



ACTUAL PHOTO

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this low rent, low price point WalMart Neighborhood Market Ground Lease located at 8035 Vaughn Road in Montgomery, Alabama.

Montgomery, the capital of Alabama, is a thriving city next to the Alabama River on a coastal plain of the Gulf of Mexico. Its population of over 250,000 makes it the second most populous city in Alabama and a popular destination where culture and arts abound.

This Walmart Neighborhood Market is comprised of a 42,311 square foot building on a large 5.85 Acre parcel of land and is newly constructed as of 2016. The lease is 20 Years with more than 17 Years remaining on the base term and sixteen options to extend for five years each and a 5% increase at every option.

This property is a Prime location just off I-85 with traffic in excess of 85,000 cars each day. The nearby intersection of Vaughn Road and Taylor Road has traffic counts that exceed 75,000 cars per day. This property is also located in close proximity to the property is Maxwell Air Force Base with over 25,000 people, Hyundai's \$1.8 Billion Manufacturing Center which employs over 3,100 people and Auburn University with a population of over 5,000 students.

INVESTMENT HIGHLIGHTS

- Rare Low Rent WalMart Neighborhood Market Ground Lease with more than 17 Years Remaining on the Base Term of the Lease
- Absolute NNN Lease – No Landlord Responsibilities
- Large 42,311 Square Foot Building on 5.85 Acres; Excellent Intrinsic Value
- Affluent Demographics: Average Household Income in a One Mile Radius Exceeds \$120,000
- Less than 3 Miles from Auburn University (5,000+ Students)
- Close Proximity to Hyundai's \$1.8 Billion Manufacturing Facility with 3,100 Employee

THE OFFERING

**Walmart**8035 VAUGHN ROAD,
MONTGOMERY, ALABAMA, 36116**Walmart**
Neighborhood Market

PROPERTY DETAILS

Lot Size	254,826 SF (5.85 Acres)
Rentable Square Feet	42,311 SF
Price/SF	\$84.03
Year Built	2016

FINANCIAL OVERVIEW

List Price	\$3,555,555
Down Payment	100% / \$3,555,555
Cap Rate	4.50%
Type of Ownership	Ground Lease

PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
Current	\$13,333.33	\$160,000
Option 1	\$14,000	\$168,000
Option 2	\$14,700	\$176,400
Option 3	\$15,435	\$185,220
Option 4	\$16,206.75	\$194,481
Option 5	\$17,017.09	\$204,205.05
Option 6	\$17,867.94	\$214,415.30
Option 7	\$18,761.34	\$225,136.07
Option 8	\$19,699.40	\$236,392.87
Option 9	\$20,684.37	\$248,212.51
Option 10	\$21,718.60	\$260,623.14
Option 11	\$22,804.52	\$273,654.30
Option 12	\$23,944.75	\$287,337.01
Option 13	\$25,141.99	\$301,703.86
Option 14	\$26,399.09	\$316,789.06
Option 15	\$27,719.04	\$332,628.51
Option 16	\$29,104.99	\$349,259.93

Base Rent \$160,000

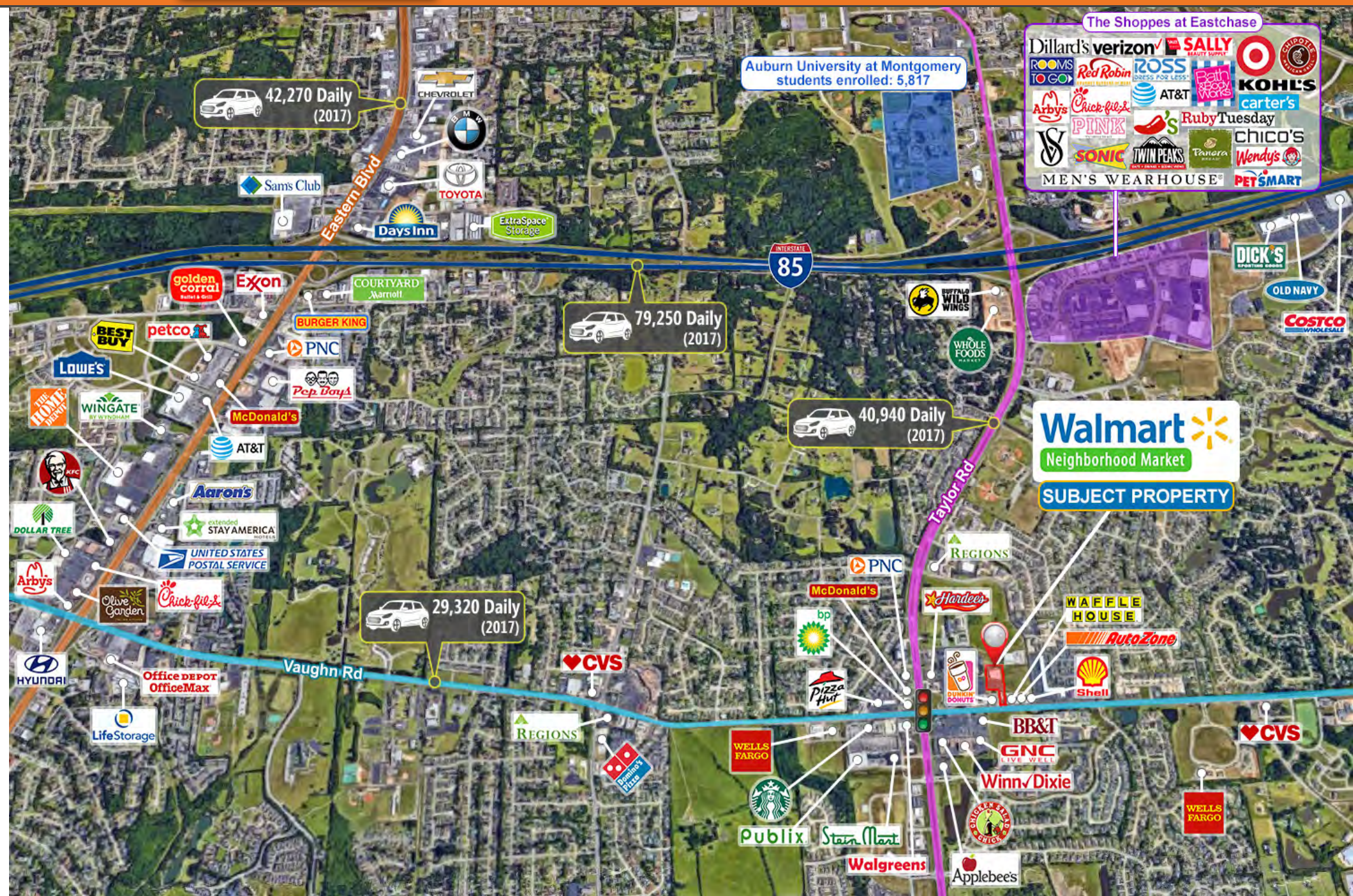
Net Operating Income \$160,000.00

TOTAL ANNUAL RETURN CAP 4.50% \$160,000



LEASE ABSTRACT

Tenant Trade Name	Walmart
Tenant	Corporate
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	20 Years
Lease Commencement Date	03/02/2016
Rent Commencement Date	03/02/2016
Expiration Date of Base Term	03/02/2036
Increases	5% Increases Every Five Year Option Periods
Options	Sixteen Five-Year Options
Term Remaining on Lease	17+ Years
Property Type	Net Leased Grocery Store
Landlord Responsibility	None
Tenant Responsibility	All
Right of First Refusal	Yes













ABOUT

Walmart is an American multinational retail corporation that operates a chain of hypermarkets, discount department stores and grocery stores. Walmart is the world's largest company by revenue, according to the Fortune Global 500 list in 2014, as well as the biggest private employer in the world with 2.2 million employees. Walmart is a family-owned business, as the company is controlled by the Walton family. Sam Walton's heirs own over 50 percent of Walmart through their holding company, Walton Enterprises, and through their individual holdings. It is also one of the world's most valuable companies by market value, and is also the largest grocery retailer in the U.S. In 2016, it generated 62.3 percent of its US \$478.614 billion sales in the U.S.

Sales Volume	\$500.34 billion (2018)
Credit Rating	AA
Rating Agency	Standard & Poor's
Stock Symbol	WMT
Board	NYSE
HQ	Bentonville, AR
Years in Business	56 Years
Number of Locations	11,700+

POPULATION

	1 Miles	3 Miles	5 Miles
2022 Projection	9,844	48,526	112,121
2017 Estimate	8,461	42,733	104,526
2010 Census	8,202	41,682	103,611
2000 Census	4,974	26,552	83,291

INCOME

Average	\$120,009	\$95,757	\$78,828
Median	\$82,856	\$68,984	\$56,404
Per Capita	\$53,867	\$41,026	\$32,722

HOUSEHOLDS

2022 Projection	4,517	21,007	46,915
2017 Estimate	3,796	18,245	43,052
2010 Census	3,702	17,947	42,925
2000 Census	2,050	11,352	34,513

HOUSING

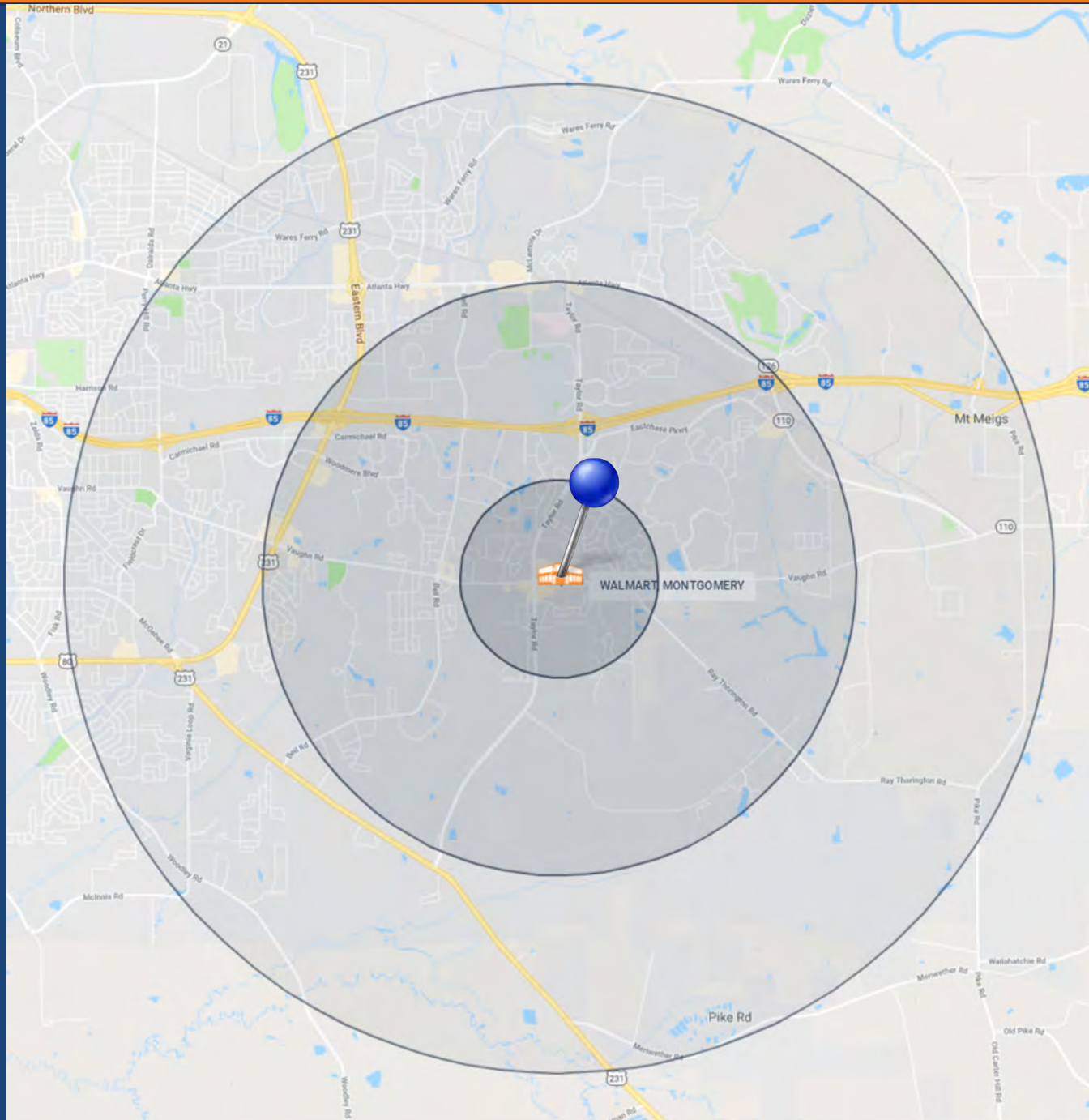
2017	\$255,789	\$206,239	\$162,953
------	-----------	-----------	-----------

EMPLOYMENT

2017 Daytime Population	9,136	42,258	106,457
2017 Unemployment	2.77%	3.03%	3.82%
2017 Median Time Traveled	21	21	21

RACE & ETHNICITY

White	60.89%	48.05%	40.72%
Native American	0.10%	0.05%	0.08%
African American	24.88%	39.48%	49.99%
Asian/Pacific Islander	12.19%	9.77%	5.35%



GEOGRAPHY: 5 MILE



POPULATION

In 2017, the population in your selected geography is 104,526. The population has changed by 25.49% since 2000. It is estimated that the population in your area will be 112,121.00 five years from now, which represents a change of 7.27% from the current year. The current population is 46.41% male and 53.59% female. The median age of the population in your area is 35.12, compare this to the US average which is 37.83. The population density in your area is 1,331.16 people per square mile.



HOUSEHOLDS

There are currently 43,052 households in your selected geography. The number of households has changed by 24.74% since 2000. It is estimated that the number of households in your area will be 46,915 five years from now, which represents a change of 8.97% from the current year. The average household size in your area is 2.40 persons.



INCOME

In 2017, the median household income for your selected geography is \$56,404, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 20.40% since 2000. It is estimated that the median household income in your area will be \$66,903 five years from now, which represents a change of 18.61% from the current year.

The current year per capita income in your area is \$32,722, compare this to the US average, which is \$30,982. The current year average household income in your area is \$78,828, compare this to the US average which is \$81,217.



RACE AND ETHNICITY

The current year racial makeup of your selected area is as follows: 40.72% White, 49.99% Black, 0.08% Native American and 5.35% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 3.58% of the current year population in your selected area. Compare this to the US average of 17.88%.



HOUSING

The median housing value in your area was \$162,953 in 2017, compare this to the US average of \$193,953. In 2000, there were 22,035 owner occupied housing units in your area and there were 12,478 renter occupied housing units in your area. The median rent at the time was \$507.



EMPLOYMENT

In 2017, there are 55,108 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 74.91% of employees are employed in white-collar occupations in this geography, and 24.98% are employed in blue-collar occupations. In 2017, unemployment in this area is 3.82%. In 2000, the average time traveled to work was 21.00 minutes.



CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap

Real Estate Investment Sales • Financing

The Retail Real Estate Investment Leader



ISSENBERG & BRITTI

Marcus & Millichap

EXCLUSIVELY LISTED

EXCLUSIVELY LISTED BY:

Marcus & Millichap
OFFICES NATIONWIDE
www.marcusmillichap.com

BROKER OF RECORD:
EDDIE GREENHALGH
MARCUS & MILLICHAP
15 RICHARD ARRINGTON JR BLVD N, STE 300
BIRMINGHAM, AL 35203
TEL (205) 510-9200
LICENSE: 00008-8298

RONNIE ISSENBERG
Senior Vice President Investments
Senior Director, National Retail Group
MIAMI OFFICE
Office: (786) 522-7013
Rissenberg@marcusmillichap.com

GABRIEL BRITTI
Senior Vice President Investments
Senior Director, National Retail Group
MIAMI OFFICE
Office: (786) 522-7017
Gbritti@marcusmillichap.com