



AIC
VENTURES

Transforming Assets into Action

**SALE LEASEBACK
AND
NET LEASE
LEADER**

AIC Ventures is a private investment firm that acquires single tenant, net lease industrial buildings in addition to providing sale leaseback financing for companies nationwide.

OVERVIEW

We have closed over \$1.7 billion in sale leaseback and net lease transactions through eleven dedicated investment funds.

We are currently investing in our tenth and eleventh funds, looking to acquire over \$500 million of assets.

All transactions are closed for cash — with no financing or appraisal contingencies.

**NO CONTINGENCIES.
NO RE-TRADES.
EVER.**

GENERAL CRITERIA

	IF PROGRAM (SHORT-TERM STNL)	NLV PROGRAM (LONG-TERM STNL & SALE LEASEBACK)
TRANSACTION SIZE:	\$2 - \$30 Million	\$2 - \$30 Million
PROPERTY TYPES:	Industrial (5+ Year Lease at Closing)	Industrial and Office (12+ Year Leases and SLBs)
LOCATION:	Top 100 Markets in the U.S.	Top 200 Markets in the U.S.
TENANTS:	Investment and Sub-Investment Grade	Investment and Sub-Investment Grade

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