



FOR IMMEDIATE RELEASE

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AZTEC GROUP SECURES \$3 MILLION IN FINANCING FOR RETAIL PROPERTY IN SURFSIDE, FLORIDA

Miami, Florida -- Aztec Group, Inc., Florida's leading real estate investment and merchant banking firm for the past 33 years, announces that Charles Penan, Director, and Howard Taft, Senior Managing Director, have secured a \$3 million line of credit for a 13,000-square-foot retail property ideally situated in Miami-Dade's Surfside neighborhood, located between Miami Beach and Bal Harbour. The retail strip, sitting on the intersection of 95th Street and Harding Avenue, is home to restaurants and retailers such as Flanigan's Seafood Bar & Grill, Sushi Republic, Cafe Ragazzi and Al's Barber Shop.

"We evaluated the best financing options and secured a long-term credit facility that allows our client the flexibility they need to execute their long-term business plan for the property," said Charles Penan, Director at Aztec Group.

The loan facility was provided by City National Bank of Florida and consists of a five-year term, 35% loan-to-value and a very favorable floating interest rate below 3.0%. The Aztec team exclusively represented the borrower, a family office based in Montreal, Canada.

Aztec Group, Inc.

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. For more information, visit www.aztecgroup.com.

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