



FOR IMMEDIATE RELEASE
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AZTEC GROUP SELLS WINN-DIXIE ANCHORED SHOPPING CENTER IN LAKELAND, FL FOR \$7M AND SECURES \$5M ACQUISITION LOAN

Miami, Florida -- Aztec Group, Inc., Florida's leading real estate investment and merchant banking firm for the past 35 years, announces that Howard Taft, Senior Managing Director, Charles Penan, Executive Vice President, and Joel Zusman, Senior Financial Analyst, sold Eastside Village Center in Lakeland, FL for \$7 million. Aztec Group represented both the seller, an affiliate of Philadelphia-based Brandywine Financial and the buyer, an affiliate of Miami-based CF Properties, in the transaction.

In addition to brokering the sale, Aztec Group arranged a \$5.02 million acquisition loan on behalf of the buyer. Financing terms included a 65% loan-to-value ratio, fixed rate, non-recourse 10-year term and 25-year amortization schedule.

Eastside Village is a 76,2640-square-foot neighborhood shopping center that is currently 100% leased with a variety of national and regional retailers including Winn-Dixie, Dollar Tree, Subway and Rent King. The property is located at the northeast corner of US Highway 92 E and County Road 33A in Lakeland and benefits from being within close proximity of Interstate 4, the area's major east-west roadway.

"CF Properties was looking for another property to add to the company's growing portfolio of grocery-anchored shopping centers. The property's geographically synergistic location with their existing portfolio, stabilized occupancy history and value add opportunity made Eastside an ideal acquisition" said Charles Penan, Aztec Group's Executive Vice President.

"This acquisition will enable the buyer to continue expanding its portfolio across the state of Florida and beyond," added Howard Taft, Aztec Group's Senior Managing Director.

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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