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AIC Ventures Acquires Distribution Center in Metro Boston

AUSTIN, TX - AIC Ventures has acquired a 618,800-square-foot headquarter and distribution facility located in West Bridgewater, MA at 35 United Drive. Simultaneous with the purchase, AIC Ventures entered into a long-term lease with Women's Apparel Group, a leading catalog and internet retailer of women's apparel and accessories operating under the Chadwick's, Metrostyle and Closeout Catalog Outlet brand names.

AIC Ventures is an investment fund manager providing alternative finance solutions to middle-market companies across the United States through office and industrial sale leasebacks. The firm has completed seven commercial real estate sale leaseback transactions throughout the U.S. in the first six months of 2009, representing two million square feet of commercial real estate and totaling \$85 million in value.

"We are pleased to complete an acquisition in the Boston area and are targeting additional activity in the market over the next twelve months," said David Steinwedell, managing partner of acquisitions, AIC Ventures. "AIC's sale leaseback allowed Women's Apparel Group to retire a more expensive loan utilized by Monomoy Capital Partners to help finance the acquisition of the company in 2008. We are pleased to continue our strong working relationship with Monomoy on this transaction," he added.

In 2008, AIC Ventures nearly doubled its transactions to \$250 million with its seventh fund. Real estate sale leasebacks are an increasingly popular financing transaction for companies that own their real estate. The capital infusion is used by companies for a variety of reasons including: 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 nearly \$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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