



ABSOLUTE NNN LEASE RARE PARENT GUARANTEE

Ranked #1 FORTUNE 500 in 2018

412 W Bert Kouns Industrial Loop, Shreveport, LA 71106



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% occupied by Walmart Neighborhood Market and backed by a full corporate guarantee from Walmart Stores Inc (Parent Company). The 15-year primary term expires in January 2031 and 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 includes a 41,921 square foot building on approximately 6.67 acres of land. Strategically located along West Bert Industrial Loop, the site is located just off Interstate 49 and is surrounded by multiple national retailers such as Brookshire's, McDonald's, Starbucks, The Home Depot, Audi Shreveport, Harbor Freight 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 an 11.5 year NNN lease, thereby providing a dependable income stream backed by one of the strongest corporate credit companies in the world.



| PRICING DETAILS | |
|--|---|
| List Price | \$11,087,000 |
| CAP Rate | 5.25% |
| Annual Rent | \$582,077 |
| Taxes | NNN |
| Insurance | NNN |
| CAM | NNN |
| LEASE ABSTRACT | |
| Tenant Trade Name | Walmart Neighborhood Market |
| Lease Start | January 13, 2016 |
| Lease Expiration | January 13, 2031 |
| Term Remaining On Lease | 11.5 Years |
| Base Rent | \$582,077* |
| Rental Adjustments | 3% Every 5 Years 2/1/2026: \$599,539 |
| Option Periods | 17 - 5 Year Options 5% Increases Each Option |
| Lease Type | NNN Lease |
| Roof & Structure | Tenant Responsible |
| *Rent is as of 2/1/2021 Seller to Provide Credit at COE for Difference in Rent | |
| PARCEL DETAILS | |
| APN | 161402-042-0001-00 |
| Building Size | 41,921 SF |
| Land Size | Approx. 6.67 Acres |

Investment Highlights

Long-Term Lease

- Fee Simple Ownership (Land and Building) - Depreciable Asset
- 11.5 Year Lease Remaining with 17 - 5 Year Option Periods
- Full Corporate Guarantee by Walmart Stores Inc - True Investment Grade Credit
- 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 6.67 Acres of Land - Excellent Street Visibility and Access
- Major Surrounding Retailers Brookshire’s, McDonald’s, Starbucks, The Home Depot, Audi Shreveport, Harbor Freight and more
- Approximately 40,400+ Residents Within a 3 Mile Radius
- Average Household Income of \$76,500+ Within a 3 Mile Radius

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 | |
|---------------------------------|--------------------|
| Walmart | |
| 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.



FOUR NEIGHBORING PARISHES:
Caddo, Bossier, Webster, Desoto



2018 Population

Caddo 246,000
Bossier 127,343
Webster 39,250
Desoto 27,246
Source: Claritas - Pop Facts Premier 2018

Workforce Population

(July 2018)
Caddo 107,943
Bossier 57,934
Webster 15,083
Desoto 10,903
Source: Workforce Commission, Labor Market Statistics, not seasonally adjusted, July 2018

City of SHREVEPORT

The Center of Culture, Commerce, and Community in Northwest Louisiana

Shreveport has been a focal point for economic development and a vibrant crossroads for people and ideas. Just as Shreveport sits today at the confluence of east-west Interstate Highway 20 and northsouth Interstate Highway 49, Shreveport has been a cultural crossroads for generations. The result is a festive mix of Cajun and Creole spices from south Louisiana with cowboy boots and oil rigs from nearby east Texas.



Shreveport's also the commercial center of the Ark-La-Tex with two airports, rail, port and road infrastructure. Ranked as one of the most cost competitive places to do business and among the top ten communities for economic potential, the Greater Shreveport area offers competitive advantages that make it a world class location for high quality talent, innovative companies, and global investment.

- The Greater Shreveport area also supports a diverse and balanced economy which was named among the top “25 Cities on the Rise” in Louisiana by NerdWallet.com and No. 18 among “Best Opportunity Cities” by Forbes magazine.
- Southern Business and Development called Shreveport a “Game Changing Community.”



Barksdale Air Force Base

Barksdale Air Force Base is home to headquarters Air Force Global Strike Command, Eighth Air Force, Second Bomb Wing and 307th Bomb Wing, Air Force Reserve. Forty seven B-52G aircraft are stationed at Barksdale. Over 14,000 active duty, civilians and dependents call Northwest Louisiana home as a result of the presence of Barksdale Air Force Base. The annual Economic Impact of Barksdale on the local economy is over \$821 million.

Facts About Barksdale Air Force Base:

- Largest Employer in the Shreveport-Bossier City MSA
- Annual Payroll of \$507 Million
- Annual Economic Impact of 821 Million
- Employees Total: 14,023
- 5,307 Active Duty Military
- 1,302 Reservists
- 2,584 Civilians



Shreveport Regional Airport

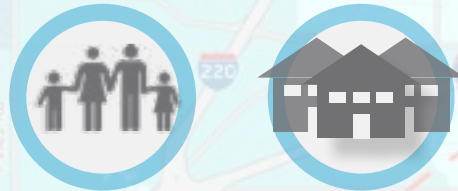
The Federal Aviation Administration (FAA) has honored Shreveport Regional Airport with two awards for its efforts to promote safety and efficiency.

- Designated small hub airport served by five airlines to seven destinations
- Over 42 scheduled arrivals and departures per day

LSU Shreveport

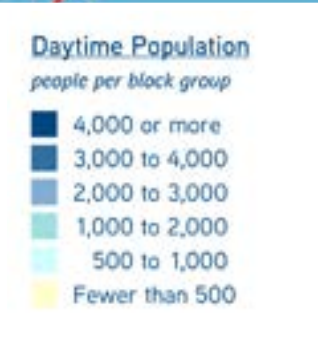
Louisiana State University Shreveport is a public university proudly serving the Shreveport-Bossier educational community with more than 20 undergraduate degree programs, a dozen master's degree programs (including the new online MBA), and a Doctor of Education (Ed.D.) in Leadership Studies, as well as over 70 student organizations.





| Population | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|--------|--------|---------|
| Estimated Population (2019) | 1,810 | 38,620 | 101,184 |
| Projected Population (2024) | 1,741 | 37,545 | 98,664 |
| Households | 1-MILE | 3-MILE | 5-MILE |
| Estimated Households (2019) | 708 | 15,147 | 40,481 |
| Projected Households (2024) | 681 | 14,710 | 39,462 |

POPULATION DENSITY
101,184+ RESIDENTS
WITHIN 3-MILE RADIUS



| Income | 1-MILE | 3-MILE | 5-MILE |
|--------------------------------|----------|----------|----------|
| Avg. Household Income (2019) | \$64,314 | \$64,489 | \$70,121 |
| Median Household Income (2019) | \$49,883 | \$40,807 | \$43,347 |
| Business Facts | 1-MILE | 3-MILE | 5-MILE |
| Total # of Businesses (2019) | 189 | 2,004 | 5,255 |
| Total # of Employees (2019) | 2,361 | 19,452 | 53,480 |

HOUSEHOLD INCOME
\$70,121 AHHI
WITHIN 3-MILE RADIUS





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

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