

INVESTMENT OPPORTUNITY

135 South Broad Street • Woodbury • Gloucester County • New Jersey

13,500 SQUARE FEET OFFICE BUILDING **AVAILABLE**

INVESTMENT OVERVIEW

The subject property is a 13,500+/- square-foot office and warehouse building multi-tenanted and leased to Moss Rehabilitation and Cettei & Connell.

OFFERING SUMMARY

Asking Price: \$725,000
Price per RSF: \$53.70/SF

FINANCING ASSUMPTIONS

2010 Projected Income: \$137,097
D Less Expenses: \$69,625
D Estimated NOI: \$67,472
D Estimated Cap Rate: 9.3%

MISCELLANEOUS INFORMATION

- D Lease with Moss Rehabilitation is 5,370 SF
- D Lease with Cettei & Connell is 2,500 SF
- D Possible Owner Lease back of 600 SF
- D Vacant Warehouse 5,000 SF



ABOUT MOSS REHABILITATION: People, technology, outcomes. These are the things that characterize the historical and daily success associated with MossRehab. Outstanding accomplishments include:

- D MossRehab's designation by the National Institute on Disability Rehabilitation Research in 1997 to establish a Model System of Care for traumatic brain injury — the only center of its kind in the Philadelphia region and only one of five in the United States
- D MossRehab's being consistently recognized in its 16th year by *U.S. News & World Report* as one of "America's Best" rehab hospitals".
- D *Philadelphia Magazine's* recent acknowledgement of the MossRehab Drucker Brain Injury and Stroke Centers as Centers of Excellence and the citing of Drs Esquenazi and Mayer as Top Doctors.

MossRehab is the only U.S. site for the clinical trials of the promising ReWalk, a device that will help persons with walking impairments to stand, walk and climb stairs independently.

Moss Rehab now offers nine outpatient sites throughout the Philadelphia region. MossRehab operates inpatient units at Aria Health Frankford Campus and Aria Health Bucks County Campus, and a similar unit at Sacred Heart Hospital.

As in the past, Moss Rehab continues to evolve in order to provide the highest quality of care for people with physical disabilities.

ABOUT CETTEI & CONNELL INSURANCE: For almost half a century - since 1959 Cettei & Connell Insurance has been meeting the insurance needs of its clients. A full service insurance and financial services company, offering a wide range of insurance and financial service products, tailored to meet the specific needs of clients.

Cettei and Connell Insurance is located in Woodbury, New Jersey and is an integral part of the community. The owners, James and Pamela Clark, along with their son, David J. Strout, Jr., are active participants in community activities and are members of many local organizations. They have all been recognized for their contribution to the community.

At Cettei & Connell Insurance, a high level of personal service is provided, based on trust and integrity. The company's strength lies in our highly trained and knowledgeable staff who are willing to go "the extra mile" for each client. The staff is reliable, and provides prompt and courteous service.

For More Information:

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