



FOR IMMEDIATE RELEASE

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Contact:

Howard Taft
Senior Managing Director
(305) 938-8619
htaft@aztecgroup.com

Charles Penan
Director
(305) 938-8621
cpenan@aztecgroup.com

AZTEC SECURES \$8,500,000 IN BRIDGE FINANCING FOR BISCAZYNE 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 \$8,500,000 in acquisition bridge financing for Biscayne Harbour Shops, a ±44,500 square foot, three building retail center ideally located on ±4.05 acres at 181st Street and Biscayne Boulevard in Aventura, Florida.

"The Subject's prime location, conservative loan request and Borrower's proven track record enabled us to arrange financing that closed in 23 business days" said Taft.

Financing was provided by a New York based real estate finance company. Terms of the 2 year facility include a 60% loan-to-value and floating rate. The Buyer, Blue Green Capital LLC is an affiliate of Aventura based, Triarch Investment Group headed by Mario Grosfeld and Jorge Linkewer.

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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2665 South Bayshore Drive • PH-2A • Coconut Grove, Florida 33133

www.aztecgroup.com

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