 4/30/25. The current \"gross\" lease structure has the tenant covering utilities while the landlord is responsible for insurance, taxes, condo fees, and maintenance. Key investment highlights include a **current cap rate of 7.86%** and a **projected rent increase to fair market value of \$20-\$21 per sq. ft.** under the **NNN lease structure**, enhancing future income potential. The property's **prime location** just **0.5 miles from Inspira Vineland Hospital** ensures high visibility and easy access for patients and staff alike, further elevating its attractiveness as a medical office investment. At an **asking price of \$1,695,950**, this property offers an **attractive value proposition** for investors seeking long-

