

# WLM Retail Trust Portfolio

## 29 Properties in 15 states

:: INVESTMENT PROPERTY



Southgate, MI

Qualified investors are extended the opportunity to acquire a portfolio consisting of 29 retail properties collectively encompassing 2,830,676 square feet of GLA located in 15 states. The portfolio consists of 22 Leasehold Interests, six (6) Estate For Years Interests, one (1) Fee Simple Interest in a Wal-Mart Supercenter, and six (6) parcels of land adjacent to certain assets in the portfolio.

- **Exceptional Wal-Mart Credit:** 14 assets are leased by Wal-Mart Stores, Inc., of which seven (7) are operating Walmart locations and six (6) are subleased to national tenants including: JCPenney, Toys 'R' Us, Big Lots, Hobby Lobby, Office Depot, Books-A-Million, Ace Hardware, Goodwill, Hancock Fabrics, and Dollar General. One asset is leased by a Walmart store that has discontinued operations.
- **National and Regional Tenancy:** Nine (9) assets are leased in part to national and regional tenants including Bass Pro Shop, Tractor Supply Company, Books-A-Million, Sears, Martin's Family Clothing, Big R Stores, Orscheln Farm & Home, and Dollar General.
- **Fee Simple Walmart Supercenter:** The portfolio includes a rare opportunity to acquire a Fee Simple Interest in a Walmart Supercenter. Constructed in 2011, the ground lease matures in 2031 with 14 five-year options to renew.
- **Term Length:** Ground Lease and/or Estate For Years Terms for 27 assets mature as follows: two (2) in 2014, ten (10) in 2016, ten (10) in 2017, and five (5) in 2018. In each instance, there are nine (9) five-year options to renew. The Lease for the Walmart Supercenter in Jonesville, Michigan features an initial expiration in 2030 with seven (7) five-year options to renew.
- **Potential Fee Simple Interest via Option Agreements:** For certain Ground Lease and Estate For Years assets, there are assignable Option Agreement Rights which include certain rights to purchase and ground lease the land.
- **In-Place Income:** Collectively, the assets are projected to generate a 2013 In-Place Net Operating Income of \$3,946,666.

If you would like to receive a full Offering Memorandum on this opportunity please submit a Confidentiality Agreement or visit the property website:

[www.cbremarketplace.com/wlmretailportfolio](http://www.cbremarketplace.com/wlmretailportfolio)

Capital Markets | National Retail Investment Group

Atlanta :: Boston :: Charlotte :: Chicago :: Dallas :: Miami :: Newport Beach :: Washington, D.C.

CHICAGO TEAM: George B. Good :: Robert J. Mahoney :: Richard A. Frolik :: Michael Kaider :: Christian E. Williams :: Derrick A. Almassy

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PORTFOLIO STATISTICS	
Total Number of Properties	29
Total Number of States	15
Total GLA	2,830,676
Average Year Built	1987
Number of Properties with operating Walmart	7
Number of Properties with dark Walmart	1
Number of Properties leased to Walmart; Walmart subleases	6
Number of Properties leased to others (in whole or part)	9
Number of Vacant Properties	6
NOI	\$3,946,666
NOI (excluding ground rent)	\$5,710,306

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Property Location	State	Structure	GLA	Year Built	Occupancy	Anchor Tenant
Oxford	AL	Leasehold and rights under Option Agreement	90,804	1985	100%	Wakefields/Martins Books-A-Million
Pine Bluff	AR	Leasehold and rights under Option Agreement	85,618	1986	0%	
Longmont	CO	1. Leasehold and rights under Option Agreement 2. Fee simple	142,783	1986	0%	
Trinidad	CO	Leasehold and rights under Option Agreement	41,304	1986	100%	Big R Stores
Burlington	IA	Leasehold and rights under Option Agreement	82,225	1985	49%	Big Lots Dollar General
Carbondale	IL	Leasehold and rights under Option Agreement	84,840	1983	100%	Walmart; subleased to Big Lots & Hobby Lobby
Galesburg	IL	1. Leasehold and rights under Option Agreement 2. Fee simple	106,213	1985	0%	
Macomb	IL	Leasehold and rights under Option Agreement	68,230	1985	100%	Walmart; subleased to JCPenney & Dollar General
Ottawa	IL	Leasehold and rights under Option Agreement	91,164	1986	0%	
Liberal	KS	Leasehold and rights under Option Agreement	85,016	1985	100%	Walmart; subleased to Ace Hardware, Stage & Dollar General
Covington	LA	Leasehold and rights under Option Agreement	86,703	1986	100%	Walmart; subleased to Office Depot, Books-A- Million and Rooms To Go
LaPlace	LA	1. Estate for years and rights under Option Agreement 2. Fee simple	196,780	1987	100%	Walmart
Jonesville	MI	1. Estate for years and rights under Option Agreement 2. Fee simple	187,145	1995	100%	Walmart
Southgate	MI	Fee simple	177,520	2011	100%	Walmart
Albert Lea	MN	Estate for years and rights under Option Agreement	82,417	1987	100%	Walmart (dark)
Blue Earth	MN	Estate for years and rights under Option Agreement	41,304	1986	100%	Walmart
Marshfield	MO	Leasehold and rights under Option Agreement	58,474	1985	100%	Orscheln Farm & Home
Cape Girardeau	MO	Leasehold and rights under Option Agreement	79,900	1986	100%	Walmart; subleased to Big Lots, Toys R Us, and Hancock Fabrics
Thayer	MO	Leasehold and rights under Option Agreement	31,579	1985	100%	Walmart
McCook	NE	Leasehold and rights under Option Agreement	50,968	1985	52%	Harlo LLC dba Sears Dollar General
Ada	OK	Leasehold and rights under Option Agreement	86,394	1986	45%	Tractor Supply Dollar General
Broken Arrow	OK	1. Leasehold and rights under Option Agreement 2. Fee simple	108,449	1986	0%	
Oklahoma City	OK	Leasehold and rights under Option Agreement	81,438	1984	100%	Walmart Neighborhood Market
Hermitage	TN	Estate for years and rights under Option Agreement	113,268	1987	100%	Walmart; subleased to Hobby Lobby, Big Lots & Goodwill
Memphis	TN	Leasehold and rights under Option Agreement	110,778	1986	100%	Bass Pro Shop Colonial Hardware
El Paso	TX	1. Estate for years and rights under Option Agreement 2. Fee simple	198,421	1987	100%	Walmart
Houston	TX	Leasehold and rights under Option Agreement	95,175	1986	100%	NCO Group
Weatherford	TX	Leasehold and rights under Option Agreement	66,773	1987	64%	Tractor Supply MACD LLC
Monroe	WI	Leasehold and rights under Option Agreement	98,993	1985	0%	

2,830,676 1987

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LaPlace, LA



Hermitage, TN



Memphis, TN



Oxford, AL

### SALES TERMS

- The following are the general provisions of the offering:
- The 29-property portfolio is being offered in its entirety to a single buyer. **There will be no carve-outs from the portfolio.**
- The Portfolio is being offered free and clear of any existing debt.
- The Portfolio is being offered on an "as-is" basis with ownership making no representations or warranties with respect to the accuracy or completeness of the offering memorandum or any and all documents delivered to an acquisition prospect for the purpose of performing due diligence.
- The Portfolio is being offered without an asking price.

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