

Single Tenant Net Lease | 13.5 Years Remaining Rare Corporate Guaranty: Walmart Stores, Inc. Investment Grade Rated "AA" by S&P's

Ranked #1 FORTUNE 500 in 2021

812 Belleau Wood Blvd, Alexandria, LA 71303



Accelerating success.



Investment Overview

We are pleased to offer to qualified investors an opportunity to purchase a single tenant net lease retail asset 100% occupied by Walmart Neighborhood Market and backed by a full corporate guaranty from Walmart Stores Inc. (Parent Company). This offering provides over 13 lease years remaining on a 20-year primary term that includes 4 - 5 year option periods. This is a fee simple (land and building) asset that comprises a 41,117 square feet building on approximately 5.47 acres of land. Strategically located at the intersection of Jackson St and Belleau Wood Blvd, the subject property sits next to Alexandria Senior High School and near major national retailers such as Kroger, Chick-fil-A, Harbor Freight, Walgreens, Chase Bank, CVS and more. This is an excellent opportunity to acquire the nation's #1 grocer backed by a full corporate guaranty with over 13 lease years remaining and 4 - 5 year options.



PRICING DETAILS

List Price	\$12,004,200
CAP Rate	4.75%
Annual Rent	\$570,201
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT

Tenant Trade Name	Walmart Neighborhood Market
Lease Start	January 7, 2015
Lease Expiration	January 7, 2035
Term Remaining On Lease	13.5 Years
Base Rent	\$570,201
Rental Adjustments	None
Option Periods	10% Increase in Option 1 & 2 5% Increase in Option 3 & 4
Lease Type	NNN Lease
Roof & Structure	Landlord Responsible
*Includes 20 Yr. Transferable Roof Warranty	

Investment Highlights

- **Walmart Neighborhood Market** – Corporate Guaranteed – Wal-Mart Stores, Inc.
- **Rated “AA” by Standard & Poor**; Rated Aa2 by Moody’s - Highly Stable
- **Walmart - #1 Grocer in the United States** & #1 Retailer in the United States
- **Over 13 Lease Years Remaining** with 4 - 5 Year Option Periods
- Net Lease – Minimal Landlord Obligations
- **Walmart Stores Inc - Parent Company Guarantee** - Investment Grade
- Recently Constructed Building (2015) – Apprx. 5.47 Acres of Land
- Alexandria, LA – Next to Alexandria Senior High School (1,483 Students)
- Close Proximity to Kroger, Chick-fil-A, Harbor Freight, Walgreens, Chase Bank, CVS and More
- Over 55,328 Residents within a 5-Mile Radius
- Average Household Income of \$76,859 within a 3-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



- PETCO Tuesday Morning
- Kroger
- ALEXANDRIA ECOLOGICAL PARK
- METROCENTER MALL
- JO-ANN Fabric and craft stores
- ASHLEY Furniture Homestore
- Office DEPOT
- DOLLAR GENERAL
- HARBOR FREIGHT
- TARGET
- Walgreens
- LOWE'S
- Walmart Supercenter
- ALEXANDRIA MALL
- THE CHILDREN'S PLACE
- CHAMPS
- Bath & Body Works
- jcp
- AMERICAN EAGLE
- BOOT BARN
- BED BATH & BEYOND
- Dillard's
- Lids
- K.A.Y.
- BAM! BOOKS-A-MELION
- Burlington Coat Factory
- FINISH LINE
- rue21
- claire's
- Foot Locker
- ULTA

PARCEL DETAILS	
APN	1011459050
Building Size	41,117 SF
Land Size	5.47 Acres



Walmart 

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. |
\$146.42

Price	\$146.42
52wk Range	\$126.28 - \$153.66
Average Volume	\$7.44M
Market Cap	\$408.29B

9/10/2021



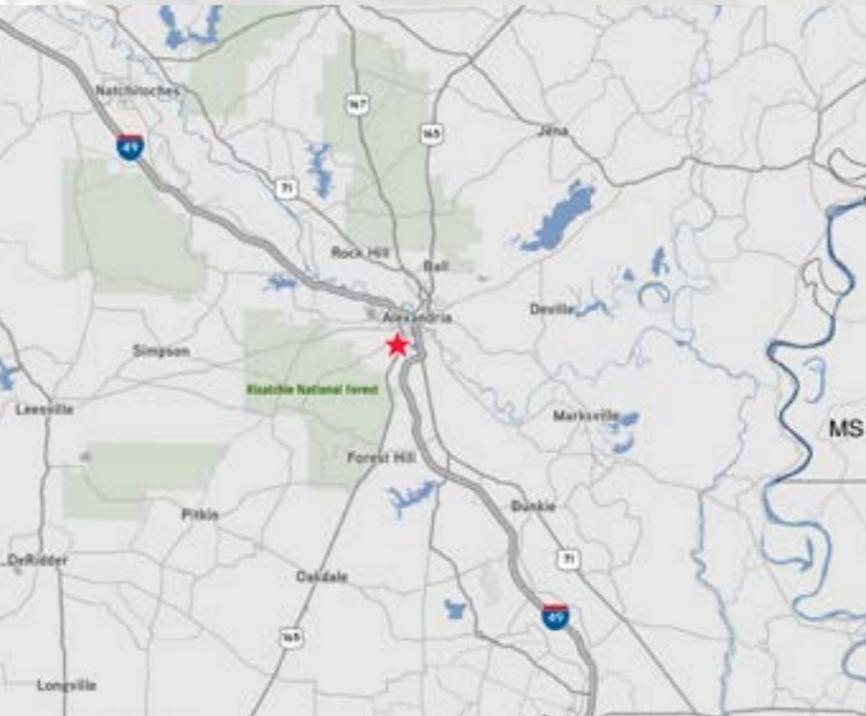
240 MILLION People shop at Walmart every week



Fiscal Year 2021 Revenue of \$559.2 BILLION



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



City of Alexandria

Located in the heart of Louisiana, Alexandria is quickly emerging as one of the nation's best places to start a business, raise a family, and explore the great outdoors.

Situated on the banks of the Red River the city offers plenty of amenities including boating, skiing, fishing, camping, hunting and other outdoor recreational activities. Alexandria also boasts an acclaimed zoo, world-class golf courses, historic homes, Kistachie National Forest, great shopping and entertainment.



Alexandria is within two hours of Shreveport and Baton Rouge, a little over three hours from New Orleans, and less than an hour from historic Natchez, Miss., just across the great Mississippi River, is only 90 minutes away as well.

Alexandria has emerged as a vibrant commercial, retail, educational and healthcare center. The city offers a variety of arts and cultural events and venues, such as the Alexandria Museum of Art, the Louisiana History Museum, and the Coughlin-Saunders Performing Arts Center. Residents and tourists alike enjoy area lakes, outdoor recreation, golf, an acclaimed zoo, and historic sites.

The city also enjoys annual events such as Mardi Gras and the Red River Festival. WinterFETE is held in December in downtown Alexandria. An assortment of events were scheduled, including the Alexandria Christmas Parade, ice skating, Santa's Village, fireworks, food vendors, gumbo cook-off, live music and much more.

Alexandria, as a popular convention destination, has an active hotel industry providing accommodations for many out-of-town visitors. The Alexandria Riverfront Center in downtown Alexandria on the Red River offers all the amenities of big city convention centers combined with the convenience of being centrally located within Louisiana.



City of Alexandria

Job Market

The Alexandria and the Central Louisiana job markets employ a large number of jobs in diverse areas such as the following:

- Manufacturing
- Healthcare
- Education
- Banking
- Forestry
- Wood Products
- Electric Power Generation
- Compressor Manufacturing
- Detergent manufacturing
- Hospitality
- Agriculture
- Agri-Business
- Tank Car Assembly

The workforce consists of thousands of manufacturing specialists, accountants, communications specialists, restaurant employees, hotel workers, bankers, retail sales personnel, health care workers, welders, roughnecks, truck drivers, electricians, and dozens more jobs and occupations in the Alexandria-Pineville job market.

Area Employers

Big name companies like Procter and Gamble, Crest Industries and Weyerhaeuser have called the Alexandria home for more than 40 years Industries like the Roy O. Martin Company, Union Tank Car, Hayes Manufacturing, BASF and Eclectic are other high-profile employers.

Central Louisiana is proud to have important companies such as FCO, Manchac Technologies, General Electric Co., Accurate Industries, Hunt Forest Products, Boise Wood Products, Kerotest Manufacturing, and Stella-Jones. Other regional companies include Great Southern Wood, Arclin, Willamette Valley, Momentive, Baker Manufacturing, Oilfield Instrumentation, Catahoula Manufacturing, Louisiana Elastomer, Sports Design, Consolidated Energy, Leesville Lumber, West Fraser Jeld-Wen, Alliance Compressors and others.

Healthcare organizations such as CHRISTUS St. Frances Cabrini, Rapides Regional Medical Center, Central Louisiana State Hospital and the Veterans Administration Medical Center are also larger employers.

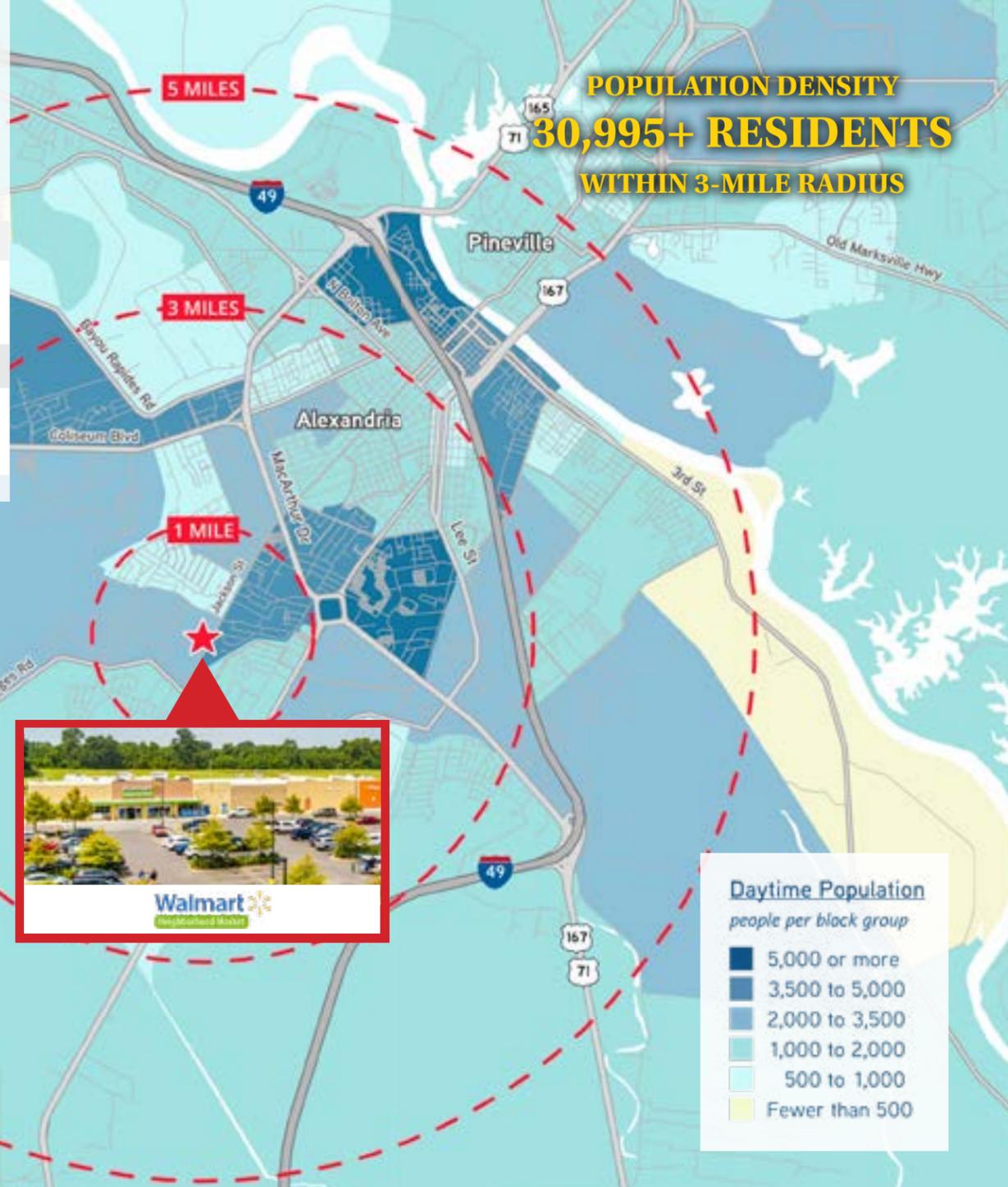
Alexandria Economy

Alexandria's diverse economy remains robust with its base in the manufacturing, retail, timber, education, hospitality and health care industries. Employment is stable, and better than much of the U.S.

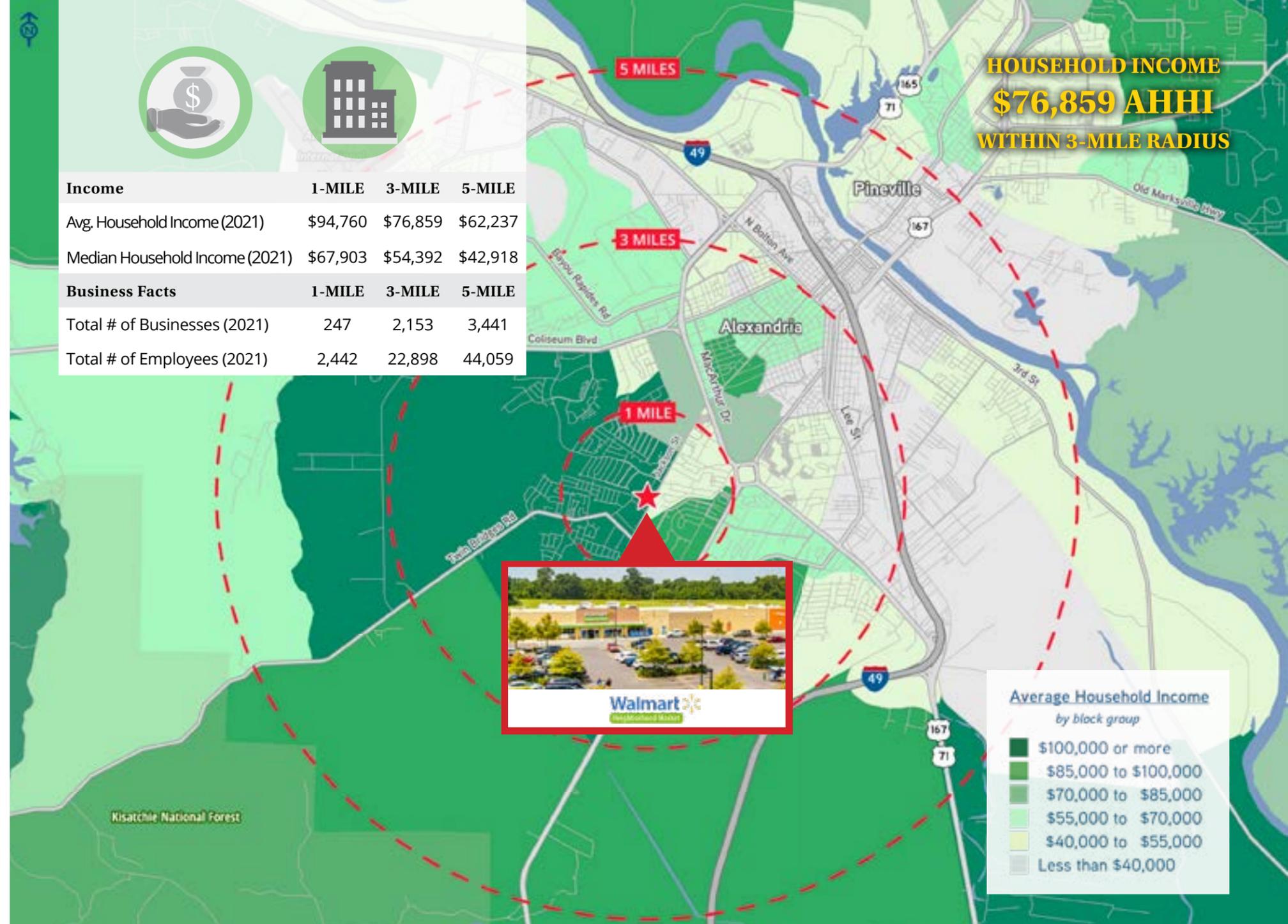
The up-to-date Alexandria International Airport provides rapid connections to all of the country for both business travel and leisure travel.



Population	1-MILE	3-MILE	5-MILE
Estimated Population (2021)	7,177	30,995	55,328
Projected Population (2026)	7,201	30,732	54,709
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2021)	3,035	12,229	21,289
Projected Households (2026)	3,047	12,122	21,028



Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2021)	\$94,760	\$76,859	\$62,237
Median Household Income (2021)	\$67,903	\$54,392	\$42,918
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2021)	247	2,153	3,441
Total # of Employees (2021)	2,442	22,898	44,059





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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.

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