



**FOR IMMEDIATE RELEASE**

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**AZTEC SECURES \$35,000,000 IN ACQUISITION FINANCING FOR ONE TURNBERRY**

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 \$35,000,000 in acquisition financing for One Turnberry Place, a ±136,400 square foot, Class "A", office building ideally located at the main entrance of Aventura Mall, 19495 Biscayne Boulevard. Major tenants include: Morgan Stanley, Merrill Lynch, Bank Leumi USA, Chase Bank, Fidelity Investments, Brody & Associates and Ameriprise Holdings.

*"One Turnberry's prime location, conservative loan request and Borrower's proven track record enabled us to arrange financing that allowed our long term client to acquire another key asset for their portfolio" said Taft.*

Financing was provided by Credit Suisse/Column Financial. Terms of the 10 year, non-recourse facility includes a 66% loan-to-cost and fixed interest rate. The Buyer, OTP Capital, LLC is an affiliate of Aventura based, Triarch Investment Group lead by Danny Halberstein, Jorge Linkewer and Mario Grosfeld.

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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