



\$22.2M Loan Secured by Business Center in Darien, IL Acquired by FM Capital

Darien Business Center



January 4, 2016 – FM Capital has acquired the non-performing loan for the Darien Business Center, which has a current unpaid principal balance of roughly \$22.2M. The debt is secured by an office complex located in Darien, IL.

Darien Business Center is an office complex located in Darien, Illinois, which is a suburb of Chicago, located southwest of the city. The complex includes ±176,000 square foot of office space spread across four buildings. The four buildings were completed between 1980 and 1988. The complex includes (1) a two-story office, multi-tenant office building containing ±76,000 square feet. 8201 S; (2) a single tenant office property containing ±18,000 square feet; (3) a multi-tenant office property containing ±60,200 square feet; and, (4) a multi-tenant property containing ±21,600 square feet. The complex is situated on a 19.00-acre site, with an additional 1.74 acres of excess land. Darien Business Center features 676 surface parking spaces, with a 3.84 per 1,000 SF parking ratio. The debt has a current unpaid principal balance of roughly \$22.2M and is currently non-performing.

FM Capital is actively pursuing both defaulted and performing debt on commercial real estate nationwide.

About FM Capital

FM Capital (FMC) is a full service, vertically integrated real estate company with offices in New York and Florida. Since 2007, FMC has closed on more than \$1B in transactions, handling the acquisition, due diligence, asset management and disposition. With over 50 years of combined experience in dealing with distressed loans and properties, FMC is able to handle all aspects of the business with the needed expertise to maximize its investments. FMC is open to opportunities for acquiring non-performing debt and REO multi-family properties nationwide. For more information on working with FMC, please contact Joe Fishman at 305-722-6182 or jfishman@fmcapital.com.