



## FM Capital Arranges \$8.58M in Financing for Three South Florida Commercial Loans

**1100 SW 4<sup>TH</sup> Ave**



**1201-1235 N. Federal Hwy**



**80-90 SW 8<sup>TH</sup> Ave**



**April 12, 2016** – FM Capital has arranged a combined \$8.58 million in debt for three separate South Florida properties during March 2016. The loans were arranged by FM Capital’s Vice President of Originations, Joe Back.

**1100 SW 4<sup>TH</sup> Ave** is a 60-unit multifamily property located in Delray Beach, FL. The property was built in 1980. The borrower received \$5M in financing from the Freddie Mac Multifamily Small Balance Loan Program. The debt has a 10-year fixed rate term with a three-year interest only period. The loan proceeds were used to refinance existing debt as well as a substantial cash-out for the borrower.

**1201-1235 N. Federal Highway** is a ±7,000 square foot freestanding retail building in Delray Beach, FL. The property was built in 1955. The property was purchased for \$1.59M and a loan was obtained for \$1.28M from a local lender. The loan also included proceeds for conducting construction work on the property. The debt has a 5-year fixed rate term with an 18-month interest only period. The loan proceeds were used to purchase the property.

**80-90 SW 8<sup>TH</sup> Ave** is a 33 unit multifamily property located in Dania Beach, FL. The property was built in 1989 and renovated in 2014. The borrower received \$2.3M in financing from a local lender. The debt has a 5-year fixed rate term. The loan proceeds were used to refinance existing debt as well as a substantial cash-out for the borrower.

**FM Capital** is a leader in commercial real estate loan originations. We work closely with borrowers and lenders to secure loans that meet our client’s needs.

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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).