



## **Windsor Corporate Park**

- Windsor Corporate Park is a 291,159 square foot, 65% occupied Class-A office Portfolio consisting of Four buildings located outside of Princeton, NJ.
- Building amenities include a full-service cafeteria, auditorium, recently upgraded fitness center and on-site storage
- The park provides a parking ratio of six (6) cars per 1,000 SF which is unmatched in the market.
- The location provides ease of access to the following: Route 133, Princeton Hightstown Road Exit 8 of the New Jersey Turnpike, Route 130, Route 1 as well as the Princeton Junction NJ Transit Train Station
- Project IRR on a 7-year hold is approximately 21% with a planned return of capital via a refinance in year 4 of the investment. Return of capital is projected between 65% and 75% of initial investment.
- SFA sees great opportunity in the acquisition of this portfolio as a major value-add asset in a well-established submarket of Princeton, NJ.

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**Tenant Highlights:**

	<p>40,980 SF, 14.1% of NRA, est. 11/2023 LXP</p> <ul style="list-style-type: none"> <li>• Global manufacturer of personal care and consumer products.</li> <li>• Property serves as Operational Headquarters.</li> </ul>
	<p>27,326 SF, 9.4% of NRA, 02/2026 LXP</p> <ul style="list-style-type: none"> <li>• Founded in 1872, Shiseido is a Japanese based manufacturer and distributor of beauty products and fragrances.</li> <li>• 2018 consolidated net sales of \$9.8 billion.</li> </ul>
	<p>13,382 SF, 4.6% of NRA, 02/2026 LXP</p> <ul style="list-style-type: none"> <li>• Designs and develops fundraising software for an extensive client list that ranges from Fortune 100 companies to family run foundations.</li> <li>• Clients include AmEx, Bank of America, Disney, Honda, McDonalds, SBUX, and VZ.</li> </ul>
	<p>9,124 SF, 3.1% of NRA, 06/2022 LXP</p> <ul style="list-style-type: none"> <li>• Publicly traded (NYSE: CBZ) professional business services provider.</li> <li>• 10th largest accounting provider in the country with 90,000+ clients</li> </ul>

## Property Highlights:



### RECENT MAJOR CAPITAL IMPROVEMENTS

Since acquiring the property the Seller has invested nearly \$3 million in capital improvements to enhance the overall tenant experience. These upgrades have helped capture 170,000 SF of leasing activity in less than three years.

COMMON AREAS/AMENITIES	\$1,462,000
HVAC	\$480,000
FAÇADE	\$416,000
BASE BUILDING IMPROVEMENTS	\$334,000
GROUNDS	\$162,000
<b>TOTAL INVESTMENT</b>	<b>\$2,854,000</b>

  

MAJOR CAPITAL IMPROVEMENTS	—	STRONG LEASING
<b>\$2.9M</b>		<b>170,000 SF</b>
TOTAL INVESTMENT		LEASING ACTIVITY

