



## Construction Loan



**Location:**

Route 611 & Street Road  
Warrington, PA

**Borrower:**

Valley Square Associates, L.P.

**Property Type:**

Lifestyle Retail

# \$106,000,000

### TRANSACTION SUMMARY:

AMA Financial assisted the Borrower in obtaining a \$106,000,000 non recourse construction facility for the construction of a 401,000 sq. ft. retail phase of Valley Square Lifestyle Center. This facility will enable the Borrower to begin vertical construction and achieve its targeted completion date in the third quarter of 2007.

The Lifestyle Center is a key component of the 1.1 million sq. ft. Valley Square development which is anchored by a Wegman's Food Market and also includes traditional retail and 200 units of residential condominiums. The Lifestyle Center is designed to feature a Main Street layout with buildings of various heights and designs, pedestrian walkways and other classic town center features.

AMA's ability to leverage the debt, enabled the Borrower to start construction immediately without any additional pre-leasing and still maintain a very favorable interest rate.