



Contact: Melissa Anthony
anthonyBarnum Public Relations
Tel: 512-329-2766
Melissa@anthonyBarnum.com

AIC Ventures Acquires Otto Environmental System's U.S. Headquarters in Charlotte, North Carolina

AUSTIN, TX, March 24, 2009 - AIC Ventures acquired Charlotte, North Carolina-based Otto Environmental System's 140,000-square-foot United States headquarters located on 25 acres at 12700 General Drive. Upon the sale, AIC Ventures simultaneously entered into a long-term lease with Otto, a leading solid waste collection component developer and manufacturer.

AIC Ventures, an investment fund manager providing alternative finance solutions to middle-market companies across the United States through office and industrial sale-leasebacks, has completed three commercial real estate sale-leaseback transactions, representing 1.3 million square feet of commercial real estate and totaling \$37.2 million in value, in the first two-months of 2009, in regions throughout the U.S.

"Otto is a strategic fit for us in terms of their industry niche and geographic location. We are very pleased to have completed this transaction at the terms we originally promised. North Carolina, and specifically Charlotte, is a region that has historically provided many strong opportunities for investment. The firm has completed multiple acquisitions in Charlotte and provided over \$36 million in capital to mid-market companies here," said David Steinwedell, managing partner, AIC Ventures.

In 2008, AIC Ventures nearly doubled its transactions to \$250 million with its seventh fund. In each transaction, the company acquired the facility and property according to the original terms outlined. The capital infusion is used by companies to strengthen their corporate balance sheet fundamentals, fund growth initiatives or acquisitions and/or support other strategic investments. With fewer restrictions and requirements in comparison to more traditional financing options, sale-leasebacks offer sellers flexible capital that can be redeployed at the company's discretion.

About AIC Ventures

AIC Ventures is a leading provider of capital to middle-market companies. With over \$900 million in completed transactions, AIC Ventures structures innovative corporate finance solutions for companies facing limited, short-term or expensive alternatives for capital. The company has closed more than 100 transactions in 28 states. Whether sellers need to close quickly, have private equity interests,



environmental or other challenges, AIC Ventures can help. For more information, visit www.AICVentures.com.

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