



## **\$3.4M Loan Secured by Industrial Warehouse in Egg Harbor NJ Acquired by FM Capital**

### ***Delilah Road Industrial Complex***



**November 18, 2015** – FM Capital has acquired the non-performing loan for the Delilah Road Warehouse, which has a current unpaid principal balance of more than \$3.4M. The debt is secured by a warehouse and industrial property located in Egg Harbor, NJ.

***Delilah Road*** is an industrial space located in Egg Harbor, New Jersey that was built in 1988. The site includes ±135,800 square foot of rentable space spread across three buildings. The warehouses are situated in a vibrant industrial park area. It is in a prime location, has significantly higher ceilings than the neighboring comparables, loading docks, ample parking, and easy access to the main interstates and thoroughfares. The complex is also conveniently located near the Atlantic City International Airport. The debt has a current unpaid principal balance of just over \$3.4M and is currently non-performing.

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

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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. 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](mailto:jfishman@fmcapital.com).