

# SINGLE TENANT

ABSOLUTE NNN  
INVESTMENT  
OPPORTUNITY

**Ruby  
Tuesday**

MINER  
MISSOURI





# Ruby Tuesday

EXCLUSIVELY MARKETING BY

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RENT ROLL

# 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 Miner, Missouri. 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.

Ruby Tuesday is located just off Interstate 55 (15,800 VPD), with excellent highway frontage and high visibility due to the large pylon sign, as well as convenient on/off-ramp access. The restaurant is adjacent to Drury Inn and Suites, providing a direct consumer base to draw from. Nearby national/credit tenants include a 24-hour Walmart Supercenter, Lowe's Home Improvement, Aldi, Food Giant, Dollar General, Walgreens, and more, which increases consumer draw to the area. The 5-mile trade area is supported by a population of nearly 21,000 with an average household income of nearly \$56,000.



# OFFERING HIGHLIGHTS

## OFFERING

PRICING:	\$1,231,000
NET OPERATING INCOME:	\$80,000
CAP RATE:	6.50%
NUMBER OF LOCATIONS:	400+
TENANT:	Ruby Tuesday, Inc. (Corporate)
LEASE TYPE:	Absolute NNN
LANDLORD RESPONSIBILITIES:	None

## PROPERTY SPECIFICATIONS

RENTABLE AREA:	5,629 SF
LAND AREA:	1.47 Acres
PROPERTY ADDRESS:	2612 E. Malone Avenue, Miner, MO 63801
PARCEL NUMBER:	18-5.0-15.00-000-000-061.20
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 55 (15,800 VPD) | EXCELLENT VISIBILITY | LARGE PYLON SIGN

- Ruby Tuesday is located just off Interstate 55 (15,800 VPD)
- Excellent visibility with large pylon sign and highway frontage
- Direct on/off-ramp access to Interstate 55

## DENSE RETAIL CORRIDOR | NEAR DRURY INN AND SUITES

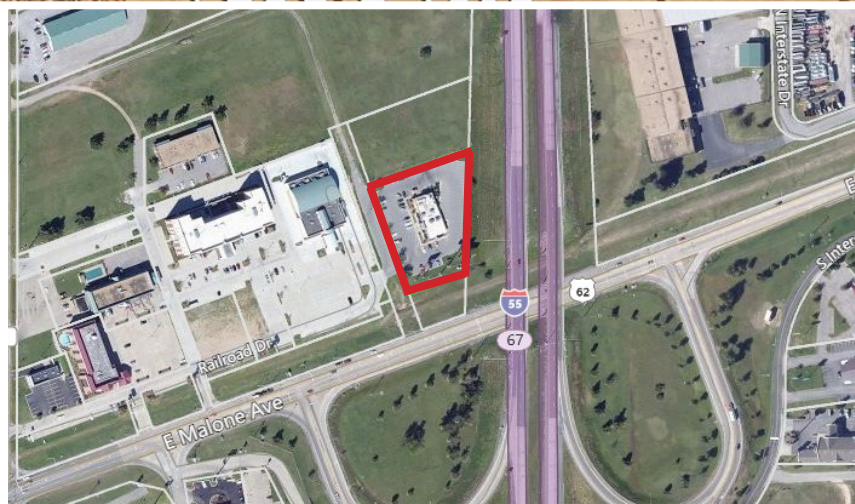
- Nearby national/credit tenants include a 24-hour Walmart Supercenter, Lowe's Home Improvement, Aldi, Food Giant, Dollar General, Walgreens, and more
- Increases consumer draw to the subject site

## LOCAL DEMOGRAPHICS IN THE 5-MILE TRADE AREA

- Nearly 21,000 residents and 16,000 employees support the trade area
- \$56,000 average household income



# PROPERTY OVERVIEW



PARCEL MAP



ACCESS

E. Malone Avenue: ..... 1 Access Point



TRAFFIC COUNTS

E. Malone Avenue: ..... 11,500 VPD  
Interstate 55: ..... 15,800 VPD



IMPROVEMENTS

There is approximately 5,629 SF of existing building area.



PARKING

There are approximately 114 parking spaces on the owned parcel.  
The parking ratio is approximately 20.25 stalls per 1,000 SF of leasable area.



YEAR BUILT

TBD



PARCEL

Parcel Number: 18-5.0-15.00-000-000-061.20    Acres: 1.47    Square Feet: 64,033



ZONING

Highway



ServiceMASTER  
Windows

**Ruby  
Tuesday**

DRURY HOTELS

City of Miner

DRURY HOTELS

E. Malone Avenue

Interstate 55

STEWART  
STEEL

11,500  
CARS PER DAY



Matthews Lane



15,800  
CARS PER DAY







CITY OF MINER  
CONVENTION CENTER

Ruby  
Tuesday

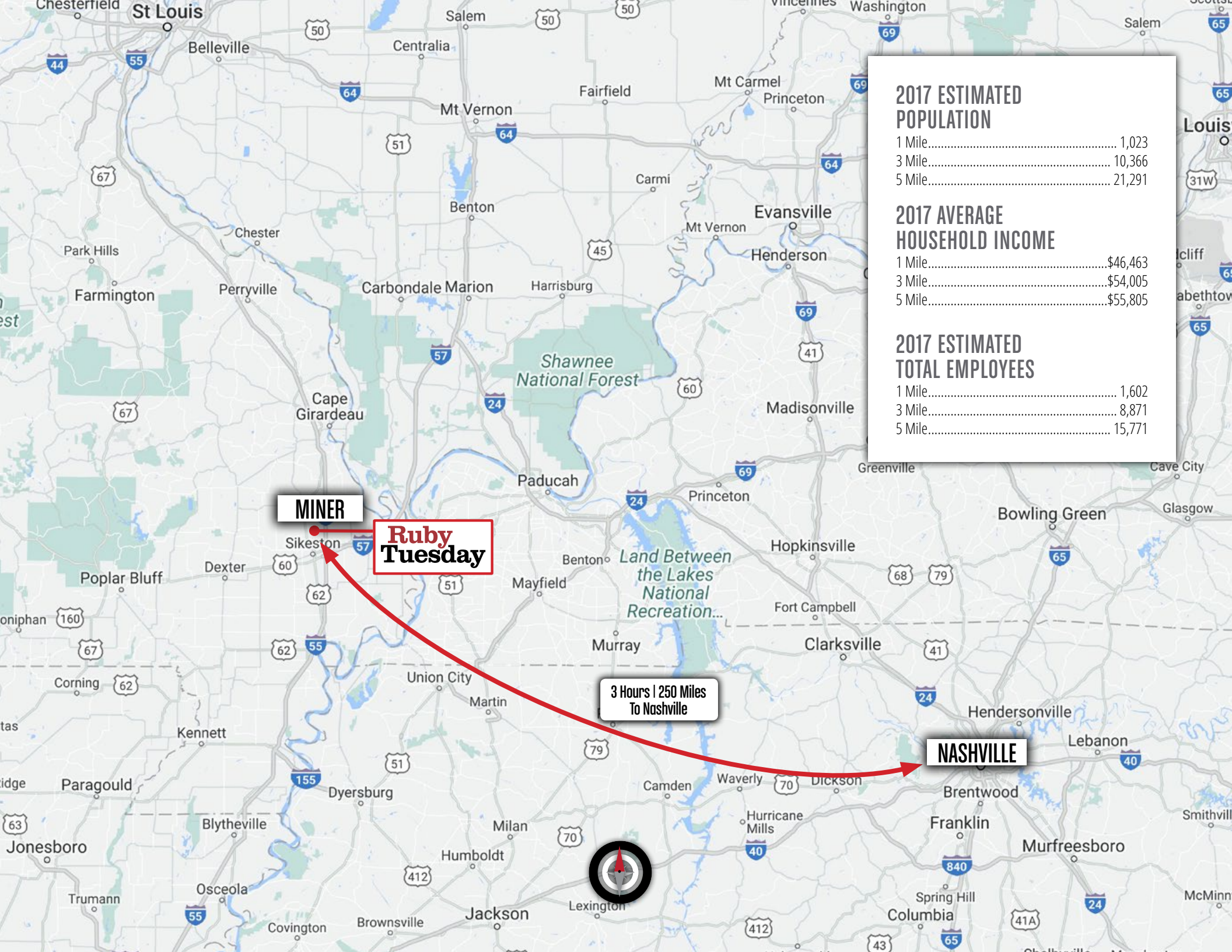
PYLON SIGN

62

E. MALONE AVE. - 11,500 VPD

55

15,800 VPD



### 2017 ESTIMATED POPULATION

1 Mile.....	1,023
3 Mile.....	10,366
5 Mile.....	21,291

### 2017 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$46,463
3 Mile.....	\$54,005
5 Mile.....	\$55,805

### 2017 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	1,602
3 Mile.....	8,871
5 Mile.....	15,771

**MINER**

**Ruby Tuesday**

3 Hours | 250 Miles  
To Nashville

**NASHVILLE**

# AREA OVERVIEW

## Miner, Missouri

Miner is a city in Missouri and Scott counties in the U.S. state of Missouri. It borders the city of Sikeston to the east. The City of Miner had a population of 1,072 as of July 1, 2017. The community has the name of one Mr. Miner (or Minner), the proprietor of a local sawmill. The City of Miner, Missouri has long been known as “America’s Select City”. Miner is a traveler’s oasis with great restaurants, a fabulous selection of overnight accommodations, and shopping opportunities galore.

It serves as the cultural and economic center for Missouri’s Bountiful Bootheel. The City of Miner, population 984 (est.), was founded in 1942 (incorporated in 1951) by a group of modern day pioneers led by William Howard McGill. Historically a farming community, Miner was originally known as Minner, in honor of one of the landowners residing there. When erecting a sign to mark their switching station, however, the railroad inadvertently left out an “n” in the town’s name and Minner became Miner Switch, and later the City of Miner.

Today, Miner is a major service center and tourist destination. With nine hotels, one campground, Lambert’s Café - the Home of the Throed Rolls and the Sikeston Factory Outlet Stores, Miner hosts thousands of guests each year. Two points of interest are the Sikeston Factory Outlet Stores - the only outlet mall between St. Louis and Memphis, and Lambert’s Café - The Home of the Throed Rolls (note the mural inside the building - it depicts the history of the Lambert’s Café and the Lambert family who proudly say “Four generations and still throwing!”)

Scott County is a county located in the southeastern portion of the U.S. state of Missouri. As of July 1, 2016, the population was 38,745. Its county seat is Benton. The county was organized in 1821 and named for U.S. Representative John Scott, the first federal representative from Missouri. Scott County comprises the Sikeston, MO Micropolitan Statistical Area, which is also included in the Cape Girardeau-Sikeston, MO-IL Combined Statistical Area. The county is home to Scott County Central High School, which has won 18 state championships in boy’s basketball—the most of any high school in the state.



# AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Estimated Population	1,023	10,366	21,291
2022 Projected Population	1,063	10,492	21,450
2010 Census Population	942	10,088	20,931
2017 Estimated Households	384	4,236	8,643
2022 Projected Households	400	4,279	8,697
2010 Census Households	354	4,141	8,520
2017 Estimated White	89.30%	83.50%	73.00%
2017 Estimated Black or African American	4.30%	10.80%	22.20%
2017 Estimated Asian or Pacific Islander	1.00%	1.30%	1.00%
2017 Estimated American Indian or Native Alaskan	0.10%	0.30%	0.20%
2017 Estimated Other Races	2.30%	1.50%	1.10%
2017 Estimated Hispanic	5.90%	4.30%	3.30%
2017 Estimated Average Household Income	\$46,463	\$54,005	\$55,805
2017 Estimated Median Household Income	\$36,867	\$39,291	\$38,177
2017 Estimated Per Capita Income	\$18,540	\$22,080	\$22,786
2017 Estimated Total Businesses	135	676	1,202
2017 Estimated Total Employees	1,602	8,871	15,771





# 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)	5,629	Dec 2017	Dec 2037	Current	-	\$6,667	\$1.18	\$80,000	\$14.21	Absolute NNN	4 (5-Year)
				Dec 2022	10%	\$7,333	\$1.30	\$88,000	\$15.63		10% Incr. at beg. of each option

10% incr. every 5-years thereafter

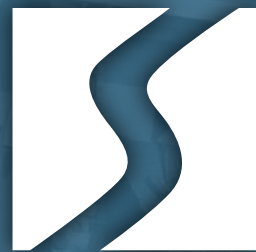
## FINANCIAL INFORMATION

Price: .....\$1,231,000  
 Net Operating Income: .....\$80,000  
 Cap Rate: .....6.50%  
 Lease Type: .....Absolute NNN

## PROPERTY SPECIFICATIONS

Year Built: .....TBD  
 Rentable Area: .....5,629 SF  
 Land Area: .....1.47 Acres  
 Address: .....2612 E. Malone Avenue, Miner, MO 63801





# SRS

## 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.

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