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## **AIC Ventures Acquires Orange County Container Groups' Real Estate in City of Industry, California**

AUSTIN, TX - AIC Ventures acquired Orange County Container Groups' 226,938-square-foot facility located in City of Industry, CA at 440 North Baldwin Park Blvd. Upon the sale, AIC Ventures simultaneously entered into a long-term lease with OCCG, a leading integrated paperboard and paper-based packaging manufacturer operating within the U.S. and Northern Mexico.

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 seven commercial real estate sale leaseback transactions, representing two million square feet of commercial real estate and totaling \$85 million in value, in the first six-months of 2009, in regions throughout the U.S.

"We timed our acquisition to meet OCCG's needs so that the sale leaseback, together with modifications to the company's credit facility, could be completed simultaneously allowing OCCG to better position themselves for continued growth," said David Steinwedell, managing partner, AIC Ventures. "We are pleased to complete another acquisition in the greater Los Angeles area and are targeting additional activity in the market over the next twelve months," he added.

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](http://www.AICVentures.com).