



1007 N Douglass St,
Malden, MO 63863

WALMART

CONFIDENTIAL OFFERING MEMORANDUM



Marcus & Millichap
THE DUMES FALK GROUP

43,770 SF | +/- 3.9 Acres

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SPECIAL COVID-19 NOTICE

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INVESTMENT HIGHLIGHTS

84%

10-Year
Overage
Rent Growth

25%

10-Year
NOI Growth

26%

10-Year
Gross Sales
Growth



World's Largest Brick and Mortar Retailer | Rare Fee Simple Single Tenant Walmart



Corporate Guarantee | 2M Employees | Over 11,000 Locations | \$370.11B Market Cap



One of First 600 Locations Built | 38 Years of Historical Occupancy



Extensive Seven Figure Interior Renovations in 2016 | 2016 Lot | 2018 Roof



Situated Along Dominant Retail Corridor | Largest Grocer in Market



Median Household Income has Increased by Approximately 35 Percent since 2000





Future Store
Expansion Area
20,160 SF

Walmart
43,770 SF

HARPS
HOMETOWN FRESH
(Not Included)



(Not Included)

**First Missouri
Bank**
(Not Included)



FIVE-Mile Demographics

6,200 Residents | 5,126 Employees

\$45,229 Average Household Income



Notable Employers

Malden School District
Malden Regional Airport-Maw
Bernie Farmers Gin
MACO Management Co., Inc
Novatech, Inc.
Sandy Ridge Cotton



SUBJECT PROPERTY



Malden High School

Malden School District

Malden Community Center

DOLLAR GENERAL

MO-25/N Douglass St.

Stokes Mayberry Gin

Stokes Mayberry Grain

Union Pacific Cotton Belt RR

Malden Government Office

Malden Police Department

Medic One Ambulance Services

Bootheel Youth Museum

MACO Management Co., Inc.

MACO

SUBWAY

25

GMC

O'Reilly

Factory Connection

DOLLAR TREE

sears HOME SERVICES

VAPOR MAVEN

Las Brisas Mexican Cuisine

KFC

Sterling Bank

First Missouri Bank

SONIC

Hardlee's

Auto Zone

Harps

Pizza Hut

Walgreens

United States Postal Service

Walgreens

Walgreens

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ABOUT WALMART INC.

Walmart is an unstoppable retail force that has yet to meet any immovable object. It is the world's #1 retailer, as well as the world's largest company by revenue and largest employer with 2.2 million associates. Walmart sells groceries and general merchandise, operating some 5,400 stores in the US, including about 4,800 Walmart stores and 600 Sam's Club membership-only warehouse clubs. Walmart's international division numbers about 6,000 locations; operating through regional subsidiaries, it's the #1 retailer in Canada and Mexico and has operations in Asia, Africa, Europe, and Latin America. Some 275 million customers visit Walmart's stores and websites each week.

WALMART AWARDS & HIGHLIGHTS

#1

Fortune Global 500
#1

#1

World's Largest Private
& Semiprivate Employer



World's Largest Brick
and Mortar Retailer

COMPANY INFORMATION

Founded	1962
Locations	11,484
Headquarters	Bentonville, AR
Number of Employees	2.2M

KEY FUNDAMENTALS (7/29/20)

Ticker Symbol	WMT
Price	\$130.69
52-Week High	\$134.13
52-Week Low	\$102.00
Market Cap	\$370.11B



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LEASE SUMMARY

Price	\$2,900,000
Cap	8.15%
Base Rent	\$142,252
Approx. Five Year Avg Overage Rent	\$119,000
Fixed Reimbursement Income	\$4,377
Gross Income	\$265,629
Less: Estimated CAM Expense	(\$25,000)
Less: Estimated Reserves	(\$4,300)
Net Operating Income	\$236,329
Gross Leasable Area (GLA)	43,770 SF
Built/Renovated	1982 / 2016
Lot Size	+/- 3.9 Acres

Tenant	Wal-Mart Real Estate Business Trust
Guarantor	Corporate
Lease Commencement	03/01/1982
Lease Expiration	08/01/2022
Term Remaining	Approx. Two-Years
Renewal Options	Three, Five Year
Overage Rent	1.5% of sales in excess of \$9,483,500
Expansion Rights	20,160 SF Store Space
Lease Type	Double Net
- CAM	Fixed \$4,377/YR
- Taxes	Tenant Pays Directly
- Insurance	Tenant Pays Directly
Landlord Responsibilities	Roof, Structure, Lot Maintenance
Roof Age	2018

RENT SCHEDULE

YEAR	ANNUAL RENT	RENT/SF
08/02/2017 – 08/01/2022*	\$142,252	\$3.25
Opt. 08/02/2022 – 08/01/2027*	\$142,252	\$3.25
Opt. 08/02/2027 – 08/01/2032*	\$142,252	\$3.25
Opt. 08/02/2032 – 08/01/2037*	\$142,252	\$3.25

*Tenant also pays 1.5% of sales in excess of \$9,483,500

DEMOGRAPHIC OVERVIEW

POPULATION				HOUSEHOLDS BY EXPENDITURE			
	1-Miles	3-Miles	5-Miles		1-Miles	3-Miles	5-Miles
2024 Projection				Total Average Household Retail Expenditure	\$53,240	\$53,461	\$54,058
Total Population	2,977	5,105	6,065	Consumer Expenditure Top 10 Categories			
2019 Estimate				Housing	\$13,630	\$13,518	\$13,661
Total Population	3,016	5,224	6,200	Transportation	\$9,208	\$9,756	\$9,792
2010 Census				Shelter	\$7,578	\$7,508	\$7,569
Total Population	3,070	5,421	6,416	Food	\$5,417	\$5,343	\$5,408
2000 Census				Health Care	\$3,878	\$3,802	\$3,866
Total Population	3,413	5,913	7,001	Personal Insurance and Pensions	\$3,579	\$3,498	\$3,554
Current Daytime Population				Utilities	\$3,175	\$3,142	\$3,172
2019 Estimate	3,139	4,539	5,126	Entertainment	\$2,229	\$2,218	\$2,258
HOUSEHOLDS				Cash Contributions	\$2,014	\$1,974	\$2,038
	1-Miles	3-Miles	5-Miles	Household Furnishings and Equipment	\$1,450	\$1,452	\$1,488
2024 Projection				POPULATION PROFILE			
Total Households	1,226	2,101	2,505		1-Miles	3-Miles	5-Miles
2019 Estimate				Population By Age			
Total Households	1,233	2,135	2,542	2019 Estimate Total Population	3,016	5,224	6,200
Average (Mean) Household Size	2.40	2.41	2.42	Under 20	27.99%	28.21%	27.77%
2010 Census				20 to 34 Years	16.94%	16.97%	16.71%
Total Households	1,285	2,263	2,687	35 to 39 Years	5.06%	5.10%	5.25%
2000 Census				40 to 49 Years	10.74%	10.69%	10.89%
Total Households	1,355	2,385	2,820	50 to 64 Years	19.64%	19.55%	19.94%
Occupied Units				Age 65+	19.64%	19.49%	19.48%
2024 Projection	1,226	2,101	2,505	Median Age	40.02	39.73	40.26
2019 Estimate	1,450	2,495	2,969	Population 25+ by Education Level			
HOUSEHOLDS BY INCOME				2019 Estimate Population Age 25+	1,986	3,429	4,106
	1-Miles	3-Miles	5-Miles	Elementary (0-8)	7.02%	9.14%	8.67%
2019 Estimate				Some High School (9-11)	18.41%	18.93%	18.41%
\$150,000 or More	2.60%	3.46%	3.55%	High School Graduate (12)	35.29%	36.86%	37.63%
\$100,000 - \$149,000	3.57%	3.32%	3.60%	Some College (13-15)	21.59%	18.69%	18.67%
\$75,000 - \$99,999	9.23%	9.03%	8.95%	Associate Degree Only	6.93%	6.45%	6.40%
\$50,000 - \$74,999	16.90%	14.90%	15.27%	Bachelors Degree Only	5.30%	4.63%	4.89%
\$35,000 - \$49,999	15.76%	16.00%	16.18%	Graduate Degree	4.40%	4.13%	4.12%
Under \$35,000	51.93%	53.31%	52.45%				
Average Household Income	\$44,244	\$44,388	\$45,229				
Median Household Income	\$33,279	\$32,164	\$32,913				
Per Capita Income	\$18,252	\$18,381	\$18,756				

Created on July 2020



Population

In 2019, the population in your selected geography is 5,224. The current population is 47.52% male and 52.48% female. The median age of the population in your area is 39.73, compare this to the US average which is 38. The population density in your area is 185 people per square mile.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 75.32% White, 20.14% Black, 0.00% Native American and 0.49% Asian/Pacific Islander. Compare these to US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 2.26% of the current year population in your selected area. Compare this to the US average of 18.17%.



Households

There are currently 2,135 households in your selected geography. The average household size in your area is 2.41 persons.



Housing

The median housing value in your area was \$68,478 in 2019, compare this to the US average of \$212,058. In 2000, there were 1,498 owner occupied housing units in your area and there were 887 renter occupied housing units in your area. The median rent at the time was \$226.



Income

In 2019, the median household income for your selected geography is \$32,164, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 35.04% since 2000. It is estimated that the median household income in your area will be \$38,238 five years from now, which represents a change of 18.88% from the current year.

The current year per capita income in your area is \$18,381, compare this to the US average, which is \$33,623. The current year average household income in your area is \$44,388, compare this to the US average which is \$87,636.



Employment

In 2019, there are 4,539 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 44.25% of employees are employed in white-collar occupations in this geography, and 55.66% are employed in blue-collar occupations. In 2019, unemployment in this area is 6.72%. In 2000, the average time traveled to work was 24 minutes

WALMART

DOUBLE NET LEASE

Marcus & Millichap
THE DUMES FALK GROUP

www.dumesfalk.com

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