



NET LEASE INVESTMENT OFFERING



WALMART
1500 SE 5TH ST
ALED0, ILLINOIS 61231



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Walmart property located in Aledo, Illinois. Walmart has a long operating history at the location since 1985 and has exercised multiple renewal options. Walmart recently extended their lease at this location demonstrating their commitment to the site. This is a strong performing Walmart location with an extremely low rent-to-sales ratio.

The 40,280 square foot building is strategically positioned on SE 3rd St, a primary east-west thoroughfare that connects the property to downtown Aledo. Walmart benefits from this location due to the lack of competition in the area. The nearest Walmart is approximately 30 miles away from the subject property in Moline, Illinois. The Walmart property is ideally located west of the downtown retail corridor with McDonald's, AutoZone, Casey's, Joe's Trattoria, and YMCA.

Walmart is an American multinational retail corporation that operates a chain of hypermarkets, discount department stores, and grocery stores. Headquartered in Bentonville, Arkansas, Walmart is the world's largest company by revenue—over \$500 billion, according to the Fortune Global 500 list in 2018—as well as the largest private employer in the world with 2.2 million employees. Walmart is an investment grade rate company (S&P: AA).



INVESTMENT HIGHLIGHTS

- Walmart is an investment grade rate company (S&P: AA)
- Walmart has a long and successful operating history at the location since 1985
- Walmart has exercised multiple renewal options demonstrating their commitment to the location
- Strong performing Walmart location with an extremely low rent-to-sales ratio
- Absolute NNN – zero landlord responsibilities
- Strategically positioned immediately off of SE 3rd St (10,000+ VPD)
- Located west of the downtown retail corridor with McDonald's, AutoZone, Casey's, Joe's Trattoria, and YMCA



PROPERTY OVERVIEW

Price: \$2,882,703

Cap Rate: 6.40%

Net Operating Income: \$184,493

Lease Expiration Date: January 31, 2026

Renewal Options:
Option 1: 3-year
Option 2: 2-year
Option 3: 3-year
Option 4: 2-year

Lease Type: NNN

Building Size: 40,280 SF

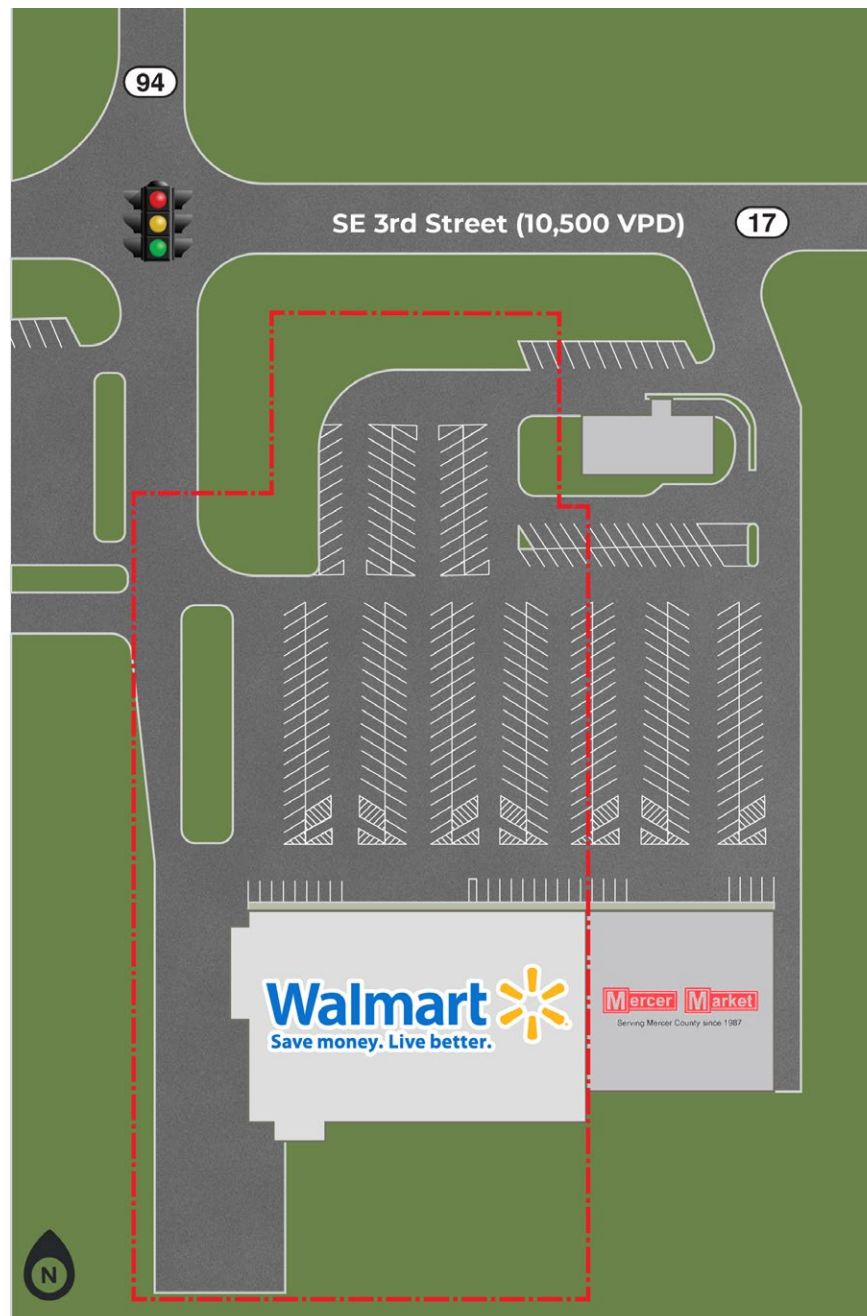
Land Size: 1.6 Acres

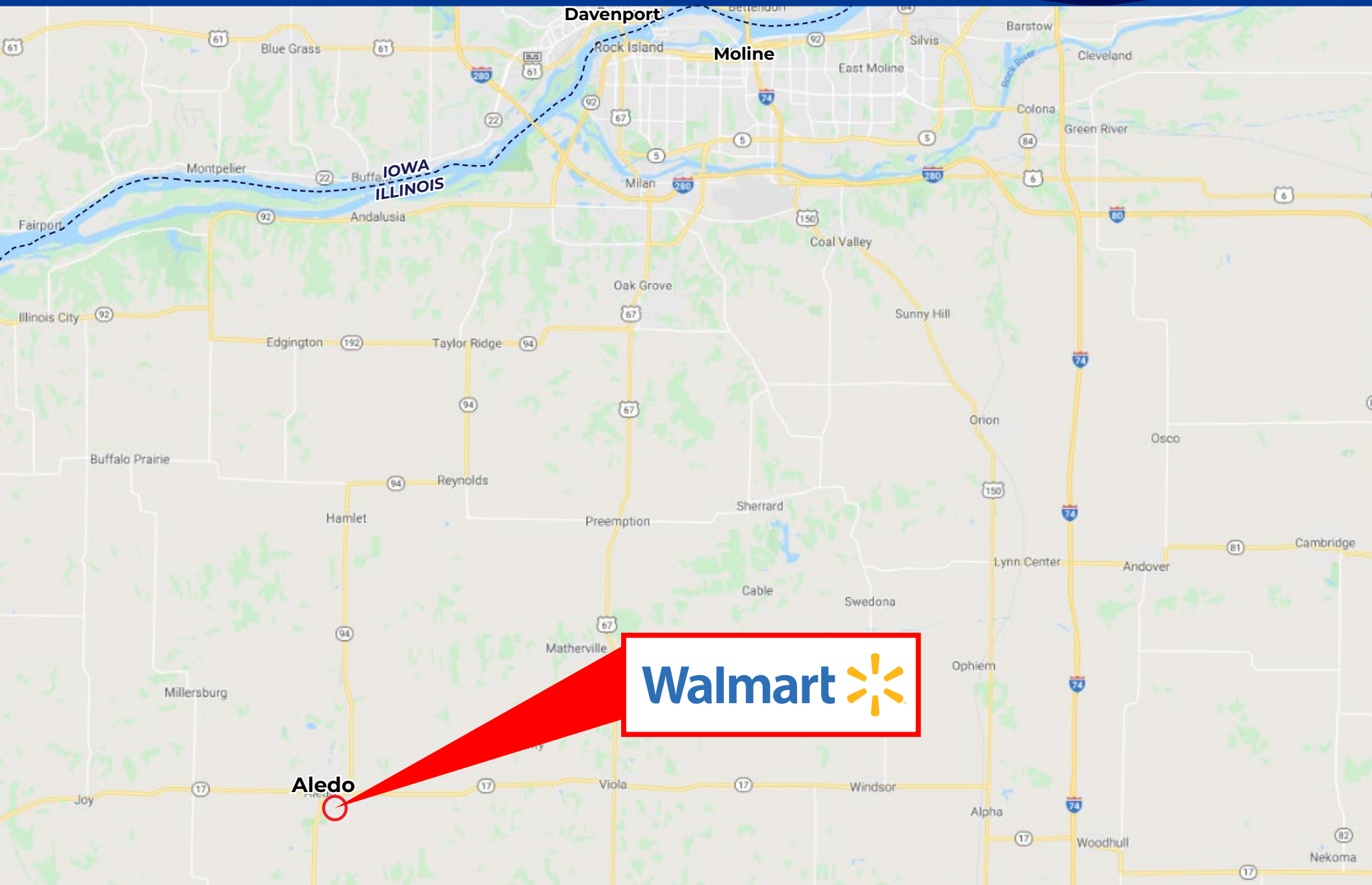
Tenant: Walmart Stores Inc











DEMOGRAPHICS

POPULATION

	5-Mile	10-Mile	15-Mile
Total Population:	4,314	9,467	19,533
Total Households:	1,870	3,954	8,132

INCOME

	5-Mile	10-Mile	15-Mile
Average Household Income:	\$63,447	\$56,401	\$76,193
Median Household Income:	\$51,054	\$50,380	\$59,661



CITY OF ALEDO, ILLINOIS

Aledo was established in the 1850s when the railroad was extended to that point. It was briefly named DeSoto, after Hernando de Soto, until the discovery of an identically named village in Jackson County, Illinois. A post office has been in operation at Aledo since September 24, 1856. In 1857, the county seat was moved to Aledo from Millersburg after a countywide referendum. Aledo was incorporated on August 15, 1863. In the 1950s, the first Tastee-Freez in the United States was built in the downtown. As of the census of 2010, there were 3,640 people, 1,568 households, and 947 families residing in the city. Pocomoke City.





WALMART

Walmart Inc. is an American multinational retail corporation that operates a chain of hypermarkets, discount department stores, and grocery stores. Headquartered in Bentonville, Arkansas, the company was founded by Sam Walton in 1962 and incorporated on October 31, 1969. It also owns and operates Sam's Club retail warehouses. As of January 31, 2019, Walmart has 11,348 stores and clubs in 27 countries, operating under 55 different names.

Walmart is the world's largest company by revenue—over US\$500 billion, according to Fortune Global 500 list in 2018—as well as the largest private employer in the world with 2.2 million employees. It is a publicly traded 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. Walmart was the largest U.S. grocery retailer in 2019, and 65 percent of Walmart's US\$510.329 billion sales came from U.S. operations.

Type:	Public
Credit Rating (S&P):	AA
Website:	www.walmart.com
Founded:	1962
Number of Locations:	11,348
Headquarters:	Bentonville, AR



CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.

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