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Downtown condo project nabs \$20M construction loan 6 months after breaking ground

The 327 Royal Palm condominium project in downtown Boca Raton obtained a \$19.7 million construction loan six months after it broke ground.

Banks usually don't grant a developer construction financing until they have enough equity and buyer deposits to complete the project, in combination with the loan. Group P6, led by Ignacio Diaz, said the 25-unit project is 50 percent pre-sold.



Group P6, led by Ignacio Diaz, received the mortgage from Coral Gables-based Banesco USA. The project at 327 Royal Palm Road broke ground in February with Dick Building Co. as the general contractor.

“We’re grateful for our relationship with Banesco USA and the support they’ve provided with this critical funding,” Diaz said. “This represents an important project milestone and is a very exciting time for our team and our buyers.”

Units in 327 Royal Palm range from 3,100 to 7,000 square feet, including Sub-Zero and Wolf appliances. Prices start at \$1.6 million. Vander Ploeg & Associates designed the project.

While it’s become tougher to sell condos and obtain construction financing in Miami, the Boca Raton condo market is earlier in the development cycle and has less competition. According to CraneSpotters.com, Boca Raton has four towers with a combined 683 units proposed or under construction east of Interstate 95.