

Walmart 
Neighborhood Market

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OPEN 24 HOURS

Walmart
pickup
Order online. Pick up here.

ABSOLUTE NNN LEASE RARE PARENT GUARANTEE

Ranked #1 FORTUNE 500 in 2020

1630 Plant Avenue, Waycross, GA 31501





Newer Prototype
Pride of Ownership
Fee Simple



Investment Overview

We are pleased to offer to qualified investors an opportunity to purchase a single tenant retail asset on a NNN lease that is 100% leased to Walmart Neighborhood Market and backed by a full corporate guarantee from Walmart Stores Inc. (Parent Company). This offering provides over 10 lease years remaining on a 15 year primary term that includes 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 comprises of 41,117 square feet building on approximately 5.28 acres of land. Strategically located along Plant Avenue (Route 84) – which is a primary trade corridor that connects to Route 1 and the South Georgia Parkway – the property is positioned in a dense infill retail trade area, with convenient ingress/egress, excellent street visibility and ample parking.

This is an excellent opportunity to buy a corporate guaranteed retail asset that requires zero landlord management, with fixed rental escalations (many Walmart stores have zero rental increases), and over 10 lease years remaining.



PRICING DETAILS	
List Price	\$11,681,900
CAP Rate	5.30%
Annual Rent	\$619,667
Taxes	NNN
Insurance	NNN
CAM	NNN
LEASE ABSTRACT	
Tenant Trade Name	Walmart Neighborhood Market
Lease Start	October 28, 2015
Lease Expiration	October 28, 2030
Term Remaining On Lease	10 Years
Base Rent	\$619,667*
Rental Adjustments	10/28/2025: \$638,257
Option Periods	17 - 5 YR Options with 5% Increases Each Option
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible
*Rent in the Analysis is as of 10/28/2020 Current Rent is \$50,134.83/mo Through 10/27/2020	
PARCEL DETAILS	
APN	WA16-01-032
Building Size	41,117 SF
Land Size	5.28 Acres

Investment Highlights

Walmart Neighborhood Market – Corporate Guaranteed – Wal-Mart Stores, Inc.

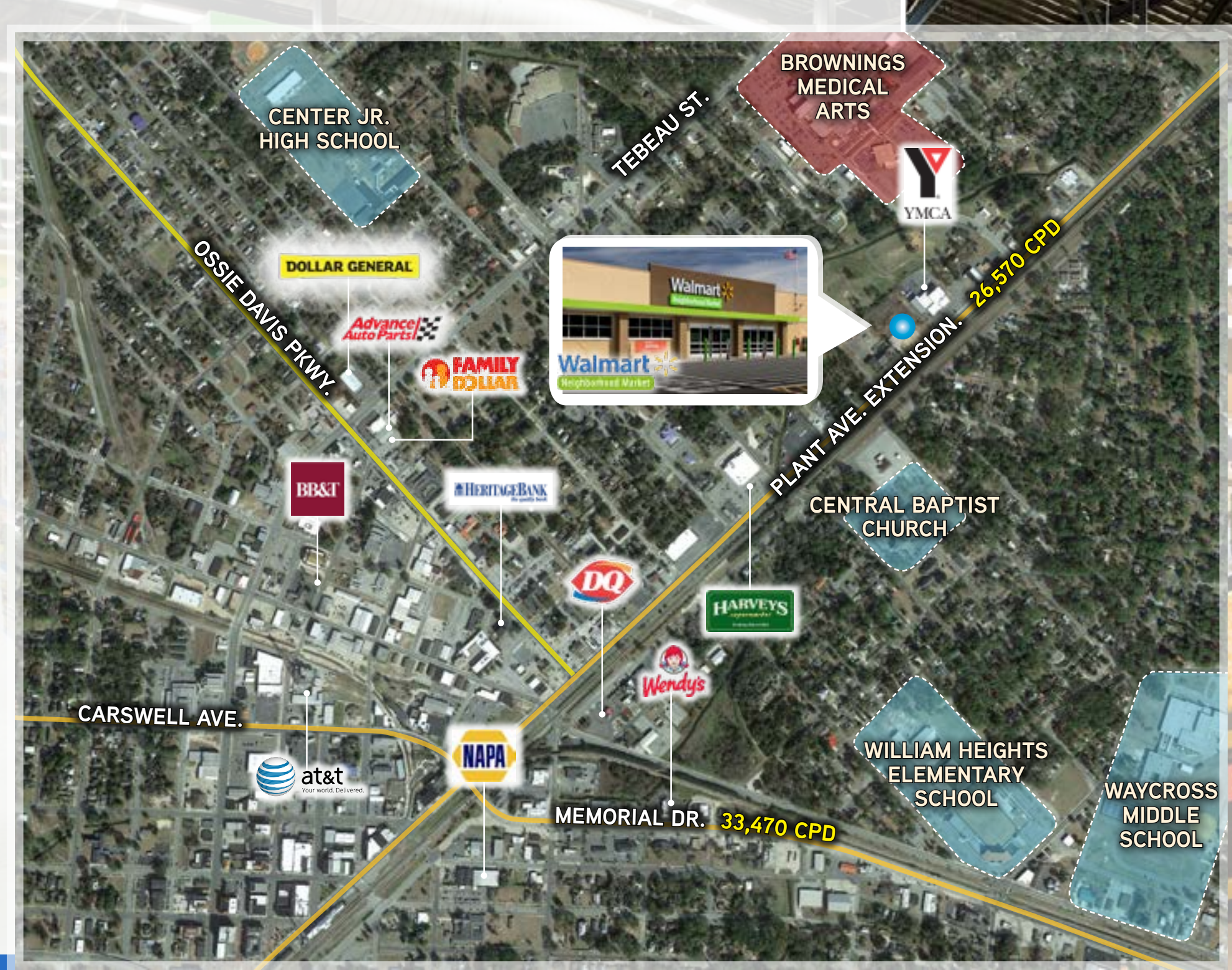
- *Over 10 Lease Years* Remaining with 17 - 5 Year Option Periods
- NNN Lease – Zero Landlord Obligations - Coupon Clipper Asset
- *Walmart Stores Inc* - Parent Company Guarantee - Investment Grade
- *Rated “AA” by Standard & Poor*; Rated Aa2 by Moody’s - Highly Stable
- 3% Rental Increases During Primary Term - Inflation Hedge
- 5% Rental Increases During Option Periods
- *Approximately 5.28 Acres of Land* - Excellent Street Visibility and Access
- Waycross, GA Location - Just Southwest of Savannah and North of Jacksonville
- *Located on Route 84* - A Regional Corridor Connecting to S. Georgia PKWY
- *Nearby Retailers Include* Harvey’s Supermarket, Wendy’s, Heritage Bank and YMCA
- *Fee Simple (Land and Building) Ownership* - Newere Prototype - Pride of Ownership
- Infill Retail Location - Excellent Site Fundamentals
- Approximately 22,100 Residents Within a 3-Mile Radius
- Average Household Income of \$53,800 Within a 3-Mile Radius

Walmart operates over **11,500 Retail Units** under **56 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	
Walmart	
Wal-Mart Stores inc. \$125.55	
Price	\$125.55
52wk Range	\$102.00-133.38
Average Volume	9,229,632
Market Cap	\$355.495B
7/8/2020	



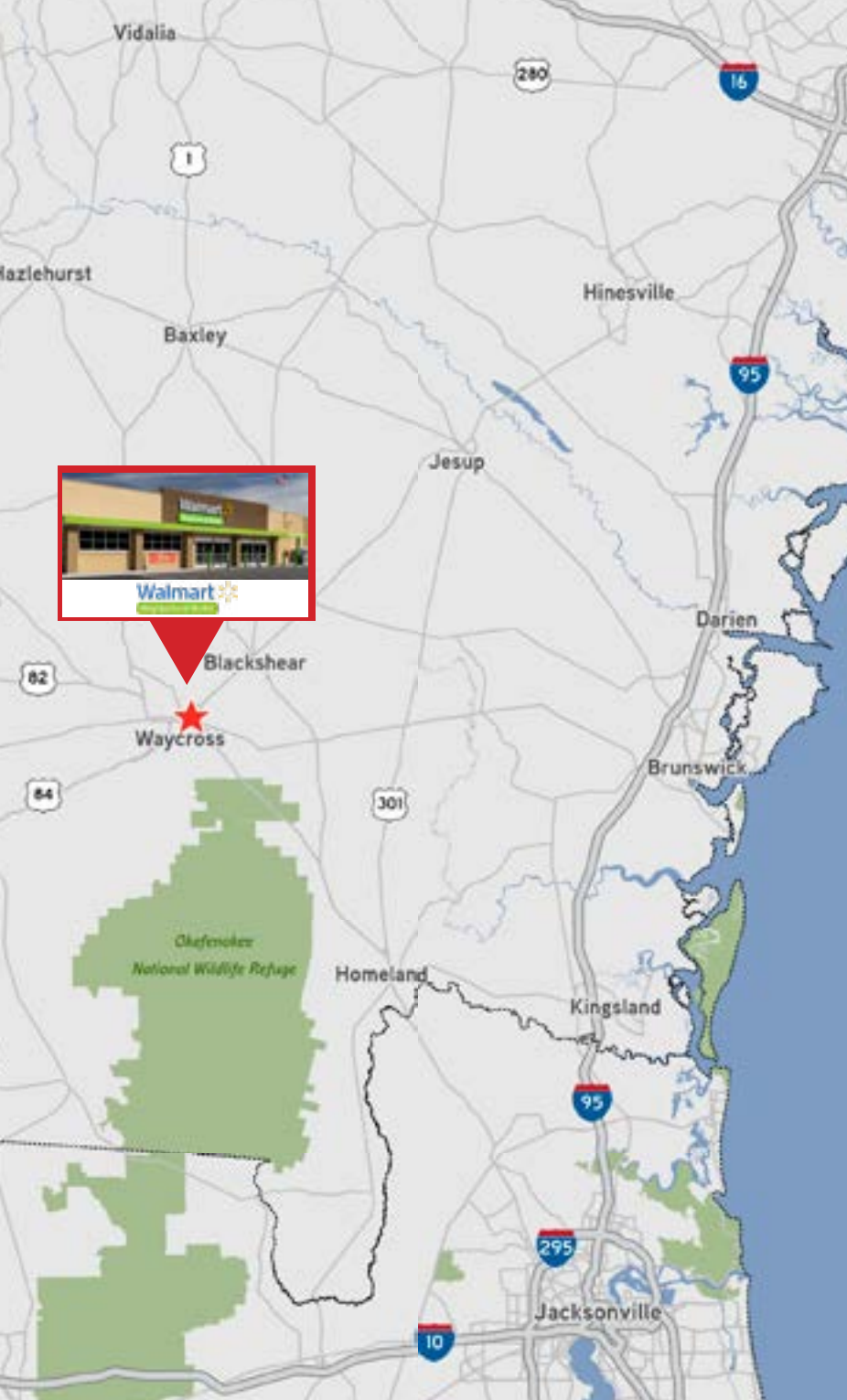
265 MILLION People shop at Walmart every week



Fiscal Year 2020 Revenue of \$524 BILLION



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



City of Waycross

Waycross, GA

Waycross and Ware County is located in the heart of beautiful Southeast Georgia at the northern tip of the Okefenokee Swamp Wildlife Refuge.

Waycross is a nationally-recognized Main treet City filled with Southern hospitality and charm. Waycross includes two historic districts (Downtown Waycross Historic District and Waycross Historic District) and several other properties that are on the National Register of Historic Places, including the U.S. Post Office and Courthouse, Lott Cemetery, the First African Baptist Church and Parsonage, and the Obediah Barber Homestead (which is 7 miles south of the city).



Transportation

U.S. Highway 82 is an east-west highway in Waycross. U.S. Highway 1 is north-south through Waycross. U.S. Highway 84 is east-west through Waycross. Waycross-Ware County Airport (IATA: AYS, ICAO: KAYS, FAA LID: AYS) is a public airport located three miles northwest of the central business district of Waycross. It is owned by the City of Waycross and Ware County.

Six railroad lines meet at Waycross, making it a logical location for shunting freight to different destinations. CSX Transportation operates Rice Yard here, a major “hump”-type classification yard.



Historic Downtown Waycross

Stroll through Historic Downtown, view parks, fountains and many restored historical buildings. Visit a restored early 1900 Train Depot that is now the home of the Waycross Visitor Center and the Waycross-Ware County Chamber of Commerce. Enjoy shopping at unique boutiques for gifts, clothing, antiques and dining from barbeque to haute cuisine.

Okefenokee Swamp Park

Each year thousands of people explore the Okefenokee Swamp Park, “Georgia’s Natural Wonder.” The park is open year-round, seven days a week. Located at the northern tip of the Okefenokee National Wildlife refuge, Okefenokee Swamp Park is a significant part of America’s heritage, a beautifully preserved segment of what was here when America began. The Okefenokee Swamp Park is a convenient point of entry and a magnificent show-window for “Georgia’s Natural Wonder.”



The Lakes Golf Course

Awarded three stars by Golf Digest’s Places to Play in 2004, and considered the “best value in Coastal Georgia.” The championship eighteen-hole golf course is complete with its own fully stocked Pro Shop, clubhouse and a beautiful landscape. The wastelands, sand traps and rolling hills were all created from the dirt removed to make the three large lakes on the course. Open year-round, The Lakes offers unlimited weekday play and junior/senior discounts.





This Offering Memorandum contains select information pertaining to the business and affairs of Walmart Neighborhood Market - Waycross, GA. 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 - Waycross, GA 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.

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

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