

FOR IMMEDIATE RELEASE

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**AZTEC ARRANGES \$13 MILLION LOAN FOR THE COMFORT INN
AIRPORT/CRUISE PORT IN FORT LAUDERDALE, FLORIDA**

Miami, Florida -- Aztec Group, Inc., Florida's leading real estate investment and merchant banking firm based in Miami, is pleased to announce the placement of a \$13,000,000 first mortgage on the Comfort Inn Airport/Cruise Port in Fort Lauderdale, Florida.

Located just south of the Fort Lauderdale International Airport and Port Everglades, the 191-room Comfort Inn contains a large outdoor swimming pool, a restaurant, pool side bar and a business center. The hotel was acquired by the current owner two years ago and was completely renovated in 2006.

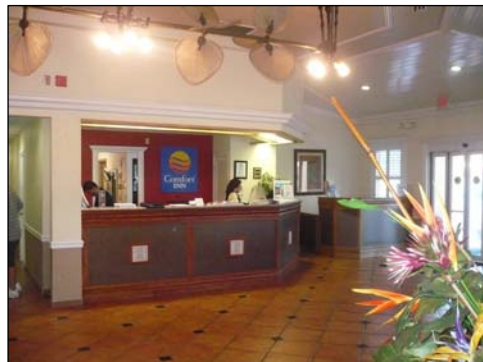


The property is one of the strongest performers in its competitive set, and its performance is indicative of experienced ownership, strong onsite management and a fresh guest room product. These were some of the factors that the lender recognized in extending a 10-year, fixed rate, and non-recourse loan.

"It is always gratifying to help an existing client recoup his equity investment in less than 24 months of ownership," commented Boaz Ashbel, Aztec's Managing Director, who along with Jason Shapiro, represented the borrower in the placement of this loan. "This loan was structured and closed in less than three months in the most highly unstable credit market that we have experienced in years."

"The US-based lender recognized the high quality of the asset, along with its strong performance and location, as mitigants to any concerns relating to the challenging credit environment," added Jason Shapiro.

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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