

SOURCE: Arizona Republic (Phoenix, AZ)
AUDIENCE: 1,513,434 [provided by Nielsen//NetRatings]
DATE: 11-20-2008
HEADLINE: Centerpoint condos hopes to resume construction in January

Source Website

1 comment by William Hermann – Nov. 20, 2008 07:25 AM

The Arizona Republic

If it seems that little progress has been made on finishing those downtown twin towers that loom over Mill Avenue, it's because all work on the *Centerpoint Condominiums* project stopped in October, and likely won't begin again until January.

Construction on the Tempe-based *Avenue Communities* \$170 million, 357-unit condo project, which was scheduled to open late this month, was slowed during the summer and stopped last month because of the bankruptcy of Mortgages Ltd. The lender was unable to deliver the \$68 million needed to finish the towers.

Mortgages Ltd. had more than \$900 million in about 70 loans to developers and land speculators, including *Avenue Communities*, when one of its borrowers pushed it into bankruptcy in late June.

"We've been working through the bankruptcy court hearing process since (last summer) and we received \$2.8 million to make the building weather-safe and for utilities and site security," *Avenue Communities* spokeswoman Andrea Kalmanovitz said.

A bankruptcy court hearing Tuesday did not resolve *Avenue Communities*' requests to turn from Mortgages Ltd. to another lender for cash. Kalmanovitz said *Avenue Communities* now hopes that a December court hearing will allow the company to put another lender in "first position" regarding a lien on the property and will result in the company getting the funds it needs to complete the project.

"If in December the court frees us to get the loan we need and we go back to work in January, then the best-case scenario is we open the first tower April 1," Kalmanovitz said. "Then we open the retail plaza, restaurant and winery June 1. In October we open tower two. We are creating opening dates and those are our targets."

* Buzz up!

[View Profile](#)

* ratstard

* Nov-20 @ 9:34 AM

* Report abuse

* 0

* 0

kinda reminds of the projects in Newark – they don;t look very good.

Your Reply to ratstard's Comment:

Copyright (c) 2008, azcentral.com. All rights reserved. Users of this site agree to the and (Terms updated March 2007) FD HIDDEN DIV

Highlights: Centerpoint condos, Centerpoint Condominiums, Avenue Communities