



FOR IMMEDIATE RELEASE

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AZTEC SECURES \$11,000,000 FOR BISCAYNE HARBOUR SHOPS

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 Howard Taft, Senior Managing Director, and Charles Penan, Director, secured an \$11,000,000 first mortgage for Biscayne Harbour Shops.

Biscayne Harbour Shops is a 44,500-square-foot, three-building retail center ideally located on 4.05 acres at 181st Street and Biscayne Boulevard in Aventura, Florida. Tenants at the shopping center include U.S. Century Bank, Natuzzi Leather, The Vitamin Shoppe, Burger Fi, Sylvan Learning and Jenny Craig.

In the past six months, occupancy at the center has grown from 40% to 85%, fueled by retailers' interest in the bustling Aventura market and ongoing capital improvements at the property, which demonstrate the ownership's commitment to the asset, according to Mr. Penan. "Aventura is among the country's top retail markets. Every national retailer wants to have a presence here, as the center is centrally located and at the entrance of the exclusive Williams Island," says Mr. Penan.

Currently, Biscayne Harbour Shops is undergoing a multi-million capital improvement program that includes upgrades to the façade, parking lot, landscape and signage.

Financing was provided by BankUnited. Terms of the 78-month facility include a 50% loan-to-value ratio, 25-year amortization schedule and a LIBOR-based floating interest rate. The borrower, Blue Green Capital LLC, is an affiliate of Aventura-based Triarch Investment Group headed by Mario Grosfeld and Jorge Linkewer.

"This is another example of high quality assets in desirable markets being able to secure sound financing. Biscayne Harbour's ideal location, quality tenant mix, and strong ownership proved very valuable for the lender," Mr. Taft said. "This is the first of many transactions both borrower and lender hope to execute together."

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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