



Acquisition/Bridge Loan



Location:

444 Oxford Valley Road
Langhorne, PA

Borrower:

444 Oxford Valley Associates

Property Type:

Mid-Rise Office Building

\$6,637,000

TRANSACTION SUMMARY:

AMA Financial assisted the Borrower in obtaining a \$6,637,000 floating rate facility for the acquisition and renovation of 4 story, 58,000 sq. ft. vacant building. The Borrowers experience in the office market and their plans to renovate and reposition the property to a class A building was very attractive to the lender even though the office market at the time was going through a transition period. The Borrower was able to leverage up to 85% of total costs, and get a non recourse loan. There was a relatively low cost basis (post renovation) of the asset.