



## Mezzanine/Construction Loan



**LOCATION:**

1035 Mill Road  
Allentown, PA

**BORROWER:**

1035 Mill Road Associates

**PROPERTY TYPE:**

Warehouse/Flex Office

# \$2,400,000

### TRANSACTION SUMMARY:

AMA Financial assisted the Borrower in obtaining a \$2,400,000 non recourse mezzanine loan, secured by only the partnership interests. The mezzanine loan enabled the Borrower to expand his existing facility by an additional 48,000 square feet. The Borrower had a huge prepayment penalty on his first mortgage, which had only three years left. AMA was able to creatively structure financing as their production capacity was full.

The new facility is a 163,000 square foot building and is currently up and running. The property is centrally located in the western portion of the Allentown-Bethlehem-Easton (ABE) Metropolitan Area in Upper Macungie Township, Lehigh County, PA.

The Borrower is a single tenant user, in the candy manufacturing business since the 1900's. The success of the commercial sales was the impetus for the expansion of the manufacturing facility. AMA's ability to creatively finance this expansion saved the Borrower millions of dollars in prepayment penalties and loss of sales.