

**Ruby
Tuesday**



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

RUBY TUESDAY ABSOLUTE NNN LEASE

511 BUSH RIVER RD COLUMBIA, SC 29210

OFFERING MEMORANDUM
PRESENTED BY:

ROBERT WALKER
SENIOR VICE PRESIDENT OF
INVESTMENT SALES

PHONE **415.513.0465**
EMAIL **rwalker@thekasegroup.com**
BRE **#01954360**

KASE ABUSHARKH
FOUNDING PRINCIPAL

PHONE **925.348.1844**
EMAIL **kase@thekasegroup.com**
SC LICENSE **#104250**

JACOB ABUSHARKH
MANAGING PRINCIPAL

PHONE **415.269.2474**
EMAIL **jacob@thekasegroup.com**
BRE **#01385529**



DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



TABLE OF CONTENTS

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
06	TENANT OVERVIEW
07	LOCATION AERIAL
08	REGIONAL OVERVIEW
09	DEMOGRAPHICS
10	AREA OVERVIEW

INVESTMENT OVERVIEW



The subject property is a 5,693 square foot Ruby Tuesday located in Columbia, SC. Ruby Tuesday is subject to an absolute nnn lease with zero landlord obligations. The tenant has 10% increases in rent every 5 years including during the four 5 year option periods. The subject property is positioned nearby Office Depot, Burlington Coat Factory, Hardee's, Captain D's and many others.

FYE 6/5/2018: \$1,434,895

TTM 3/5/2019: \$1,366,590

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASED OFFERING

100% FEE SIMPLE INTEREST

10% INCREASES IN RENT EVERY 5 YEARS

ZERO LANDLORD OBLIGATIONS

EASY ACCESS AND EXCELLENT VISIBILITY

SITUATED AMONG MAJOR NATIONAL RETAILERS

TTM 2019 SALES: \$1,366,590

OFFERING SPECIFICATIONS

PRICE \$1,742,424

CAP RATE 6.60%

NET OPERATING INCOME \$115,000

SQUARE FOOTAGE 5,693

LOT SIZE 1.55 AC

YEAR BUILT 2003

FINANCIAL SUMMARY

RUBY TUESDAY

511 BUSH RIVER RD COLUMBIA, SC 29210

\$1,742,424 • 6.60%

SUMMARY

TENANT NAME	Ruby Tuesday
SQUARE FOOTAGE	5,693
LEASE BEGINS	12/27/2017
LEASE ENDS	12/31/2037
ANNUAL RENT	\$115,000
OPTIONS	Four, 5 Year
INCREASES	10% Every five years

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
YEAR 1- YEAR 5	\$115,000	6.60%
YEAR 6-10	\$126,500	7.26%
YEAR 11-15	\$139,150	7.99%
YEAR 16-20	\$153,065	8.78%
OPTION 1	\$168,372	9.66%
OPTION 2	\$185,209	10.63%
OPTION 3	\$203,730	11.69%
OPTION 4	\$224,102	12.86%

TENANT OVERVIEW



RUBY TUESDAY

Ruby Tuesday Inc. (stylized as RubyTuesday) is a multinational foodservice retailer that owns, operates, and franchises Ruby Tuesday restaurants. The concept was started in 1972 by Samuel E. (Sandy) Beall, III.

The corporation was formed in 1996 as a reincorporation of Morrison Restaurants Inc. They are headquartered in Maryville, Tennessee, and have 736 locations worldwide.

Their flagship brand is an American cuisine casual dining restaurant chain that is primarily located along the eastern coast of the United States. In 2016, Ruby Tuesday sold the rights to the Lime Fresh Mexican Grill to an undisclosed buyer in an attempt to refocus on the main Ruby Tuesday brand. The company has closed all locations of Wok Hay and Marlin and Ray's. Additionally, they hold development rights to Truffles Grill.

On June 6, 2012, founder and CEO Sandy Beall announced he would be leaving the company. In October 2017, it announced that NRD Capital Management would be taking the company private through a \$146 million deal in early 2018.



\$1.26 BILLION
IN REVENUE



540+ LOCATIONS



32,100 EMPLOYEES

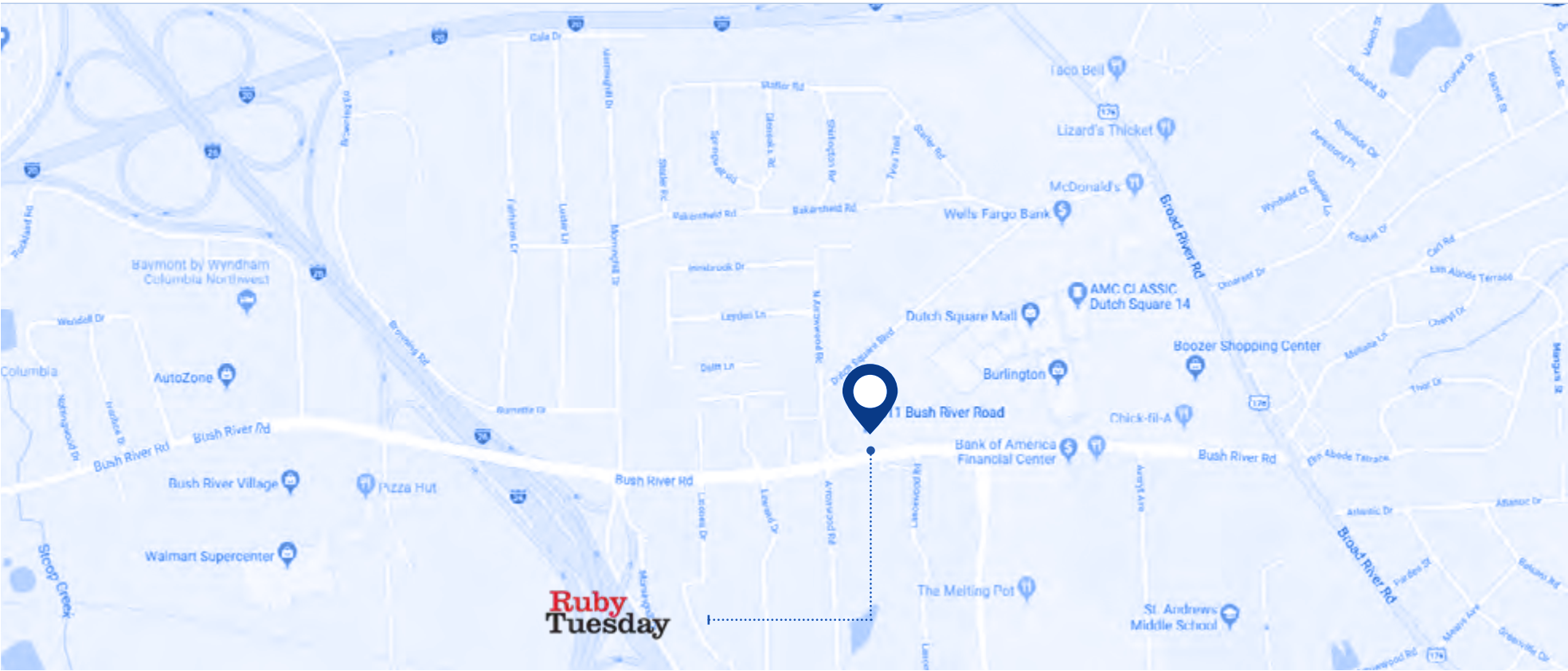
LOCATION AERIAL



An aerial photograph of a commercial district. A red location pin is placed on a road, with a dotted line extending upwards to a large white building. The text "Ruby Tuesday" is overlaid in red and black, and "511 Bush River Rd" is written in black next to the pin. The surrounding area includes various commercial buildings, parking lots, and trees with autumn foliage.



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	60,502	147,396	397,210
TOTAL HOUSEHOLDS	25,818	58,828	156,439
AVERAGE HOUSEHOLD INCOME	\$41,752	\$41,603	\$50,304
AVERAGE AGE	36.90	36.20	37.20

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	60,502	147,396	397,210
TOTAL HOUSEHOLDS	25,818	58,828	156,439
PERSONS PER HOUSEHOLD	2.10	2.20	2.30
AVERAGE HOUSE VALUE	\$134,846	\$136,113	\$155,574
AVERAGE HOUSEHOLD INCOME	\$41,752	\$41,603	\$50,304
AVERAGE AGE	36.90	36.20	37.20
POPULATION WHITE	26,724	73,374	232,315
POPULATION BLACK	30,758	66,813	144,163
POPULATION AM, INDIAN, & ALASKAN	272	672	1,761
POPULATION ASIAN	1,439	3,549	10,318
POPULATION HAWAIIAN & PACIFIC ISLANDER	90	163	515
POPULATION OTHER	1,219	2,825	8,138

COLUMBIA, SOUTH CAROLINA

Columbia is the capital and second largest city of the state of South Carolina, with a population estimate of 134,309 as of 2016. The city serves as the county seat of Richland County, and a portion of the city extends into neighboring Lexington County. It is the center of the Columbia metropolitan statistical area, which had a population of 767,598 as of the 2010 United States Census, growing to 817,488 by July 1, 2016, according to 2015 U.S. Census estimates. The name Columbia is a poetic term used for the United States, originating from the name of Christopher Columbus.

Ruby Tuesday

COLUMBIA, SOUTH CAROLINA



The Kase Group

OFFERING MEMORANDUM

RUBY TUESDAY ABSOLUTE NNN LEASED OFFERING

511 BUSH RIVER RD COLUMBIA, SC 29210

KASE ABUSHARKH

FOUNDING PRINCIPAL

PHONE 925.348.1844

EMAIL kase@thekasegroup.com

SC LICENSE #104250

JACOB ABUSHARKH

MANAGING PRINCIPAL

PHONE 415.269.2474

EMAIL jacob@thekasegroup.com

BRE #01385529