

FOR IMMEDIATE RELEASE

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**AZTEC ARRANGES \$2.5 MILLION PERMANENT FINANCING ON
DADELAND NORTH SHOPPING CENTER IN PINECREST, FLORIDA**

Miami, Florida -- Aztec Group, Inc., Florida's leading real estate investment and merchant banking firm for the past 30 years, is pleased to announce the closing of a \$2,500,000 permanent loan encumbering the Dadeland North Shopping Center located on the northeast corner of South Dixie Highway (US1) and Ludlam Road (SW 67th Avenue) in Pinecrest, Florida.

Dadeland North is centrally located in Miami-Dade County with direct frontage on US1 near Dadeland Mall. The 32,665 square foot retail center is currently 100% occupied with a combination of both national retailers and high quality long term local businesses, many of which have been located in the center for several decades.



The property has been refinanced through a local bank with a new 10-year, non-recourse loan that closed on August 31, 2011.



"Dadeland North has been operated under the same ownership for over 30 years. The owners' excellent track record combined with the low LTV ratio allowed the bank to provide maximum flexibility in structuring the loan, as well as an extremely competitive interest rate," noted Jason Shapiro, Aztec Group's Managing Director, who along with Kevin Miliffe represented the borrower on the loan refinancing. "The lender was impressed with the stability of ownership, tenancy of the property, and last but not least, its 'slam dunk' location", noted Miliffe.

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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