



Single Tenant Net Lease | 13+ Years Remaining
Rare Corporate Guaranty: Walmart Stores, Inc.
Investment Grade Rated "AA" by S&P's

Ranked #1 FORTUNE 500 in 2021

5251 Cypress Street, West Monroe, LA 71291





Newer Prototype
Pride of Ownership
Fee Simple



Investment Overview

We are pleased to offer to qualified investors an opportunity to purchase a single tenant net lease retail that is 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 of 42,311 square feet building on approximately 6.47 acres of land. Strategically positioned just off Interstate 20 in West Monroe, LA, the subject property benefits from easy access, excellent visibility and close proximity to major retailers such as CVS, Walgreens, McDonald's and more. This is an excellent opportunity to acquire the nation's #1 grocer backed by a corporate guaranty, with over 13 years remaining on the lease and minimal landlord responsibilities.



PRICING DETAILS	
List Price	\$15,656,900
CAP Rate	4.75%
Annual Rent	\$743,704
Taxes	NNN
Insurance	NNN
CAM	NNN
LEASE ABSTRACT	
Tenant Trade Name	Walmart Neighborhood Market
Lease Start	January 28, 2015
Lease Expiration	January 28, 2035
Term Remaining On Lease	13 Years
Base Rent	\$743,704
Rental Adjustments	None
Option Periods	10% Increases in Option 1 & 2 5% Increases 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.

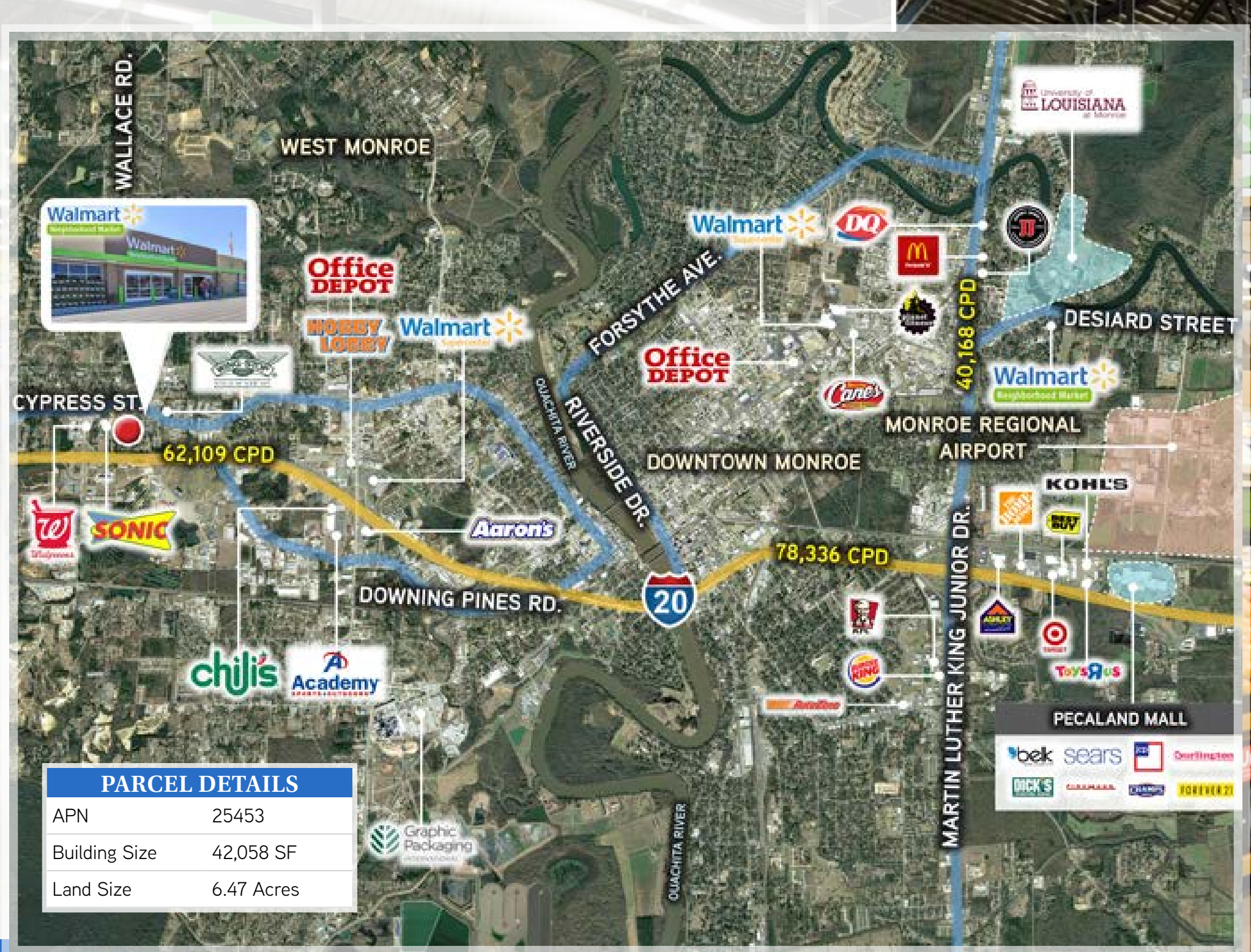
- Rated “AA” by Standard & Poor’s; Rated Aa2 by Moody’s - Highly Stable
- Walmart - #1 Grocer in the United States & #1 Retailer in the United States
- Over 13 Lease Years Remaining with 4-5 Year Option Periods
- Net Lease – Minimal Landlord Obligations
- Walmart Stores Inc - Parent Company Guarantee - Investment Grade
- Approximately 6.47 Acres of Land - Excellent Street Visibility and Access
- Monroe-West Monroe – The Largest City in Northeast Louisiana (Monroe)
- Home to University of Louisiana at Monroe (Over 9,000 Students)
- Positioned Just off Interstate 20 (49,000 VPD) – Main East/West Corridor through the Southeast
- Connecting the Major Cities throughout the Southeast (Dallas, Shreveport, Birmingham, Atlanta)
- Fee Simple (Land and Building) Ownership – Built in 2015 - Pride of Ownership
- Approximately 56,782 Residents within a 5 Mile Radius
- Average Household Income of \$62,483 within a 3 Mile Radius

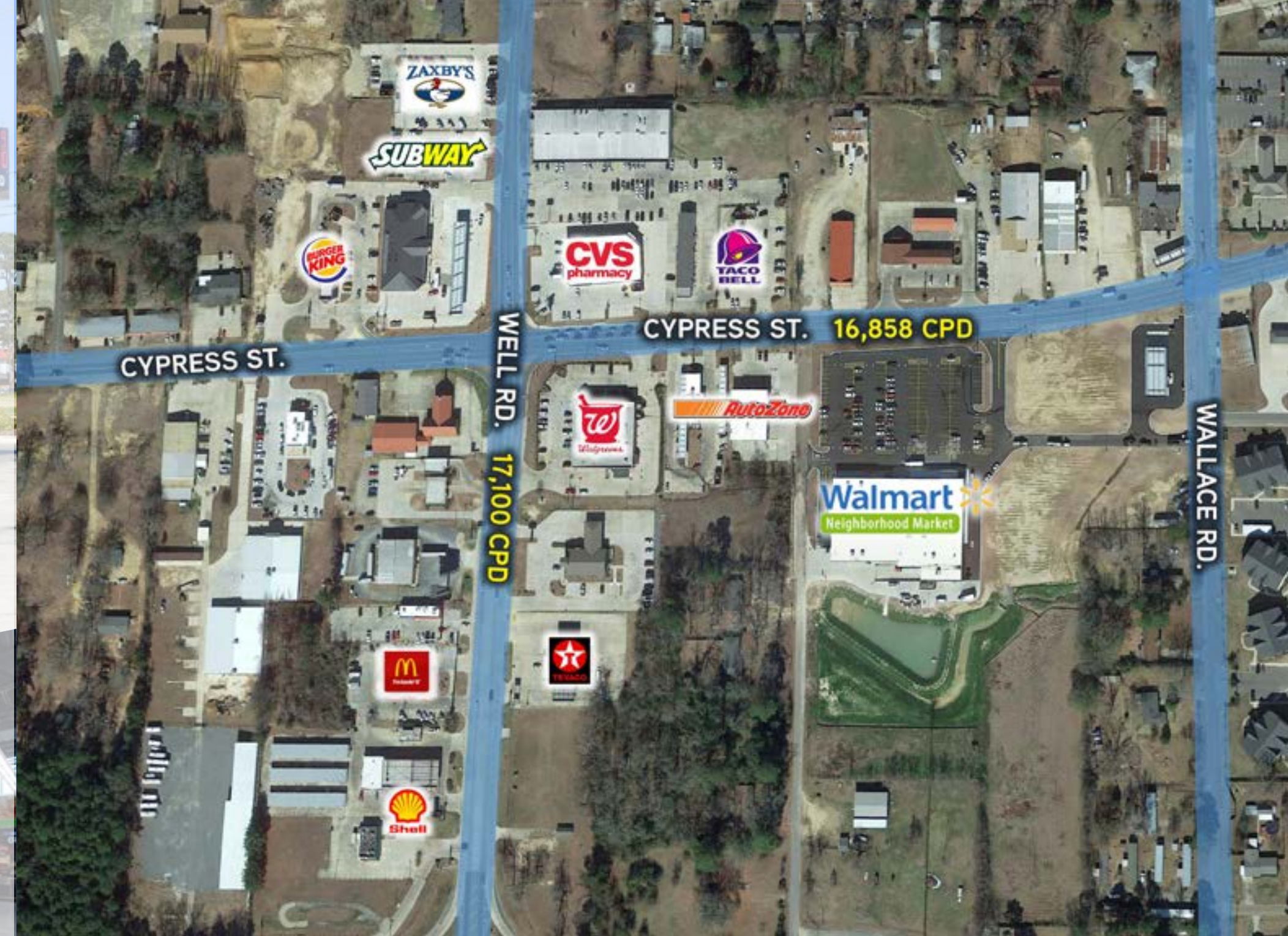
Walmart operates over **10,500 Stores** under **48 Banners** in **24 Countries** and eCommerce





90% of all Americans
live within 10 miles of a
Walmart Store





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.

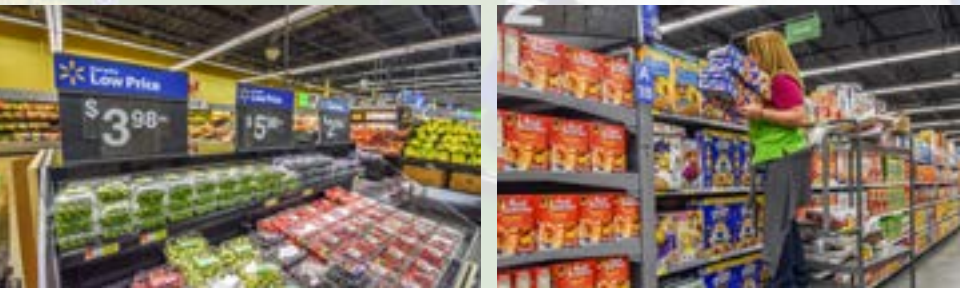
NYSE: WMT	
Walmart	
Wal-Mart Stores inc. \$146.62	
Price	\$146.62
52wk Range	\$126.28-\$153.66
Average Volume	\$7.44M
Market Cap	\$408.29B
9/10/2021	



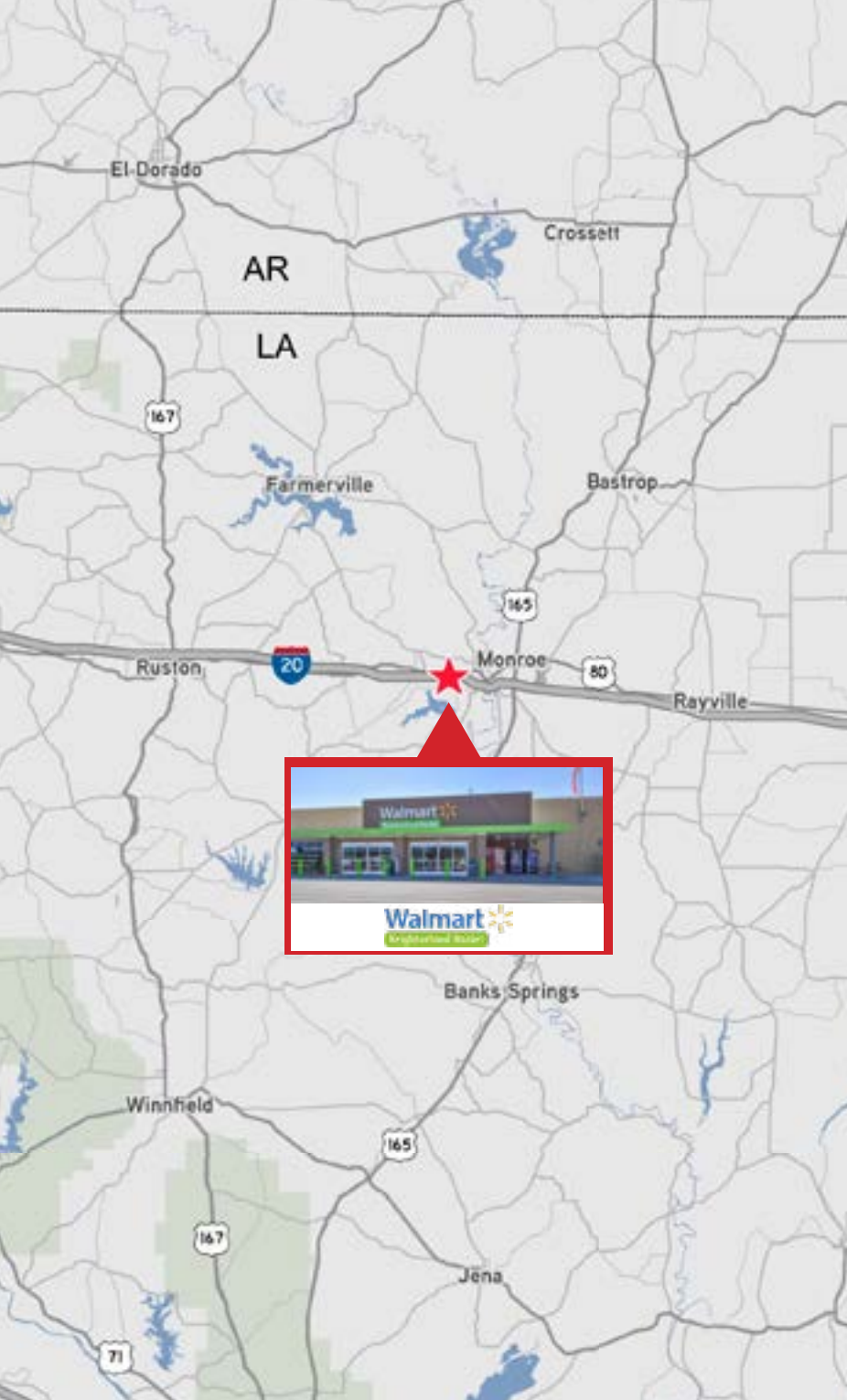
220 MILLION People shop at Walmart every week



Fiscal Year 2021 Revenue of \$559 BILLION



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



City of West Monroe, LA

Westmonroe

West Monroe is a city in Ouachita Parish, Louisiana. It is situated on the Ouachita River, across from the neighboring city of Monroe. The two cities are often referred to as the Twin Cities of northeast Louisiana.



Economic Development

The City owns and is currently developing the best commercial property in Northeast Louisiana into a mixed-use commercial park at Interstate 20 and Downing Pines Road.

Interstate 20

Interstate 20 is the region’s primary traffic thoroughfare and the traffic count at Downing Pines is the highest in the area (67,000 cars per day). To provide ideal traffic access, the City has constructed a full interstate interchange that feeds cars directly to the property.

Ike Hamilton Expo Center

The Ike Hamilton Expo Center (“the Ike”) is already located at Downing Pines. The Ike opened at the beginning of 2002 and was constructed to attract large horse/livestock events.

Its goal is to bring tourists to West Monroe and, as a result, create a large economic impact. From its first day, the Ike has been the Number 1 tourist attraction and an important economic engine in the region.



Economic Development Land Development

The City is developing the land in front of the Ike into a first-class, open-air retail center (what the retail industry calls a “lifestyle center”). In Northeast Louisiana, West Monroe is the hub for restaurants, hotels, and entertainment. But, we lack a comparable strength in retail.

Given the growth that we have experienced over the past 10 years, the City is positioned to, as a result, see tremendous retail growth and this prime location for a retail center will help make this growth a reality.

New Office Buildings & Industrial Facilities

South of the retail property, the City has land available for new office buildings and industrial facilities. Expo Circle, in the middle of our property, has sites available for new office building projects.

Land behind the Expo Center is available for industrial projects. We will only sell sites to projects that will result in the creation of new, good-paying jobs for the community.

Ouachita Parish Brownfield Coalition

The Ouachita Parish Coalition Brownfield Program helps redevelop abandoned, idle, or underutilized properties where expansion or redevelopment is hindered by actual or perceived environmental conditions. Grant funds can be used to pay for environmental assessments and cleanup planning to help move commercial properties towards redevelopment. To learn more about the Brownfield grant program, visit www.ouachitacoalition.com

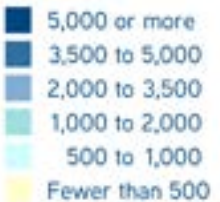


Population	1-MILE	3-MILE	5-MILE
Estimated Population (2021)	5,247	30,414	56,782
Projected Population (2026)	5,275	30,442	56,603
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2021)	2,275	12,801	23,841
Projected Households (2026)	2,292	12,835	23,800

POPULATION DENSITY
56,782+ RESIDENTS
WITHIN 5-MILE RADIUS



Daytime Population
people per block group

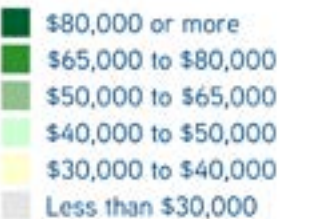


Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2021)	\$66,053	\$62,483	\$65,417
Median Household Income (2021)	\$51,487	\$44,938	\$44,909
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2021)	253	1,623	4,017
Total # of Employees (2021)	2,328	17,050	40,037

HOUSEHOLD INCOME
\$65,417 AHHI
WITHIN 5-MILE RADIUS



Average Household Income
by block group





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

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