

**FOR IMMEDIATE RELEASE**

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**AZTEC ARRANGES THE \$9.1 MILLION PERMANENT LOAN  
FOR ATLANTA OFFICE/RETAIL 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 financing of The Cornerstone Building located at 215 Peachtree Street NE in downtown Atlanta, Fulton County, Georgia.

The multi-tenant building stands at the heart of Atlanta's CBD and houses Hard Rock Café as its anchor retail tenant. The structure was originally built in 1929 and contains approximately 78,000 sf of rentable space in four stories. "The new permanent, fixed-rate loan was used to acquire the property as part of a long-term strategic hold for the borrowers," commented Jason Shapiro, Managing Director of Aztec Group. "The new owners of The Cornerstone Building already own and manage several million square feet of office space in Atlanta," stated Shapiro.

Jason Shapiro represented the borrower in the placement of this loan on the balance sheet of a U.S.- based life insurance company lender.

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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