

SINGLE TENANT

ABSOLUTE NNN
INVESTMENT
OPPORTUNITY

Ruby
Tuesday

ALABASTER
ALABAMA





Ruby Tuesday

EXCLUSIVELY MARKETING BY

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ACTUAL SITE



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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 Alabaster, 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.

Ruby Tuesday is located just off of Interstate 65 (69,160 VPD), a major north-south highway connecting the Gulf of Mexico to the Great lakes. The asset is also well-positioned as an outparcel to a 24 hour Walmart Supercenter which is an anchor for the 1m square-foot Colonial Promenade. The shopping center features tenants that include Target, Lowe's Home Improvement, JCPenney, TJ Maxx, Ross Dress for Less, Bed Bath and Beyond, Best Buy, Old Navy, and more. Other nearby national/credit tenants include Publix, CVS Pharmacy, Rite Aid, Advance Auto Parts, and more, providing a steady consumer base for the immediate trade area. The 5-mile trade area is supported by a population of over 61,000 with an average household income of \$87,900.



OFFERING HIGHLIGHTS

OFFERING

PRICING:	\$1,440,000
NET OPERATING INCOME:	\$90,000
CAP RATE:	6.25%
NUMBER OF LOCATIONS:	400+
TENANT:	Ruby Tuesday, Inc. (Corporate)
LEASE TYPE:	Absolute NNN
LANDLORD RESPONSIBILITIES:	None

RENTABLE AREA:	4,684 SF
LAND AREA:	1.22 Acres
PROPERTY ADDRESS:	710 Colonial Promenade Parkway, Alabaster, AL 35007
YEAR BUILT:	2007
PARCEL NUMBER:	23-1-01-1-001-002-005
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 | EXPERIENCED OWNER OF RUBY TUESDAY, INC.

- 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 owner of Ruby Tuesday, Inc.

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

CORPORATE BACKED LEASE

- Lease is backed by Ruby Tuesday, Inc.
- Ruby Tuesday, Inc. has 400+ Locations

JUST OFF INTERSTATE 65 (69,160 VPD) | EXCELLENT VISIBILITY | LARGE PYLON SIGN

- Ruby Tuesday is located just off Interstate 65 (69,160 VPD), a major north-south highway connecting the Gulf of Mexico to the Great lakes
- Excellent interstate frontage with convenient on/off ramp access
- Large pylon sign provides excellent visibility to passing cars

OUTPARCEL TO WALMART SUPERCENTER | COLONIAL PROMENADE (1M SF) | STRONG TENANT SYNERGY

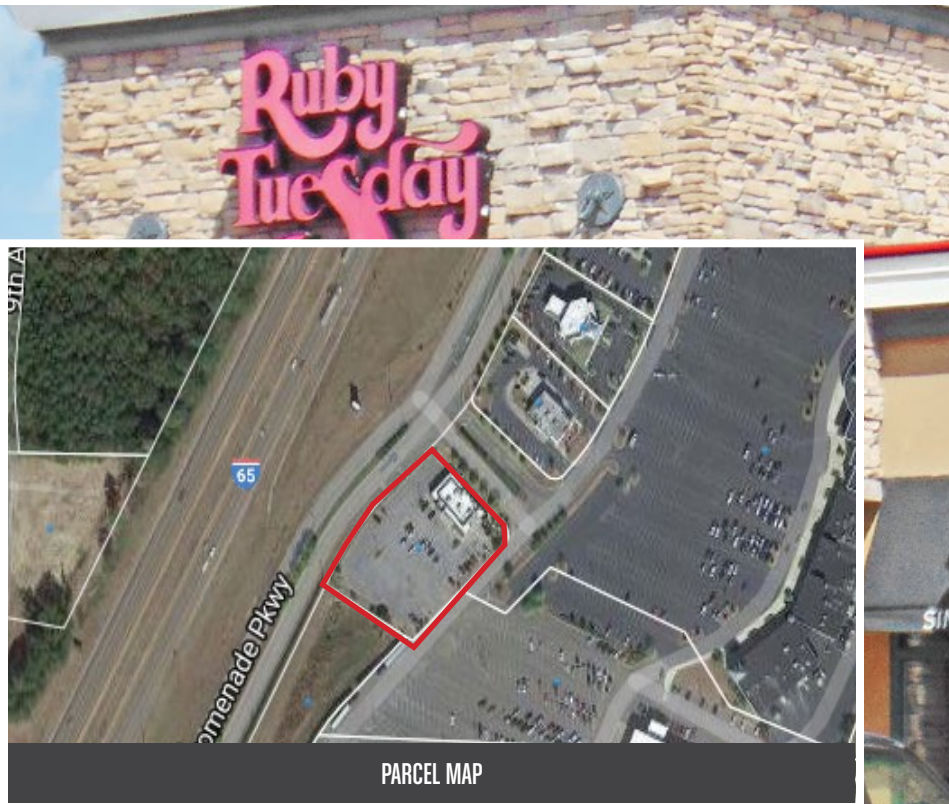
- The asset is well-positioned as an outparcel to a 24 hour Walmart Supercenter which is an anchor for the 1m square-foot Colonial Promenade
- The shopping center also features Target, Lowe's Home Improvement, JCPenney, TJ Maxx, Ross Dress for Less, Bed Bath and Beyond, Best Buy, Old Navy, and more
- Strong tenant synergy helps promote crossover shopping to Ruby Tuesday

STRONG DEMOGRAPHICS IN 5-MILE TRADE AREA

- More than 61,000 residents and 23,000 employees support the trade area
- \$87,900 average household income



PROPERTY OVERVIEW



ACCESS

Colonial Promenade Parkway:..... 1 Access Point



TRAFFIC COUNTS

Interstate 65: 69,100 VPD
31 U.S. Highway: 27,600 VPD



IMPROVEMENTS

There is approximately 4,684 SF of existing building area.



PARKING

There are approximately 94 parking spaces on the owned parcel.
The parking ratio is approximately 2.01 stalls per 1,000 SF of leasable area.



YEAR BUILT

2007



PARCEL

Parcel Number: 23-1-01-1-001-002-005 Acres: 1.22 Square Feet: 53,143



ZONING

B-3: Community Business District



69,100
CARS PER DAY



Interstate 65

Colonial Promenade Parkway

Ruby Tuesday



Progress Boulevard



27,900
CARS PER DAY



69,100
CARS PER DAY



21,600
CARS PER DAY



U.S. Highway 31

Interstate 65

119 State Highway

Urology
CENTERS OF ALABAMA

EXPRESS
OIL CHANGE
10 MINUTE SERVICE

CAT

AMERICA'S
THREE STORES
metroPCS

DOLLAR GENERAL

FOODLAND
cricket

RITE
AID

H&R BLOCK

CVS pharmacy

Advance
Auto Parts

PNC

RAFIKI
MINI-STORAGE



Ruby
Tuesday

MURPHY
USA

WELLS
FARGO

LOWE'S

US AmeriBank

Oliver
Garden

GNC

PET SMART

DICK'S
SPORTING GOODS

JCPenney

TJ-maxx

TARGET



SportClips
HAIRCUTS

AMSTAR
CINEMAS

T-Mobile

Walmart
Supercenter

BED BATH &
BEYOND

OLD NAVY

claire's

HIBBETT
SPORTS

at&t

NTB
TIRE & SERVICE CENTERS

REGIONS

LONGHORN
STEAKHOUSE



ROSS
DRESS FOR LESS

belk

BAM!
BOOKS & MORE



Colonial Promenade
(1M SF)

BAM!
BOOKS-A-MILLION
belk
ROSS
DRESS FOR LESS

OLD NAVY
claire's
HIBBETT
SPORTS
BED BATH &
BEYOND

PETSMART
DICK'S
SPORTING GOODS
TARGET
GNC
TJ-maxx
JCPenney

CANDLEWOOD
SUITES

Hampton Inn
Express
& Suites

Walmart
Supercenter

SUBWAY

Ruby
Tuesday

LOWE'S

Chick-fil-A

TACO
BELL

Red Robin

WELLS
FARGO

MURPHY
USA

27,900
CARS PER DAY



31 U.S. Highway

69,100
CARS PER DAY



Interstate 65

Colonial Promenade Parkway





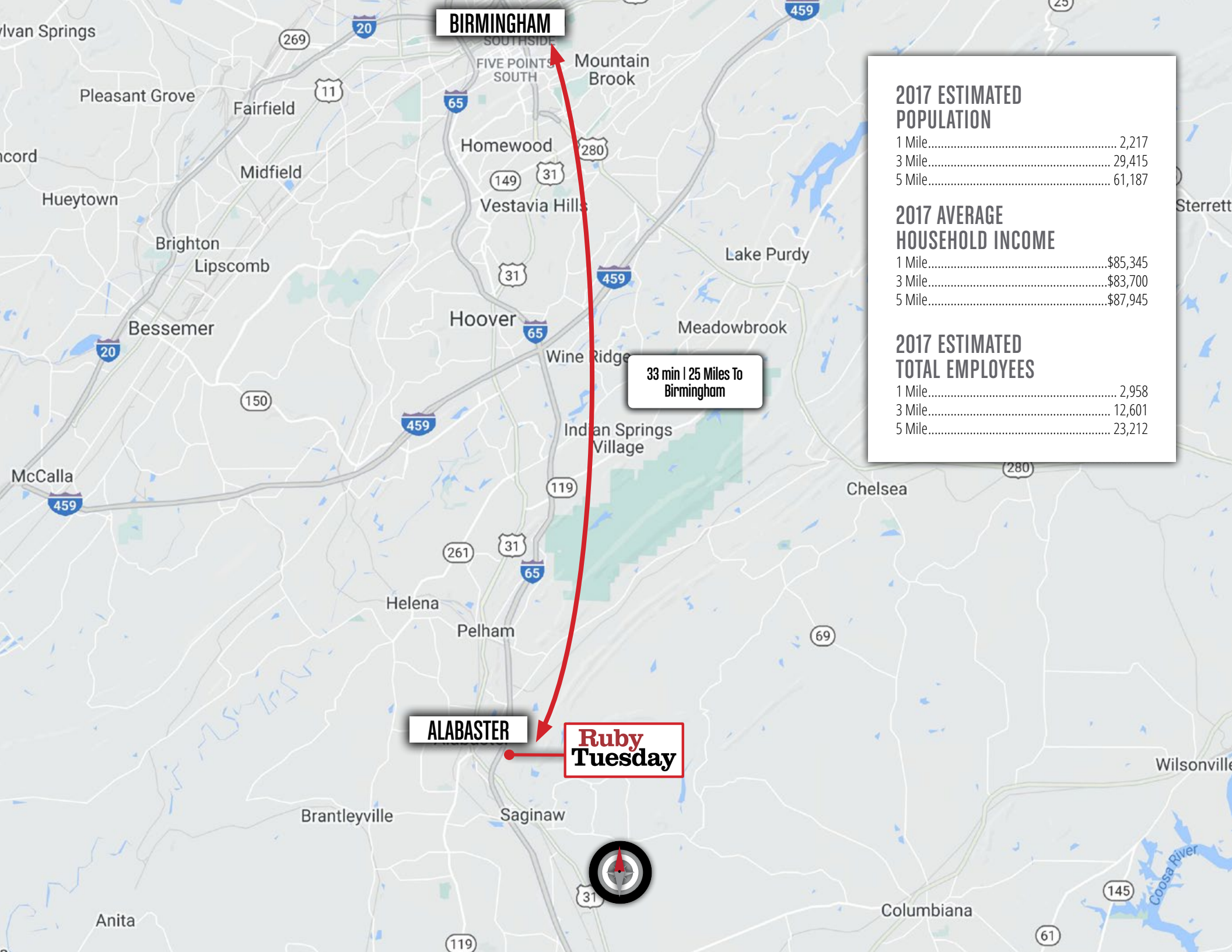
69,100 VPD

COLONIAL PROMENADE PKWY.

PYLON SIGN

**Ruby
Tuesday**





BIRMINGHAM

**2017 ESTIMATED
POPULATION**

1 Mile.....	2,217
3 Mile.....	29,415
5 Mile.....	61,187

**2017 AVERAGE
HOUSEHOLD INCOME**

1 Mile.....	\$85,345
3 Mile.....	\$83,700
5 Mile.....	\$87,945

**2017 ESTIMATED
TOTAL EMPLOYEES**

1 Mile.....	2,958
3 Mile.....	12,601
5 Mile.....	23,212

33 min | 25 Miles To
Birmingham

ALABASTER

**Ruby
Tuesday**

AREA OVERVIEW

Alabaster, Alabama

Alabaster is a city and southern suburb of Birmingham in Shelby County, Alabama, United States. Alabaster is the 16th largest city in Alabama (by number of residents) and still a growing population. The City of Alabaster had a population of 32,725 as of July 1, 2017. Alabaster ranks in the upper quartile for Population Density when compared to the other cities, towns and Census Designated Places (CDPs) in Alabama.

On 1 July 2013, the Alabaster City Schools System officially separated from the Shelby County Schools system, and now operates the public schools in the city. Private school K-12 education is also available. Creek View, Elementary School, Meadow View Elementary School, Thompson Intermediate School, Thompson Sixth Grade Center, Thompson Middle School, Thompson High School, Kingwood Christian School, Evangel Christian School. Mitchell Cosmetology College is the local college. Samford University and University of Montevallo are also nearby.

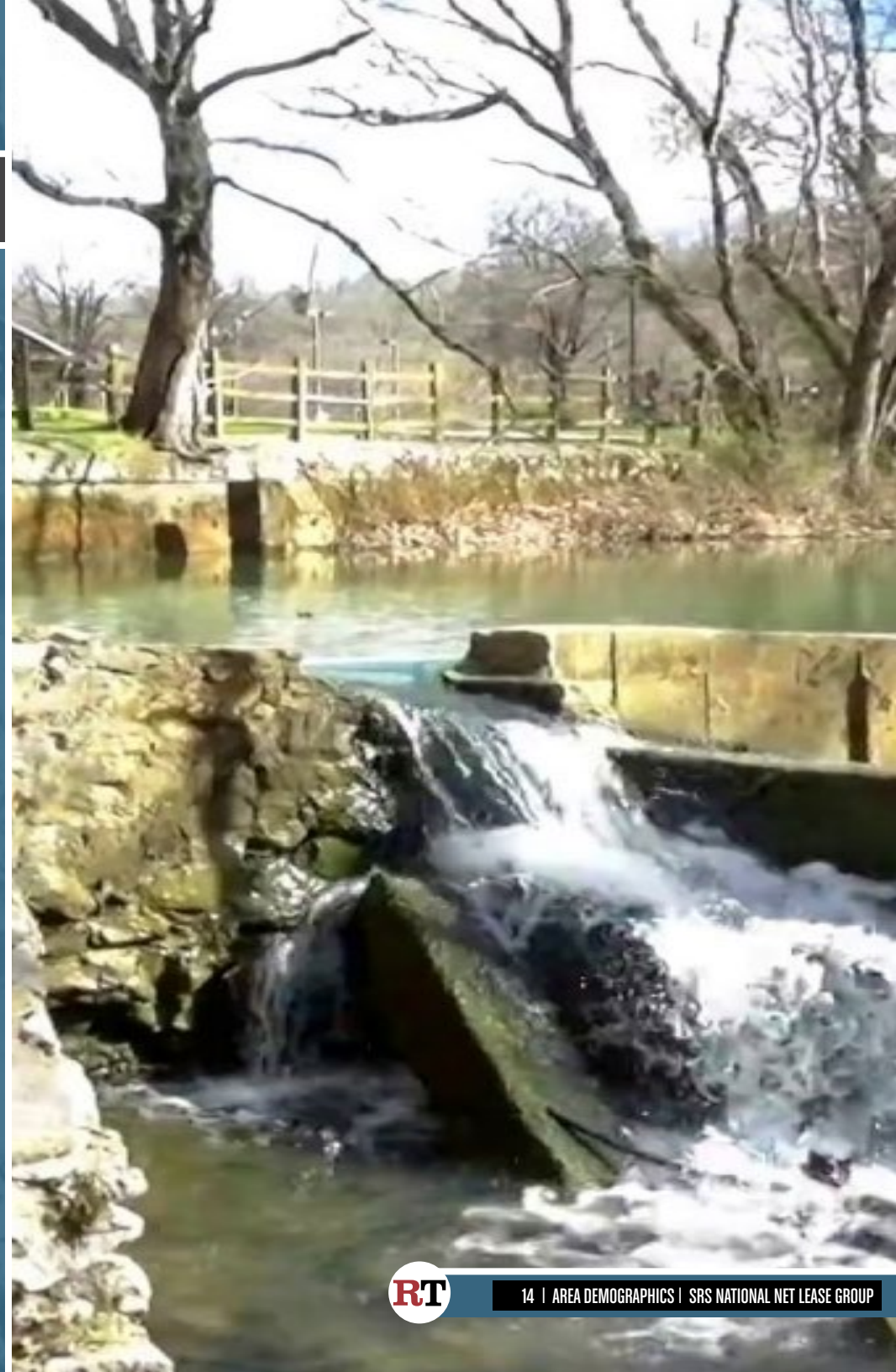
Alabaster and nearby Attractions are Alabama Wildlife Center, Oak Mountain State Park, Heart of Dixie Railroad Museum, Sloss Furnaces National Historic Landmark, Karl C. Harrison Museum of George Washington, Brierfield Ironworks Historical State Park. Alabaster offers a number of recreational facilities for residents and visitors. You can spend your leisure time at the Veterans Skate Park. Golf lovers can visit the Ballentrae Golf Club and Oak Mountain State Park Golf Course. Shopping can be enjoyed at the Alabaster Shopping Center. You can also visit Tannehill Ironworks Historical State Park, Iron & Steel Museum of Alabama, American Village, Birmingham Museum of Art, and Tannehill Historical State Park.

Shelby County Schools operates public schools in the county. Alabaster City Schools operates the six public schools in Alabaster. In 2014, Pelham began operating their own school system with three schools taken over from the Shelby County School System: Pelham High School, Riverchase Middle School, and Valley Elementary School. On May 5, 2015 ground was broken for the construction of Pelham Ridge Elementary School which opened during the 2016-2017 school year. Also that year, Valley Elementary School closed and teachers relocated to Valley Intermediate School, renamed Pelham Oaks Elementary School.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2017 Estimated Population	2,217	29,415	61,187
2022 Projected Population	2,294	31,077	65,290
2010 Census Population	2,147	27,532	55,979
2017 Estimated Households	788	10,402	21,965
2022 Projected Households	813	10,964	23,352
2010 Census Households	769	9,804	20,264
2017 Estimated White	63.00%	75.90%	78.60%
2017 Estimated Black or African American	29.80%	16.20%	14.00%
2017 Estimated Asian or Pacific Islander	1.30%	1.40%	1.40%
2017 Estimated American Indian or Native Alaskan	0.50%	0.40%	0.40%
2017 Estimated Other Races	3.70%	3.90%	3.60%
2017 Estimated Hispanic	7.40%	8.70%	7.60%
2017 Estimated Average Household Income	\$85,345	\$83,700	\$87,945
2017 Estimated Median Household Income	\$59,772	\$68,856	\$75,070
2017 Estimated Per Capita Income	\$31,976	\$30,028	\$31,738
2017 Estimated Total Businesses	215	1,146	2,230
2017 Estimated Total Employees	2,958	12,601	23,212





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.	4,684	Dec 2017	Dec 2037	Current	-	\$7,500	\$1.60	\$90,000	\$19.21	Absolute NNN	4 (5-Year)
(Corporate)	(est)			Dec 2022	10%	\$8,250	\$1.76	\$99,000	\$21.14		10% Incr. at beg.
								10% incr. every 5-years thereafter			of each option

FINANCIAL INFORMATION

Price:\$1,440,000
 Net Operating Income:\$90,000
 Cap Rate:6.25%
 Lease Type:Absolute NNN

PROPERTY SPECIFICATIONS

Year Built:NA
 Rentable Area:4,684 SF
 Land Area:1.22 Acres
 Address:710 Colonial Promenade Parkway, Alabaster, AL 35007





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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