

Purchase Price: \$3,284,211

Cap Rate: 4.75%

## The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to purchase a ground lease Walmart Neighborhood Market and Fuel Pad located in Stillwater, Oklahoma.

Wal-Mart Stores, Inc. (S&P AA, Moody's Aa2) has leased a new 42,311 SF Walmart Neighborhood Market store with pharmacy drive thru and six-pump fueling station on approximately 3.887 acres. The lease features a 15-year base term. The lease is Absolute Net and offers 10, 5-year renewal options with scheduled rental increases.

The Property is located on the signalized corner of Perkins Road (19,579 VPD) and Lakeview Road. This Walmart Neighborhood Market is approximately two miles from Oklahoma State University, which has more than 25,000 students enrolled. Other national tenants surrounding the property include Academy, Best Buy, Olive Garden, Lowe's, and many more.

Walmart is the #1 company on the Fortune 500 list, and had FY2016 revenue of \$482.13 billion. The company also reported a net income of \$14.69 billion and a net worth in excess of \$80.55 billion.



## Investment Highlights

**New Construction, 15-Year Lease** – Brand new 15-year lease that commenced in May 2016.

**Extremely Strong Corporate Guaranty** – Lease guaranteed by Wal-Mart Stores East, LP, a subsidiary of Wal-Mart Stores, Inc. with Standard & Poor's rating of AA and Moody's rating of Aa2.

**Absolute Net Lease Structure** – Zero landlord responsibility throughout the base lease or option periods.

**Preferential Tax Treatment** – Property features six-pump fueling station. This portion of the asset could potentially qualify for Accelerated Depreciation\*.

**Growth Concept** – Walmart Neighborhood Market is a key growth concept for the World's #1 Retailer.

**Excellent Investment Fundamentals** – Superior credit, real estate economics and lease structure compared to other available net lease investments.

**Core University Location Serves 25,000+ Students** – The Property is approximately two miles from Oklahoma State University, which has over 25,000 students and 6,000 employees.

**Excellent Retail Trade Area** – Property benefits from numerous positive attributes, including brand new construction, good positioning/visibility on Perkins Street, quality of the Lakeview Pointe development and proximity of other national retailers.

\*Please consult a qualified tax professional regarding eligibility of investment for Accelerated Depreciation. Stan Johnson Company does not provide tax advice.