



FOR IMMEDIATE RELEASE

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AZTEC GROUP ARRANGES \$6,412,500 REFINANCING FOR GATEWAY CENTRE

December 9, 2011 – Miami, Florida – Aztec Group, Inc., Florida’s leading real estate investment and merchant banking firm, announces that it has secured \$6,412,500 in DPO (Discounted Pay Off) financing for Gateway Centre. Financing for this transaction was arranged by Howard Taft, Senior Managing Director and Charles Penan, Director.

Gateway Centre, located at 2000 East Sample Road, is a 37,024 square-foot, two story, mixed-use property anchored by Bonefish Mac Restaurant and One Investment Group. The Property was originally acquired in January 2008 with financing provided by the now defunct Washington Mutual. The underlying note and mortgage have been sold several times since the acquisition, leading to the Discounted Pay Off.

“Factor in reduced interests costs and lower principal balance, the new facility arranged for Gateway Centre will result in tremendous annualized savings for the Owners. The new financing truly exceeded our client’s expectations,” said Howard Taft, Senior Managing Director at Aztec Group.

Financing was provided by BankUnited. Terms of the 5 year facility include a 75% loan-to-value ratio, 25 year amortization schedule and a LIBOR-based floating interest rate.

“The terms of this transaction speak to the strength of both ownership and the asset itself. The refinancing of Gateway Centre is another sign that high quality, income-generating properties backed by stable owners are ripe for favorable financing terms in today’s market,” said Charles Penan, Director at Aztec Group.

About Aztec Group

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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