

#1 RETAILER
WORLDWIDE



Walmart

Neighborhood Market



WALMART NEIGHBORHOOD MARKET

Single Tenant NNN Lease (Parent Guaranteed)

4000 Barksdale Blvd, Bossier City, LA 71112



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



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 SNYDER/CARLTON TEAM
 3 PARK PLAZA, SUITE 1200
 IRVINE, CA 92814

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“Save Money. Live Better”



“Save Money. Live Better”

RARE PARENT CO. GUARANTEE
WALMART STORES INC. (NYSE: WMT)
#1 RANKED ON FORTUNE 500 LIST (2016)



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% leased to Walmart Neighborhood Market and backed by a full corporate guarantee from Walmart Stores Inc (Parent Company). The new 15 year primary term expires in November 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 the newest Walmart Neighborhood Market building prototype; the building is comprised of 42,311 square feet on approximately 7.89 acres of land. Strategically located along Barksdale Blvd along the Red River and at the intersection of Sahdy Grove Drive, the site is surrounded by retailers such as McDonald's, Kroger, Family Dollar, Circle K and Jonny's Pizza House.

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 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 one of the most tax advantageous states in America.

PRICING/LEASE SUMMARY

PRICING SUMMARY	
List Price	\$13,410,277
Cap Rate	5.05%
NOI	\$677,219
OPERATING EXPENSE DATA	
Annual Rent	\$677,219
Operating Expenses	
Taxes	NNN
Insurance	NNN
CAM	NNN
Net Operating Income	\$677,219



LEASE ABSTRACT	
Tenant Trade Name	Walmart Neighborhood Market
Lease Commencement	November 11, 2015
Lease Expiration	November 30, 2030
Lease Term	15 Years
Term Remaining On Lease	13 Years
Base Rent	\$677,219
Rent PSF	\$16.01
Rental Adjustments	12/1/2020 \$697,536 12/1/2025 \$718,462
Option Periods	3% every 5 years during base term & 5% Each Option 02/01/2030 \$754,385
Right of First Refusal	Yes - 15 Days
Lease Type	NNN Lease
Roof And Structure	Tenant Responsible



Includes On-Site Gas Station and Drive-Thru Pharmacy - Added Demand Generator

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

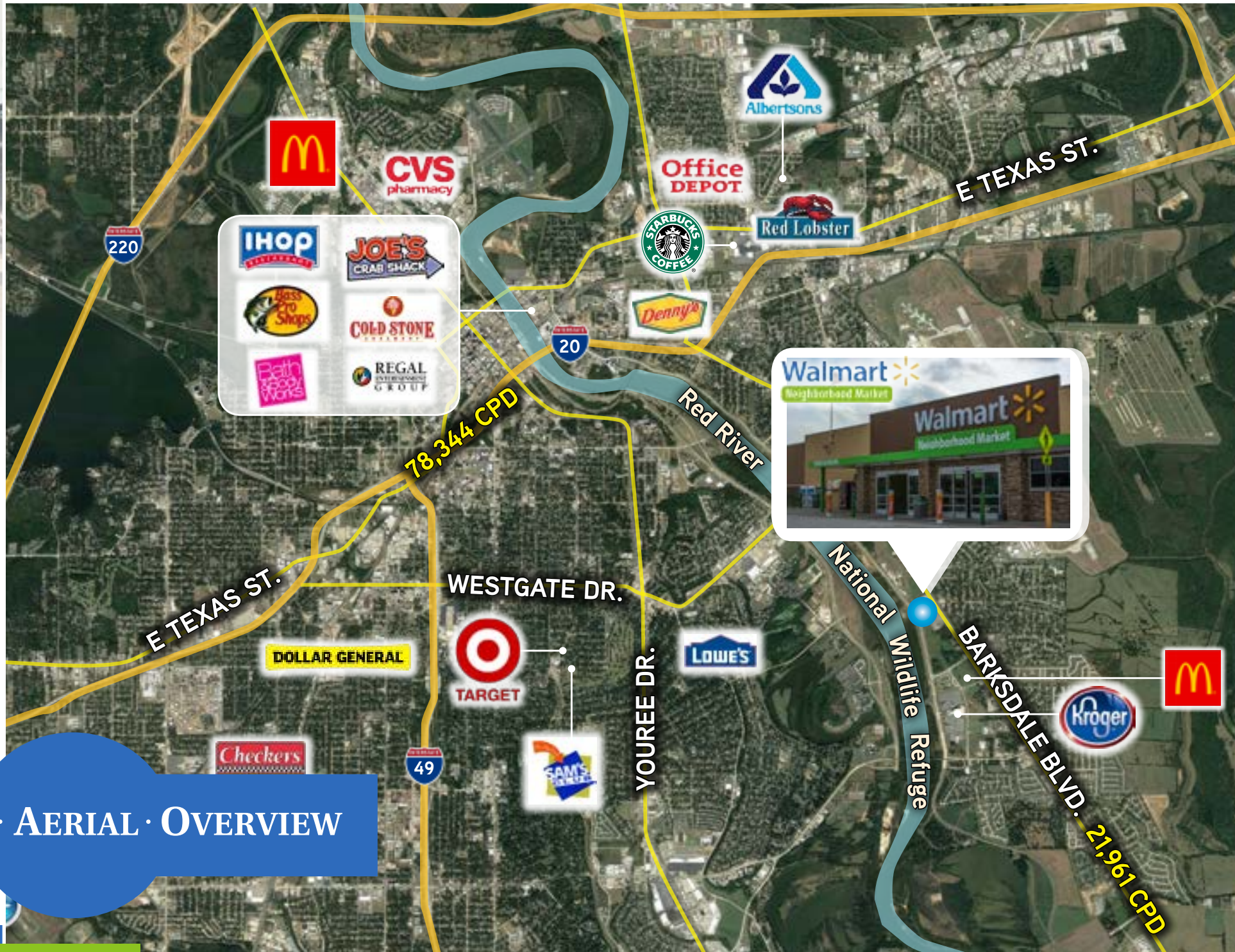
Brand New Construction

- * Newest Walmart Neighborhood Market Prototype - Pride of Ownership
- * Approximately 7.89 Acres of Land - Excellent Street Visibility and Access
- * Only Walmart Neighborhood Market In Entire Region
- * Approximately - Residents Within a - Mile Radius
- * Average Household Income of - Within a - Mile Radius
- * Bossier City, LA Location - Suburb of Shreveport - Northwest LA

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	SL07-0001, 0002
Building Area	42,311 SF
Land Area	7.89 Acres
Year Built	2015
4000 Barksdale Blvd, Bossier City, LA	





Walmart operates over 11,527 retail units under 63 banners in 28 countries and e-commerce websites in 11 countries.

They employ 2.3 million associates around the world — 1.5 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 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.

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

Financial

For the fiscal year ended January 31, 2016, Walmart's total revenue was \$482.1 billion and the company returned \$10.4 billion to shareholders through dividends and share repurchases.

NYSE: WMT



Wal-Mart Stores inc. | \$72.39

Price	\$71.31
52wk Range	\$62.72-\$75.19
Volume	13,889,852
Market Cap	222.47B

02/26/2017

260 Million Customers

Sales of Nearly **\$482 Billion** in Fiscal Year 22016

Over **11,527** Stores in 28 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

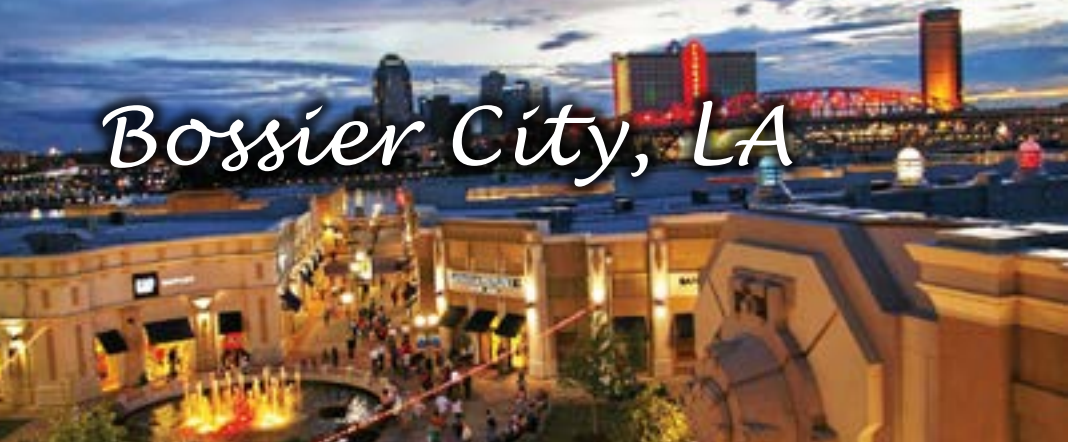


2nd Largest; 27 Countries
~28% of fiscal 2015 net sales



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





Bossier City, LA

Bossier City, LA

The City of Bossier is located along the east bank of the Red River across from Shreveport in Northwest Louisiana. Bossier City is a growing metropolitan area with more than 62,000 residents.

Bossier City is home to four riverboat casinos/hotels: Horseshoe, Diamond Jacks, Boomtown and Margaritaville. Harrah's Louisiana Downs, first class thoroughbred racetrack with slot machines, is located on the east side of the city with three new hotels on the property. Bossier City is easily accessible by major highways

including I-20, I-49, I-220, US Hwy. 80, 71, 171, and State Hwy. 3.

The Shreveport Regional Airport is located just seven miles from Bossier City via I-20.

Major Employers

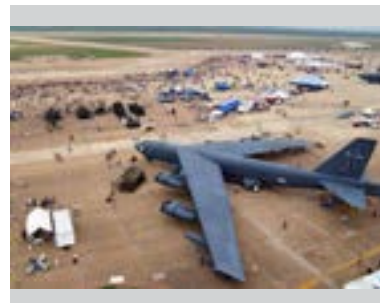
Barksdale Air Force Base	14,730
Bossier Parish School Board	3,000
Harrah's Horseshoe Casino & Hotel	2,532
Gamble Guest Care	1,300
Diamond Jack's Casino	1,200
State of Louisiana	1,182
Willis Knighton Health System	1,053
Margaritaville Resort Casino	1,052



Economy

- Bossier City named No. 7 for "Best Places to Find a New Job" – Money magazine
- Shreveport-Bossier named a "Game Changing Community" because of its economic potential- Southern Business Development
- Shreveport-Bossier ranked among the "Best Opportunity Cities" – Forbes magazine
- Bossier City ranked as one of Louisiana's top ten most successful cities.

Barksdale Air Force Base



Demographics | Bossier City, LA

POPULATION DENSITY

Distance	1-MILE	3-MILE	5-MILE
2016	6,538	50,011	118,668
2021	6,881	51,969	121,343

HOUSEHOLDS

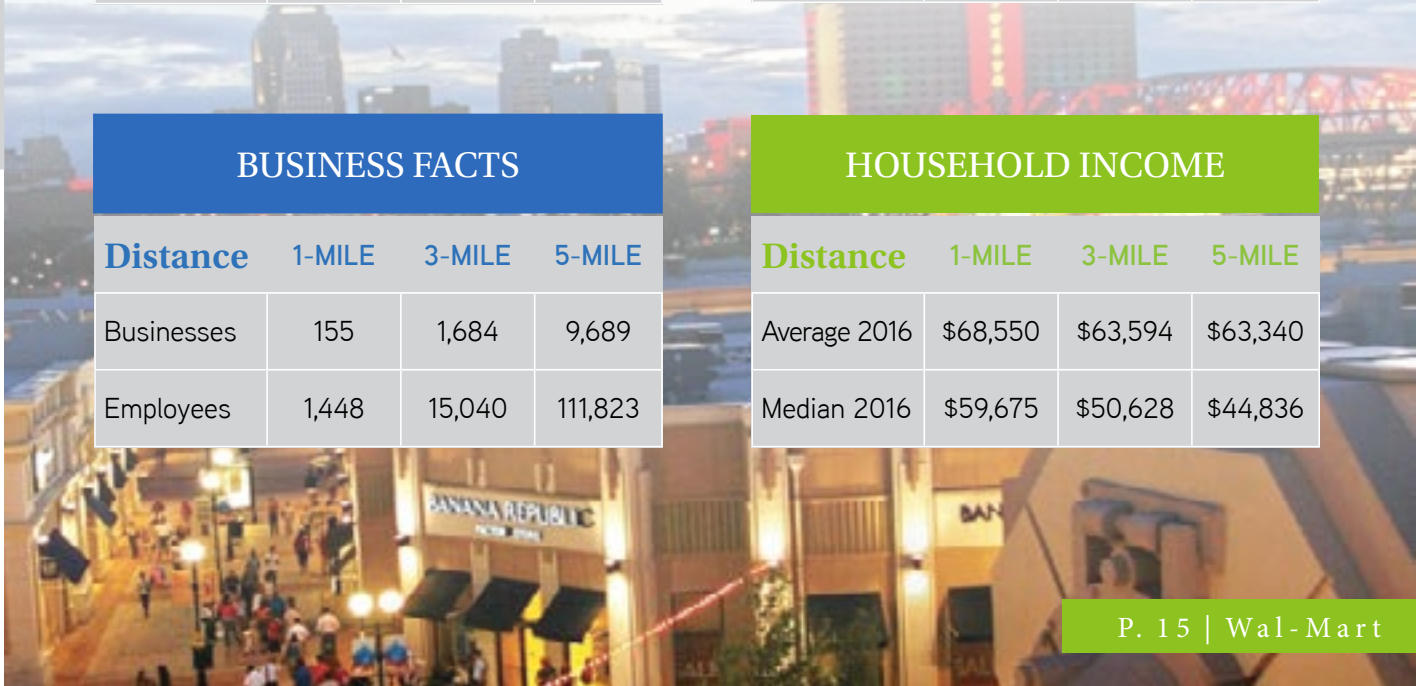
Distance	1-MILE	3-MILE	5-MILE
2016	2,596	20,474	50,135
2021	2,735	21,189	51,130

BUSINESS FACTS

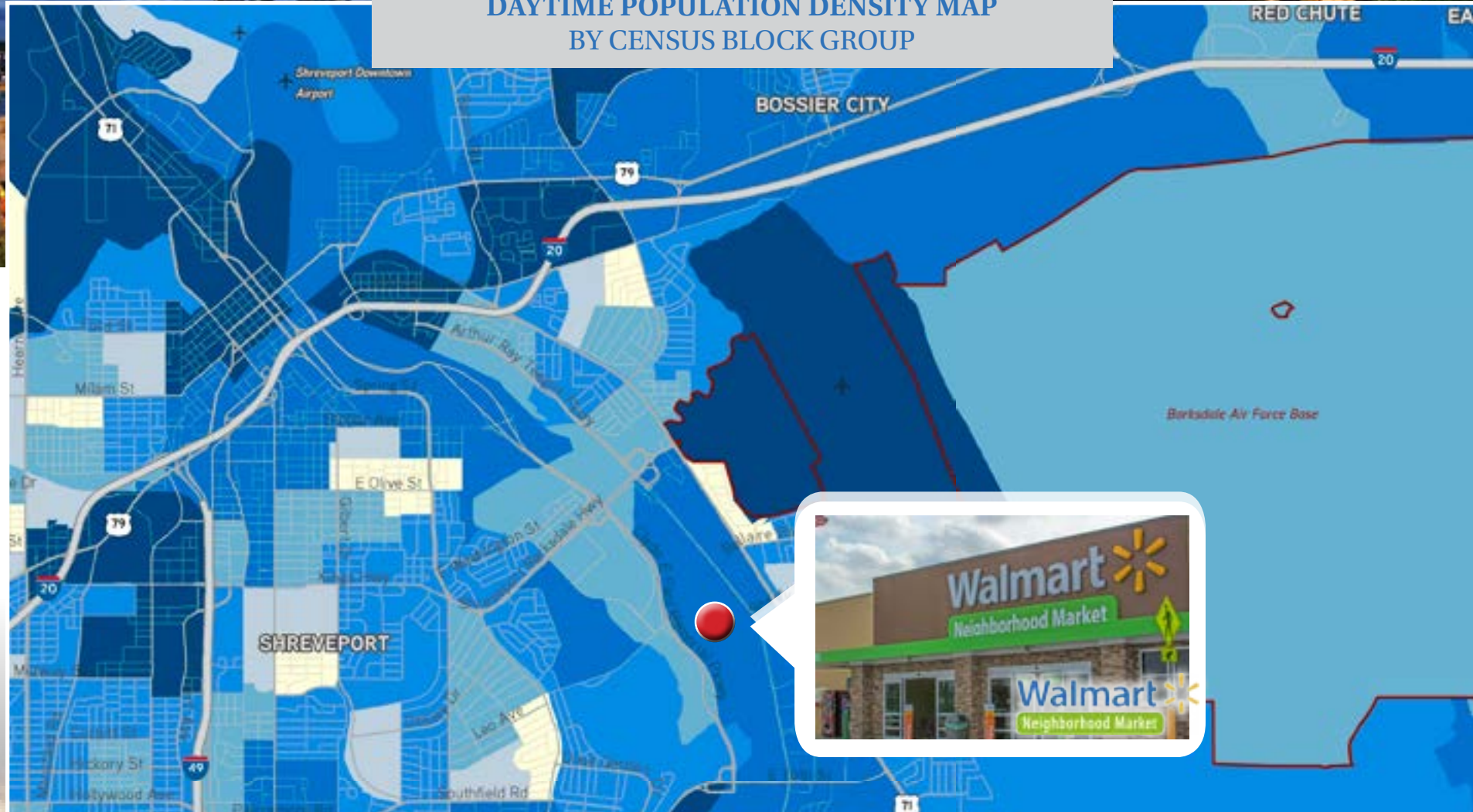
Distance	1-MILE	3-MILE	5-MILE
Businesses	155	1,684	9,689
Employees	1,448	15,040	111,823

HOUSEHOLD INCOME

Distance	1-MILE	3-MILE	5-MILE
Average 2016	\$68,550	\$63,594	\$63,340
Median 2016	\$59,675	\$50,628	\$44,836



**DAYTIME POPULATION DENSITY MAP
BY CENSUS BLOCK GROUP**



• Approximately 51,969 Residents Within a 3-Mile Radius •

13,600 OR MORE

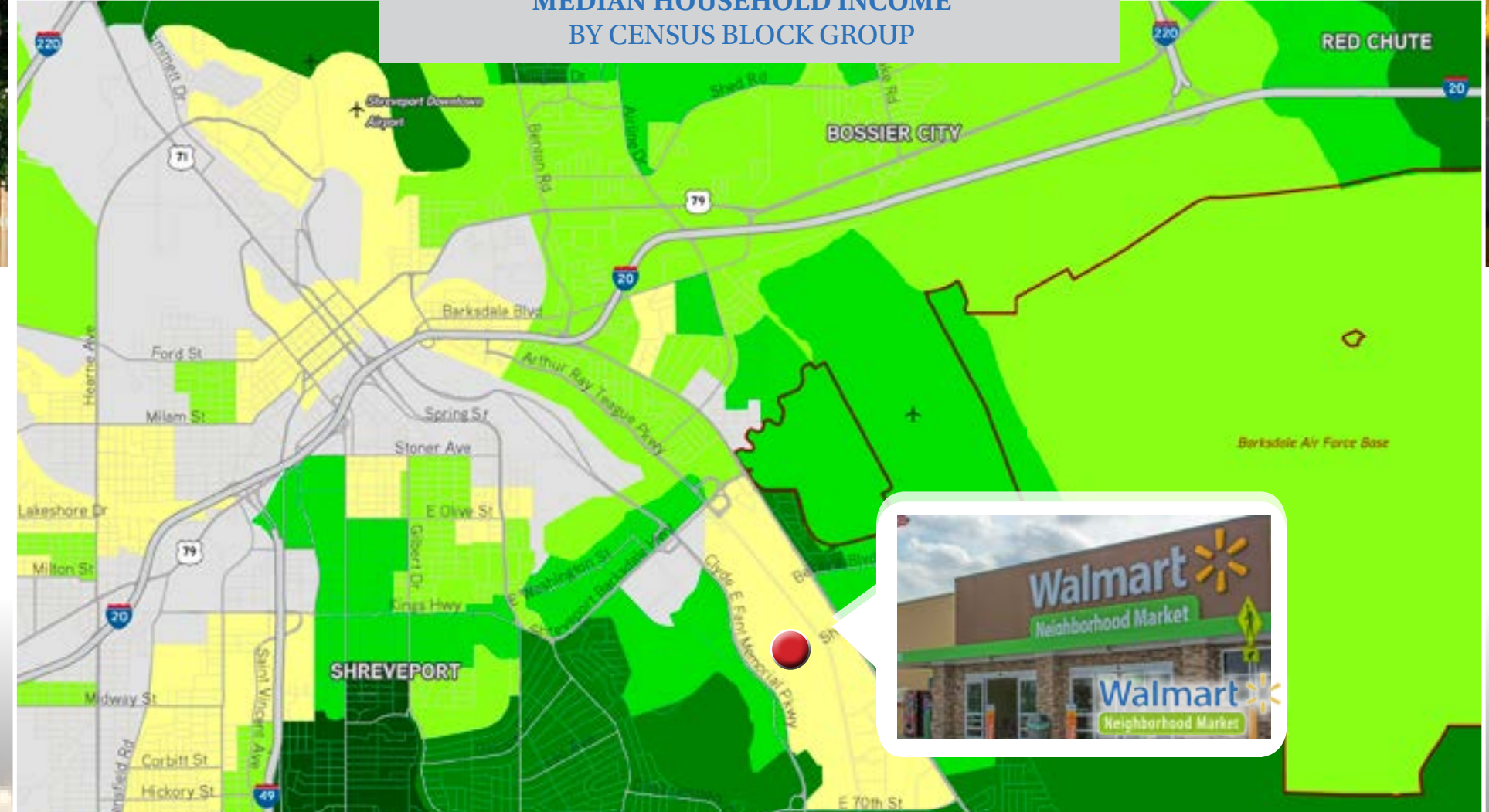
4,800 to 1,900

1,900 to 900

900 to 700

700 to 500

**MEDIAN HOUSEHOLD INCOME
BY CENSUS BLOCK GROUP**



• Average Household Income of \$63,594 Within a 3-Mile Radius •

\$101K TO \$70K

\$70K TO \$49k

\$49K TO \$36K

\$36K TO \$28K

\$28K OR LESS

CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of Walmart, Bossier City, 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 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 Walmart, Bossier City, 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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