



WALMART DISTRIBUTION CENTER

4200 WESTWARD AVENUE, COLUMBUS, OH 43228

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 **FORTIS** NET LEASE™

INVESTMENT SUMMARY

List Price:	\$12,646,154
Current NOI:	\$822,000.00
Initial Cap Rate:	6.5%
Land Acreage:	21.80
Year Built	1971
Building Size:	148,292 SF
Price PSF:	\$85.28
Lease Type:	NN
Remaining Term:	5+ Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present this Walmart Distribution Center located at 4200 Westward Avenue in Columbus, Ohio. This 148,292 square foot industrial building is situated on 21.80 acres just off I-270. The subject property is approximately eight miles west of downtown Columbus and fourteen miles from John Glen Columbus International Airport.

There is a ten year NN lease in place with minimal landlord responsibilities and over five years remaining on the initial term. The lease has two, five year options with ten percent rent bumps at each option. The subject property is located in a very densely populated area with over 254,000 residents within five miles. There is a 6.47 percent projected population growth within one mile by 2023. The median home value within five miles exceeds \$160,000 and the average household income within one mile exceeds \$81,000. Surrounding retail tenants include: Do it Best, Starbucks, Culver's, Panera, Marshall's, CATO, McDonald's, Wendy's and a Walmart Supercenter.



PRICE \$12,646,154



CAP RATE 6.5%



LEASE TYPE NN



REMAINING TERM 5+ Years

INVESTMENT HIGHLIGHTS

- 148,292 SF Walmart Distribution Center on 21.80 Acres
- Columbus MSA | Situated Off I-270
- 10 Year NN Lease with 5 Years Remaining
- Minimal Landlord Responsibilities
- 10% Rent Increases at Each Option
- Over 254,000 Residents Within 5 Miles
- 6.47% Projected Population Growth Within 1 Mile by 2023
- 5 Mile Median Home Value Exceeds \$160,000
- 1 Mile Average Household Income Exceeds \$81,000

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FINANCIAL SUMMARY

INCOME		PER SF
Gross Income	\$822,000	\$5.54
EXPENSE		PER SF
Gross Expenses	-	-
NET OPERATING INCOME	\$822,000	\$5.54

PROPERTY SUMMARY

Year Built:	1971
Lot Size:	21.80 Acres
Parking Spaces:	220 Surface Spaces
Traffic Counts:	17,000 VPD on Fisher Road
Building Size:	148,292 SF
Ceiling Height:	21'-25'
Sprinklers:	Wet
Rail Line:	Yes
Truck Wells:	None
Drive Ins:	1 Total/9'W x 11'H
Docks:	210 Dock High Doors

LEASE SUMMARY

Tenant:	Walmart
Lease Type:	NN
Original Lease Term:	10 Years
Annual Rent:	\$822,000
Landlord Responsibilities:	Roof, Structure & Foundation
Taxes, Insurance & CAM:	Tenant Responsibility
Lease Start Date:	September 30, 2014
Lease Expiration Date:	August 31, 2024
Lease Term Remaining:	5+ Years
Rent Bumps:	10% Rent Bumps at Each Option
Renewal Options:	Two, Five Year Options
Website:	www.walmart.com



GROSS SALES:
\$482.13 B



STORE COUNT:
11,695



GUARANTOR:
CORPORATE



STOCK:
WMT



OVERVIEW

Company:	Walmart Stores, Inc.
Founded:	1962
Total Revenue:	\$482 Billion
Net Income:	\$9.86 Billion
Net Worth:	\$386 Billion
Headquarters:	Bentonville, Arkansas
Website:	www.walmart.com

TENANT HIGHLIGHTS

- Investment Grade Tenant "AA"
- Expanded into 11 Countries
- Strategic Locations within Cities
- Worlds Largest Retailer
- 2.2 Million Employees

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	\$ INCREASE	% INCREASE
1-10	\$822,000	\$68,500		
Option 1	\$904,200	\$75,350	\$82,200	10.0%
Option 2	\$994,620	\$82,885	\$90,420	10.0%

COMPANY BACKGROUND

What started small, with a single discount store and the simple idea of selling more for less, has grown over the last 50 years into the largest retailer in the world. Each week, over 260 million customers and members visit our 11,695 stores under 59 banners in 28 countries and e-commerce websites in 11 countries.

With the fiscal year 2017 revenue of \$485.9 billion, Walmart employs approximately 2.3 million associates worldwide. Walmart continues to be a leader in sustainability, corporate philanthropy, and employment opportunity. It's all part of our unwavering commitment to creating opportunities and bringing value to customers and communities around the world.

Walmart Supercenters, branded as "Walmart", are hypermarkets. The first Supercenter opened in Washington, Missouri, in 1988. Walmart Inc is an American multinational retail corporation that operates a chain of supercenter, hypermarkets, discount department stores and grocery stores. Headquartered in Bentonville, Arkansas, the company was founded by Sam Walton in 1962 and incorporated on October 31, 1969. Walmart is the world's #1 retailer with some 2.2 Million employees.

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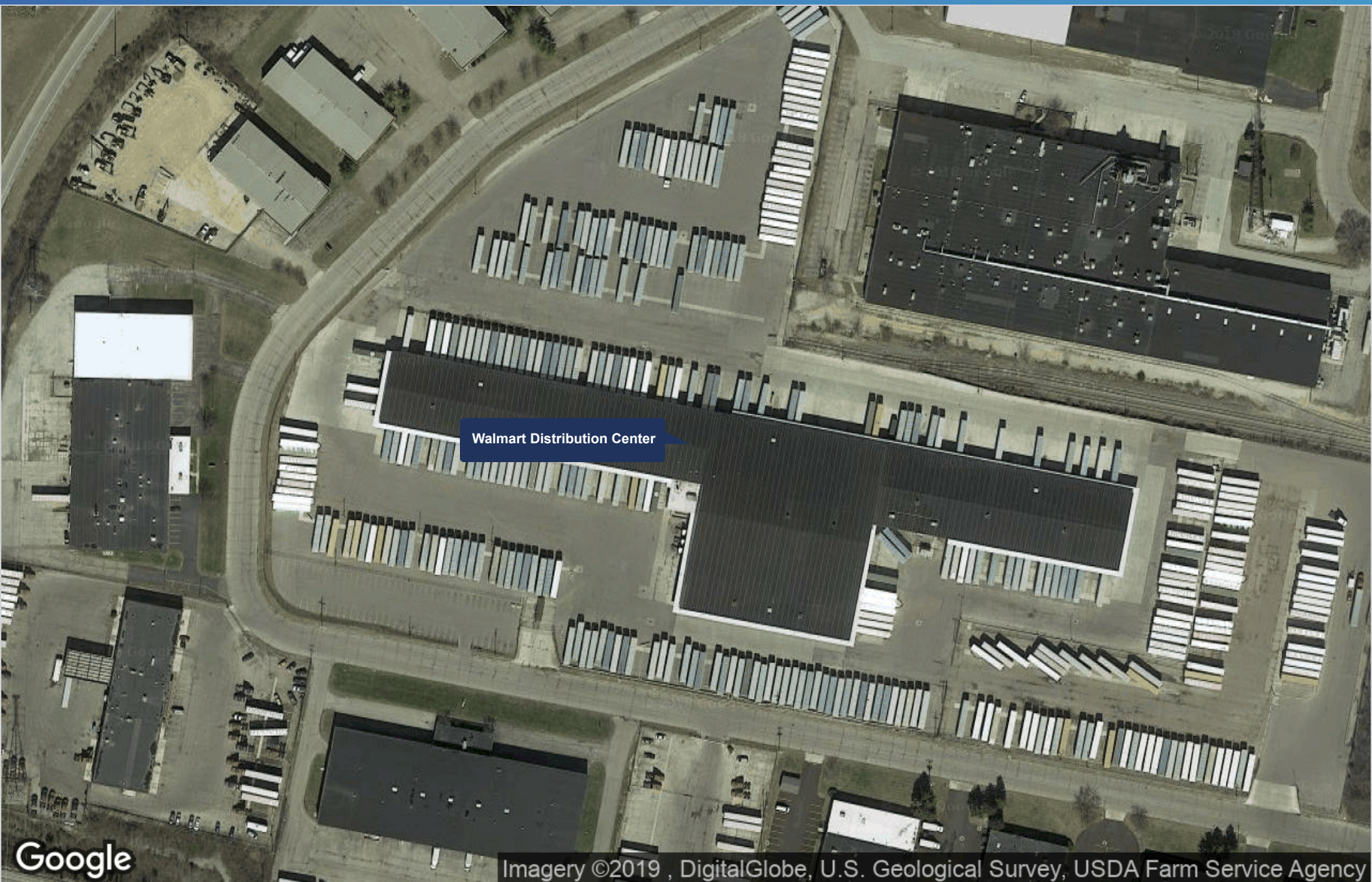


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Walmart Distribution Center

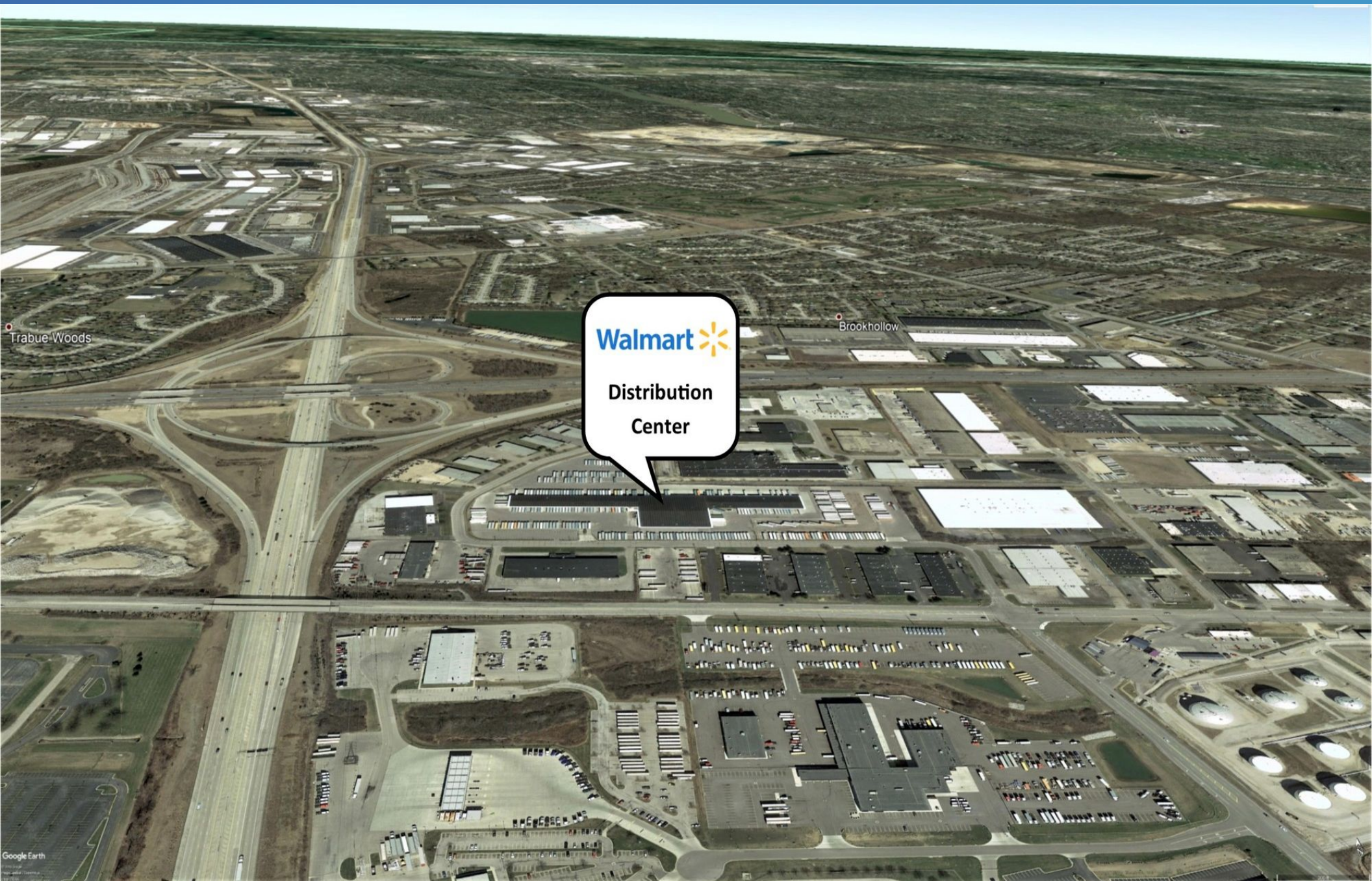
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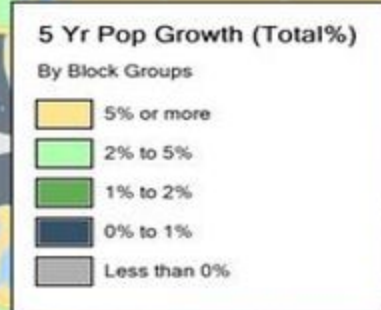
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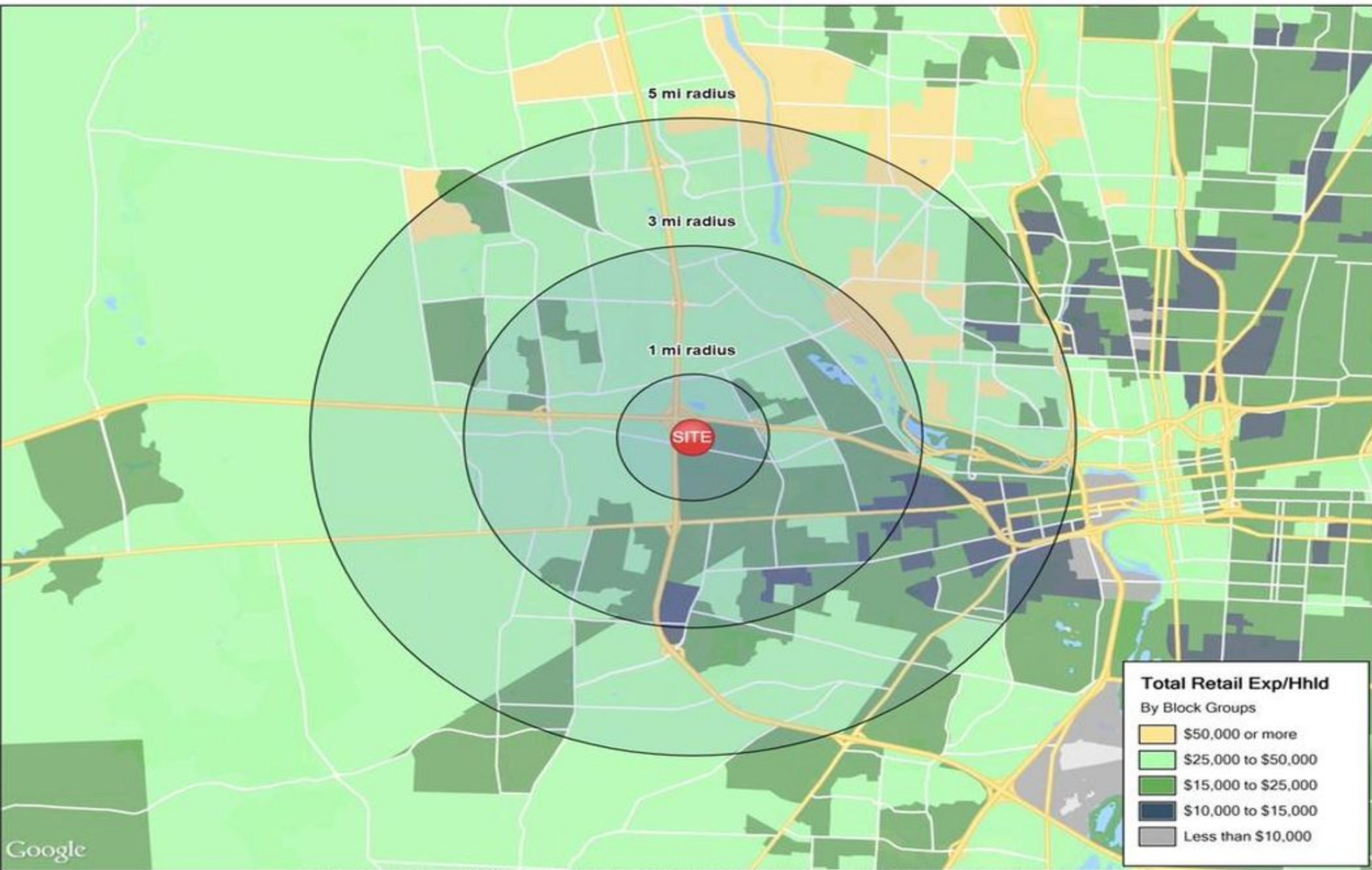
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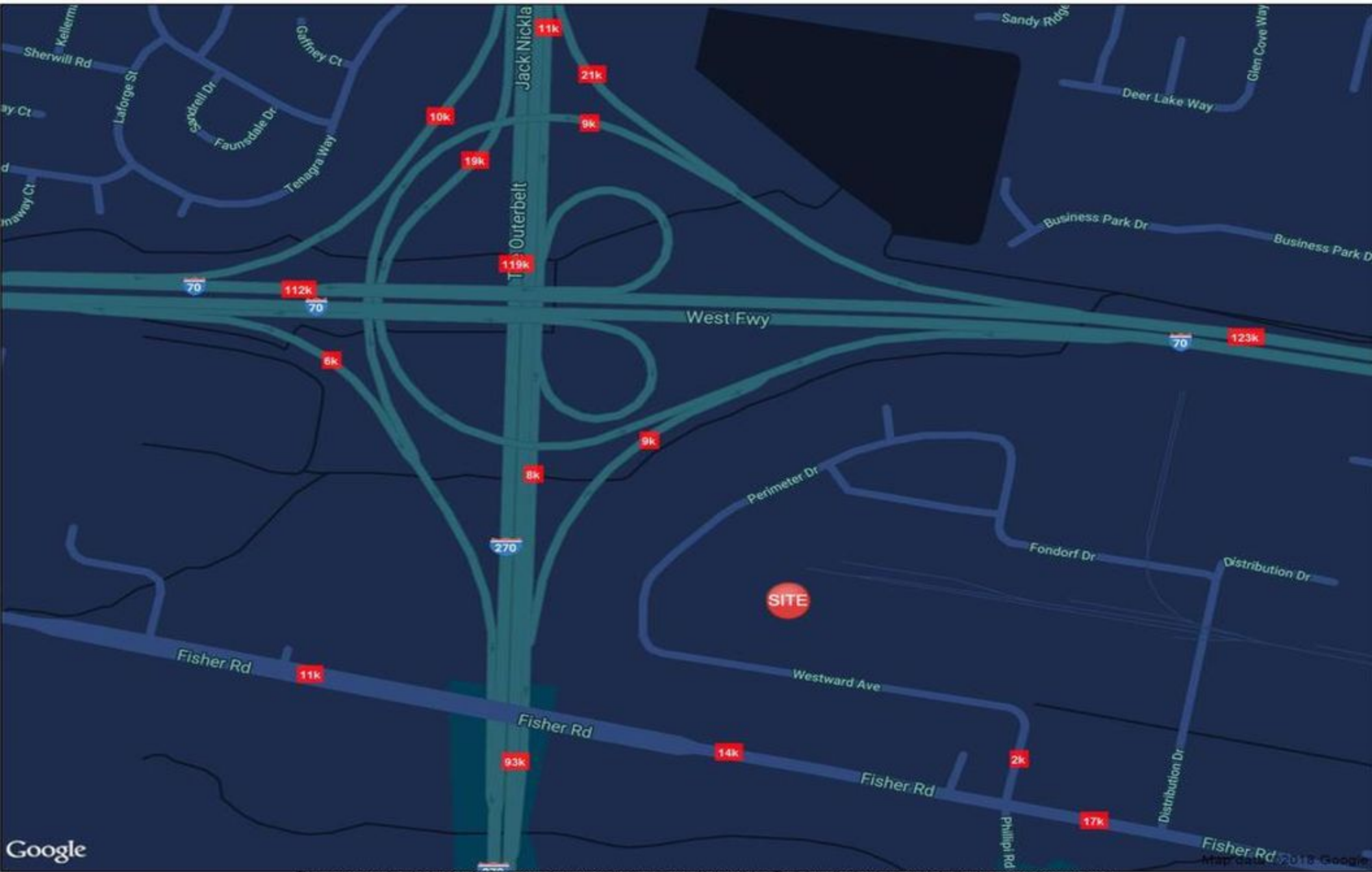


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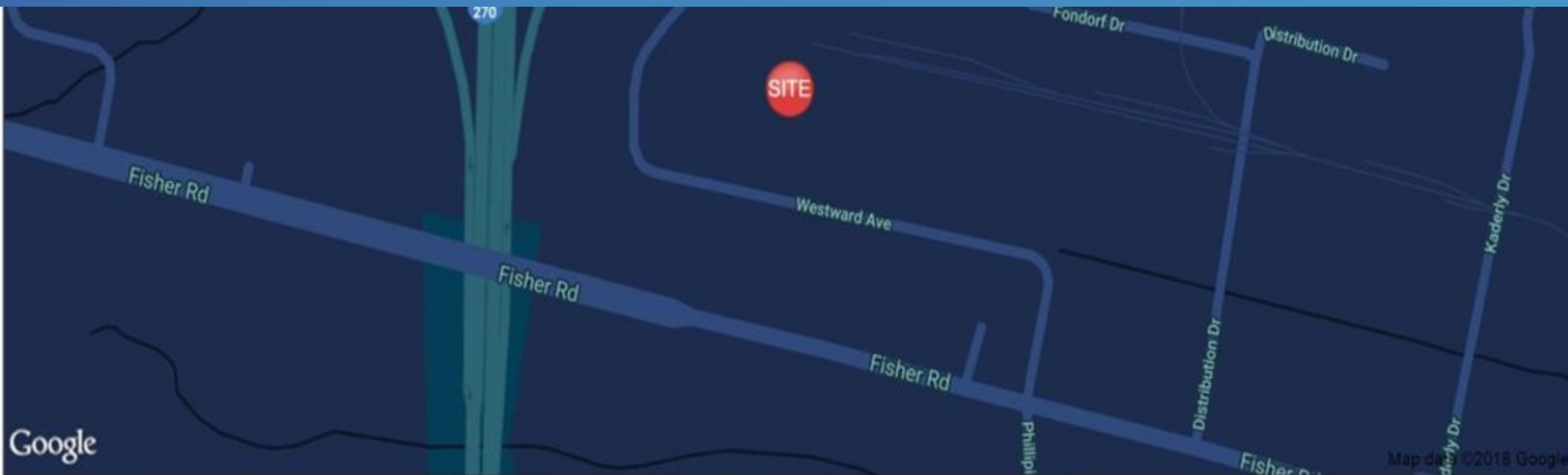
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Aerial View



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	4,323	98,895	255,617
Households	1,683	39,785	104,021
Population Median Age	32.8	32.7	33.9
5 Yr Pop Growth (Total%)	6.5%	8.3%	8.5%

5 Mile Information



Photo



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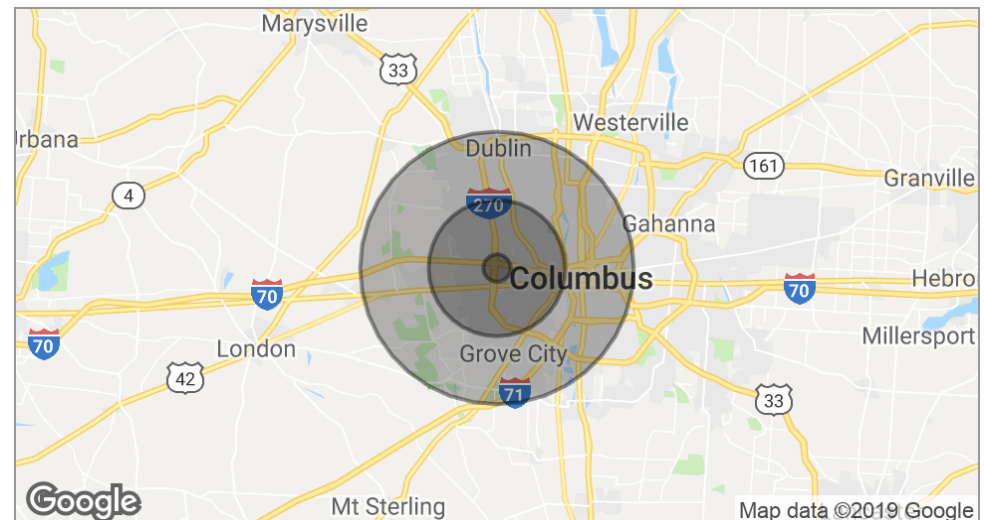


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Columbus is the state capital of and the most populous city in the U.S. state of Ohio. With a population of 879,170 as of 2017, it is the 14th-most populous city in the United States and one of the fastest growing large cities in the nation. This makes Columbus the third-most populous state capital in the US the second-most populous city in the Midwest. It is the core city of the Columbus, OH Metropolitan Statistical Area, which encompasses ten counties. With a population of 2,078,725, it is Ohio's second-largest metropolitan area.

The city has a diverse economy based on education, government, insurance, banking, defense, aviation, food, clothes, logistics, steel, energy, medical research, health care, hospitality, retail, and technology. Columbus is home to the Battelle Memorial Institute, the world's largest private research and development foundation; Chemical Abstracts Service, the world's largest clearinghouse of chemical information; NetJets, the world's largest fractional ownership jet aircraft fleet; and The Ohio State University, one of the largest universities in the United States.

POPULATION	1 MILE	3 MILES	5 MILES
Total Population 2018	4,129	100,476	254,530
Total Population 2023	4,396	106,309	269,405
Population Growth Rate	6.47%	5.81%	5.84%
Average Age	34.60	34.30	35.50
Average Household Size	2.60	2.50	2.50
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,580	39,834	102,138
Average HH Income	\$81,402	\$64,697	\$75,304
Median Home Value	\$149,543	\$134,912	\$160,261





TOTAL SALES VOLUME

\$5.0B

PROPERTIES SOLD

3,000

BROKER & BUYER REACH

300K+

STATES SOLD IN

40

The FNL Team

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