



ABSOLUTE NNN LEASE RARE PARENT GUARANTEE

Ranked #1 FORTUNE 500 in 2018

343 Pinewood Road, Sumter, SC 29150



Investment Overview

We are pleased to offer to qualified investors an opportunity to purchase a single tenant retail asset on an absolute NNN lease that is 100% occupied by Walmart Neighborhood Market and backed by a full corporate guarantee from Walmart Stores Inc (Parent Company). There are 13.5 years remaining on the primary term along with 17-5 year option periods. During the primary term, there are 3% rental escalations every 5 years, followed by 5% rental escalations every 5 years during the option periods. This is a fee simple (land and building) asset that includes a 41,990 square foot building on approximately 8.9 acres of land. Strategically located at the intersection of Pinewood Rd and McCrays Mill Rd. the subject property is in close proximity to Sumter High School (~2,300 students) and major national tenants including McDonald's, Walgreens, Circle K, Bi-Lo, Sonic, Zaxby's and more.

This is an excellent opportunity to buy an extremely low risk, stable retail asset that requires zero landlord management, includes fixed rental escalations (many Walmart stores have zero rental increases), and a 13.5 year absolute NNN lease, thereby providing a dependable income stream backed by one of the strongest corporate credit companies in the world and bolstered by an infill retail location in one of the region's strongest retail trade areas.



| PRICING DETAILS | |
|-------------------------|--|
| List Price | \$14,153,000 |
| CAP Rate | 5.25% |
| Annual Rent | \$743,027 |
| Taxes | NNN |
| Insurance | NNN |
| CAM | NNN |
| LEASE ABSTRACT | |
| Tenant Trade Name | Walmart Neighborhood Market |
| Lease Start | January 31, 2018 |
| Lease Expiration | January 31, 2033 |
| Term Remaining On Lease | 13.5 Years |
| Base Rent | \$743,027 |
| Rental Adjustments | 3% Rental Increases Every Five Years 2/1/2023: \$765,318 2/1/2028: \$788,277 |
| Option Periods | 17 - 5 Year Options 5% Increases Each Option |
| Lease Type | NNN Lease |
| Roof & Structure | Tenant Responsible |
| PARCEL DETAILS | |
| APN | 206-12-02-044 |
| Building Size | 41,990 SF |
| Land Size | Approx. 8.90 Acres |

Investment Highlights

Long-Term Lease

- Fee Simple Ownership (Land and Building) - Depreciable Asset
- Long Term ~13.5 Year Lease with 17 - 5 Year Option Periods
- 3% Rental Increases During Primary Term - Inflation Hedge
- 5% Rental Increases During Option Periods
- Zero Landlord Obligations - Coupon Clipper Asset

Corporate Guarantee

- Walmart Neighborhood Market - Over 500 Stores - Rapidly Growing
- Walmart Stores Inc - Parent Company Guarantee - Investment Grade
- Rated “AA” by Standard & Poor; Rated Aa2 by Moody’s - Highly Stable
- Ranked #1 on Fortune 500 Global List - #1 in Global Sales
- #9 Most Valuable Brand - Inc.com & #22 World’s Most Valuable Brands - Forbes

Pride of Ownership

- New Walmart Neighborhood Market Prototype
- Approximately 8.9 Acres of Land
- Approximately 58,100 Residents Within a 5 Mile Radius
- Average Household Income of \$56,300 Within a 5 Mile Radius

Excellent Street Visibility and Access

- Located at the Intersection of Pinewood Rd & McCrays Mill Rd
- Major North/South and East/West Thoroughfares of Sumter, SC
- Close Proximity to Sumter High School - Approximately 2,300 Students
- Major National Tenants Surrounding: McDonald’s, Walgreens, Circle K, Bi-Lo, Sonic, Zaxby’s and more
- Sumter, SC Location - 45 Miles West of Columbia - Growing City
- Home To Shaw Air Force Base - Headquarters to United States Army Central

Walmart operates over **11,300 Retail Units** under **58 Banners** in **27 Countries** and eCommerce websites in **10 countries**







90% of all Americans
live within 10 miles of a
Walmart Store



The **LARGEST RETAILER**
In The **WORLD**





Tenant Overview

Walmart Neighborhood Market

Walmart Neighborhood Markets were designed in 1998 as a smaller-footprint option for communities in need of a pharmacy, affordable groceries and merchandise. Each one is approximately 38,000 square feet and employs up to 95 associates. Walmart Neighborhood Markets offer fresh produce, meat and dairy products, bakery and deli items, household supplies, health and beauty aids and a pharmacy.



Walmart Supercenter

Walmart began building Supercenters in 1988 and are around 182,000 square feet employing about 300 associates. Walmart Supercenters offer a one-stop shopping experience by combining a grocery store with fresh produce, bakery, deli and dairy products with electronics, apparel, toys and home furnishings. Most Supercenters are open 24 hours, and may also include specialty shops such as banks, hair and nail salons, restaurants, or vision centers.

Walmart Discount Store

Since Sam Walton opened his first discount store in Rogers, Ark., in 1962, we've built hundreds across the U.S. Smaller than a Supercenter, discount stores employ about 200 associates and offer electronics, apparel, toys, home furnishings, health and beauty aids, hardware and more in about 106,000 square feet of open, brightly lit space.

NYSE: WMT



Wal-Mart Stores inc. | \$107.41

| | |
|----------------|--------------------|
| Price | \$107.41 |
| 52wk Range | \$85.78 - \$115.49 |
| Average Volume | \$5.8M |
| Market Cap | \$306.625B |
| 8/13/2019 | |



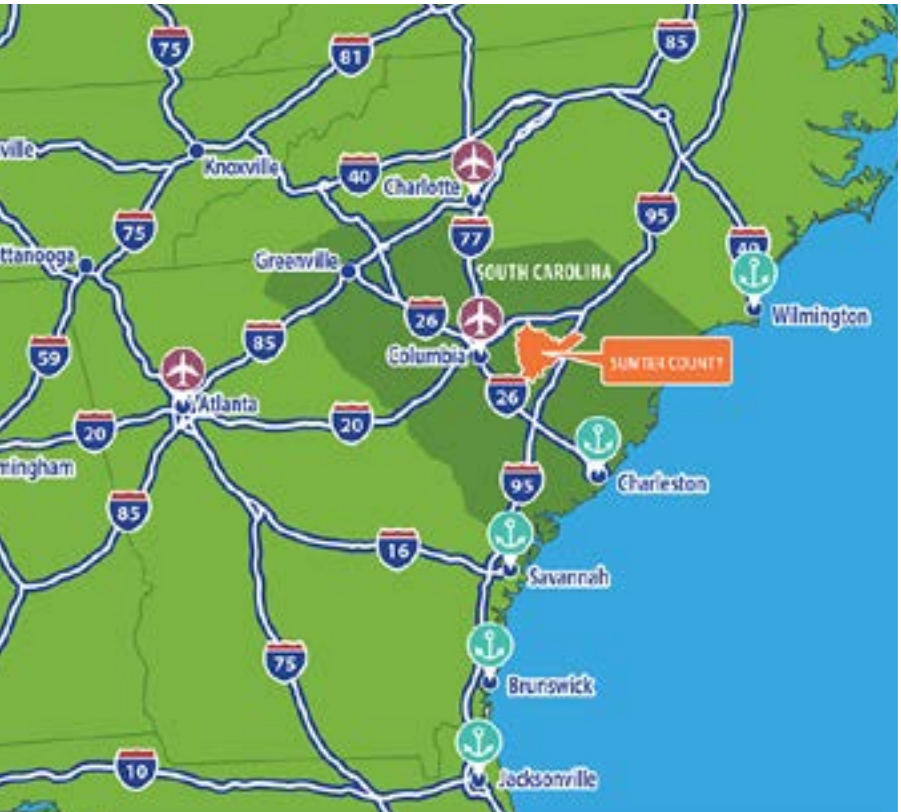
38.5 MILLION People shop at Walmart every day



Fiscal Year 2019 Revenue of \$514.4 BILLION



Walmart Employs Over 2.2 MILLION ASSOCIATES Worldwide 1.5 MILLION in the U.S.



City of SUMTER

All-Access Location

Sumter is perfectly positioned in the heart of South Carolina, and encircled with quick connections to a fast-flowing interstate network of I-95, I-20, I-77 and I-26. As an industrial location, Sumter is all business: Just 44 miles east of the state capitol of Columbia, just 100 miles north of the deep-water post-Panamax Port of Charleston, and just 145 miles southeast of the booming Greenville area. Metro amenities are only 105 miles north in Charlotte and 250 miles west in Atlanta.

Shaw Air Force Base

Sumter is home to Shaw Air Force Base, headquarters of the United States Air Forces Central Command, United States Army Central, 9th Air Force, the 20th Fighter Wing, and many other tenant units. Since World War II, it has been a major source of federal and civilian employment in the area,

Education

Sumter is home to Crestwood High School, Lakewood High School, and Sumter High School. The last is one of the largest high schools in the Midlands and the fifth-largest in the state, located on the southwest side of Sumter.

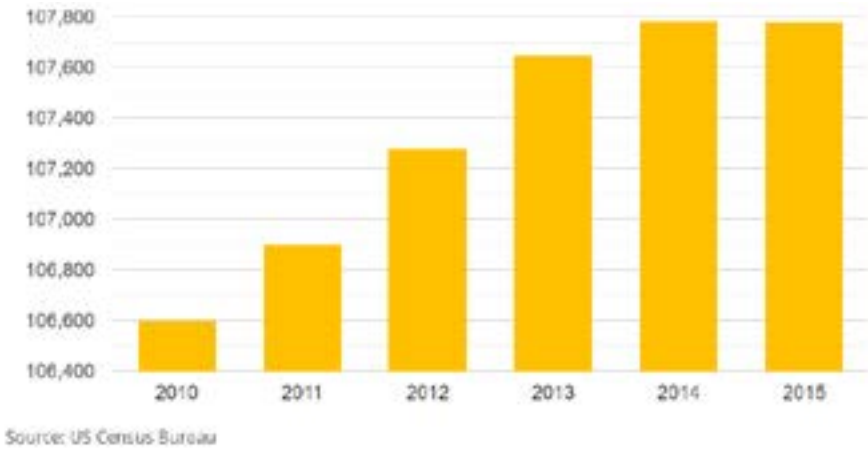
Sumter is home to several collegiate institutions. The area is served by Morris College, a private, four-year liberal arts college, Central Carolina Technical College, a public two-year technical college, and the University of South Carolina Sumter. Saint Leo University, Troy University, and Webster University all offer courses and degree programs at Shaw Air Force Base.



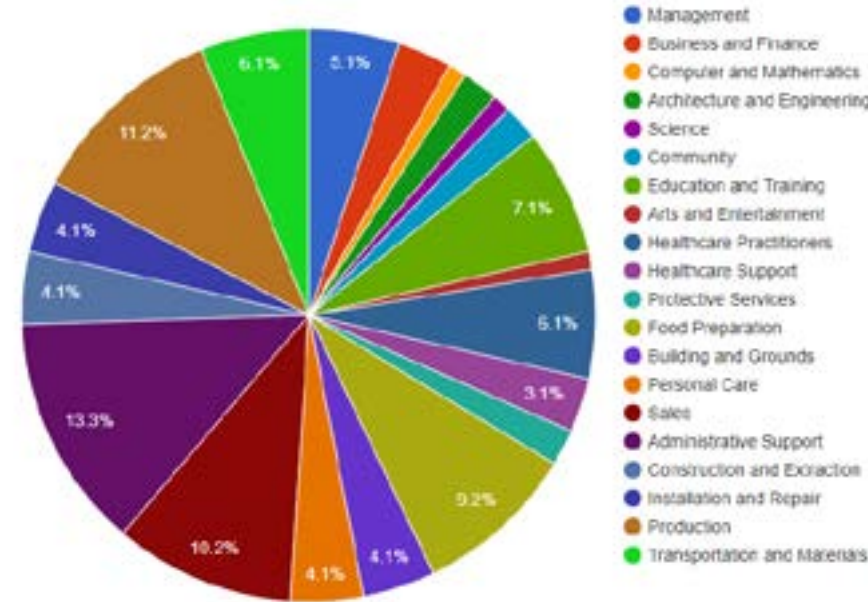
TOP 15 INDUSTRIAL EMPLOYERS

| Comapny Name | Product |
|---|--|
| Continental Tire the Americas | Passenger and light truck tires |
| Pilgrim's Inc. | Fresh and frozen poultry |
| BD Diagnostics, Preamalytical Solutions | Disposable blood collection devices-medical |
| Thompson Industrial | Industrial cleaning services provider |
| Eaton Electrical | Electrical distribution equipments |
| Santee Print Works | Fabric engraving, printing, dying, finishing, and testing services |
| Caterpillar Hydraulics | Hydraulic cylinders for heavy equipment |
| Kaydon/SKF | Precision bearings |
| Color-Fi Inc. | Solution-dyed polyester staple fiber manufacturer |
| American Materials Company | Sand, gravel, ready-mix concrete |
| Sumter Metal Products, Inc. | Fabricated metal products manufacturer |
| Sumter Packaging Corp. | Corrugated shipping containers & specialties/packaging |
| Caterpillar Precision Pins | Linkage pins and planet shafts for heavy equipment |
| International Paper | Fiber-based packaging, pulp and paper manufacturer |
| EMS-Chemie (North America), Inc. | Thermoplastics adhesive, engineering polymers, technical fibers |

Sumter County Population by Year



Sumter County Workforce - 39,673





| Population | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|--------|--------|--------|
| Estimated Population (2019) | 2,334 | 34,927 | 57,858 |
| Projected Population (2024) | 2,291 | 34,347 | 56,836 |
| Households | 1-MILE | 3-MILE | 5-MILE |
| Estimated Households (2019) | 907 | 13,805 | 22,456 |
| Projected Households (2024) | 890 | 13,586 | 22,076 |

POPULATION DENSITY
57,858+ RESIDENTS
WITHIN 3-MILE RADIUS



| Income | 1-MILE | 3-MILE | 5-MILE |
|--------------------------------|----------|----------|----------|
| Avg. Household Income (2019) | \$72,693 | \$60,859 | \$56,321 |
| Median Household Income (2019) | \$45,268 | \$41,422 | \$37,959 |
| Business Facts | 1-MILE | 3-MILE | 5-MILE |
| Total # of Businesses (2019) | 121 | 1,941 | 3,169 |
| Total # of Employees (2019) | 1,535 | 21,726 | 37,699 |

HOUSEHOLD INCOME
\$50,859 AHHI
WITHIN 3-MILE RADIUS





This Offering Memorandum contains select information pertaining to the business and affairs of Walmart Neighborhood Market - Sumter, SC. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Walmart Neighborhood Market - Sumter, SC or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

INVESTMENT CONTACTS:

Eric Carlton
Executive Vice President
License No. 01809955
949.724.5561
Eric.Carlton@colliers.com

Jereme Snyder
Executive Vice President
License No. 01360233
949.724.5552
Jereme.Snyder@colliers.com

Colliers
INTERNATIONAL



Colliers International | 3 Park Plaza, Suite 1200 | Irvine, CA 92614 | Snyder/Carlton Team

Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and /or its licensor(s) 2015. All rights reserved