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Austin's AIC Ventures Adds Senior Associate to East Coast Acquisition Team

- *Plans to Acquire \$100 Million in Commercial Real Estate* -

AUSTIN, TX July 27 – Austin, Texas-based AIC Ventures, L.P., is pleased to announce that Brooke Ferris has joined the Acquisitions team as Senior Associate – Acquisitions. Ms. Ferris will assist with the firm's efforts to acquire industrial and office properties in the Eastern part of the United States. She will be working as a team with Matt Albracht to source net leased properties and sale leasebacks. AIC plans to acquire \$100 million in commercial real estate in the region over the next year.

Ms. Ferris joins AIC's Austin office with a background in REIT Fund Management, Acquisitions Analytics and Consulting, after attending The University of Texas at Austin, McCombs School of Business where she received her MBA. "We are pleased to be adding Brooke to our East region acquisition team" said David Steinwedell, Managing Partner - Acquisitions. "She brings a strong background in consulting and real estate that will be valuable as we provide alternative financing solutions to middle-market companies."

AIC Ventures has acquired and entered into long-term leases on more than 110 commercial real estate assets owned by middle-market companies. 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.

AIC Ventures acquires single-tenant leased or owner-occupied office, industrial or warehouse properties central to the ongoing operations of middle-market companies, often headquarter facilities. Targeting properties valued between \$4 million and \$50 million, the firm focuses its acquisitions on the top 100 markets in the U.S. with healthy, recurring demand for the building type.

AIC has remained active by providing liquidity to businesses in today's environment where alternative sources of capital have become difficult to find. The firm evaluates all opportunities quickly and provides rapid feedback to prospective sellers regarding the viability of a sale transaction. In the past 12-months, AIC Ventures has acquired almost \$200 million in commercial real estate assets owned by middle-market companies across the United States. In total, the firm plans to acquire \$350 million in real estate assets nationwide for its seventh and eighth investment funds this year

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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