



SAM'S CLUB (Ground Lease)
9464 Main Street
Woodstock, GA 30188 (Atlanta MSA)



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**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



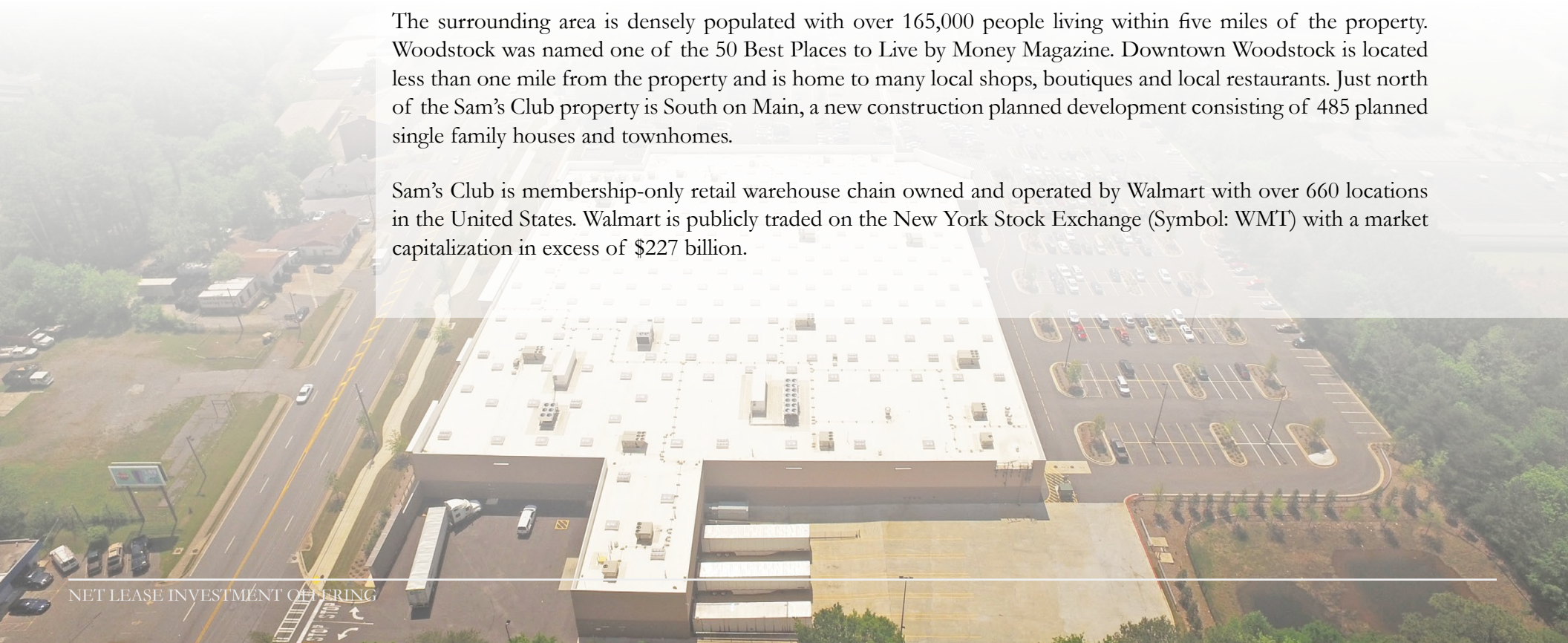
**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Sam's Club ground lease located in the Atlanta MSA. The Sam's Club ground lease has more than 17 years remaining and features a fueling station with 12 pumps. The Sam's Club ground lease has a guaranty from Wal-Mart Stores Inc. (S&P: AA). The absolute triple net Sam's Club lease expires November 25, 2034, features no landlord responsibilities and has rental escalations in each of its sixteen 5-year renewal options.

The 16.95 acre Sam's Club property is strategically located near the signalized intersection of Highway 92 and Main Street (80,000+ VPD). Highway 92 is a primary east-west thoroughfare in the area and experiences traffic volume in excess of 59,000 VPD. Highway 92 provides access to Interstate 575 via a full access interchange less than one mile from the site. Interstate 575 experiences traffic volumes of 91,000 VPD and connects the northwestern Atlanta communities with downtown Atlanta. This regional trade area includes national retailers such as Target, Lowe's, Home Depot, Kohl's, and Big Lots. The nearest Sam's Club is over 14 miles away.

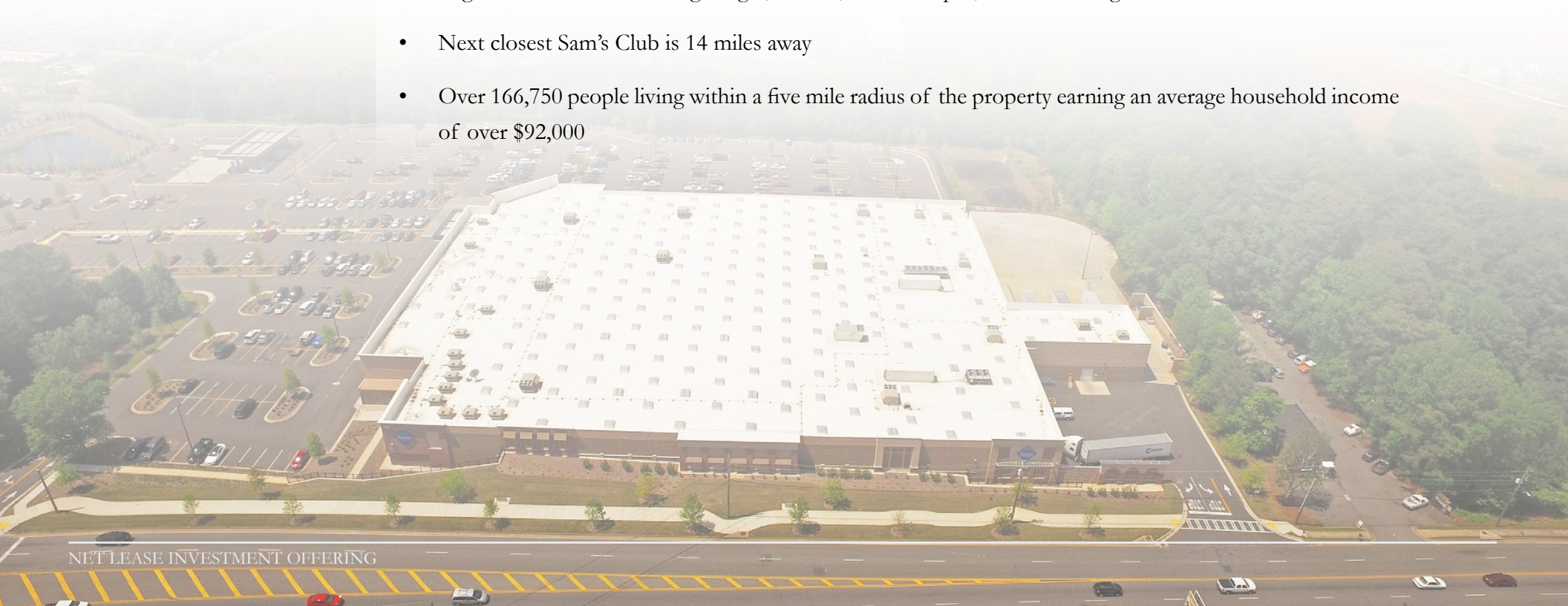
The surrounding area is densely populated with over 165,000 people living within five miles of the property. Woodstock was named one of the 50 Best Places to Live by Money Magazine. Downtown Woodstock is located less than one mile from the property and is home to many local shops, boutiques and local restaurants. Just north of the Sam's Club property is South on Main, a new construction planned development consisting of 485 planned single family houses and townhomes.

Sam's Club is membership-only retail warehouse chain owned and operated by Walmart with over 660 locations in the United States. Walmart is publicly traded on the New York Stock Exchange (Symbol: WMT) with a market capitalization in excess of \$227 billion.



**INVESTMENT
HIGHLIGHTS:**

- Located within the Atlanta MSA
- Investment grade rated tenant (S&P: AA)
- Zero landlord responsibilities
- Over 17 years remaining in the primary term
- Rental escalations in each renewal option period
- Positioned near the signalized intersection of Highway 92 and Main Street (80,000+ VPD)
- Located less than one mile from Interstate 575 (91,000 VPD)
- Regional trade area featuring Target, Lowe's, Home Depot, Kohl's and Big Lots
- Next closest Sam's Club is 14 miles away
- Over 166,750 people living within a five mile radius of the property earning an average household income of over \$92,000



**PROPERTY
OVERVIEW:**

Price:	\$6,777,778
Cap Rate:	4.50%
Net Operating Income:	\$305,000
Rental Escalations:	5% In Each Option
Lease Commencement Date:	November 26, 2014
Lease Expiration Date:	November 25, 2034
Renewal Options:	Sixteen 5-Year
Tenant:	Sam's Club
Guarantor:	Wal-Mart Stores Inc. (S&P: AA)
Year Built:	2014
Lease Type:	Ground Lease – Absolute NNN
Rentable Square Feet:	134,550 SF
Land Size:	16.95 Acres





[CLICK HERE TO VIEW DRONE VIDEO](#)





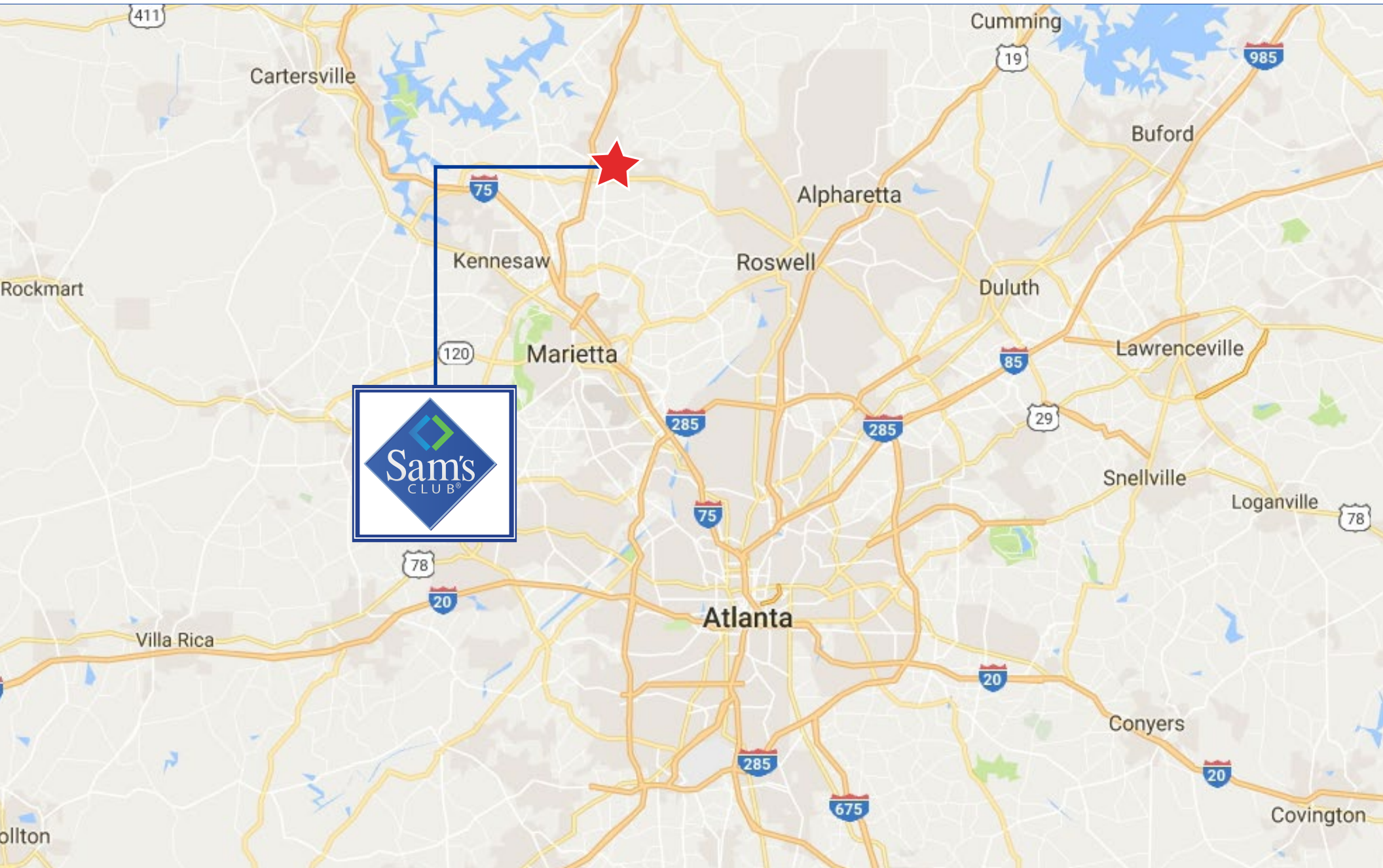


**SOUTH ON MAIN
(485 HOMES)**









DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
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Total Population	6,364	56,940	166,756
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Total Households	2,558	20,963	59,105
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Income	1-Mile	3-Mile	5-Mile
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Median Household Income	\$63,960	\$67,163	\$75,007
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Average Household Income	\$81,787	\$82,435	\$92,040
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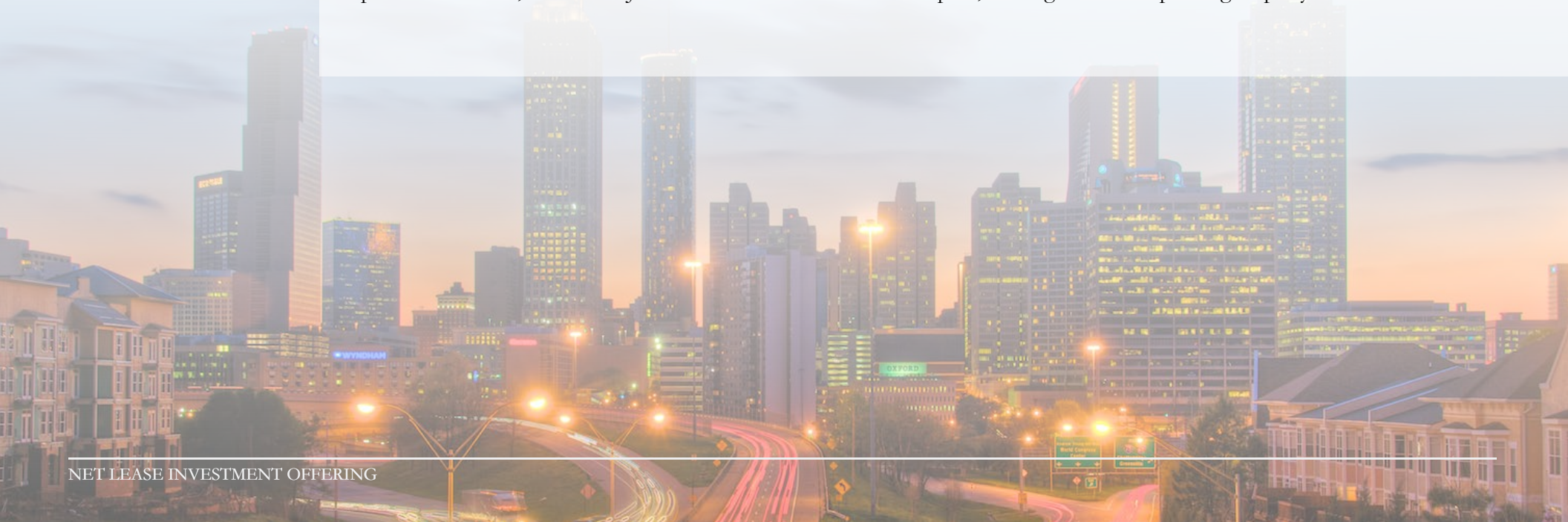
**MARKET
OVERVIEW:**

Atlanta, Georgia MSA

Atlanta is the hub and economic engine of the Southeast, which is the fastest growing region in the U.S. The city’s thriving economy and job base, coupled with its high quality and low cost of living, make it an ideal destination to draw young and educated talent from the region’s major universities.

With an overall population of 5.5 million throughout the 28–county metro area, Atlanta is the ninth–largest Metropolitan Statistical Area (MSA) in the United States and is projected to be the 6th most populated metro area by 2020. Over the course of the 1990s and into the 2000s, Atlanta evolved from the regional “capital” of the Southeast into its current distinction as a leading international city for business. The World Cities Study Group at Loughborough University rated Atlanta as a “Global City.” With a gross domestic product of US\$270 billion, Atlanta’s economy ranks 15th among world cities and sixth in the nation. Atlanta contains the country’s fourth largest concentration of Fortune 500 companies, and more than 75 percent of Fortune 1000 companies have business operations in the metropolitan area. Metro Atlanta is the world headquarters of corporations such as The Coca-Cola Company, Turner Broadcasting, The Home Depot, AT&T Mobility, UPS, and Delta Air Lines.

As further proof that Atlanta is a mainstay of global commerce, this fast-growing metropolis is also host to the busiest airport in the world, Hartsfield-Jackson Atlanta International Airport, serving 89 million passengers per year.



TENANT OVERVIEW:

Sam's Club

Sam's Club operates as a retailer and a membership warehouse club that provides products to members in the United States and Puerto Rico. The company was founded in 1983 and is based in Bentonville, Arkansas with club locations in the United States and Puerto Rico. There are over 660 locations. Sam's Club operates as a subsidiary of Wal-Mart Stores Inc. Walmart is an investment grade rated company (AA) publicly traded on the New York Stock Exchange (symbol WMT).

As of January 31, 2017, Sam's Club operates 660 membership warehouse clubs in 47 U.S. states and Puerto Rico. Walmart International also operates Sam's Clubs in Mexico, Brazil, and China. It has 160 locations in Mexico, 27 locations in Brazil, and 15 in China. Locations generally range in size from 71,000–168,000 SF, with an average club size of approximately 134,000 SF.

Like other warehouse clubs, Sam's Club sells most of its merchandise in bulk and directly off pallets. The clubs are arranged much like warehouses, with merchandise stocked in warehouse-style steel bins. Products sold include jewelry, designer goods, sunglasses, crystal and collectibles, electronics, floral, apparel, food, and meats. Most locations have Pharmacy, Tire and Battery, Photo, Bakery, Optical, Café and Floral departments. Sam's Club markets items under the private labels Simply Right, Member's Mark, Bakers & Chefs, Daily Chef, and Sam's Club — including products by Richelieu Foods, a private label manufacturer of frozen pizza, salad dressing, sauces, marinades, condiments and deli salads. Sam's Club does not sell the Sam's Choice or Great Value brands that are available in Walmart stores. However, Sam's Club is changing some of the Member's Mark items to the name Simply Right. The Member's Mark Deli products are also changing names to Artisan Fresh.

Website:	www.samsclub.com
Number Locations:	660+
Parent Company:	Wal-Mart Stores Inc.
Stock Symbol:	WMT (NYSE)
Market Capitalization:	\$205 Billion
Credit Rating:	AA (Investment Grade)
Headquarters:	Bentonville, Arkansas





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