



FOR IMMEDIATE RELEASE

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AZTEC SECURES \$3.65M IN FINANCING FOR RETAIL CENTER IN COOPER CITY

Miami, Florida -- Aztec Group, Inc., Florida's leading real estate investment and merchant banking firm for the past 30 years, announces that Howard Taft, Senior Managing Director, and Charles Penan, Director have secured \$3,650,000 in financing for Timberlake Plaza.

Timberlake Plaza is a 38,626 square foot, neighborhood retail center ideally located at 8600 Griffin Road, Cooper City, Florida. Tenants include local established restaurants, clothing stores and complementary businesses.

Aztec Group exclusively represented the borrower; an affiliate of Aventura based Biscayne 135 LTD in the transaction. Financing was provided by BankUnited and terms of the five-year loan include a 50% loan-to-value, 25 year amortization schedule and LIBOR based floating interest rate.

"The property's prime location, conservative loan request and the borrower's proven track record enabled Aztec to arrange very favorable financing terms" Mr. Penan said.

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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