

#1 RETAILER
WORLDWIDE



WALMART NEIGHBORHOOD MARKET

Single Tenant NNN Lease

2586 N Slappey Blvd, Albany, GA 31701



Walmart Neighborhood Market | True Investment Grade Credit | NNN Long-Term Lease





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3 PARK PLAZA, SUITE 1200
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· PROPERTY · OVERVIEW

RARE PARENT CO. GUARANTEE

WALMART STORES INC. (NYSE: WMT)





Investment Overview

We are pleased to offer to qualified investors an opportunity to purchase one 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 is a brand new 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 includes the newest Walmart Neighborhood Market building prototype; the building is comprised of 41,921 square feet on approximately 7.89 acres of land. Strategically located at the confluence of highway 19 and 82, the property is located in a dense infill retail trade area, offers convenient ingress / egress, excellent street visibility and ample parking.

Walmart Neighborhood Market is Walmart's smaller grocery concept with was launched in 1998 and provides customers a more convenient shopping experience than a typical Walmart Supercenter. Walmart aims to have approximately 500 operating WNM's by early 2016. Walmart is the world's biggest retailer and also the largest employer with over 2.2 million employees, with over \$469 Billion in total revenues and over 11,000 stores across 27 countries. Walmart was ranked #1 in Fortune 500 and is known as the king of retailing. 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 a brand new 15 year NNN lease, thereby providing a dependable income stream backed by one of the strongest corporate credit companies in the world and bolstered by an infill retail location.

· PRICING/LEASE · SUMMARY

PRICING SUMMARY

List Price	\$13,329,941
Cap Rate	5.09%
NOI	\$678,494

OPERATING EXPENSE DATA

Annual Rent	\$678,494
Operating Expenses	
Taxes	NNN
Insurance	NNN
CAM	NNN
Net Operating Income	\$678,494





LEASE ABSTRACT

Tenant Trade Name	Walmart Neighborhood Market
Lease Commencement	January 20, 2016
Lease Expiration	January 20, 2031
Lease Term	15 Years
Term Remaining On Lease	15 Years
Base Rent	\$678,494
Rent PSF	\$16.19
Rental Adjustments	01/20/2021 \$698,849 01/20/2026 \$719,814
Option Periods	17 - 5 YR Options with 5% Increases Each Option
Right of First Refusal	Yes - 15 Days
Lease Type	NNN Lease
Roof And Structure	Tenant Responsible

· INVESTMENT · HIGHLIGHTS



Long-Term Lease

- * Fee Simple Ownership (Land and Building) - Depreciable Asset
- * Brand New 15 Year Lease with 17 - 5 Year Option Periods
- * 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
- * Market CAP: Approximately 212 Billion
- * Ranked #1 on Fortune 500 Global List - #1 in Global Sales
- * #20 World's Most Valuable Brands - #16 in Global 2000





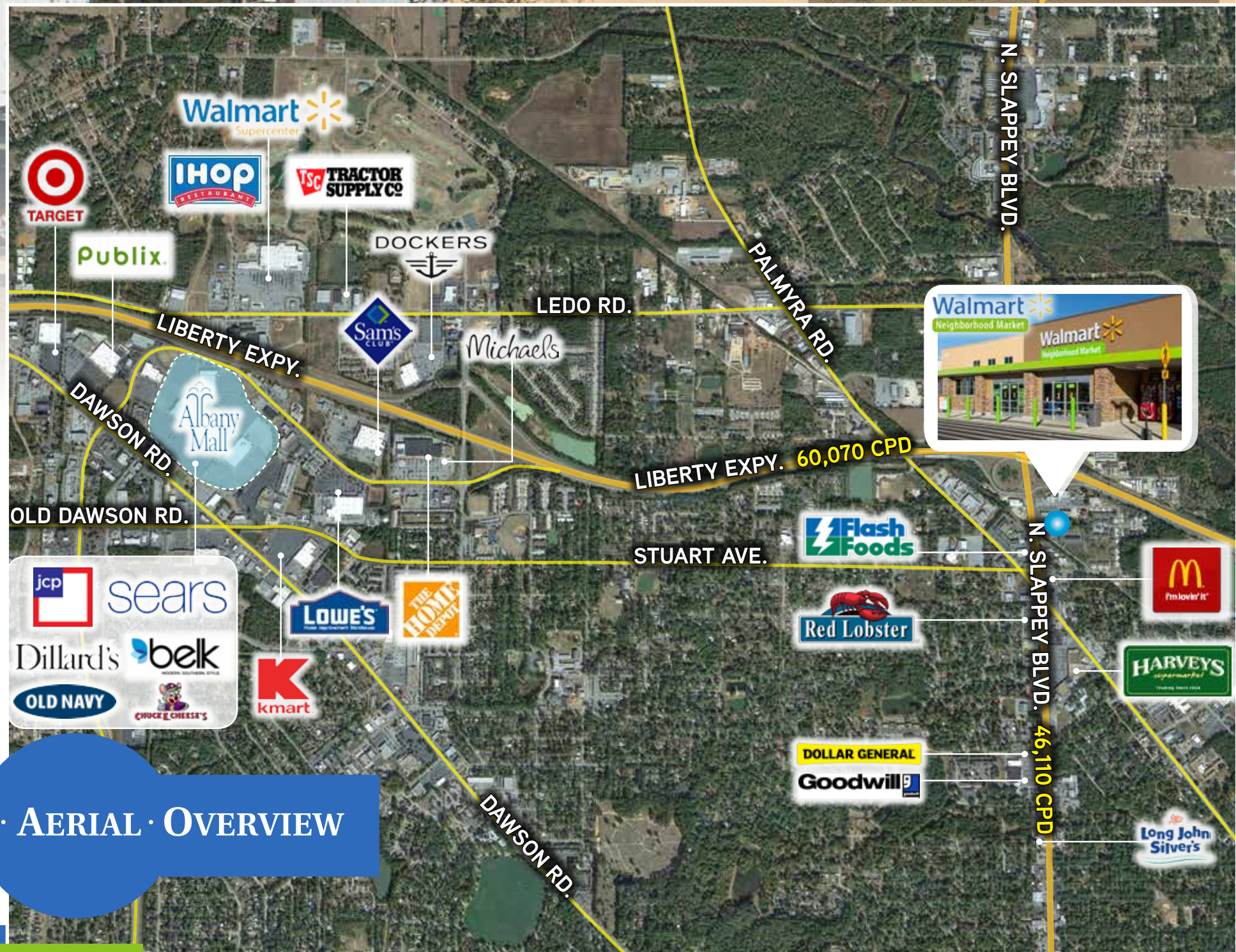
Includes On-Site Gas Station - Added Demand Generator

Brand New Construction

- * Newest Walmart Neighborhood Market Prototype
- * Approximately 7.89 Acres of Land - Excellent Street Visibility
- * Infill Retail Location - Excellent Site Fundamentals
- * Approximately 32,512 Residents Within a 3-Mile Radius
- * Average Household Income of \$53,943 Within a 3-Mile Radius
- * Located at Confluence of HWY 19 and 82 - 60,070 CPD
- * Convenient Access - Clear Street Visibility - Ample Parking
- * Nearby Retailers Include McDonald's, Red Lobster, Dollar General, Goodwill and Regions Bank
- * Albany, GA Location - Eighth Largest City in State of Georgia
- * Strong Employment Base: Healthcare, Education and Marine Corpsbell

Ideal 1031 Exchange Opportunity

- * Fee Simple (Land and Building) Ownership - Pride of Ownership
- * NNN Lease - 15 Year Primary Term with 17 - 5 Year Option Periods
- * Fixed Rental Increases During Primary and Option Periods - Inflation Hedge
- * Walmart Neighborhood Market - Over 500 Stores - Rapidly Expanding
- * Full Corporate Guarantee by Walmart Stores Inc - True Investment Grade Credit
- * #1 Global Retailer - Over 2.2M Employees - Ranked #1 Fortune 500 List
- * Brand New Prototype Construction on 7.89 Acres - Strong Site Fundamentals
- * Available Free and Clear of Debt - Take Advantage of Historically Low Interest Rates



· AERIAL · OVERVIEW

PROPERTY DETAILS

Parcel	-
Building Area	41,921 SF
Land Area	7.89 Acres
Year Built	2015
2586 North Slappy Blvd, Albany, GA	

SUPERIOR
CREEK LODGE

N. SLAPPY BLVD. 46,110 CPD

LIBERTY EXPY. 60,070 CPD





Walmart operates over 11,500 retail units under 65 banners in 28 countries and e-commerce websites in 11 countries. They employ 2.2 million associates around the world — 1.4 million in the U.S. alone.



Wal-Mart Stores, Inc.

Wal-Mart Stores, Inc., incorporated on October 31, 1969, is engaged in the operation of retail, wholesale and other units in various formats around the world. The Company offers an assortment of merchandise and services at everyday low prices (EDLP). The Company's operations are conducted in three segments: Walmart U.S., Walmart International and Sam's Club. The Walmart U.S. segment operates retail stores in all 50 states in the United States, Washington D.C. and Puerto Rico, with three primary store formats, as well as digital retail. The Walmart International segment consists of operations in 26 countries outside of the United States and includes numerous formats divided into three main categories: retail, wholesale and other.

Walmart U.S.

The Walmart U.S. segment is a mass merchandiser of consumer products, operating under the Walmart or Wal-Mart brands, as well as walmart.com. The Walmart U.S. segment operates retail stores in the U.S., including in all 50 states, Washington D.C. and Puerto Rico, with supercenters in 49 states, Washington D.C. and Puerto Rico, discount stores in 42 states and Puerto Rico and Neighborhood Markets and other small store formats in 31 states and Puerto Rico. Its supercenters range in size from 69,000 square feet to 260,000 square feet, with an average size of approximately 178,000 square feet. Its discount stores range in size from 30,000 square feet to 219,000 square feet, with an average size of approximately 105,000 square feet. Its neighborhood Markets and other small formats range in size from 1,000 square feet to 66,000 square feet, with an average size of approximately 37,000 square feet. Access to an assortment of merchandise, including products not found in its physical stores, and services are available to its customers through its e-commerce Websites and mobile commerce applications. Digital retail is integrated with its physical stores through services like Walmart Pickup and Pickup Today.

(Source: www.reuters.com/finance/stocks/companyProfile?symbol=WMT.N)

NYSE: WMT



Wal-Mart Stores inc. | \$64.69

Price	\$64.69
52wk Range	\$56.30-\$88.23
Volume	4,976,075
Market Cap	207.32BB

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260 Million Customers

Sales of Nearly **\$486 Billion**
in Fiscal Year 2015

Over **11,000 Stores**
in 27 Countries



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.

Store Features

- Fresh produce
- Bakery
- Self-serve deli
- Prepared meal options
- Organic/natural selections
- Health and beauty aids
- Pet and cleaning products
- Hardware
- Convenience services include:
- Pharmacy, including drive-thru
- Fuel station
- Walmart pickup



Largest; U.S.; Three Formats
~60% of fiscal 2015 net sales

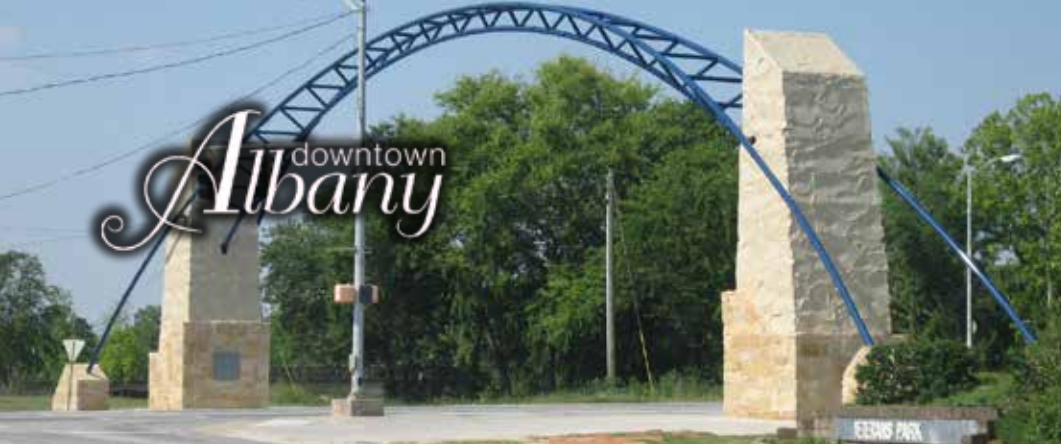


2nd Largest; 27 Countries
~28% of fiscal 2015 net sales



Membership-only warehouse club
48 states; ~12% of fiscal net sales



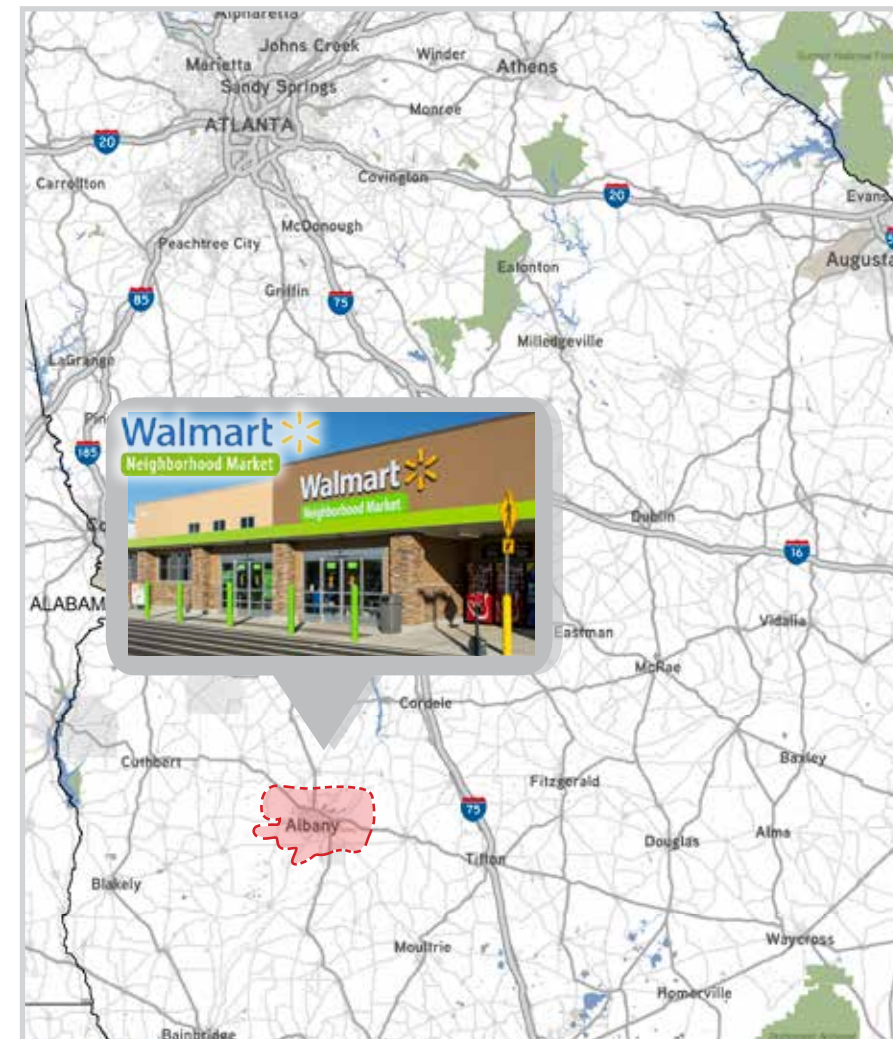


Albany, GA

Albany is a city in the state of Georgia and the seat of Dougherty County. Albany is located in southwestern Georgia, 78 miles southeast of Columbus, and 151 miles south of Atlanta. It is the principal city of the Albany, Georgia metropolitan area. The population was 77,434 at the 2010 U.S. Census, making it the eighth-largest city in Georgia. According to the United States Census Bureau, the Albany, Georgia MSA had an estimated population of 157,308 and ranked 252nd in the U.S. in 2010.

Economy

Health care, education and the Marine Corps Logistics Base Albany are the largest employers. Manufacturing, transportation, and retail trade are also important foundations of Albany's economy and the city acts as a hub for commerce in southwest Georgia. On December 17, 2008, Cooper Tire and Rubber, one of Albany's largest employers, announced plans to close the local manufacturing facility. Approximately 1,400 employees at the plant were projected to lose their jobs.





Demographics | Albany, GA

POPULATION DENSITY

Distance	1-MILE	3-MILE	5-MILE
2015	4,315	32,457	77,915
2020	4,362	32,512	77,724

HOUSEHOLDS

Distance	1-MILE	3-MILE	5-MILE
2015	1,949	13,911	30,553
2020	1,988	14,070	30,797

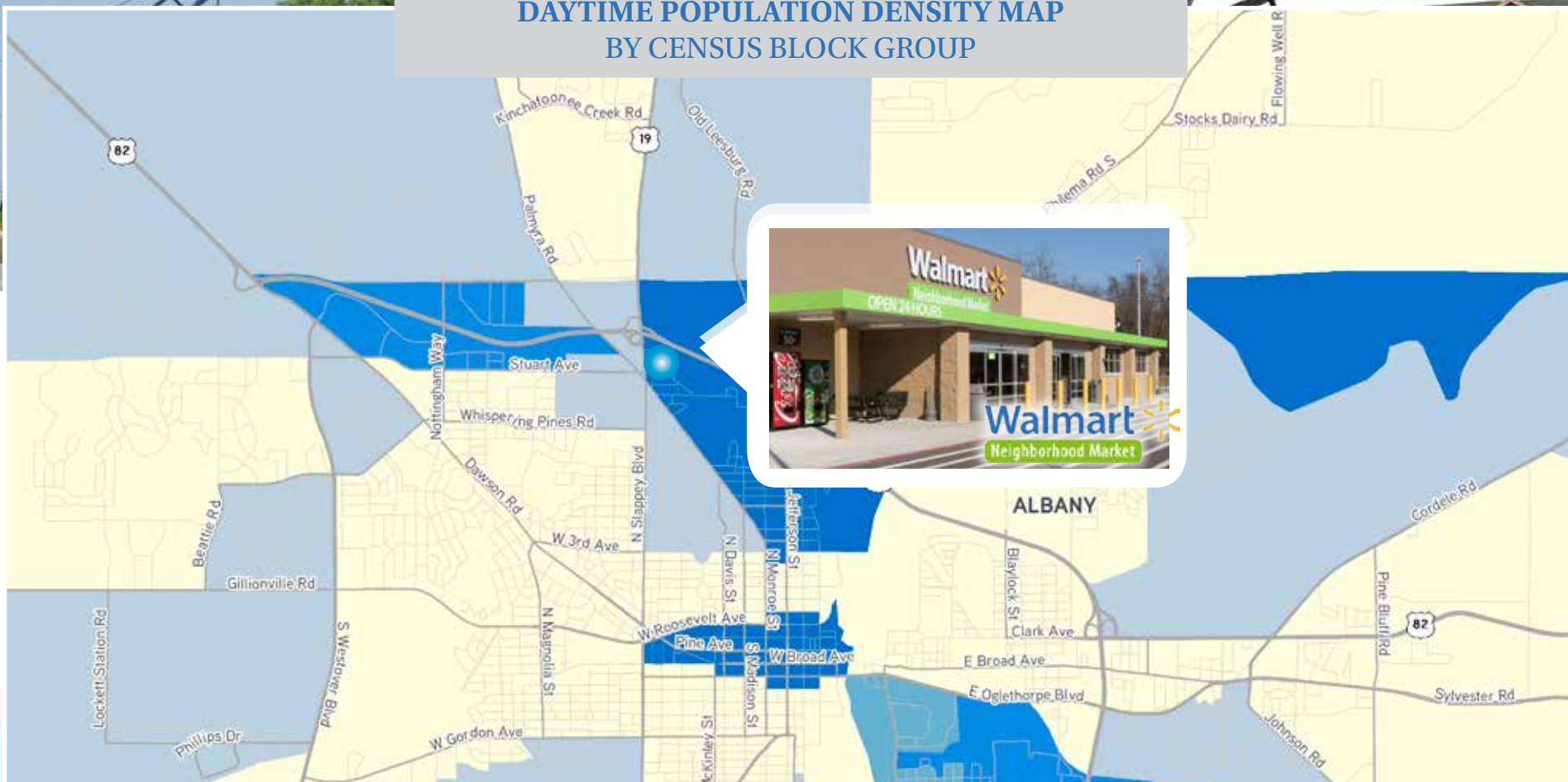
BUSINESS FACTS

Distance	1-MILE	3-MILE	5-MILE
Businesses	428	3,028	4,295
Employees	5,668	30,232	43,961

HOUSEHOLD INCOME

Distance	1-MILE	3-MILE	5-MILE
Average 2015	\$51,614	\$53,943	\$51,034
Median 2015	\$32,518	\$34,697	\$32,935

DAYTIME POPULATION DENSITY MAP BY CENSUS BLOCK GROUP



• Approximately 32,512 Residents Within a 3-Mile Radius •

17,000 OR MORE

17,000 to 7,000

7,000 to 4,000

4,000 to 3,000

3,000 to 2,000

MEDIAN HOUSEHOLD INCOME BY CENSUS BLOCK GROUP



- Average Household Income of \$53,943 Within a 3-Mile Radius •

\$120K TO \$90K

\$90K TO \$70k

\$70K TO \$60K

\$60K TO \$50K

\$50K OR LESS

Ray Charles Plaza

CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of Walmart, Albany, 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 of 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 JWalmart, Albany, 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.



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