



ABSOLUTE NNN LEASE

**Rare Corporate Guaranty: Walmart Stores, Inc.
Investment Grade Rated "AA" by S&P's**

Ranked #1 FORTUNE 500 in 2020

8101 E Brainerd Rd, Chattanooga, TN 37421



Accelerating success.



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 guaranteed by a full corporate guarantee from Walmart Stores Inc. (Parent Company). The 15-year primary term expires in September 2030 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 41,117 square foot building on approximately 6.25 acres of land. Strategically located at the intersection of Brainerd Road and Graysville Rd, the site sees over 27,600 VPD and is adjacent to national retailers such as CVS, Bojangles, Regions Bank, Sherwin-Williams, Ace Hardware along with Publix and Food City in close proximity.

This is an excellent opportunity to acquire an investment grade credit tenant (rated “AA” by S&P’s) grocery asset with 9.5 lease years remaining, located on the main retail trade corridor, with zero landlord responsibilities and rental increases every 5 years.



PRICING DETAILS

| | |
|-------------|--------------|
| List Price | \$12,479,000 |
| CAP Rate | 5.10% |
| Annual Rent | \$636,461 |
| Taxes | NNN |
| Insurance | NNN |
| CAM | NNN |

LEASE ABSTRACT

| | |
|-------------------------|---|
| Tenant Trade Name | Walmart Neighborhood Market |
| Lease Start | September 9, 2015 |
| Lease Expiration | September 9, 2030 |
| Term Remaining On Lease | 9.5 Years |
| Base Rent | \$636,451 |
| Rental Adjustments | 3% Every 5 Years |
| Option Periods | 17 - 5 Year Options 5% Increases Each Option |
| Lease Type | NNN Lease |
| Roof & Structure | Tenant Responsible |

PARCEL DETAILS

| | |
|---------------|--------------------|
| APN | 159P B 012.02 |
| Building Size | 41,117 SF |
| Land Size | Approx. 6.25 Acres |

Investment Highlights

- *Walmart Neighborhood Market* – Corporate Guaranteed (Walmart Stores, Inc.)
- *Investment Grade Credit* – Rated “AA” by S&P’s
- *Absolute NNN Lease* – Just Under 10 Lease Years Remaining
- *Full Corporate Guarantee* by Walmart Stores Inc.
- *3% Rental Increases* Every 5 Years During Primary Term
- *5% Rental Increases During Option Periods* – 17, 5 Year Option Periods
- *Ideally Positioned* at the Intersection of Brainerd Rd & Graysville Rd
Sees over 27,000 VPD
- *Zero Landlord Obligations* - Coupon Clipper Asset
- *Ranked #1 on Fortune 500 Global List* - #1 in Global Sales
- #19 on Forbes World’s Most Valuable Brands (2020)
#19 on Forbes Global 2000 (2020)
- *Approximately 6.25 Acres of Land* - Excellent Street Visibility and Access
- *Major Surrounding Retailers* Publix, Food City, CVS, Bojangles, Regions Bank, Sherwin-Williams, Ace Hardware,
- *Approximately ~93,800 Residents* Within a 5 Mile Radius
- *Average Household Income* of ~\$93,500 Within a 1 Mile Radius

Walmart operates over **10,500 Stores** under **48 Banners** in **24 Countries** and eCommerce





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



Wal-Mart Stores inc. | \$136.60

| | |
|----------------|---------------------|
| Price | \$136.60 |
| 52wk Range | \$110.94 - \$153.66 |
| Average Volume | \$7.5M |
| Market Cap | \$385.18B |
| 3/29/2021 | |



220 MILLION People shop at Walmart every week



Fiscal Year 2021 Revenue of \$559 BILLION



Walmart Employs Over 2.2 MILLION ASSOCIATES Worldwide 1.5 MILLION in the U.S.



City of CHATTANOOGA

Chattanooga, the 4th largest city in the state, is located in Southeast Tennessee near the border of Georgia at the junction of four interstate highways. The city has received national recognition for the renaissance of its beautiful downtown and redevelopment of its riverfront. The city boasts the most productive affordable housing program in the nation, and is notable for leveraging development funds through effective public/private partnerships, with significant civic involvement on the part of private foundations. Chattanooga was one of the first US cities to effectively use a citizen visioning process to set specific long-range goals to enrich the lives of residents and visitors.



The Chattanooga Convention and Trade Center is solidly booked by groups who return to the city year after year for a good time and a great facility that has recently been expanded. Public entities and private citizens worked together to build the 20,000 seat Max Finley Stadium completed in 1998. The city and county have developed an extensive greenway system which includes 5 miles of constructed riverwalk beginning downtown and meandering through the historic art district and several parks. The city supports a downtown shuttle fleet of zero-emission electric buses - manufactured here in Chattanooga - for commuters and visitors wishing to park-and-ride.



City of CHATTANOOGA

Attractions such as the Tennessee Aquarium, Lookout Mountain, Civil War battlefield sites, the African American Museum, and the Appalachian Trail bring thousands of people to the area, as do events like the Riverbend Festival, Bessie Smith Strut, Fall Color Cruise, the Creative Discovery Museum for children, and the Southern Writers Conference. Chattanooga is the home of NCAA Division I-AA national football championships and hosts the national softball championships every year.

People who love the out-of-doors use Chattanooga as a base for hang-gliding, bass fishing, mountain climbing and caving expeditions; the verdant Smoky Mountains and Tennessee River watershed support the greatest variety of flora of any area in the United States.



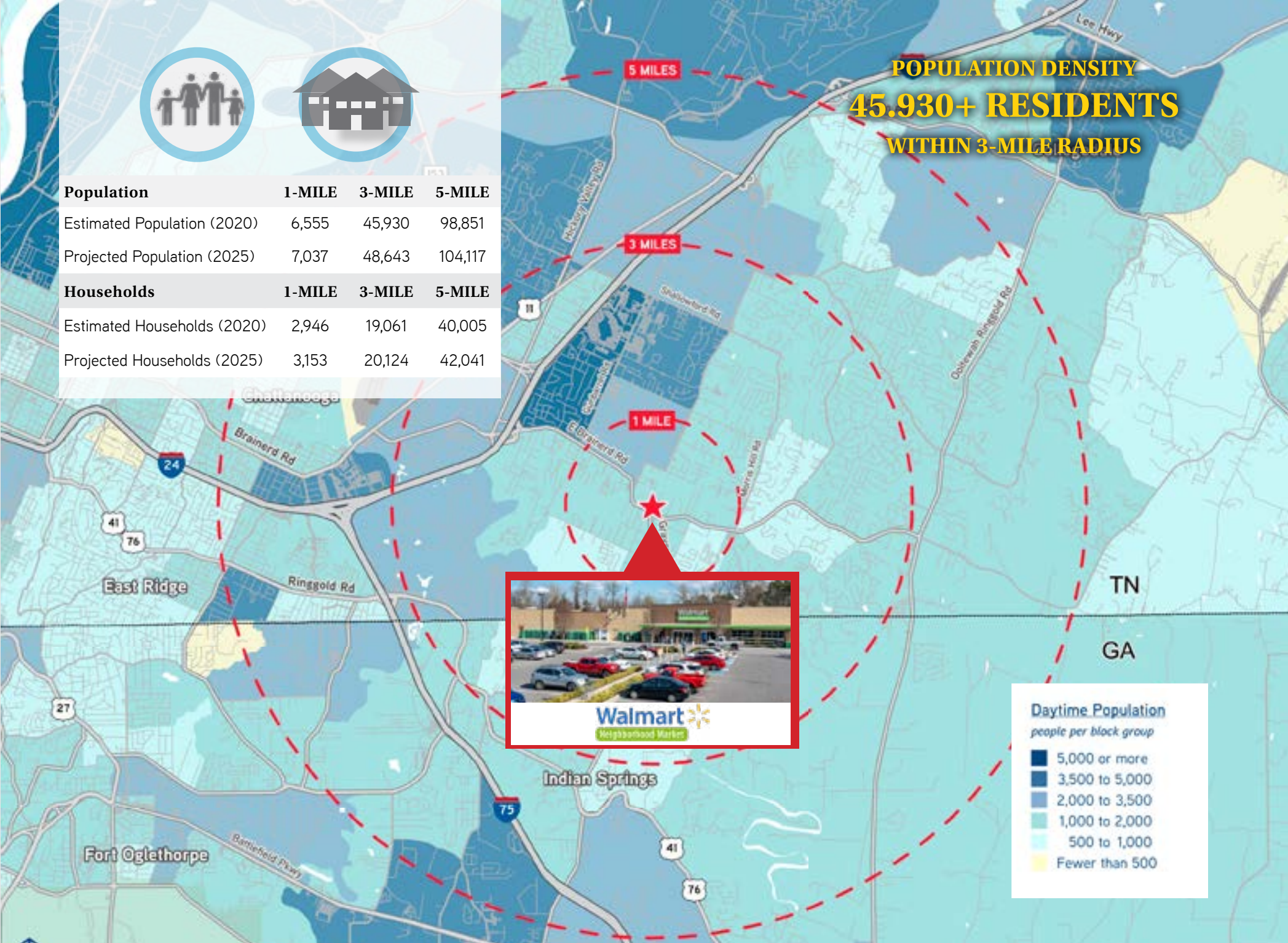
The local economy includes a diversified mix of manufacturing and service industries, four colleges, and several preparatory schools known throughout the South. "Sustainability" is a key concept for industry and government working together for enlightened development.

With its scenic beauty, stable population and economy, civic vitality and cross-sector partnerships, fiscal integrity, and strategic location, Chattanooga enters the 21st century as one of the most progressive and livable mid-size cities in the US. In this decade the city has won 3 national awards for outstanding "livability", and 9 Gunther Blue Ribbon Awards for excellence in housing and consolidated planning.



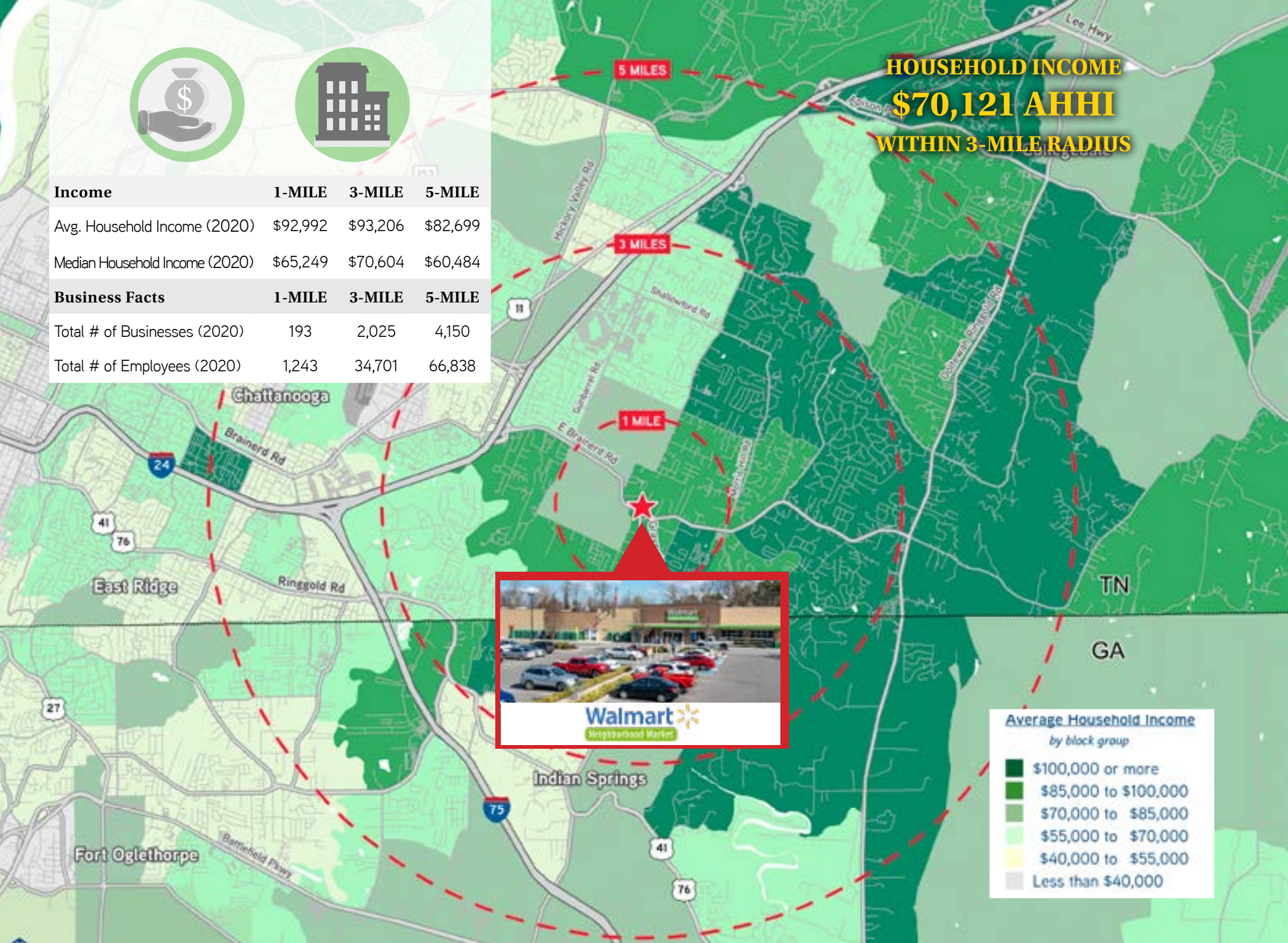
| Population | 1-MILE | 3-MILE | 5-MILE |
|-----------------------------|--------|--------|---------|
| Estimated Population (2020) | 6,555 | 45,930 | 98,851 |
| Projected Population (2025) | 7,037 | 48,643 | 104,117 |
| Households | 1-MILE | 3-MILE | 5-MILE |
| Estimated Households (2020) | 2,946 | 19,061 | 40,005 |
| Projected Households (2025) | 3,153 | 20,124 | 42,041 |

POPULATION DENSITY
45.930+ RESIDENTS
WITHIN 3-MILE RADIUS



| Income | 1-MILE | 3-MILE | 5-MILE |
|--------------------------------|----------|----------|----------|
| Avg. Household Income (2020) | \$92,992 | \$93,206 | \$82,699 |
| Median Household Income (2020) | \$65,249 | \$70,604 | \$60,484 |
| Business Facts | 1-MILE | 3-MILE | 5-MILE |
| Total # of Businesses (2020) | 193 | 2,025 | 4,150 |
| Total # of Employees (2020) | 1,243 | 34,701 | 66,838 |

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





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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 - Chattanooga, TN 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.

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