

SINGLE TENANT

ABSOLUTE NNN
INVESTMENT
OPPORTUNITY

**Ruby
Tuesday**

SCOTTSBORO
ALABAMA





Ruby Tuesday

EXCLUSIVELY MARKETING BY

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INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, Ruby Tuesday investment property located in Scottsboro, AL. The tenant, Ruby Tuesday, Inc., recently signed a brand new 20 year lease with 4 (5-year) options to extend, demonstrating their commitment to the site. As of December 21, 2017, NRD Capital, an Atlanta-based private equity firm, acquired Ruby Tuesday. Collectively, the team at NRD Capital has been involved in 20 brands, including Popeyes, Burger King, Subway, and more. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for an out of state investor.

The Ruby Tuesday site is positioned at the intersection of 72 U.S. Highway and State Highway 35 (45,000 combined VPD) with on/off ramp access, thereby providing ease of access to the subject property. The subject property is across from a Home Depot Center, and within close proximity to Austin Spring Apartments (56 Units). Nearby national/credit tenants include a 24-hour Walmart Supercenter, Home Depot, Sherwin Williams, First Southern State Bank, Shoe Depot, and more, further increasing consumer draw to the subject trade area. The property site is equipped with a large pylon sign providing excellent visibility. The 5-mile trade area is supported by a population of over 15,000 with an average household income of \$55,000.



OFFERING HIGHLIGHTS

OFFERING

PRICING:	\$1,872,000
NET OPERATING INCOME:	\$116,997
CAP RATE:	6.25%
NUMBER OF LOCATIONS:	400+
TENANT:	Ruby Tuesday, Inc. (Corporate)
LEASE TYPE:	Absolute NNN
LANDLORD RESPONSIBILITIES:	None

PROPERTY SPECIFICATIONS

RENTABLE AREA:	5,150 SF
LAND AREA:	1.59 Acres
PROPERTY ADDRESS:	252 Micah Way, Scottsboro, AL 35769
YEAR BUILT:	2000
PARCEL NUMBER:	27-09-29-4-000-004.019
OWNERSHIP:	Fee Simple (Land and Building)



INVESTMENT HIGHLIGHTS

NEW 20-YEAR LEASE | 10% RENTAL INCREASES

- Brand new 20 year lease with 4 (5-Year) options to extend
- Rare 10% rental increases every 5 years throughout initial term and options

NRD CAPITAL | STRONG OPERATOR

- NRD Capital acquisition of Ruby Tuesday was finalized in December 2017
- NRD Capital is the first private equity fund of its kind sponsored and managed by an accomplished multi-unit franchisee
- Collectively, the team has been involved with 20 brands including top global companies like Popeyes, Burger King, Subway, and Domino's. They have also worked with major regional brands such as Moe's Southwest Grill, Pet Valu, and Super Wash
- Tenant under lease is Ruby Tuesday, Inc. and NRD Capital is the owner of Ruby Tuesday, Inc.

CORPORATE BACKED LEASE

- Tenant: Ruby Tuesday, Inc. (Corporate)
- Ruby Tuesday, Inc. has 400+ Locations

ABSOLUTE NNN | FEE SIMPLE OWNERSHIP | ZERO LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, insurance, taxes, and maintains all aspects of the building
- Ideal, management-free investment for an out-of-state, passive investor
- No landlord responsibilities

72 U.S. HIGHWAY AND STATE HIGHWAY 35 (45,000 COMBINED VPD) | EXCELLENT VISIBILITY | LARGE PYLON SIGN

- The Ruby Tuesday site is ideally positioned at the intersection of 72 U.S. Highway and State Highway 35 (45,000 combined VPD) with on/off ramp access
- Property site features a large pylon sign providing excellent visibility

ACROSS HOME DEPOT CENTER | NEAR AUSTIN SPRINGS APARTMENTS (56 UNITS)

- The subject property is across a Home Depot Center, and in close proximity to Austin Spring Apartments (56 Units)
- Nearby national/credit tenants include a 24-hour Walmart Supercenter, Sherwin Williams, First Southern State Bank, Shoe Depot, and more, thereby increasing consumer traffic to the surrounding area

STRONG DEMOGRAPHICS IN THE 5-MILE TRADE AREA

- Over 15,000 residents and 12,000 employees support the trade area
- \$55,000 average household income



PROPERTY OVERVIEW



PARCEL MAP



ACCESS

Micah Way: 1 Access Point



TRAFFIC COUNTS

72 U.S. Highway/ 2 State Highway: 29,400 VPD
Veterans Drive/ State Highway 35: 15,600 VPD



IMPROVEMENTS

There is approximately 5,150 SF of existing building area.



PARKING

There are approximately 73 parking spaces on the owned parcel.
The parking ratio is approximately NA stalls per 1,000 SF of leasable area.



YEAR BUILT

2000



PARCEL

Parcel Number: 27-09-29-4-000-004.019 Acres: 1.59 Square Feet: 69,260 SF



ZONING

Commercial





72 U.S. Highway/2 State Highway

State Highway 35

Marsh Way

**Ruby
Tuesday**

 **29,400**
CARS PER DAY

15,600
CARS PER DAY 

Ford

Quick Lane

QUALITY
INN

Highlands
Medical Center

Franklin
Financial

Americas
Best Value
Inn & Suites





Brownwood
Elementary Schools

Scottsboro High
School

JACKSON COUNTY
SENTINEL
COMMERCIAL REAL ESTATE

Chevron

verizon

**Advance
America**

SHOE DEPT.

Arby's

ZAXBY'S

PAPA JOHN'S

FAMILY SAVINGS

Bucaravista
MEXICAN CUISINE

CAFO

Walmart
Supercenter

SALLY
BEAUTY SUPPLY
HIBBETT
SPORTS

Hampton Inn

**Marco's
Pizzeria**

**THE HOME
DEPOT**

CHEVROLET

**Ruby
Tuesday**

Quick Lane
CAR WASH

Ford

29,400
CARS PER DAY

**QUALITY
INN**

Micha Way

**America's
Best Value
Inn & Suites**

Highlands
MARSHALL COUNTY

**First Southern
State Bank**

**Franklin
Financial**
Strong For You. Since 1988.

**Pin & Auto
Customs**

**WESTERN
SIZZLIN'**

**SECURITY
FINANCE**

alacare
HOME HEALTH & HOSPICE

EconoLodge
BY WHOLE HOTELS

**ACME
BRICK**

TOC
The Orthopedic
Center

15,600
CARS PER DAY

35 State Highway

R&C
REPAIR & CARE

**SHERWIN
WILLIAMS**

SOUTH OAK
TITLE & CLOSING SERVICES

**Red
Roof
INN**

WILLIAMS

Hardee's





29,400
CARS PER DAY



2 State Highway 72 U.S. Highway

35 State Highway

Micah Way

Ruby
Tuesday

15,600
CARS PER DAY



72

35

VETERANS DR. - 15,600 VPD

MICAH WAY

PYLON SIGN

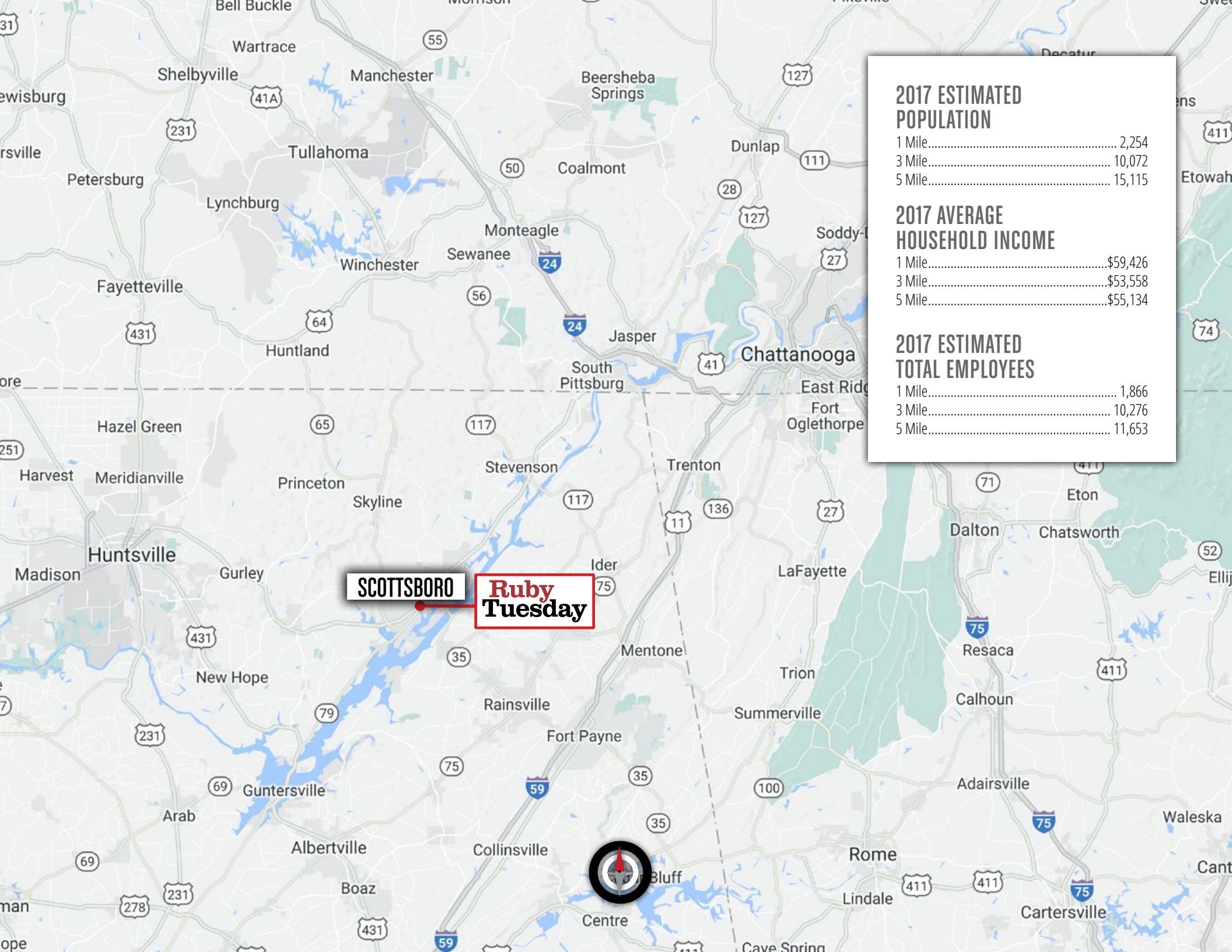
**Ruby
Tuesday**



LINE-X OF
SCOTTSBORO

PRECISION
AUTO WASH





2017 ESTIMATED POPULATION

1 Mile.....	2,254
3 Mile.....	10,072
5 Mile.....	15,115

2017 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$59,426
3 Mile.....	\$53,558
5 Mile.....	\$55,134

2017 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	1,866
3 Mile.....	10,276
5 Mile.....	11,653

AREA OVERVIEW

Scottsboro, Alabama

Scottsboro is a city in Jackson County, Alabama, United States. Named for its founder Robert Scott, the city is the county seat of Jackson County. From its incorporation in 1870 until 1890, it was the largest community in Jackson County, losing the distinction from 1900 to 1920 to Bridgeport, but reclaiming the title in 1930 and holding it since that time. The City of Scottsboro had a population of 14,716 as of July 1, 2017.

Scottsboro is famously the home to the Unclaimed Baggage Center. This center sells articles of unclaimed and undeliverable airline luggage whose owners the air lines cannot locate. The Center ends up with such items as electronics, clothing, and any other item that might be found in lost airline luggage. The prices are low and the offerings eclectic enough to attract visitors from other states, and even from other parts of the world who make their way to Scottsboro to see what others have lost. The Unclaimed Baggage Center has been featured several times in the media, including in The Wall Street Journal, Vogue Magazine, The Los Angeles Times, Good Morning America, The Washington Post, The Dallas Morning News, The Atlanta Journal-Constitution, The Baltimore Sun, The Seattle Times and the travel/adventure television series Globe Trekker. The Scottsboro Public Library offers information about the local history and culture. The Scottsboro Country Club and Golf Course provides excellent facilities for golf enthusiasts. Those interested in purchasing souvenirs can visit the Scottsboro Plaza Shopping Center, Scottsboro Shopping Center, and Holiday Shopping Center. One can also spend a fun day out with family and friends at any of the local parks. Shelby Pond and Dry Creek are among the other popular tourist haunts in Scottsboro.

Residents of Scottsboro can enroll in nearby Alabama A & M University, the University of Alabama in Huntsville, Gadsden State Community College, and Motlow State Community College.

Air transportation is provided by Huntsville International-Carl T. Jones Field Airport. The airport is a part of the Port of Huntsville (along with the International Intermodal Center and Jetplex Industrial Park), and serves the Huntsville-Decatur Combined Statistical Area. Opened October 1967 as the Huntsville Jetport, this was the third airport site for Huntsville. Today it has 12 gates with restrooms, shops, restaurants, phones and large murals depicting aviation and space exploration scenes. There is a Four Points by Sheraton above the ticketing area/lobby, and adjacent to the terminal is a parking garage and to opposite sides are the control tower and a golf course.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Estimated Population	2,254	10,072	15,115
2022 Projected Population	2,220	9,926	14,971
2010 Census Population	2,304	10,273	15,207
2017 Estimated Households	944	4,206	6,330
2022 Projected Households	927	4,131	6,249
2010 Census Households	976	4,331	6,420
2017 Estimated White	91.20%	87.70%	88.40%
2017 Estimated Black or African American	3.60%	5.80%	4.90%
2017 Estimated Asian or Pacific Islander	1.40%	1.00%	1.00%
2017 Estimated American Indian or Native Alaskan	0.60%	0.80%	0.90%
2017 Estimated Other Races	1.10%	2.10%	2.40%
2017 Estimated Hispanic	2.40%	4.10%	4.10%
2017 Estimated Average Household Income	\$59,426	\$53,558	\$55,134
2017 Estimated Median Household Income	\$40,209	\$36,741	\$37,700
2017 Estimated Per Capita Income	\$25,913	\$22,908	\$23,405
2017 Estimated Total Businesses	146	804	943
2017 Estimated Total Employees	1,866	10,276	11,653





BRAND PROFILE

HISTORY

Nearly forty-five years ago, a young man named Sandy Beall hatched an idea that would lead to the creation of one Ruby Tuesday. Ruby Tuesday was born of his vision of a restaurant where the food and drinks were handcrafted, fresh, and full of flavor, made with quality ingredients and prepared and served by friendly, caring people who are passionate about their work.

From that first restaurant near the campus of the University of Tennessee in 1972 to more than 600 restaurants across the United States and around the globe, Ruby Tuesday grew to become part of a large public foodservice company in 1982, to be its own independent, publicly traded company in 1996, and along the way to become one of the most well-known brands in casual dining. As of December 21, 2017, NRD Capital, an Atlanta-based private equity firm, acquired Ruby Tuesday Inc.

MISSION

Quality means freshness. It's fresh 100% USDA Choice or Prime ground beef formed into perfectly grilled, handcrafted burgers that redefine an American classic. Quality is seasonal vine ripened tomatoes and crisp leaf lettuce still glistening with garden dew. It's applewood smoked bacon and premium cheeses and an uncompromising commitment to providing you the best.

Ruby Tuesday is committed to their customers' enjoyment. The casual dining restaurant is passionate about their menu, the design of their stores, and their customers. Their staff is genuinely dedicated to serving customers.

Ruby
Tuesday





BRAND PROFILE

41
STATES

14
FOREIGN
COUNTRIES

600
STORES

FOUNDED IN
1972

28,000+
EMPLOYEES

Company: NRD Capital (Acquired Ruby Tuesday In December 2017)
Company Type: Private
2017 Revenue:\$952 Million
2017 Assets:\$724 Million
2017 Equity:\$307 Million

Ruby
Tuesday















OPERATOR PROFILE

ABOUT NRD CAPITAL

NRD Capital is an Atlanta-based private equity firm primarily focused on investing in multi-unit and franchised businesses. NRD Capital is the first private equity fund of its kind sponsored and managed by an accomplished multi-unit franchisee. The NRD Capital team has extensive restaurant experience spanning from single store operations to public companies. Collectively, the team has been involved with 20 brands including top global companies like Popeyes, Burger King, Subway, and Domino's. They have also worked with major regional brands such as Moe's Southwest Grill, Pet Valu, and Super Wash. NRD Capital's differentiated approach is born out of these operational roots.

BRANDS

NRD | CAPITAL



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES			PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY			
Ruby Tuesday, Inc.	5,150	Dec 2017	Dec 2037	Current	-	\$9,750	\$1.89	\$116,997	\$22.72	Absolute NNN	4 (5-Year)
(Corporate)	(est)			Dec 2022	10%	\$10,725	\$2.08	\$128,697	\$24.99		10% Incr. at beg.
						10% incr. every 5-years thereafter					of each option

FINANCIAL INFORMATION

Price:\$1,872,000
 Net Operating Income:\$116,997
 Cap Rate:6.25%
 Lease Type:Absolute NNN

PROPERTY SPECIFICATIONS

Year Built:2000
 Rentable Area:5,150 SF
 Land Area:1.59 Acres
 Address:252 Micah Way, Scottsboro, AL 35769





NATIONAL NET LEASE GROUP


SRS GLOBAL STATS



800+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2016.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.