



OFFERING MEMORANDUM

WALMART SHADOW CENTER

CHERAW, SC



Walmart

CATO

SHOE SHOW

DOLLAR TREE

SOUTHERN Finance

Advance America

1st Franklin Financial
Serving Our Neighbors Since 1947

Highway 55
SHOULDER SHOPS SYSTEMS

cricket wireless

T-Mobile



PRICE

\$6,140,000



YEAR ONE NOI

\$460,323



YEAR BUILT

2007



OCCUPANCY

88%



SQUARE FEET

39,918



LAND AREA

4.76 AC



EXISTING DEBT

Free & Clear



PARCEL ID

243 000 003 044



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RENT ROLL

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP

**FOR ADDITIONAL INFORMATION,
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CATO FASHIONS

SHOE SHOW

INVESTMENT OVERVIEW

WALMART SHADOW CENTER

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OFFERING SUMMARY

WALMART SHADOW CENTER




WALMART SHADOW CENTER 1040 CHESTERFIELD HWY, CHERAW SC 29520

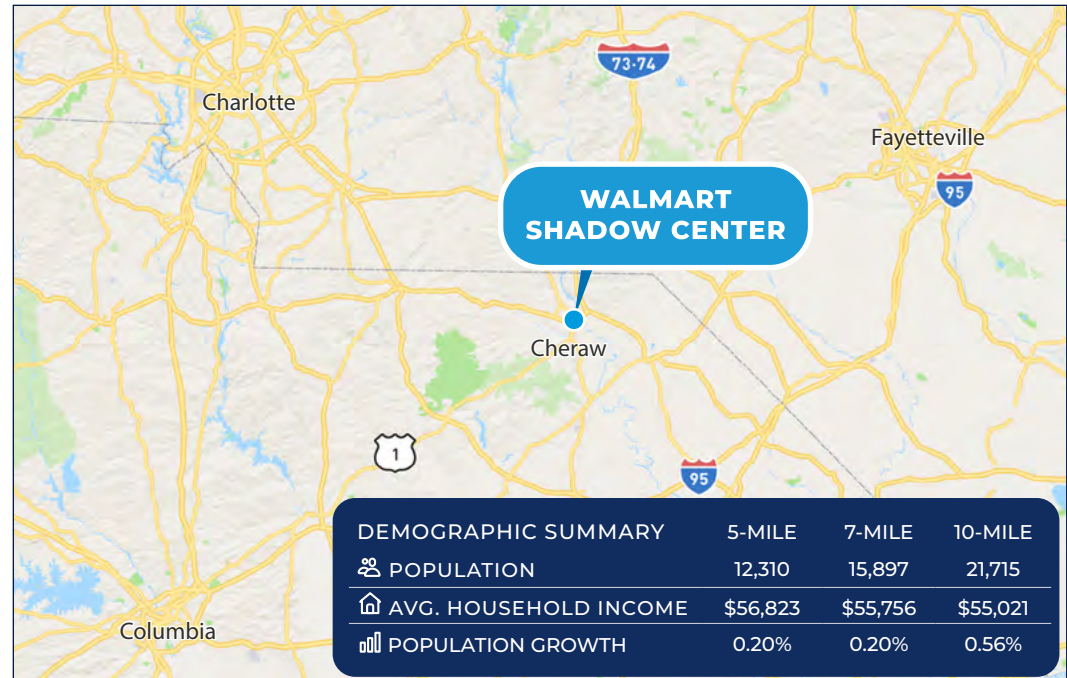
THE OFFERING	
\$6,140,000	7.50%
PRICE	CAP
NOI	\$460,323
NOI (YEAR 5)	\$555,605
PRICE PER SQUARE FOOT	\$153.82
SQUARE FEET	39,918 SF
CURRENT OCCUPANCY	88%
YEAR BUILT	2007
LOT SIZE	4.76 AC

PROPOSED FINANCING	
INTEREST RATE	5.50%
LOAN-TO-VALUE RATIO (LTV)	70%
AMORTIZATION PERIOD (YRS)	30
ORIGINATION FEE	1.00%

The subject property will be delivered free-and-clear of debt. Financing in the analysis is an example of new debt for the asset. Contact listing broker for details.

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MAJOR TENANTS	SQ. FT.	GLA	OCCUPANCY HISTORY	RENT/SF
 DOLLAR TREE	8,532	21.37%	15 Years	\$11.00
 CATO	4,160	10.42%	15 Years	\$9.00
Tokyo Japanese Cuisine	3,600	9.02%	15 Years	\$15.22
 SHOE SHOW	3,440	8.62%	15 Years	\$10.50



INVESTMENT HIGHLIGHTS

WALMART SUPERCENTER SHADOW CENTER

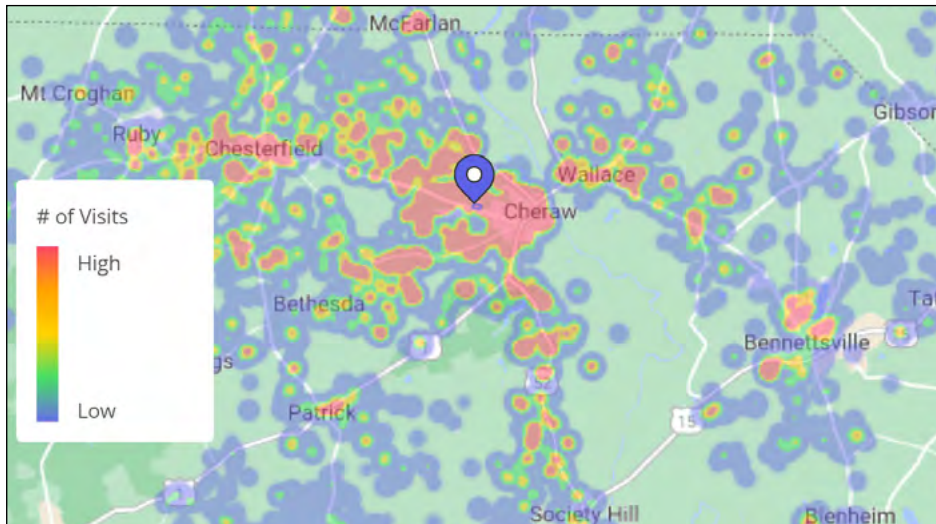
- The property is a 39,918 SF Walmart Supercenter shadow-anchored retail center located in Cheraw, SC
- This center has a strong history of tenant performance and offers upside at 88% occupancy.
- The center includes a complementary mix of e-commerce resistant tenants with uses such as service, restaurant, liquor store, & more
- National Brands include Dollar Tree, CATO, Shoe Show, Advance America, HWY 55 Burger, 1st Franklin Financial, Cricket Wireless, & T-Mobile
- The center is shadow anchored by a high-performing Walmart since 2007 | Walmart owns the Walmart

HISTORY OF STRONG PERFORMANCE

- Average Tenant Tenure | 12.40 Years
- 8 tenants have exercised options to renew since 2019
- 3 New Leases have been executed since 2020

LIMITED COMPETITION | DOMINANT RETAIL LOCATION

- This shopping center sees 2.2M Annual Visits
- #1 visited retail center in Cheraw
- Center pulls from a 20-Mile Trade Area



CHERAW, SC | COLUMBIA MSA

- Cheraw is a city on the Pee Dee River in Chesterfield County, South Carolina
- Located 70 miles southeast of Charlotte and 9 miles northeast of Columbia
- Nicknamed "The Prettiest Town in Dixie", Cheraw is known for its deep-rooted history and southern charm
- Established in 1750, Cheraw was one of the first discovered and settled area of South Carolina and played major roles for South Carolina in the American Revolution & Civil War
- Cheraw was the first municipality to use the Civilian Conservation Corps in South Carolina to build a state park, now home to Cheraw State Park and Sandhills State Forest





Walmart

WALMART SHADOW CENTER

CATO **SHOE SHOW** **DOLLAR TREE**

1st Franklin Financial **Advance America** **SOUTHERN Finance**

cricket wireless **Hooters 55** **T-Mobile**

Tokyo Japanese Cuisine
Perfect Nails & Spa
Hemp+

Burger King

SC 9
11,100 VPD





WALMART SHADOW CENTER



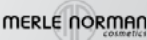
Tokyo Japanese Cuisine
Perfect Nails & Spa
Hemp+



Burger King

SC 9
11,100 VPD





McLeod Health
Cheraw Hospitalists



SCHAEFFLER



Burger King



SC 9
11,100 VPD

WALMART SHADOW CENTER



Tokyo Japanese Cuisine
Perfect Nails & Spa
Hemp+



FORTUNE
500
#1 ON LIST



Walmart



1962
YEAR
FOUNDED

\$559 B
REVENUE
2021

4,800+
STORE
COUNT

2.2 M
EMPLOYEE
COUNT

BENTONVILLE, AR
HEADQUARTERS
LOCATION

Founded in 1962 in Bentonville, Arkansas, Walmart is the quintessential American retail success story, with its strong global retail footprint supported by thousands of locations, a growing online presence built on innovation, and a dynamic supply chain, the future of retail belongs to Walmart. Walmart.com is now the #3 most visited retail website in the United States and the company is accelerating e-commerce and technology advances globally, expanding Online Grocery shopping to new markets, and ramping up in-store and in-club pickup for an unrivaled shopping experience. Walmart is the world's #1 retailer, as well as the world's largest company by revenue and largest employer with 2.2 million associates. Walmart sells groceries and general merchandise, operating some 5,400 stores in the US, including about 4,800 Walmart stores and 600 Sam's Club membership-only warehouse clubs. Walmart's international division numbers about 6,000 locations; operating through regional subsidiaries, it's the #1 retailer in Canada and Mexico and has operations in Asia, Africa, Europe, and Latin America. Some 265 million customers visit Walmart's stores and websites each week.



**DOLLAR
TREE**

MARKET OVERVIEW

WALMART SHADOW CENTER

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Dizzy Gillespie Homesite Park

Long Middle School
777 students

52

Highland

Arrowhead Park

Cheraw Intermediate School
437 students

Cheraw High School
870 students

McLeod Health
Cheraw Hospitalists

WALMART SHADOW CENTER

Tokyo Japanese Cuisine
Perfect Nails & Spa
Hemp+

US 52
6,400 VPD

DEMOGRAPHIC SUMMARY	5-MILE	7-MILE	10-MILE
POPULATION	12,310	15,897	21,715
AVG. HOUSEHOLD INCOME	\$56,823	\$55,756	\$55,021
POPULATION GROWTH	0.20%	0.20%	0.56%

9

SC 9
11,100 VPD

NORTHEASTERN TECHNICAL COLLEGE
1,275 students

DEMOGRAPHIC SUMMARY

POPULATION	5 Mile	7 Miles	10 Miles
2026 Projection			
Total Population	12,334	15,928	21,836
2021 Estimate			
Total Population	12,310	15,897	21,715
2010 Census			
Total Population	12,699	16,427	22,351
2000 Census			
Total Population	12,180	15,945	21,925
Daytime Population			
2021 Estimate	12,484	14,615	17,730

HOUSEHOLDS	5 Mile	7 Miles	10 Miles
2026 Projection			
Total Households	4,906	6,379	8,779
2021 Estimate			
Total Households	4,868	6,331	8,690
2010 Census			
Total Households	4,989	6,500	8,892
2000 Census			
Total Households	4,745	6,214	8,568

HOUSEHOLDS BY INCOME	5 Mile	7 Miles	10 Miles
2021 Estimate			
\$200,000 or More	1.53%	1.28%	1.18%
\$150,000 - \$199,999	3.24%	2.74%	2.43%
\$100,000 - \$149,999	12.02%	11.77%	10.71%
\$75,000 - \$99,999	8.54%	8.66%	9.77%
\$50,000 - \$74,999	17.41%	18.58%	18.92%
\$35,000 - \$49,999	15.04%	15.07%	15.54%
\$25,000 - \$34,999	9.25%	9.67%	9.87%
\$15,000 - \$24,999	11.05%	11.28%	11.55%
\$10,000 - \$14,999	7.91%	7.81%	7.91%
Under \$9,999	14.03%	13.14%	12.12%

2021 Est. Average Household Income	\$56,823	\$55,756	\$55,021
2021 Est. Median Household Income	\$43,106	\$43,144	\$43,133
2021 Est. Per Capita Income	\$22,843	\$22,503	\$22,263

HOUSING UNITS	5 Mile	7 Miles	10 Miles
Occupied Units			
2026 Owner Occupied Housing Units	52.28%	54.48%	56.00%
2026 Renter Occupied Housing Units	30.49%	27.77%	25.26%
2026 Vacant	17.22%	17.75%	18.74%
2021			
Owner Occupied Housing Units	52.77%	54.98%	56.52%
Renter Occupied Housing Units	30.62%	27.87%	25.38%
Vacant	18.91%	19.29%	19.96%
2010			
Owner Occupied Housing Units	57.92%	60.18%	61.64%
Renter Occupied Housing Units	29.79%	27.11%	24.83%
Vacant	12.30%	12.72%	13.52%



PERFECT
NAILS & SPA



FINANCIAL ANALYSIS

WALMART SHADOW CENTER

Marcus & Millichap
TAYLOR MCMINN
RETAIL GROUP



FINANCIAL SUMMARY

ANNUALIZED OPERATING DATA	YEAR 1
SCHEDULED BASE RENTAL REVENUE	\$490,739
EXPENSE REIMBURSEMENT REVENUE	
COMMON AREA MAINTENANCE	\$26,325
INSURANCE	\$20,640
MANAGEMENT FEE	\$8,966
REAL ESTATE TAXES	\$62,262
TOTAL REIMBURSEMENT REVENUE	\$118,193
TOTAL POTENTIAL GROSS REVENUE	\$608,932
GENERAL VACANCY	
EFFECTIVE GROSS REVENUE	\$608,932
OPERATING EXPENSES	
COMMON AREA MAINTENANCE	\$29,213
INSURANCE	\$23,536
MANAGEMENT FEE	\$21,313
REAL ESTATE TAXES	\$70,666
TOTAL OPERATING EXPENSES	\$148,609
NET OPERATING INCOME	\$460,323

GENERAL

1. The analysis was assumed to start on November 1, 2022.
2. Inflation was assumed to be 3% annually on a calendar year basis.

LEASING

1. All renewal options were assumed to renew except as noted in the rent roll. Thereafter, renewal probability was assumed to be as shown below.
2. All tenants expiring within the first year of the analysis were held over to the end of year 1 at flat rent.

RENEWAL PROBABILITY	Shops \$9.00	Shops \$10.50	Shops \$12.75	Shops \$14.75
	75.00%	75.00%	75.00%	75.00%
MARKET RENT	\$/SqFt/Yr	\$/SqFt/Yr	\$/SqFt/Yr	\$/SqFt/Yr
New:	9.00	10.50	12.75	14.75
Renewal:	9.00	10.50	12.75	14.75
Result:	9.00	10.50	12.75	14.75
MONTHS VACANT				
New:	6.00	6.00	6.00	6.00
Renewal:	0	0	0	0
Rounded:	1.50	1.50	1.50	1.50
TENANT IMPROVEMENTS	\$/SqFt	\$/SqFt	\$/SqFt	\$/SqFt
New:	5.00	5.00	5.00	5.00
Renewal:	0.00	0.00	0.00	0.00
Result:	1.25	1.25	1.25	1.25
LEASING COMMISSIONS	Percent	Percent	Percent	Percent
New:	6.00%	6.00%	6.00%	6.00%
Renewal:	0.00%	0.00%	0.00%	0.00%
Result:	1.50%	1.50%	1.50%	1.50%
RENT ABATEMENTS	None	None	None	None
RENT CHANGES	3% annually	3% annually	3% annually	3% annually
REIMBURSEMENTS	CAM/INS/MF + 15%	CAM/INS/MF + 15%	CAM/INS/MF + 15%	CAM/INS/MF + 15%
TERM LENGTHS	5 Years	5 Years	5 Years	5 Years

EXPENSES

1. Management fee was underwritten at 3.5% of EGR.
2. Landlord Expense was underwritten at the 2020-2021 average of R&M Roof, R&M HVAC and Vacant - Utilities.
3. All other expenses were modeled as per 2021 actual expenses, growing annually by inflation.

EXPENSE REIMBURSEMENTS

1. Expense reimbursements were modeled as per 2021 expense reconciliations, with any CAM caps increased by one year's growth for 2022.

CAPITAL EXPENDITURES

1. Capital reserves were assumed to be \$0.20 PSF, growing annually by inflation.

RENT ROLL

WALMART SHADOW CENTER

SUITE	TENANT	SQ. FEET	% OF GLA	LEASE TERM		BEGIN	RENTAL RATES		EXPENSE RECOVERY CALCULATION METHOD
				BEGIN	END		PSF	ANNUAL	
01	Cato	4,160	10.42%	Aug-2007	Jan-2028	Current Option	\$9.00 \$12.50	\$37,440 \$52,000	Cato
<p>Tenant pays pro rata share of Common Area Maintenance (limited Fire Protection), Insurance and Real Estate Taxes. No Management Fee or Administrative Fee is reimbursed. 2022 CAM cap of \$2,272.55 with 5% cap thereafter. Tenant has one 5-year option to renew at \$12.50 PSF, underwritten at \$9.50 PSF.</p>									
02	Shoe Show	3,440	8.62%	Sept-2007	Sept-2023	Current	\$10.50 \$11.25	\$36,120 \$38,700	ShoeShow
<p>Tenant pays pro rata share of Common Area Maintenance, Insurance and Real Estate Taxes. No Management Fee or Administrative Fee is reimbursed. 2022 CAM cap of \$2,402.54 with 5% cap thereafter. Tenant has one 3-year option to renew as shown above.</p>									
03	Dollar Tree	8,532	21.37%	Nov-2007	Jan-2028	Current Feb-2023 Option 1 Option 2	\$11.00 \$11.50 \$12.00 \$12.50	\$93,852 \$98,118 \$102,384 \$106,650	Dollar Tree
<p>Tenant pays pro rata share of Common Area Maintenance with 15% Administrative Fee, Casualty Insurance and Real Estate Taxes. No Management Fee or Liability Insurance is reimbursed. 2022 CAM cap of \$5,758.34 with 5% cap thereafter. Tenant has two 5-year options to renew as shown above.</p>									
04	Liquor Store	1,440	3.61%	Sept-2021	Aug-2026	Current Option	\$15.00 \$16.00	\$21,600 \$23,040	CAM/INS/MF + 15%
<p>Tenant pays pro rata share of Common Area Maintenance, Insurance and Management Fee with 15% Administrative Fee, plus Real Estate Taxes. Tenant has one 5-year option to renew as shown above.</p>									
05	Southern Finance	1,200	3.01%	Jun-2012	May-2022	Current	\$14.00	\$16,800	CAM/INS/MF + 15%
<p>Tenant pays pro rata share of Common Area Maintenance, Insurance and Management Fee with 15% Administrative Fee, plus Real Estate Taxes. Tenant was held over through the end of Year 1 at flat rent.</p>									
06	Tokyo Japanese Cuisine	3,600	9.02%	Aug-2007	May-2027	Current Jun-2023	\$15.22 \$15.68	\$54,792 \$56,448	CAM/INS/MF + 15%
<p>Tenant pays pro rata share of Common Area Maintenance, Insurance and Management Fee with 15% Administrative Fee, plus Real Estate Taxes.</p>									
08	Advance America	1,200	3.01%	Aug-2007	Sept-2025	Current Option	\$15.00 \$16.00	\$18,000 \$19,200	Advance America
<p>Tenant pays pro rata share of Common Area Maintenance with 15% Administrative Fee, Insurance and Real Estate Taxes. 2022 CAM cap of \$1,039.38 excluding Utilities, with 8% caps thereafter. Tenant has a 3-year option to renew as shown above.</p>									
09	Hemp+	1,600	4.01%	Mar-2020	Mar-2023	Current Option	\$14.00 \$14.50	\$22,400 \$23,200	CAM/MF + 15%
<p>Tenant pays its share of Common Area Maintenance, Insurance and Management Fee with 15% Administrative Fee on all, plus Real Estate Taxes. Tenant has a 3-year option to renew as shown above.</p>									

RENT ROLL

WALMART SHADOW CENTER

SUITE	TENANT	SQ. FEET	% OF GLA	LEASE TERM		BEGIN	RENTAL RATES		EXPENSE RECOVERY CALCULATION METHOD
				BEGIN	END		PSF	ANNUAL	
10	1st Franklin Financial	1,600	4.01%	Aug-2007	Jul-2025	Current	\$16.00	\$25,600	CAM/INS/MF + 15%
<p>Tenant pays pro rata share of Common Area Maintenance, Insurance and Management Fee with 15% Administrative Fee, plus Real Estate Taxes. Tenant was held over through the end of Year 1 at flat rent.</p>									
11	Hwy 55 Burger	2,000	5.01%	Apr-2014	Jun-2024	Current Jul-2023 Option	\$15.20 \$15.66 + 3% annual increases	\$30,400 \$31,320	Hwy55 Burger
<p>Tenant pays pro rata share of Common Area Maintenance, Insurance and Management Fee with 15% Administrative Fee, plus Real Estate Taxes. 2022 CAM/INS/MF cap of \$4,575.38 with 5% cap thereafter. Tenant has one 5-year option to renew as shown above.</p>									
12	Perfect Nails & Spa	1,600	4.01%	Jan-2012	Dec-2025	Current	\$14.50	\$23,200	CAM/INS/MF + 15%
<p>Tenant pays pro rata share of Common Area Maintenance, Insurance and Management Fee with 15% Administrative Fee, plus Real Estate Taxes. Tenant was held over through the end of Year 1 at flat rent.</p>									
13	Cricket Wireless	1,600	4.01%	Nov-2019	Oct-2022	Current Option	\$13.00 \$14.00	\$20,800 \$22,400	Cricket Wireless
<p>Tenant pays pro rata share of Common Area Maintenance, Insurance and Management Fee with 15% Administrative Fee, plus Real Estate Taxes. 2022 CAM/MF cap of \$2,125.72 excluding Electricity, with 7% cap thereafter. Tenant has a 3-year option to renew as shown above.</p>									
14	Vacant	1,546	3.87%	Nov-2023	Oct-2028	Current Nov-2024 Nov-2025 Nov-2026 Nov-2027	\$15.19 \$15.65 \$16.12 \$16.60 \$17.10	\$23,484 \$24,195 \$24,922 \$25,664 \$26,437	CAM/INS/MF + 15%
<p>Tenant is projected to pay pro rata share of Common Area Maintenance, Insurance and Management Fee with 15% Administrative Fee, plus Real Estate Taxes. Regional Finance vacated this space in spring 2022.</p>									
15	Vacant	3,200	8.02%	Nov-2023	Oct-2028	Current Nov-2024 Nov-2025 Nov-2026 Nov-2027	\$13.13 \$13.23 \$13.93 \$14.35 \$14.78	\$42,016 \$42,336 \$44,576 \$45,920 \$47,296	CAM/INS/MF + 15%
<p>Tenant is projected to pay pro rata share of Common Area Maintenance, Insurance and Management Fee with 15% Administrative Fee, plus Real Estate Taxes. Regional Finance vacated this space in spring 2022.</p>									
17	T-Mobile	3,200	8.02%	Nov-2020	Jun-2026	Current Option 1 Option 2 Option 3	\$22.00 \$24.20 \$26.62 \$29.28	\$70,400 \$77,440 \$85,184 \$93,696	CAM +15% x-Util
<p>Tenant pays pro rata share of Common Area Maintenance with 15% Administrative Fee (excluding Electricity), plus Insurance and Real Estate Taxes. No Management Fee is reimbursed. Tenant has three 5-year options to renew as shown above.</p>									

RENT ROLL

WALMART SHADOW CENTER

SUITE	TENANT	SQ. FEET	% OF GLA	LEASE TERM		BEGIN	RENTAL RATES		EXPENSE RECOVERY CALCULATION METHOD
				BEGIN	END		PSF	ANNUAL	
18	Wells Fargo Bank	0	0.00%	Aug-2019	Oct-2024	Current Option 1 Option 2 Option 3		\$12,900 \$14,190 \$15,609 \$17,170	None

Tenant has a gross lease with three 5-year options to renew as shown above.

TOTAL OCCUPIED	35,172	88%
TOTAL VACANT	4,746	12%
TOTAL	39,918	100%



TENANT ROSTER



01	Cato	4,160
02	Shoe Show	3,440
03	Dollar Tree	8,532
04	Liquor Store	1,440
05	Southern Finance	1,200
06	Tokyo Japanese Cuisine	3,600
08	Advance America	1,200
09	Hemp+	1,600
10	1st Franklin Financial	1,600
11	Hwy 55 Burger	2,000
12	Perfect Nails & Spa	1,600
13	Cricket Wireless	1,600
14	Vacant	1,546
15	Vacant	3,200
17	T-Mobile	3,200
18	Wells Fargo Bank	0
TOTAL OCCUPIED		35,172
TOTAL VACANT		4,746
TOTAL		39,918





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