

SINGLE TENANT

ABSOLUTE NNN INVESTMENT OPPORTUNITY

Ruby
Tuesday

NEW IBERIA LOUISIANA





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, corporate guaranteed, Ruby Tuesday investment property located in New Iberia, LA. 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 property is well-positioned along State Highway 14 (23,000 VPD), and is less than half a mile east of Highway 90 (36,200 VPD), a major east/west thoroughfare for the Southern United States. The asset is ideally located directly across from a Lowe's Home Improvement center, which helps promote crossover shopping. Additionally the site is surrounded by a number of hotels including Quality Suites, Holiday Inn Express, Ramada by Wyndham, Hampton Inn & Suites, Super 8, and La Quinta Inn, providing a direct consumer base to draw from. The 5-mile trade area is supported by a population of 45,100 residents with an average household income of \$60,000.



OFFERING HIGHLIGHTS

OFFERING

PRICING:	\$2,092,000
NET OPERATING INCOME:	\$130,775
CAP RATE:	6.25%
NUMBER OF LOCATIONS:	400+
TENANT:	Ruby Tuesday, Inc. (Corporate)
LEASE TYPE:	Absolute NNN
LANDLORD RESPONSIBILITIES:	None

PROPERTY SPECIFICATIONS

RENTABLE AREA:	5,038 SF
LAND AREA:	0.87 Acres
PROPERTY ADDRESS:	2813 LA-14, New Iberia, LA 70560
YEAR BUILT:	TBD
PARCEL NUMBER:	0502716990A
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

STATE HIGHWAY 14 (23,000 VPD) | MAJOR THOROUGHFARE | EXCELLENT VISIBILITY

- Ruby Tuesday is located along State Highway 14 with 23,000 vehicles passing by daily
- Less than half a mile east of Highway 90 (36,200 VPD), a major east/west thoroughfare for the Southern United States
- The asset has excellent visibility with a prominent pylon sign

ACROSS FROM LOWE'S HOME IMPROVEMENT CENTER | LOCATED NEAR MULTIPLE HOTELS

- Ruby Tuesday is ideally located directly across from a Lowe's Home Improvement center
- The property is surrounded by a number of hotels including Quality Suites, Holiday Inn Express, Ramada by Wyndham, Hampton Inn & Suites, Super 8, and La Quinta Inn
- Increases consumer draw to the subject property and helps promote crossover shopping

STRONG DEMOGRAPHICS IN THE 5-MILE TRADE AREA

- Over 45,000 residents and more than 24,000 employees within 5-miles
- \$60,000 average household income



PROPERTY OVERVIEW



PARCEL MAP



ACCESS

Center Street /State Highway 14:..... 1 Access Point



TRAFFIC COUNTS

Center Street /State Highway 14:..... 23,000 VPD
U.S. Highway 90: 36,200 VPD



IMPROVEMENTS

There is approximately 5,038 SF of existing building area.



PARKING

There are approximately 61 parking spaces on the owned parcel.
The parking ratio is approximately 12.10 stalls per 1,000 SF of leasable area.



YEAR BUILT

TBD



PARCEL

Parcel Number: 0502716990A Acres: 0.87 Square Feet: 37,897 SF



ZONING

Commercial





Queen City Dr.



Ruby Tuesday

State Highway 14

23,000
CARS PER DAY



RAMADA
WORLDWIDE

SUBWAY



GMC



36,200
CARS PER DAY



Westgate High School

Coca-Cola



36,200
CARS PER DAY

Highway 90



Waffle House



SUBWAY



State Highway 329



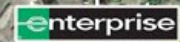
Ruby Tuesday

Suruse Dr.

23,000
CARS PER DAY



State Highway 14



Iberia Middle School



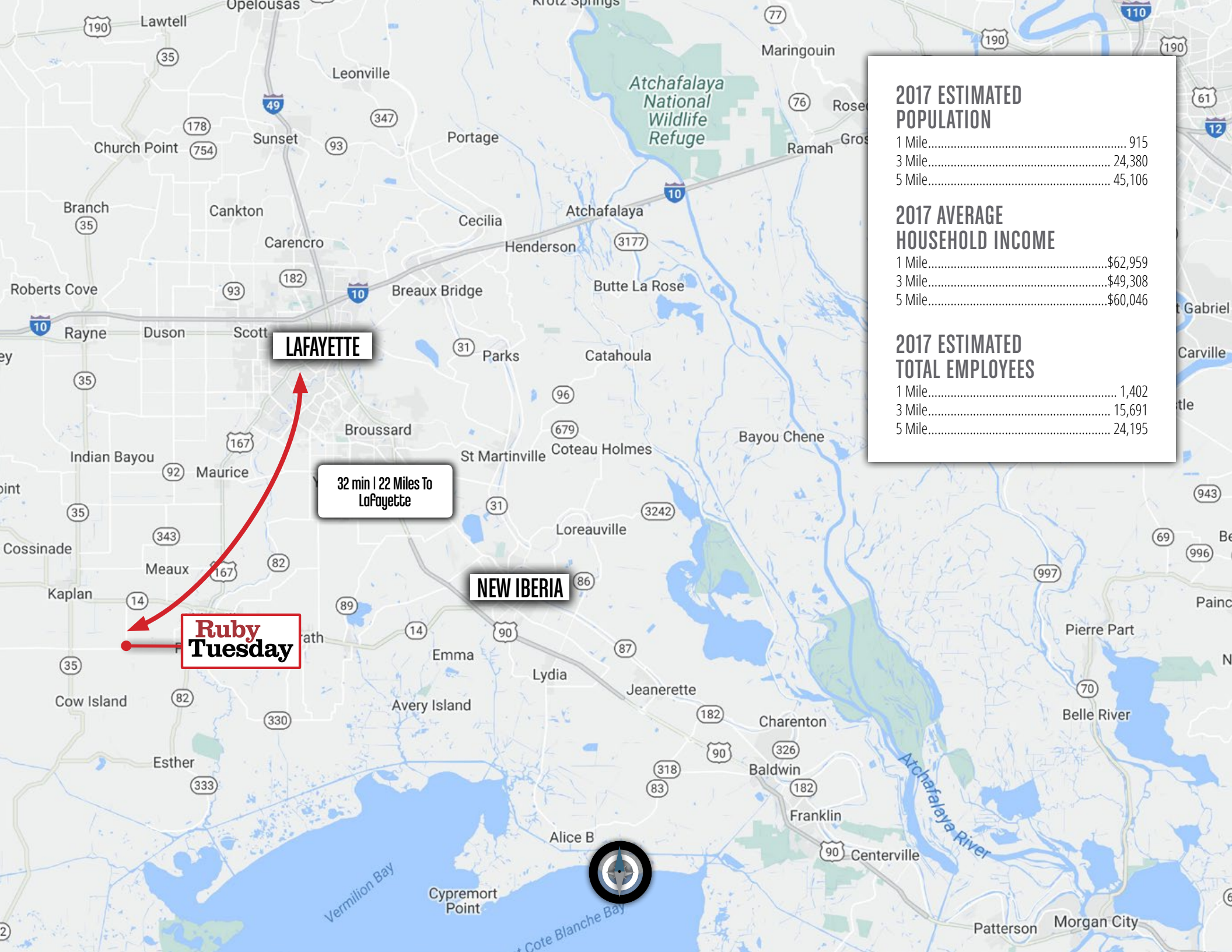
CENTER ST. - 23,000 VPD



PYLON SIGN

**Ruby
Tuesday**





LAFAYETTE

32 min | 22 Miles To
LaFayette

NEW IBERIA

**Ruby
Tuesday**

2017 ESTIMATED
POPULATION

1 Mile.....	915
3 Mile.....	24,380
5 Mile.....	45,106

2017 AVERAGE
HOUSEHOLD INCOME

1 Mile.....	\$62,959
3 Mile.....	\$49,308
5 Mile.....	\$60,046

2017 ESTIMATED
TOTAL EMPLOYEES

1 Mile.....	1,402
3 Mile.....	15,691
5 Mile.....	24,195

AREA OVERVIEW

New Iberia, Louisiana

New Iberia known as the Queen City of the Bayou Teche is the parish seat of Iberia Parish, LA. The City of New Iberia had a population of 30,244 as of July 1, 2017. New Iberia ranks in the upper quartile for Population Density and Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in Louisiana. The oil industry plays a major role in the state's economy. Oil exploration near New Iberia and off-shore drilling led to the development of the Port of Iberia. Today, the port is a beehive of activity with 70 industries producing over \$200,000,000 in retail sales annually.

Iberia Parish is located in the middle of a unique cultural region known as Acadiana. In 1779, a group of about 500 Spanish settlers moved from Spain to Louisiana, and founded the city of "New Iberia," named after their Iberian Peninsula.

Iberia Parish is made up of 1,031 square miles: 575 square miles of land, and 456 square miles of water! The estimated population for 2018 was 72,176.

A wide variety of national and international companies are headquartered in Iberia Parish, which is strategically located on Louisiana's coast between New Orleans and Houston. And with the combination of the Port of Iberia's access to the Gulf of Mexico, an 8,000 foot runway at the Acadiana Regional Airport and its location on the future corridor of Federal Interstate 49, intermodal transportation into and out of Iberia Parish is easy.

Iberia Parish is home to numerous fairs and festivals throughout the year, including Mardi Gras parades, the Sugar Cane Festival, the World Championship Gumbo Cookoff, the Bunk Johnson Festival, the Delcambre Shrimp Festival, the Lydia Cajun Food Festival and the Cajun Hot Sauce Festival. In addition, downtown New Iberia hosts several Art Walks, a Farmer's Market and numerous other parades and commemorative services.

So Iberia Parish is a mix of old and new, Southern fun and hospitality, progressive industrial development, the greatest food found anywhere and opportunities for both families and businesses to locate here and experience Cajun Country.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Estimated Population	915	24,380	45,106
2022 Projected Population	914	24,349	45,671
2010 Census Population	927	24,919	44,842
2017 Estimated Households	362	8,956	16,822
2022 Projected Households	362	8,948	17,064
2010 Census Households	365	9,149	16,659
2017 Estimated White	50.20%	44.40%	57.60%
2017 Estimated Black or African American	38.50%	46.70%	34.10%
2017 Estimated Asian or Pacific Islander	7.30%	3.70%	3.50%
2017 Estimated American Indian or Native Alaskan	0.00%	0.30%	0.40%
2017 Estimated Other Races	1.60%	2.40%	2.30%
2017 Estimated Hispanic	4.00%	4.80%	4.70%
2017 Estimated Average Household Income	\$62,959	\$49,308	\$60,046
2017 Estimated Median Household Income	\$44,232	\$33,480	\$42,078
2017 Estimated Per Capita Income	\$22,661	\$18,936	\$22,993
2017 Estimated Total Businesses	102	1,378	2,060
2017 Estimated Total Employees	1,402	15,691	24,195





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)	5,038	Dec 2017	Dec 2037	Current	-	\$10,898	\$2.16	\$130,775	\$25.96	Absolute NNN	4 (5-Year)
				Dec 2022	10%	\$11,989	\$2.38	\$143,853	\$29.55		10% Incr. at beg. 10% incr. every 5-years thereafter

FINANCIAL INFORMATION

Price:\$2,092,000
 Net Operating Income:\$130,775
 Cap Rate:6.25%
 Lease Type:Abs. NNN

PROPERTY SPECIFICATIONS

Year Built: TBD
 Rentable Area: 5,038 SF
 Land Area: 0.87 Acres
 Address: 2813 LA-14, New Iberia, LA 70560





SRS

NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



1000+
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 2017.

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.