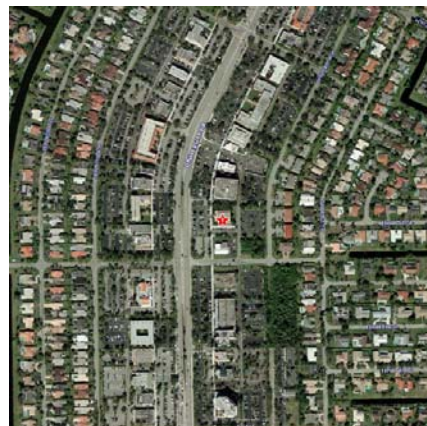


**FOR IMMEDIATE RELEASE**

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**AZTEC ARRANGES THE \$2.2 MILLION ACQUISITION / PERMANENT LOAN  
FOR CORAL SPRINGS RESTAURANT BUILDING**

**Miami, Florida** -- Aztec Group, Inc., Florida's leading real estate investment and merchant banking firm based in Miami, is pleased to announce the acquisition and permanent financing for the restaurant building located at 1695 University Drive in Coral Springs, Broward County, Florida.

The building will be completely renovated by the new tenant, Benihana, and contains a total of approximately 7,281 square feet situated on 2.0 acres of land. The structure was originally built in 1996. "The acquisition / permanent loan funded the entire purchase price and allowed the owner to immediately pull cash out of the deal based on the value of the new lease in place," commented Jason Shapiro, Managing Director of Aztec Group. Also notable is that this transaction was committed to and funded by the lender as the turmoil in the national credit markets was occurring. "Quickly changing credit market conditions during closing added a layer of challenges," 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 5 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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