

**SINGLE  
TENANT**

**ABSOLUTE NNN  
INVESTMENT  
OPPORTUNITY**

**Ruby  
Tuesday**

**MOSS POINT  
MISSISSIPPI**







# 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 Moss Point, Mississippi. 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 is located just off Interstate 10 (43,000 VPD), a east/west thoroughfare in Moss Point. Additionally, the restaurant is located along U.S. Highway 63 (20,000 VPD). The site is located near numerous hotels in the immediate area including Comfort Inn, Days Inn, Holiday Express Inn, Hampton Inn, and La Quinta Inn, providing a direct consumer base to draw from (200+ rooms). The Trent Lott International Airport is 4 miles north and has over 52,000 aircraft operations every year. Located directly across from US Highway 63 is a Pilot Travel Center, a busy rest stop for truckers and commuters. The 5-mile trade area is supported by a population of 25,000 with an average household income of \$49,000





# OFFERING HIGHLIGHTS

## OFFERING

PRICING:	\$2,311,000
NET OPERATING INCOME:	\$150,247
CAP RATE:	6.50%
NUMBER OF LOCATIONS:	400+
TENANT:	Ruby Tuesday, Inc. (Corporate)
LEASE TYPE:	Absolute NNN
LANDLORD RESPONSIBILITIES:	None

## PROPERTY SPECIFICATIONS

RENTABLE AREA:	5,182 SF
LAND AREA:	1.02 Acres
PROPERTY ADDRESS:	6736 MS-63, Moss Point, MS 39563
YEAR BUILT:	2000
PARCEL NUMBER:	2-01-18-111.020/2-01-18-111.030
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

## LOCATED ALONG INTERSTATE 10 (43,000 VPD) | EXCELLENT VISIBILITY

- Ruby Tuesday is positioned along Interstate 10 (15,800 VPD) and also along US Highway 63 (20,000 VPD)
- Convenient on/off-ramp access to Interstate 10 and US Highway 63

## SURROUNDED BY NUMEROUS HOTELS (200+ ROOMS) | TRENT LOTT AIRPORT

- The site is directly surrounded by numerous hotels including Comfort Inn, Days Inn, Holiday Express Inn, Hampton Inn, and La Quinta Inn, providing a direct consumer base to draw from (200+ rooms)
- Trent Lott International Airport is located 4 miles away and has over 52,000 aircraft operations per year
- Large pylon sign and excellent highway frontage

## STRONG DEMOGRAPHICS IN THE 5-MILE TRADE AREA

- 25,000 residents and 13,000 employees support the trade area
- \$49,000 average household income





# PROPERTY OVERVIEW



PARCEL MAP



ACCESS

US Highway 63: ..... 2 Access Points



TRAFFIC COUNTS

State Highway 63: .....20,000 VPD  
Interstate 10: .....43,000 VPD



IMPROVEMENTS

There is approximately 5,182 SF of existing building area.



PARKING

There are approximately 85 parking spaces on the owned parcel.  
The parking ratio is approximately 16.40 stalls per 1,000 SF of leasable area.



YEAR BUILT

2000



PARCEL

Parcel Number: 2-01-18-111.020/2-01-18-111.030    Acres: 1.02    Square Feet: 44,431



ZONING

Highway Commercial District







20,000  
CARS PER DAY

Interstate 10

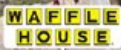
43,000  
CARS PER DAY



Ruby  
Tuesday



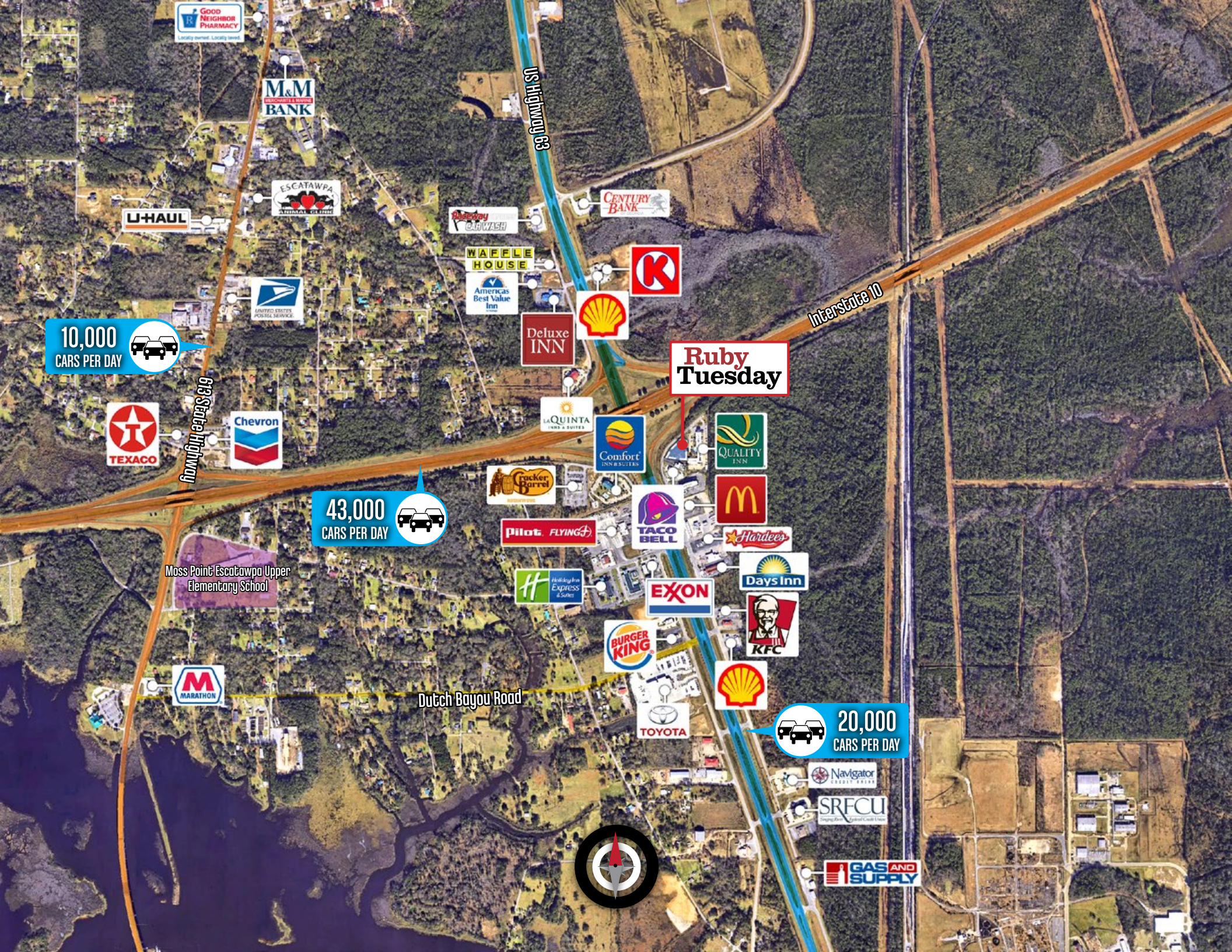
U.S. Highway 63



Amaco Road







GOOD NEIGHBOR PHARMACY  
Locally owned. Locally aware.

M&M BANK

ESCATAWPA  
NATIONAL ATM

U-HAUL

Waffle House

CENTURY BANK

Waffle House

Americas Best Value Inn

Deluxe INN



Ruby Tuesday

LA QUINTA  
LODS & SUITES



Pilot FLYING J



EXXON



20,000  
CARS PER DAY

Navigator  
CREDIT UNION

SRECU  
Savannah River Credit Union

GAS AND SUPPLY

10,000  
CARS PER DAY



43,000  
CARS PER DAY



Moss Point Escatawpa Upper Elementary School



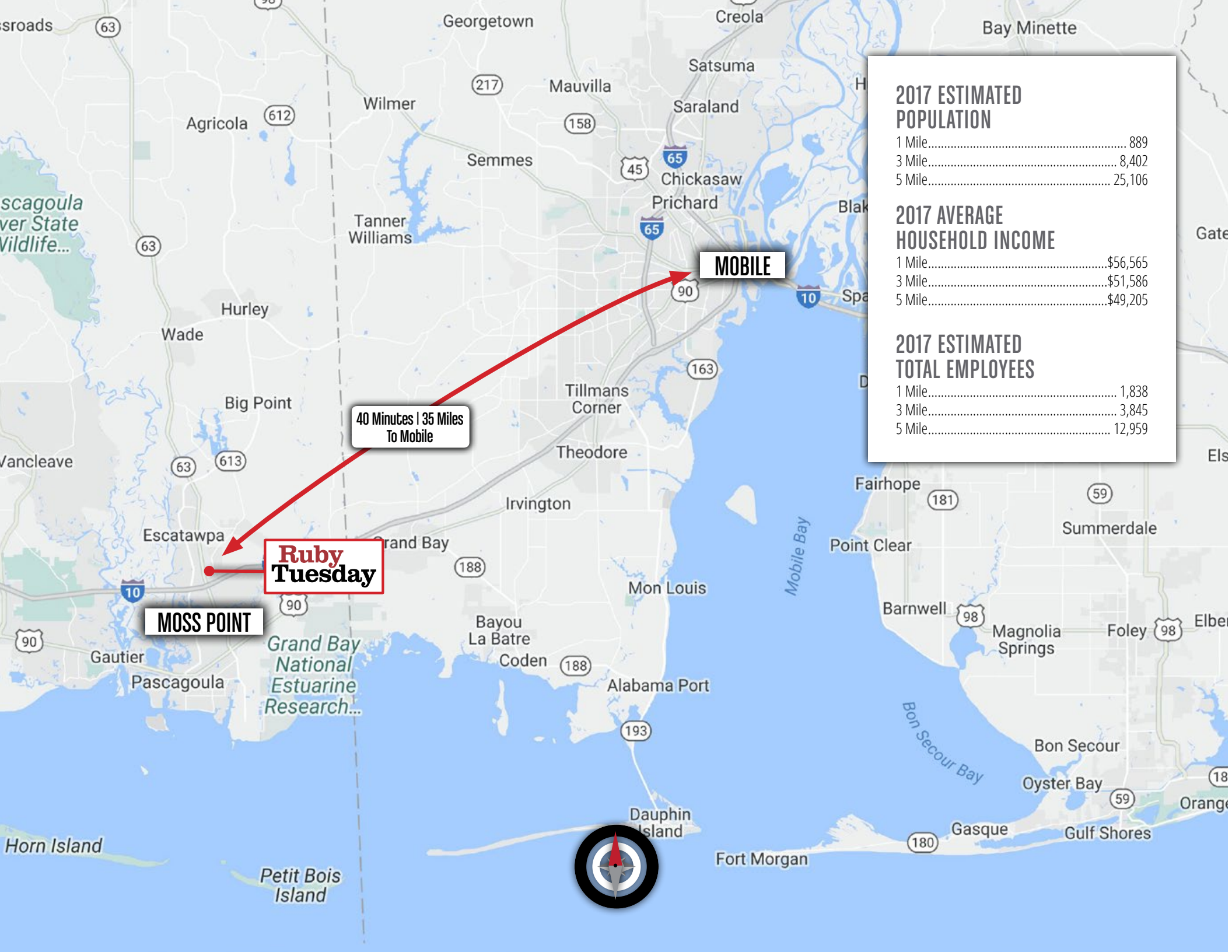
Dutch Bayou Road











## 2017 ESTIMATED POPULATION

1 Mile.....	889
3 Mile.....	8,402
5 Mile.....	25,106

## 2017 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$56,565
3 Mile.....	\$51,586
5 Mile.....	\$49,205

## 2017 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	1,838
3 Mile.....	3,845
5 Mile.....	12,959



# AREA OVERVIEW

## Moss Point, Mississippi

Moss Point, Mississippi is located 21 miles E of Biloxi, Mississippi (center to center) and is 97 miles E of New Orleans, Louisiana. It is in Jackson county. The city is part of the Biloxi - Gulfport - Pascagoula metro area. The City of Moss Point had a population of 13,380 as of July 1, 2017.

Moss Point and nearby Attractions are Walter Anderson Museum of Art, Fort Morgan Historic Site, Gulf Islands National Seashore, Shepard State Park, De Soto National Forest. The historic City of Moss Point has numerous tourist attractions which include the De Soto National Forest and Shepard State Park. The tourists can also venture in to the past of the city by visiting the Fort Morgan Historic Site and Walter Anderson Museum of Art. One can also join in the local festivals that are celebrated by the natives.

To pursue higher education, the city offers several opportunities at Bishop State Community College, United States Sports Academy, University of Mobile, and University of South Alabama.

As a catalyst, convener and connector, the Economic Development Department recruits new business and works with new and existing businesses as an advocate and liaison within the municipal processes. The department partners and coordinates with other city departments, other governmental entities and resource providers to assist with stakeholder needs.

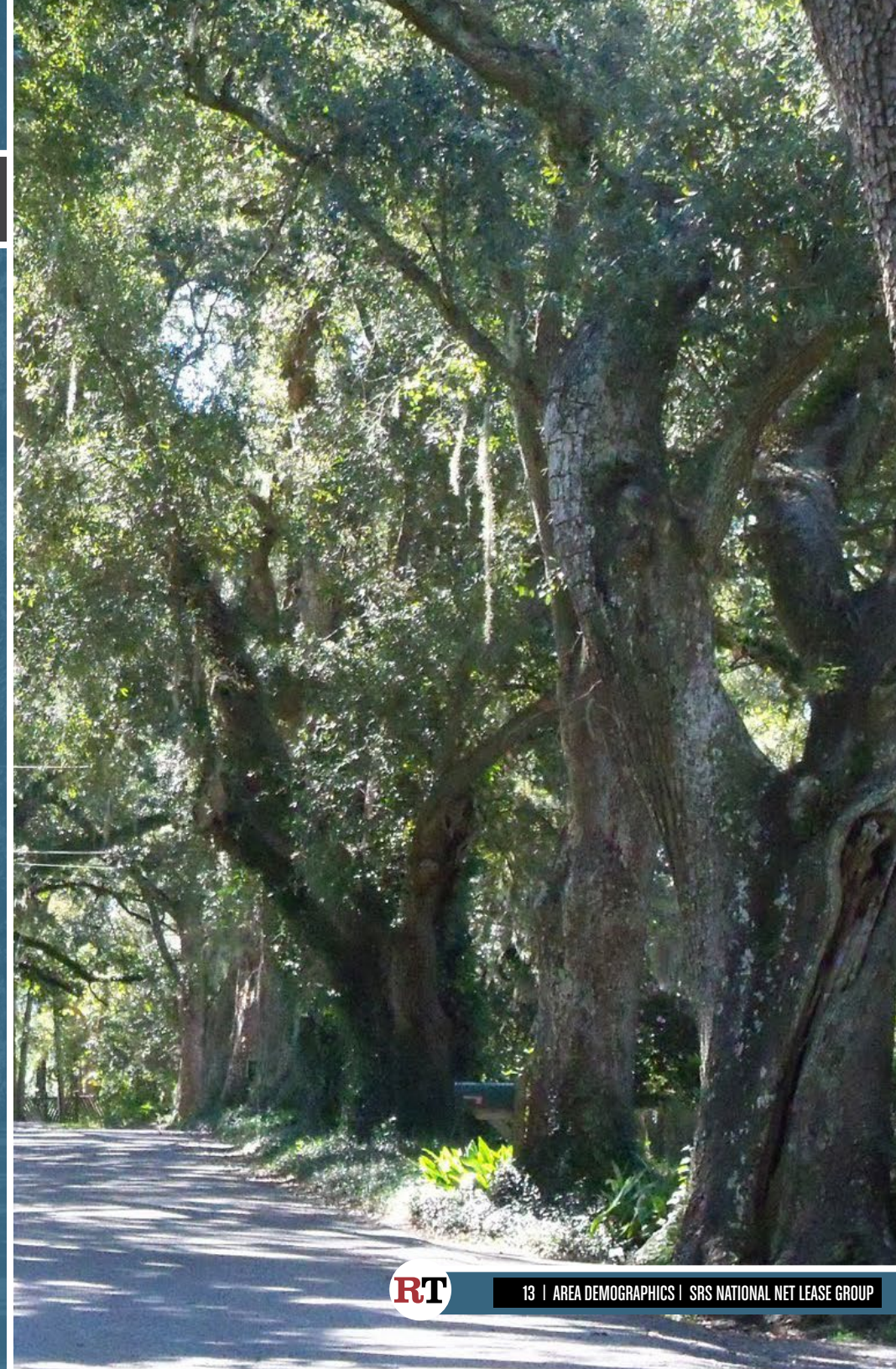
Jacksons International Airport (IATA: POM, ICAO: AYPY), also known as Port Moresby Airport, is located 8 kilometres (5 miles) outside Port Moresby, in Papua New Guinea. It is the largest and busiest airport in Papua New Guinea and is the main hub for Air Niugini, the national airline of Papua New Guinea, as well as the main hub for PNG Air and Travel Air. It replaced the original Port Moresby airport, in what is now the suburb of Waigani, whose airstrip remained until the 1990s but no trace of which is now there, it having been built over. Jacksons International Airport consists of two terminals: the Domestic Terminal, housing Air Niugini and PNG Air, and the International Terminal, servicing all other airlines plus Air Niugini's and PNG Air's international routes. The International Terminal features four aircraft parking bays, three of which are equipped with aerobridges. The two terminals are linked by a covered walkway.





# AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Estimated Population	889	8,402	25,106
2022 Projected Population	926	8,495	25,103
2010 Census Population	839	8,386	25,657
2017 Estimated Households	361	3,398	9,563
2022 Projected Households	376	3,440	9,576
2010 Census Households	339	3,373	9,722
2017 Estimated White	62.80%	42.70%	40.70%
2017 Estimated Black or African American	32.80%	54.30%	54.70%
2017 Estimated Asian or Pacific Islander	1.10%	0.60%	0.70%
2017 Estimated American Indian or Native Alaskan	0.10%	0.20%	0.30%
2017 Estimated Other Races	1.20%	1.00%	2.30%
2017 Estimated Hispanic	3.60%	3.20%	5.30%
2017 Estimated Average Household Income	\$56,565	\$51,586	\$49,205
2017 Estimated Median Household Income	\$46,265	\$38,810	\$36,397
2017 Estimated Per Capita Income	\$22,897	\$20,728	\$19,222
2017 Estimated Total Businesses	101	312	869
2017 Estimated Total Employees	1,838	3,845	12,959







# 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. (Corporate)	5,182	Dec 2017	Dec 2037	Current	-	\$12,521	\$2.42	\$150,247	\$28.99	Absolute NNN	4 (5-Year)
				Dec 2022	10%	\$13,773	\$2.66	\$165,272	\$31.89		10% Incr. at beg. of each option

10% incr. every 5-years thereafter

## FINANCIAL INFORMATION

Price: .....\$2,311,000  
 Net Operating Income: .....\$150,247  
 Cap Rate: .....6.50%  
 Lease Type: .....Abs. NNN

## PROPERTY SPECIFICATIONS

Year Built: .....2000  
 Rentable Area: .....5,182 SF  
 Land Area: .....1.02 Acres  
 Address: .....6736 MS-63, Moss Point, MS 39563







## 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 can 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.