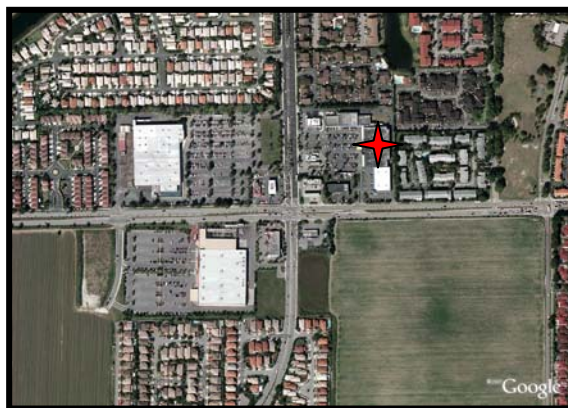


FOR IMMEDIATE RELEASE

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**AZTEC ARRANGES THE \$5.375 MILLION PERMANENT LOAN
FOR KENDALL RETAIL BUILDING**

Miami, Florida -- Aztec Group, Inc., Florida's leading real estate investment and merchant banking firm based in Miami, is pleased to announce the permanent financing of the Babies 'R Us building located at 15625 North Kendall Drive in Miami, Miami-Dade County, Florida.

The single-tenant building stands alone as part of a larger shopping center and contains a total of 42,341 square feet situated on 3.03 acres of land. The structure was originally built in 1996. "The new permanent, fixed-rate loan was used to payoff the maturing original loan placed on the property shortly after it was constructed in 1996," commented Jason Shapiro, Managing Director of Aztec Group. Notable in this transaction is that it closed amidst the turmoil in the national credit markets. "Rapidly changing credit market conditions and tightening liquidity in the CMBS markets caused a great deal of stress throughout the loan closing process," stated Shapiro.

Jason Shapiro represented the borrower in the placement of this loan with a U.S.- based lender. The fixed rate loan term is for 10 years.

Founded in 1981, Aztec Group, Inc. is a full-service real estate investment and merchant banking firm specializing in facilitating the acquisition, disposition, financing and capital needs of real estate projects for institutional investors, entrepreneurs, developers and offshore clients.

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