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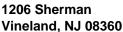


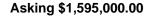














## COMMENTS

\*\*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. This property offers an \*\*attractive value proposition\*\* for investors seeking long-term, stable returns guaranteeing cash

> nagement responsibilities and low operational costs. This is a rare weik spstion Pathow sistrals i நேத்தாழ்த்த healthcare market. For more ule a tour, please contact The Rivas Realty Group today. This investment Berger Realty Inc

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