



FOR IMMEDIATE RELEASE

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AZTEC GROUP SECURES FINANCING FOR 3301 M STREET, WASHINGTON, DC

Miami, Florida -- Aztec Group, Inc., Florida's leading real estate investment and merchant banking firm for the past 30 years, is pleased to announce that Charles Penan, Director and Howard Taft, Senior Managing Director have secured \$3,500,000 in financing for 3301 M Street, a mixed-use retail and residential building ideally located in the heart of Georgetown, Washington, DC.

"The Subject's prime location, conservative loan request and high quality enabled us to arrange financing that exceeded our Client's expectations" said Penan.

Anchored by Georgetown Cupcake and Qdoba Restaurant, the Subject also includes 10 rental apartments and 6 underground parking spaces. The hit reality TV show, DC Cupcake is filmed on location at Georgetown Cupcake.

Financing was provided by a New York based conduit lender. Terms of the non-recourse, fixed rate financing include a 60% loan-to-value, 10 year term, and 30 year amortization schedule.

Founded in 1981, Aztec Group, Inc. specializes in facilitating the acquisition, disposition, financing and capital needs of real estate projects for institutional investors, entrepreneurs and commercial developers as well as offshore clients. Aztec has long been recognized as the premier real estate capital markets intermediary and merchant banking firm in the Southeast, handling over \$10 billion in transactions during the past decade. The company is also considered an innovator, often seeing opportunities for clients before they become apparent in the marketplace.

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