



NNN Single Tenant Investment Offering

Ruby Tuesday Corporate Guaranteed Lease
Mason, OH



Ruby Tuesday Restaurant

Absolute Corporate NNN Lease

**5456 Kings Center Drive
Mason, OH 45040**

**\$2,256,000
6.75% Cap**

Built in 2002

Approx. 10 Years

Remaining on the lease 4 Five Year Options

**Less than 1 Mile Leading into Kings Island
The Largest Amusement/Water Park in the Midwest**

2% Annual Rent Increases



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Area Description



The subject property consists of the ownership of improved land (1.275 acres) occupied by a 5,078 square foot Ruby Tuesday restaurant. The property is located on the northeast corner of Kings Center Drive and Kings Center Court. The location is on the northern end to the entrance of the King Island Amusement Park; the largest Amusement/Water Park in the Mid-West attracting approximately 3 million visitors annually.

The Ruby Tuesday location is within close proximity to Interstate 71 on/off ramp at Kings Mills Road. When visitors come from northern parts of Mason/Warren County or from the City of Dayton, to the north, vehicles must exit at Kings Mills Road to enter Kings Island, Soak Water City, and Great Wolf Lodge. Interstate 71 receives 66,600 VPD; with Kings Mills Road at 21,800 VPD and Kings Island Drive at 16,000 VPD. The Ruby Tuesday is surrounded by other retailers and hotels/motels with Comfort Inn directly across the street, Harley Davidson dealership, Taco Bell, Outback Steakhouse, Dairy Queen, Jimmy John's, Chipotle, Verizon and a Shell gas station.



Within walking distance are McDonald's, Popeye's, Speedway Gas, Wendy's, Bob Evans Farms, Skyline Chili, Waffle House, Microtel Inn & Suites, Hampton Inn, Burger King, Big Boy, Super 8 Motel Viva Tequila Mexican Restaurant, Starbucks, Kroger Pharmacy, PNC Bank. Also in the immediate area are the Kings Mill Elementary and Kings Jr. High Schools.



The city of Mason is a destination for corporations seeking a thriving business environment and for families desiring attractive neighborhoods and nationally ranked schools. It is located in the southwest portion of Ohio, 22 miles northeast of Cincinnati and 30 miles south of Dayton. Mason, a city of about 31,000, is in the southwest quadrant of Warren County the second fastest growing county in Ohio. More than 36 miles of interstate highways give businesses and residents easy access to the metropolitan centers of both Cincinnati and Dayton and fuel the area's residential growth as well as business expansion.

Residents of the City of Mason have many recreational opportunities available at their doorstep. Two public golf courses, a water park, Kings Island amusement park and Great Wolf Lodge are all within city boundaries. Great Wolf Lodge is an 80,000 s.f. indoor water park designed for family vacations. The city is also home to the annual Western & Southern Open tennis tournament for men and women. Seven city parks cover about 300 acres and include fishing lakes, walking trails, ball fields, tennis courts, picnic shelters and play grounds. The Mason Community Center is one of the largest public recreation facilities in the state. In addition, the surrounding area is very affluent, with an average household income in excess of \$106,000 within a 1 mile radius of this Ruby Tuesday location.



Over 500 businesses operate in Mason's 18 square miles. High-tech companies, corporate headquarters and light industries are particularly attracted to Mason. More than 90 corporations have headquarters or manufacturing operations in Mason's 24 commerce parks. The city has one of the regions' largest complements of international businesses. This is a credit to the city's successful economic strategy to balance high-tech corporations with attractive housing.

DEMOGRAPHIC SUMMARY (As of 6/1/2016)

- 1 Mile: 5,408 with an average household income of \$106,914.
- 3 Mile: 35,355 with an average household income of \$114,632.
- 5 Mile: 111,451 with an average household income of \$112,948.

Guarantor Information

Ruby Tuesday, Inc., based in Maryville, TN, owns and franchises Ruby Tuesday brand restaurants. As of May 31, 2016, there were 724 Ruby Tuesday restaurants in 44 states, 14 foreign countries, and Guam. They also own and operate two Lime Fresh Mexican Grill restaurants as of May 31, 2016. Their corporate-owned and operated restaurants are concentrated primarily in the Southeast, Northeast, Mid-Atlantic, and Midwest of the United States, which they consider to be their core markets.

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. See <http://www.nrdcapital.com/>

INVESTMENT SUMMARY**Financial Information:**

Price:	\$2,256,000
Cap Rate:	6.75%
NOI:	\$152,303.00*
Rent Increases:	Annual 2% rent increases during primary term and options periods. Next increase scheduled 5/1/2018. <ul style="list-style-type: none">• Seller to credit buyer for difference in current rent and rent increase at closing.

Property Information:

Building Size:	5,078+/- square feet
Lot Size:	1.275 acres or 55,539 +/- square feet
Address:	5456 Kings Center Drive, Mason, OH 45040
Year Built:	1978/2007 (remodeled)

Lease Information:

Tenant & Guarantor:	Ruby Tuesday, Inc.
Rent Commencement Date:	April 23, 2013
Expiration Date:	April 22, 2028
Renewal Options:	4 Five year options to renew
Rent Increases:	Annual 2% including option periods
Remaining Term:	Approx. 10 years.

Ruby Tuesday, Inc. is responsible, and consistently pays for all property taxes, insurance and maintenance for the property. Original 15 year absolute NNN lease. Tenant has a 20 day First Right of Refusal to Purchase. Tenant reports Gross Sales after Non-Disclosure Agreement is executed by Buyer.

Assumable Loan:

None, offered free and clear of any mortgages.

MAPS

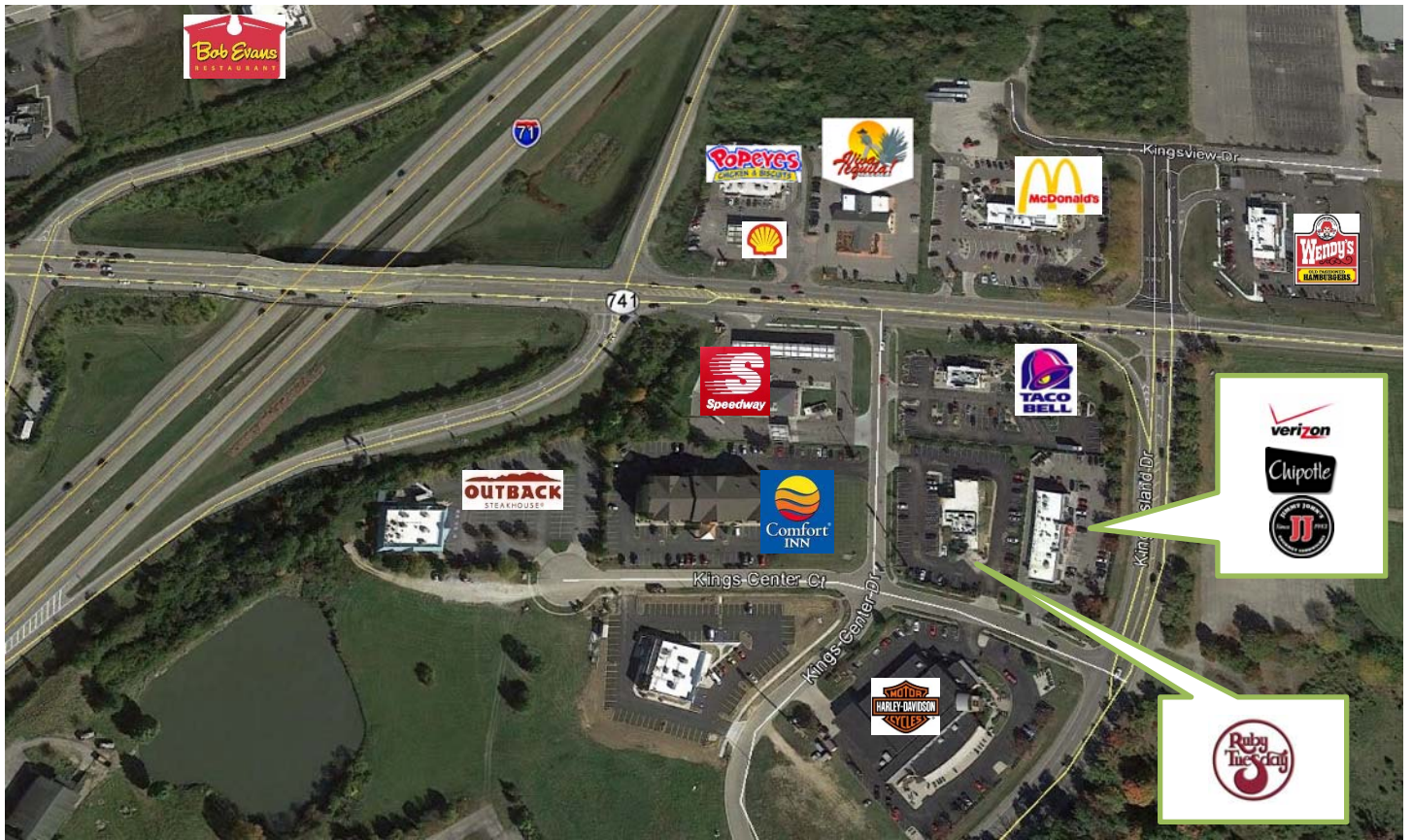
City of Mason Local Map



Regional Map of Mason, OH and Ruby Tuesday Location



AERIAL IMAGES



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Other Retail and Tenants in the Immediate Vicinity

