



## FM Capital Arranges \$5.9M in Financing for South Florida Apartments Using the Freddie Mac Small Balance Loan Program

NE 18<sup>TH</sup> Ave



Anchor Bay Apartments



**January 7, 2016** – FM Capital has arranged \$5.9 million in debt for two separate stabilized apartment complexes in South Florida. The properties are located at 16851 NE 18th Avenue in North Miami Beach and 2012-2025 Miami Road in Ft Lauderdale. These properties received non-recourse, 10 Year Fixed debt with 3 Years interest only at around 4.5%. The loan proceeds were used to pay off local bank debt.

The loans were underwritten as part of the Freddie Mac Small Balance Loan Program that was launched in October 2014. The program offers loans between \$1 and \$5 million with favorable terms for multifamily properties with at least five units. Aaron Kurlansky, FM Capital’s Principal and CEO, says “Last year Freddie Mac approved Miami-Dade and Broward as a Top Market. This program allows apartment owners to maximize their loan amounts with the lowest interest rate available. Freddie Mac wants to increase their lending footprint in the growing Miami-Dade and Broward counties. This product offers the best available terms for apartment loans between \$1 and \$5 Million.”

**FM Capital** has been working closely with lenders in arranging this product and has a large loan pipeline of new loans who are looking to close.

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### 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 of properties as well as the origination of commercial real estate loans. With over 50 years of combined experience in originating loans and working with distressed loans and properties, FMC is able to handle all aspects of the business with the needed expertise to maximize its investments while delivering the highest quality services to our clients. FMC is actively originates commercial real estate loans. For more information on working with FMC, please contact Aaron Kurlansky at (888)210-0703 or [akurlansky@fmcapital.com](mailto:akurlansky@fmcapital.com).