



SIGMA PROFESSIONAL PARK OFFERING

**421 CHRIS GAUPP DRIVE
GALLOWAY, NJ 08205
ATLANTIC COUNTY
BLOCK 784 | LOT 1**

INVESTMENT HIGHLIGHTS

- ◆ ¼ mi. from Hospital (AtlantiCare Regional Medical Center)
- ◆ 350' frontage on Chris Gaupp Drive
- ◆ Located in the heart of medical offices
- ◆ Easy access from GSP (1.2 mi)
- ◆ Easy access from Rt. 30 (.7 mi)
- ◆ Elevator
- ◆ Great cash-on-cash returns
- ◆ June 2008 Appraisal: \$4,750,000 (completed and stabilized)

INVESTMENT OVERVIEW

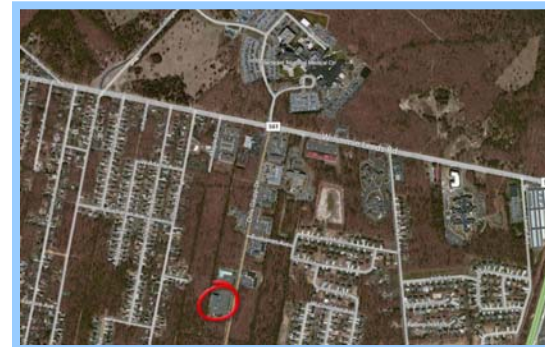
KD Group is pleased to present Sigma Professional Park for sale at a purchase price of \$3,295,000 as is. The building is located just ¼ mi. from AtlantiCare Regional Medical Center (Hospital) with easy access from both Rt. 30 and Garden State Parkway.

The shell has been fully constructed; just fit-out and move in! The price of the building has been reduced from its original listing price of \$4,295,000. Take advantage of this price drop and currently low mortgage rates. Financing can be arranged with adequate equity down payment.



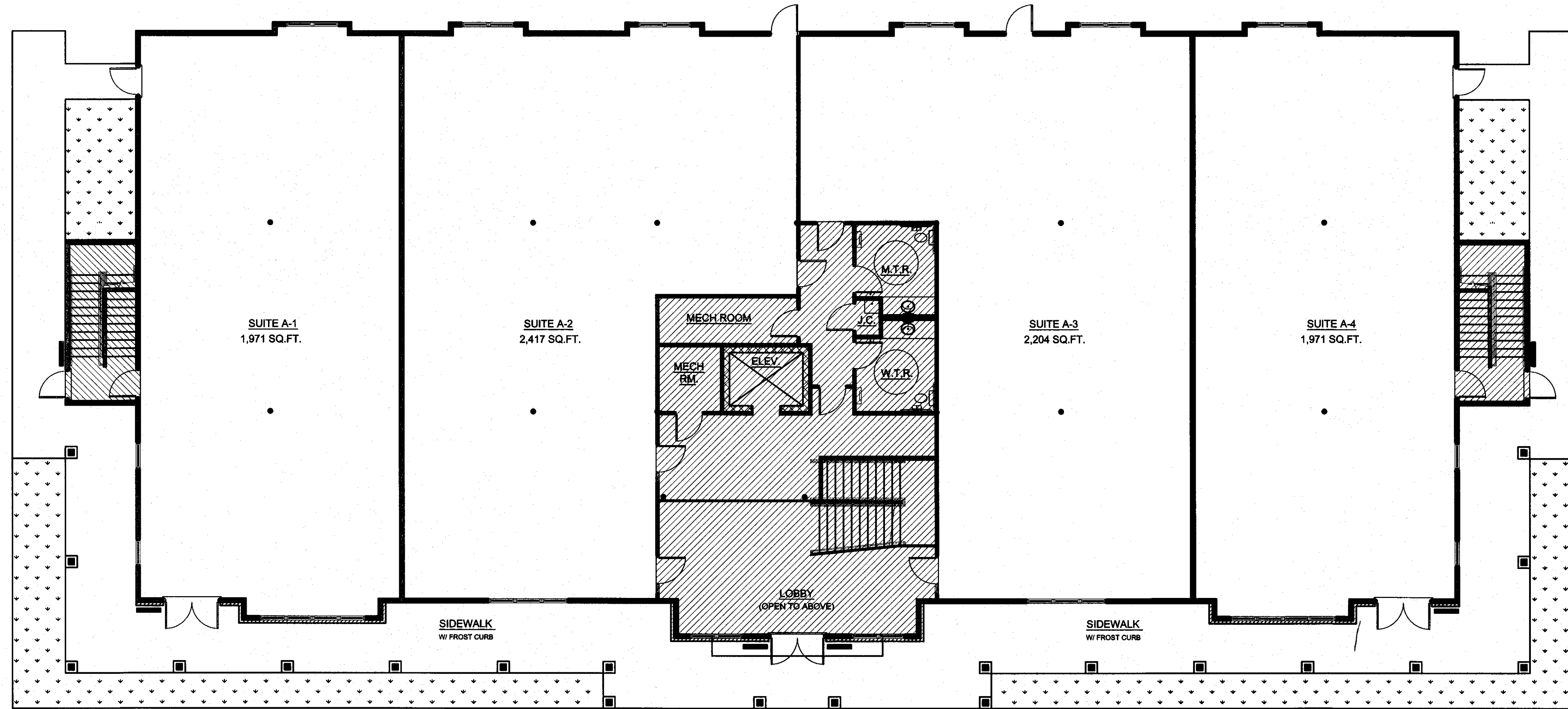
OFFERING SUMMARY & GENERAL INFORMATION

Price	\$3,295,000
Proximity to Hospital	¼ mile
Lot size	2.73 Acres
Size of building	20,000sf
Parking	99 Spaces (General Medical Use) 89 Spaces (Therapy Medical Use)
Construction	Frame
Year Built	2007/2008
Electric Service	Pad mount transformer (1000 Amps) 800 Amps to the building (3 panels)
Plumbing Service	6" line to building (stubbed)
Water	2" line to building (stubbed)



CONTACT FOR MORE INFORMATION:

SIGMA INVESTMENTS, INC.
KENNY PATEL
Tel: (609) 748-2978
Cell: (609) 214-5696
Kenny@kdgroupinc.com
www.kdgroupinc.com



FIRST FLOOR PLAN

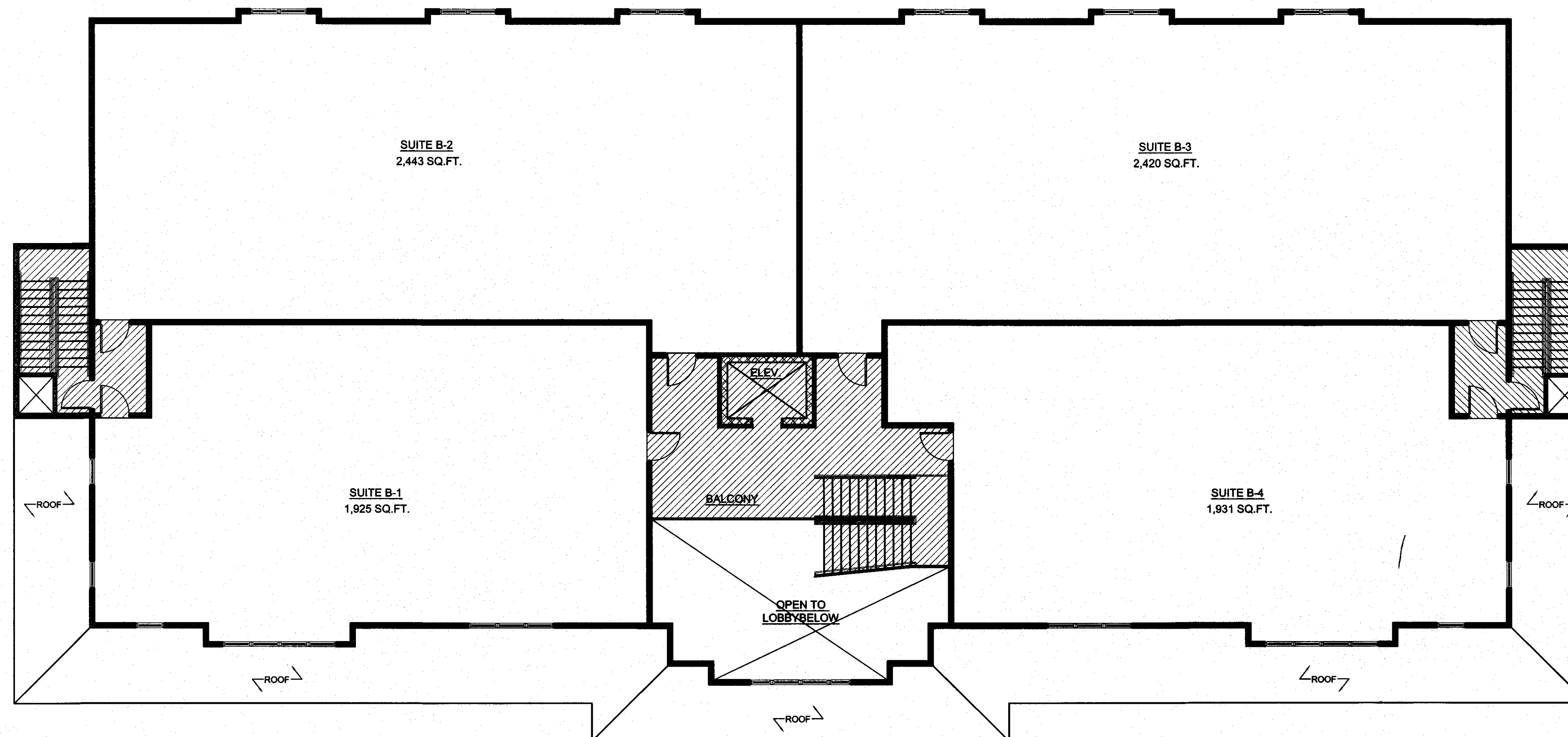
1/8"=1'-0"

TOTAL OFFICE:
 1ST FLOOR 8,561 SQ.FT.
 2ND FLOOR 8,719 SQ.FT.
 TOTAL 17,280 SQ.FT.

TOTAL COMMON SPACE:
 1ST FLOOR 1,642 SQ.FT.
 2ND FLOOR 951 SQ.FT.
 TOTAL 2,593 SQ.FT.

TOTAL BUILDING AREA:
 19,873 SQ.FT.

	COMMON BUILDING SPACE
	OFFICE SPACE
	NON-USABLE SPACE



SECOND FLOOR PLAN

1/8"=1'-0"

I HEREBY CERTIFY THAT THESE PLANS
 CONSTITUTE A CORRECT REPRESENTATION
 OF THE ABOVE REFERENCED PROPERTY
 AS OF 2/18/08

[Signature]
 HARRY S. HARPER
 DATE 2/19/08

CONDO DOCUMENTS

PROPOSED OFFICE BUILDING FOR
 GALLOWAY MEDICAL ARTS CENTER
 GALLOWAY TOWNSHIP, NEW JERSEY

REVISIONS
 2/18/08

COMM. NO. 05/124
 DRAWN BY E.K.
 CHKD. BY JSH
 DATE 10/14/05

SHEET NO.

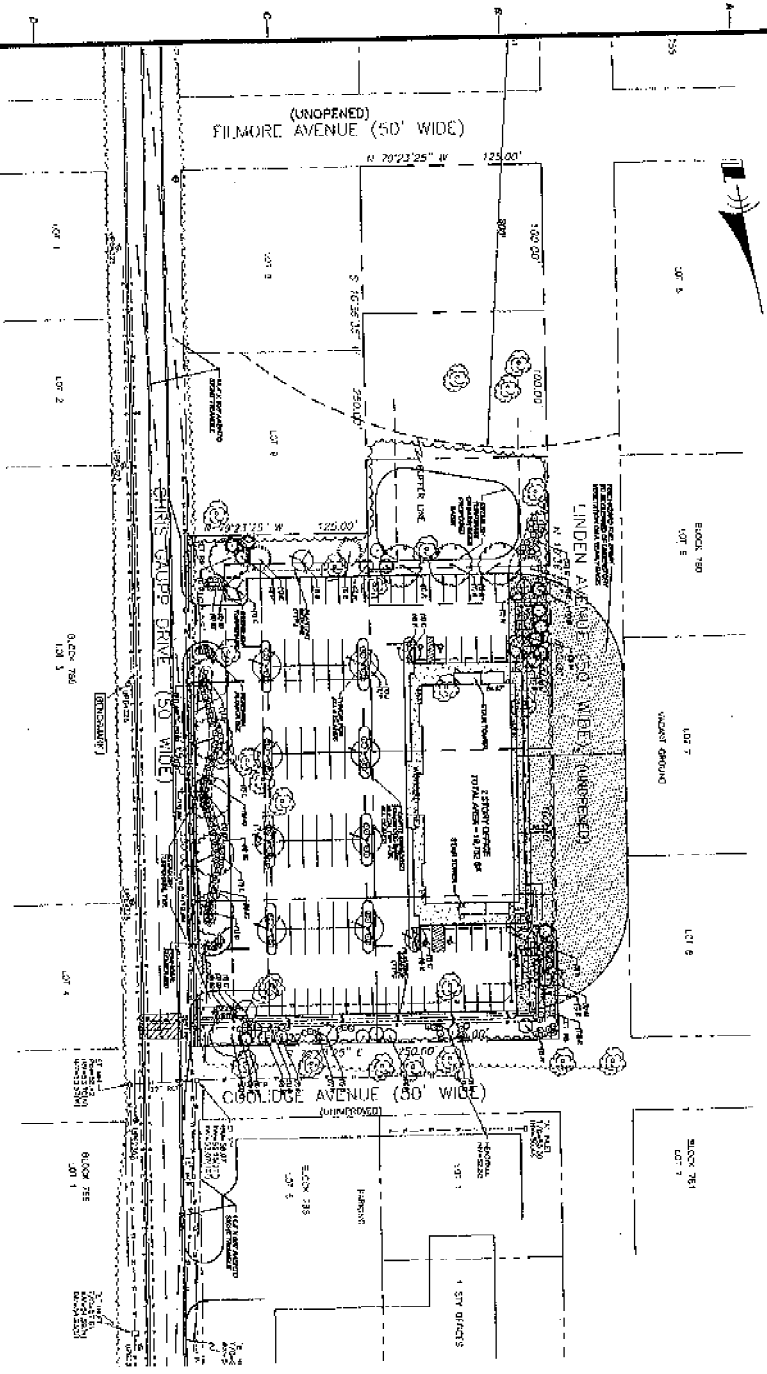
1 of 1



HARRY S. HARPER
 ARCHITECT & PLANNER
 154 NEW JERSEY AVENUE
 ARBESCON, N.J. 08001
 PHONE: (609) 645-7596
 HARRY S. HARPER
 N.J. A.I. 08600
 N.J.P.P. U 03222

- THREE PROJECTION NOTES**
1. A PORTION OF THE PROPOSED DRIVEWAY IS SHOWN WITHIN THE EXISTING LOT 1 BOUNDARY.
 2. THE PROPOSED DRIVEWAY IS SHOWN WITHIN THE EXISTING LOT 1 BOUNDARY.
 3. THE PROPOSED DRIVEWAY IS SHOWN WITHIN THE EXISTING LOT 1 BOUNDARY.

THREE PROJECTION NOTES



- CONTRACTOR NOTES**
1. A. All utility underground utilities shall be the contractor's responsibility to locate.
 2. All utility lines shall be marked in accordance with the applicable standards of the state.
 3. The contractor shall be responsible for the location of all underground utilities.
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 10. The contractor shall be responsible for the location of all underground utilities.

No.	Description	Quantity	Unit	Material	Notes
1	Excavate and backfill	1000	cu yd	Class II	For driveway
2	Asphalt concrete	1000	sq yd	3" thick	For driveway
3	Gravel	1000	cu yd	3/4" max	For driveway
4	Concrete	1000	cu yd	Class II	For driveway
5	Reinforcing steel	1000	lb	Grade 60	For driveway
6	Formwork	1000	sq ft	1/2" thick	For driveway
7	Drainage pipe	1000	lin ft	4" dia	For driveway
8	Manhole	1	unit	48" dia	For driveway
9	Gravel	1000	cu yd	3/4" max	For driveway
10	Asphalt concrete	1000	sq yd	3" thick	For driveway

NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL UTILITIES SHALL BE MARKED PRIOR TO CONSTRUCTION.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

THOMAS C. ROESCH
 PROFESSIONAL ENGINEER
 N.J. LICENSE NO. 37800
Thomas C. Roesch

DUFFY, DOLY, McMANUS & ROESCH
 634 Lomb Pike Way, Gallitree, N.J. 08852
 (909) 657-0100
 LANDSCAPE PLAN
 Lot 1-7 & 10-12
 CHILMARK TOWNSHIP
 Date of New Jersey
 Title of Project
 Date of Issue
 Scale of Drawing

DATE: MAY 2008. 1. NOT REVISIONS. 2. REVISIONS.

3. EVERY DRAWING, STANDARD & NON-STANDARD.