

**Ruby
Tuesday**



*REPRESENTATIVE PHOTO



OFFERING
MEMORANDUM

RUBY TUESDAY ABSOLUTE NNN LEASE

630 WINFIELD DUNN PKWY, SEVIERVILLE, TN 37876

OFFERING MEMORANDUM
PRESENTED BY:

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INVESTMENT OVERVIEW



The subject property is a 4,600 square foot Ruby Tuesday located in Sevierville, TN. Ruby Tuesday is subject to an absolute nnn lease with zero landlord obligations. The lease calls for 10% increases in rent every 5 years including during the four 5 year option periods. The subject property is positioned nearby Lowe's Home Improvement, Hobby Lobby, Kroger's, The Home Depot, and many others.

FYE 6/5/2018: \$1,410,149

TTM 3/5/2019: \$1,423,935

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: \$1,423,935

OFFERING SPECIFICATIONS

PRICE \$1,742,424

CAP RATE 6.60%

NET OPERATING INCOME \$115,000

SQUARE FOOTAGE 4,600

LOT SIZE 1.30 AC

YEAR BUILT 2003

FINANCIAL SUMMARY

RUBY TUESDAY

630 WINFIELD DUNN PKWY, SEVIERVILLE, TN 37876

\$1,742,424 • 6.60%

SUMMARY

TENANT NAME	Ruby Tuesday
SQUARE FOOTAGE	4,600
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



\$1.26 BILLION
IN REVENUE



540+ LOCATIONS



32,100 EMPLOYEES

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.

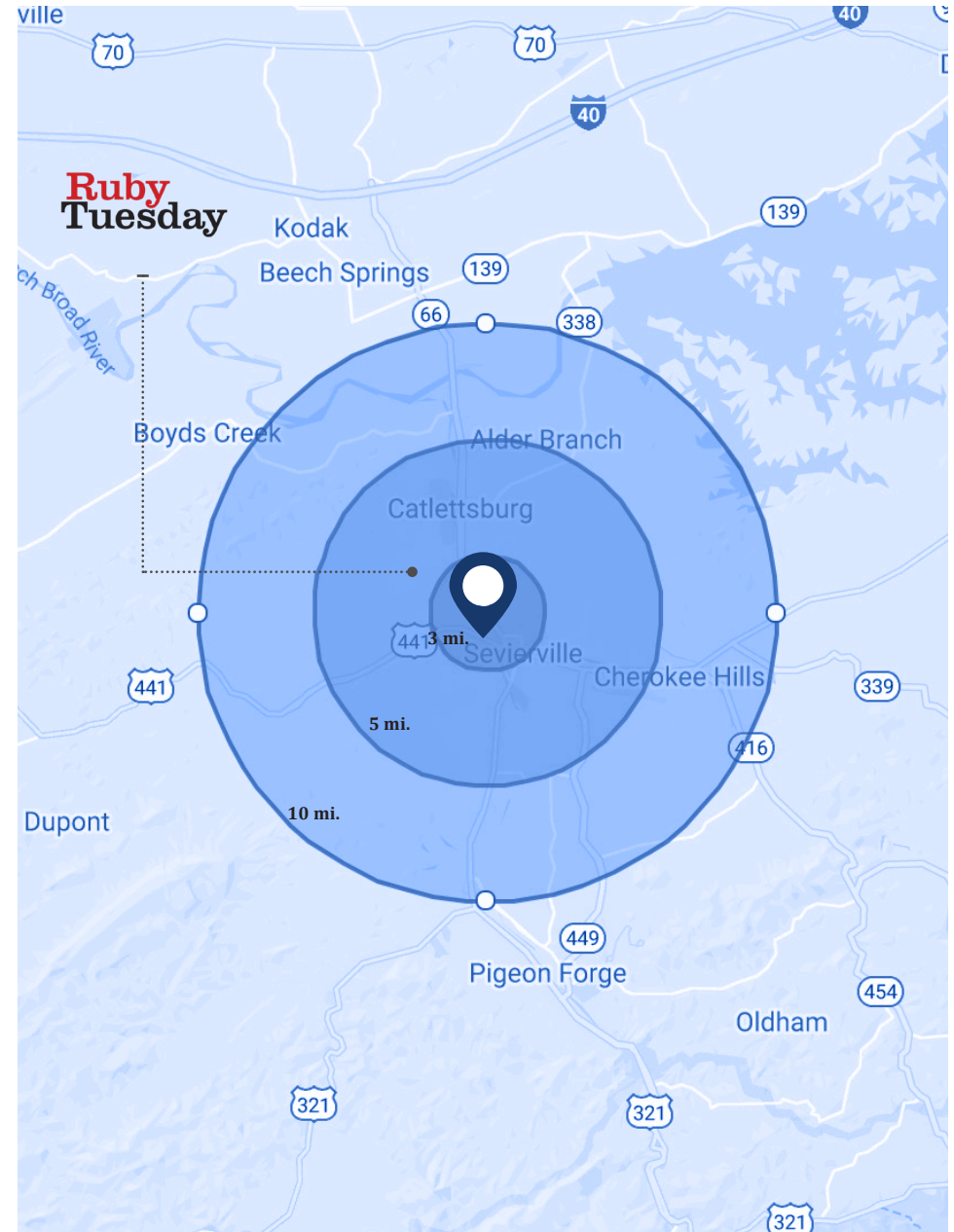
Their flagship brand is an American cuisine casual dining restaurant chain that is primarily located along the eastern coast of the United States. In 2016, Ruby Tuesday sold the rights to the Lime Fresh Mexican Grill to an undisclosed buyer in an attempt to refocus on the main Ruby Tuesday brand. The 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.

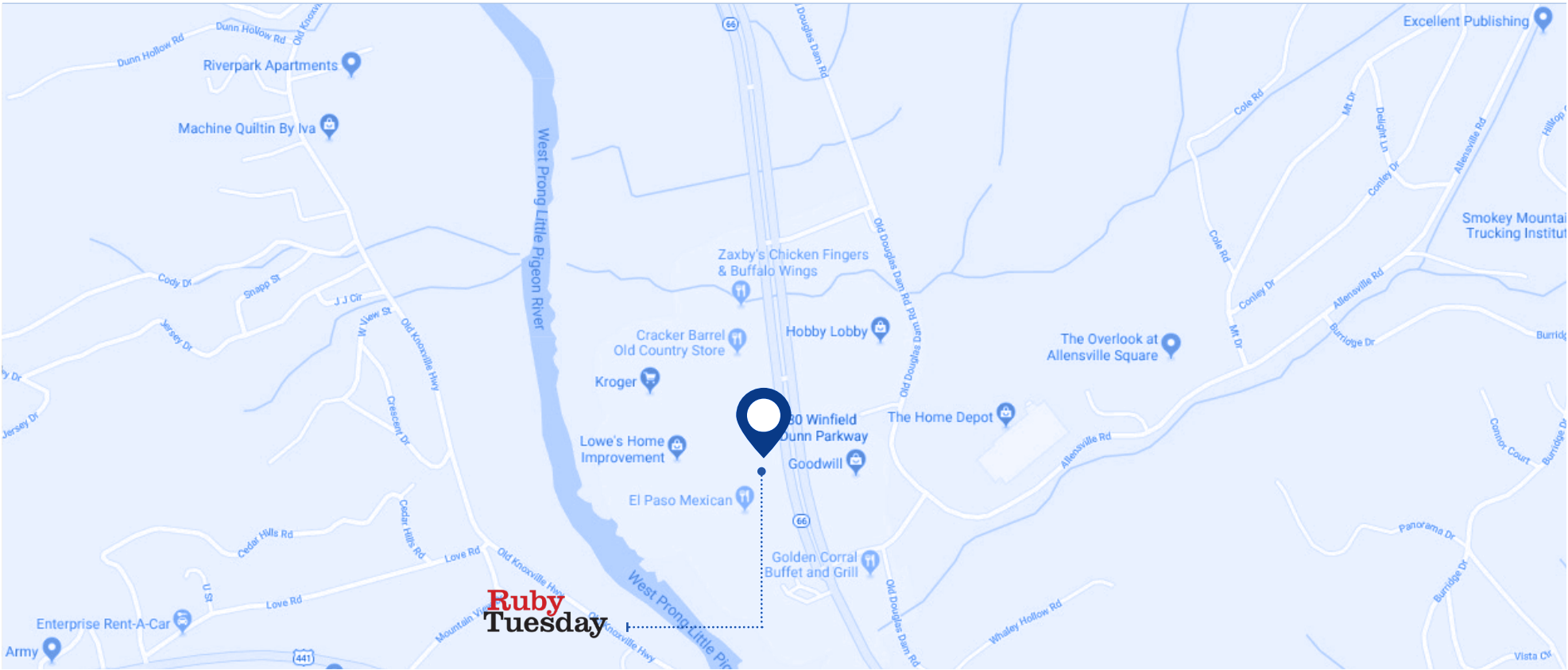
LOCATION AERIAL



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	13,844	29,354	78,745
TOTAL HOUSEHOLDS	5,534	11,620	30,570
AVERAGE HOUSEHOLD INCOME	\$52,003	\$55,583	\$57,790
AVERAGE AGE	39.90	40.30	40.90

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	13,844	29,354	78,745
TOTAL HOUSEHOLDS	5,534	11,620	30,570
PERSONS PER HOUSEHOLD	2.40	2.40	2.50
AVERAGE HOUSE VALUE	\$169,215	\$171,716	\$169,497
AVERAGE HOUSEHOLD INCOME	\$52,003	\$55,583	\$57,790
AVERAGE AGE	39.90	40.30	40.90
POPULATION WHITE	12,926	27,645	75,169
POPULATION BLACK	323	511	994
POPULATION AM, INDIAN, & ALASKAN	108	193	434
POPULATION ASIAN	252	537	983
POPULATION HAWAIIAN & PACIFIC ISLANDER	6	13	31
POPULATION OTHER	230	455	1,134

SEVIERVILLE, TENNESSEE

Sevierville is a city in east Tennessee. To the south, Great Smoky Mountains National Park has forest trails and waterfalls. A statue of country singer Dolly Parton, a Sevierville native, is downtown by the 1896 beaux arts-style courthouse. The Tennessee Museum of Aviation has vintage aircraft, including 2 rare P-47 Thunderbolts. To the east, the Forbidden Caverns are vast underground caves with calcite formations.

Ruby Tuesday

SEVIERVILLE, TENNESSEE



The Kase Group

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