

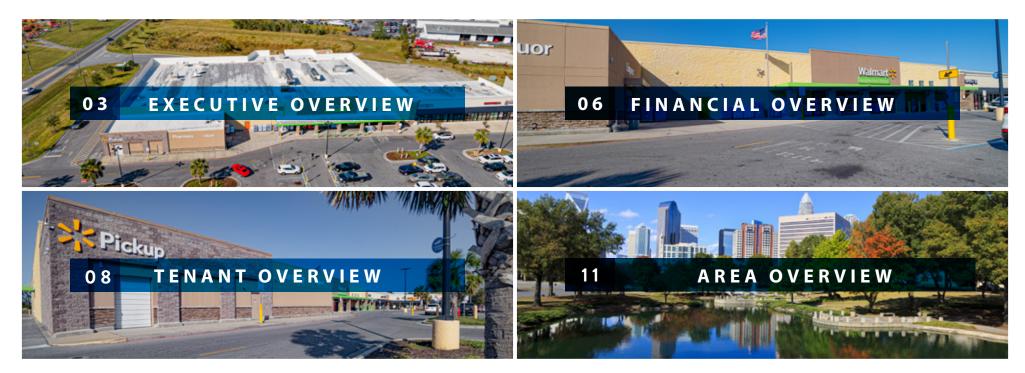


# Walmart Neighborhood Market 6670 Mobile Hwy | Pensacola, FL

MATTHEWS<sup>™</sup> REAL ESTATE INVESTMENT SERVICES



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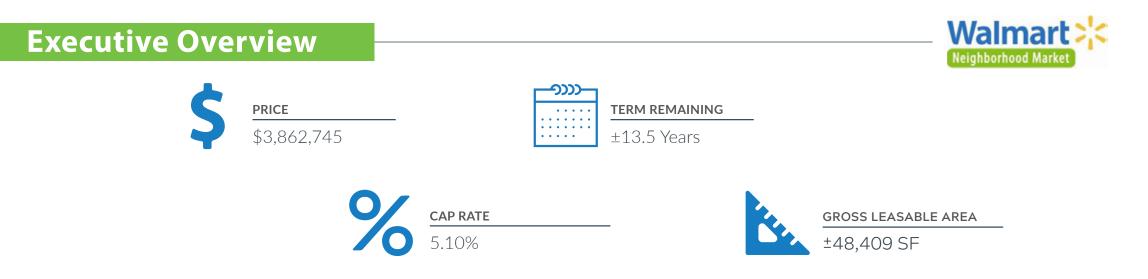
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#### **Investment Highlights**

- » Long-term lease: 93 Years of Lease Term Remaining (13.5 year initial term + 16 X 5-year option periods)
- » Lease corporately guaranteed by one of the strongest retailers in the world. Walmart is a AA Credit Retailer.
- » Dirt Cheap, Below Market Rent: Walmart is only paying \$4.01 per square foot!
- » **Ground-lease:** Tenant paid for the development of their building. The rent is dirt cheap and well below market, which provides investors both security and significant long-term upside.
- » Zero Landlord Responsibilities
- » Grocery Store: Pandemic, Recession, Internet Proof Tenant
- » Florida is an Income Tax Free State



#### Recent Walmart Neighborhood Market Sales Comparables & Rent Comparables

CITY, STATE	STATE INCOME TAX?	SALE DATE	YEAR BUILT	GLA	RENT	RENT PSF	LEASE TYPE	TERM REMAINING	САР	SALES PRICE
Tuscaloosa, AL	State Income Tax	7/14/20	2015	41,921 SF	\$538,125	\$12.84	NNN	±15 years	5.25%	\$10,250,000
Sumter, SC	State Income Tax	2/21/20	2018	41,990 SF	\$742,360	\$17.68	NNN	±14 years	5.36%	\$13,850,000
Hinesville, GA	State Income Tax	6/25/19	2016	41,117 SF	\$668,330	\$16.25	NNN	±16 years	5.30%	\$12,610,000
Valdosta, GA	State Income Tax	6/25/19	2016	41,117 SF	\$540,494	\$13.15	NNN	±16 years	5.30%	\$10,198,000
Charlotte, NC	State Income Tax	4/3/19	2016	40,847 SF	\$381,982	\$9.35	NNN	±16 years	5.05%	\$7,564,000
Hinesville, GA	State Income Tax	1/31/19	2015	45,572 SF	\$613,764	\$13.47	NNN	±15 years	5.40%	\$11,366,000
Averages				42,115	\$580,843	\$13.79		15.6	5.28%	\$10,973,000

#### **Subject Property**

CITY, STATE	STATE INCOME TAX?	SALE DATE	YEAR BUILT	GLA	RENT	RENT PSF	LEASE TYPE	TERM REMAINING	САР	SALES PRICE
Pensacola, FL	No State Income Tax	-	2014	42,296 SF	\$197,000	\$4.66	GROUND LEASE	±14 Years	5.10%	\$3,862,745

\*Subject property rent per square foot is \$9 less than comparable properties





#### Pensacola, FL



#### **Investment Summary**

»	LIST PRICE	\$3,862,745
»	GLA	± 48,409 SF
»	CAP RATE	5.10%
»	YEAR BUILT	2014
»	LOT SIZE	± 5.0 Acres

#### **Tenant Summary**

Tenant Trade NameWalmartType of OwnershipFee SimpleLease GuarantorCorporateLease TypeGround LeaseRoof and StructureTenant ResponsibilityOriginal Lease Term20 yearsLease Commencement Date4/22/13Lease Expiration Date7/15/34Term Remaining on Lease5% each optionOptions16		
Lease GuarantorCorporateLease TypeGround LeaseRoof and StructureTenant ResponsibilityOriginal Lease Term20 yearsLease Commencement Date4/22/13Lease Expiration Date7/15/34Term Remaining on Lease5% each option	Tenant Trade Name	Walmart
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Roof and StructureTenant ResponsibilityOriginal Lease Term20 yearsLease Commencement Date4/22/13Lease Expiration Date7/15/34Term Remaining on Lease±13.5 YearsIncrease5% each option	Lease Guarantor	Corporate
Original Lease Term20 yearsLease Commencement Date4/22/13Lease Expiration Date7/15/34Term Remaining on Lease±13.5 YearsIncrease5% each option	Lease Type	Ground Lease
Lease Commencement Date4/22/13Lease Expiration Date7/15/34Term Remaining on Lease±13.5 YearsIncrease5% each option	Roof and Structure	Tenant Responsibility
Lease Expiration Date7/15/34Term Remaining on Lease±13.5 YearsIncrease5% each option	Original Lease Term	20 years
Term Remaining on Lease±13.5 YearsIncrease5% each option	Lease Commencement Date	4/22/13
Increase 5% each option	Lease Expiration Date	7/15/34
	Term Remaining on Lease	±13.5 Years
Options 16	Increase	5% each option
	Options	16

#### **Annualized Operating Data**

	Monthly Rent	Annual Rent	Increases	Cap Rate
Current - 7/15/2034	\$16,416.67	\$197,000	5.00%	5.10%
7/16/2034 - 7/15/2039	\$17,237.50	\$206,850	5.00%	5.36%
7/16/2039 - 7/15/2044	\$18,099.38	\$217,193	5.00%	5.62%
7/16/2044 - 7/15/2049	\$19,004.34	\$228,052	5.00%	5.90%
7/16/2049 - 7/15/2054	\$19,954.00	\$239,454	5.00%	6.20%
7/16/2054 - 7/15/2059	\$20,952.29	\$251,427	5.00%	6.51%
7/16/2059 - 7/15/2064	\$21,999.90	\$263,998	5.00%	6.83%
7/16/2064 - 7/15/2069	\$23,099.90	\$277,198	5.00%	7.18%
7/16/2069 - 7/15/2074	\$24,254.89	\$291,058	5.00%	7.54%
7/16/2074 - 7/15/2079	\$25,467.64	\$305,611	5.00%	7.91%
7/16/2079 - 7/15/2084	\$26,741.02	\$320,892	5.00%	8.30%
7/16/2084 - 7/15/2089	\$28,078.07	\$336,936	5.00%	8.72%
7/16/2089 - 7/15/2094	\$29,481.98	\$353,783	5.00%	9.15%
7/16/2094 - 7/15/2099	\$30,956.07	\$371,472	5.00%	9.61%
7/16/2099 - 7/15/3004	\$32,503.88	\$390,046	5.00%	10.09%
7/16/3004 -7/15/3009	\$34,129.07	\$409,548	5.00%	10.60%
7/16/3009 - 7/15/3014	\$35,835.53	\$430,026	5.00%	11.13%

Please contact a Barrington Capital agent for financing options:

**KEVIN PUDER** (562) 841-1789

kevin.puder@barringtoncapcorp.com

BARRINGTON CAPITAL



#### **The Offering**

PROPERTY NAME	Walmart
Property Address	6670 Mobile Hwy Pensacola, FL 32526
SITE DESCRIPTION	
Number of Stories	One
Year Built	2014
GLA	± 48,409 SF
Lot Size	± 5.0 AC
Type of Ownership	Ground Lease
Landscaping	Professional
Topography	Generally Level

#### **Tenant Overview**

- » Company Name
- » Ownership Public
- » Year Founded 1962
- » Industry Big Box

- » Headquarters Bentonville, AR
- » S&P Credit Rating

Walmart Neighborhood Markets were designed in 1998 as a smaller-footprint option for communities in need of a pharmacy, affordable groceries, and merchandise. Each store is approximately 38,0000 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.

\$22.4 B

Sales Volume

2.1 M

**Team Members** 

11,695 + Locations Worldwide

Walmart





### **Area Overview**

## Pensacola, FL

Located in Florida's panhandle, Pensacola is surrounded by 50-plus miles of coastline which includes the emerald-green Gulf of Mexico waters and crystal clear bay areas. This makes Pensacola the perfect combination of a relaxed beach town and bustling metropolitan center. The temperate climate and a friendly community that is driven toward success presents an unparalleled quality of life.

The city has a proud military heritage, thanks to the Naval Air Station. In addition to being the "Cradle of Naval Aviation," the Pensacola Bay Area is proud to call itself home to the renowned Blue Angels, officially known as the U.S. Navy Flight Demonstration Squadron. Welcoming family or friends for a visit is convenient with our local Pensacola International Airport which offers nonstop air service to nine major U.S. cities, over 1300 domestic flights, and 21 international flights via six major airlines.

# **Property Demographics**

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	5,764	41,980	114,232
2020 Estimate	5,673	41,036	110,738
Growth 2020-2025	0.3%	0.5%	0.6%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	2,216	16,019	43,247
2020 Estimate	2,180	15,650	41,899
Growth 2020-2025	0.3%	0.5%	0.6%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$69,325	\$64,602	\$58,301



### Economy

Pensacola, nestled on Florida's Gulf Coast, has long been known as a great place to bring your family for a vacation. Now, Pensacola's rapidly becoming recognized for its vibrant downtown, its outstanding and diverse arts & culture opportunities, and as a place where businesses can grow and thrive.

There are a number of annual festivals, events, historic tours, and landmarks that drive tourism in Pensacola. The Pensacola Seafood Festival and The Pensacola Crawfish Festival held in the heart of historic Downtown has been held for nearly 30 years with live music acts. The Great Gulfcoast Arts Festival is held annually in November in Seville Square often drawing more than 200 regional and international artists as well as The Children's Art Festival which is held in the same park featuring art by children from local area schools. Pensacon is an annual comic convention that is held in February which generates close to 25,000 people to attend from all around the world.





#### **Port Pensacola**

Port Pensacola, strategically positioned along the Gulf of Mexico, is Northwest Florida's most diverse and businessfocused deep-water port. Port Pensacola is a full-service port offering stevedoring and marine terminal services for all descriptions of bulk, break-bulk, unitized freight, and special project cargo.

#### **A Great Climate For Business**

- » Pensacola is the legal, commercial, financial, and cultural center of Northwest Florida
- » Business-friendly leadership in the public and private sectors
- » Direct access to Interstate 10 and CSX rail lines
- » Home to Pensacola International Airport, the leading airport between New Orleans and Jacksonville, with five airlines serving more than 1.6 million passengers each year
- » The Port of Pensacola provides a deep-water seaport convenient to the Panama Canal and major shipping routes
- » Pensacola Energy is one of the top 20 municipally owned natural gas utilities in the U.S



#### **Confidentiality Agreement & Disclaimer**

This Offering Memorandum contains select information pertaining to the business and affairs of **Walmart** located at **6670 Mobile Hwy** | **Pensacola, FL 32526** ("Property"). The 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 Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, 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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. 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 Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services 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 the Property 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 Matthews Real Estate Investment Services 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.



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