

NET LEASE INVESTMENT OFFERING

**Ruby
Tuesday**



RUBY TUESDAY
258 Highway 78
Jasper, Alabama 35501

**THE
Boulder** 
GROUP

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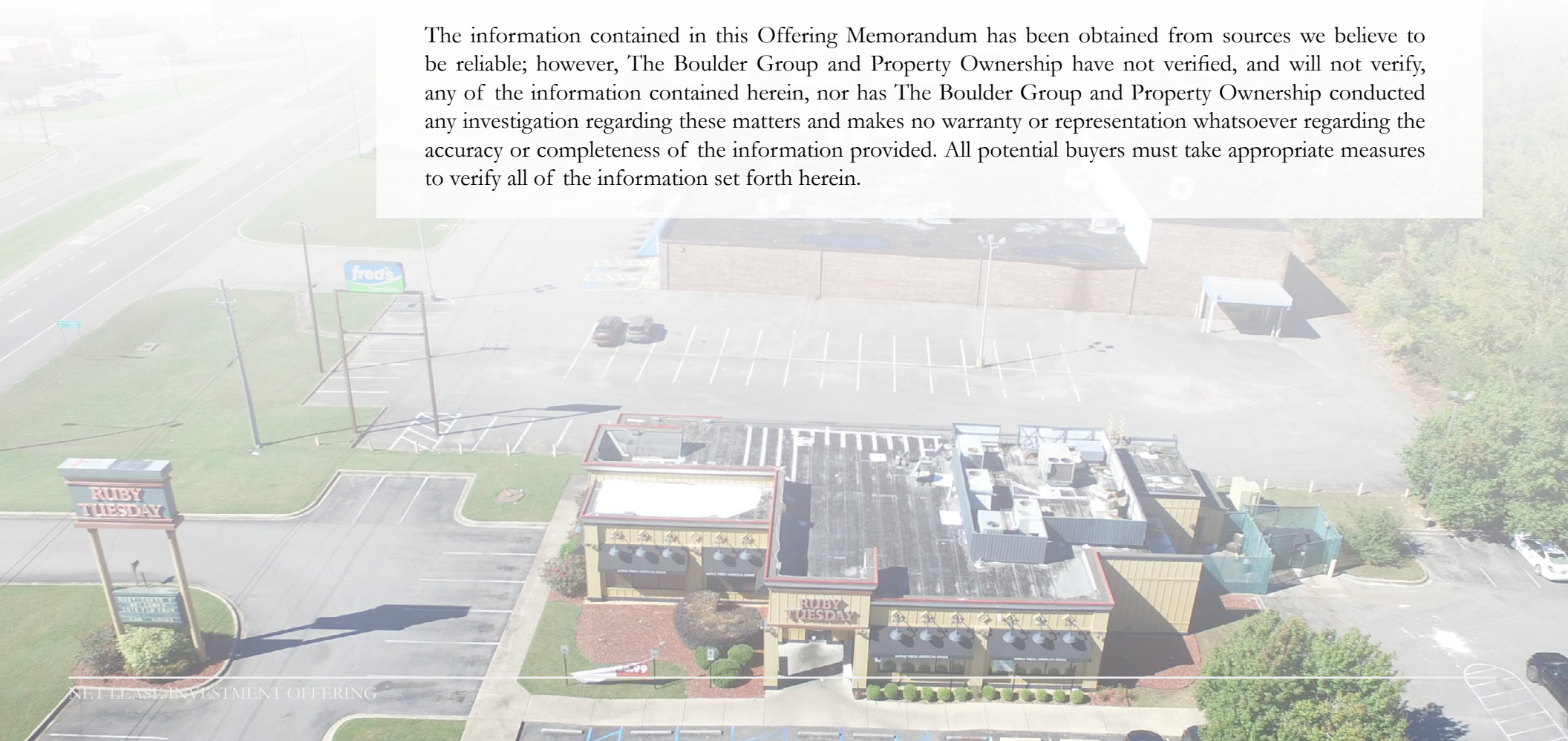


**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and Property Ownership and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group and Property Ownership have not made any investigation, and make no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group and Property Ownership have not verified, and will not verify, any of the information contained herein, nor has The Boulder Group and Property Ownership conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Ruby Tuesday property located in Jasper, Alabama. Ruby Tuesday recently signed a new twenty-year lease, demonstrating their commitment to the location. The lease is absolute triple net and features zero landlord responsibilities and rental escalations every five years.

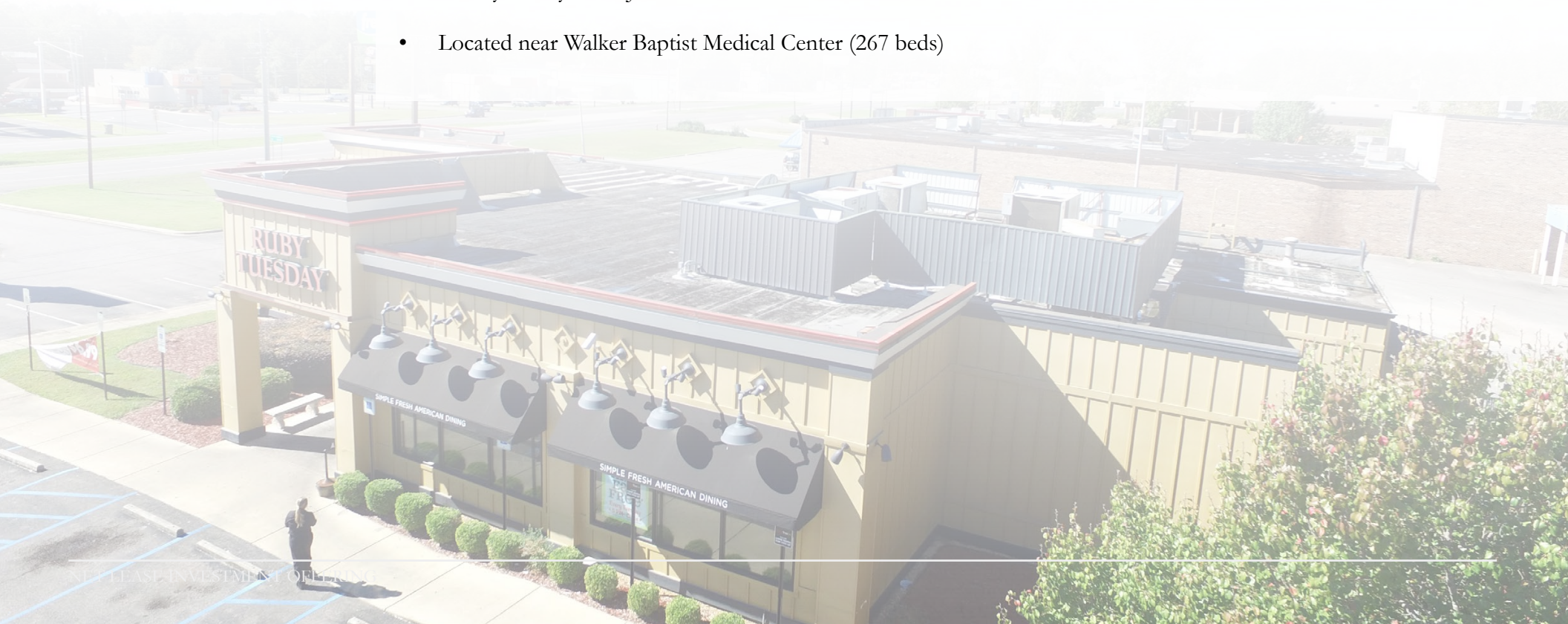
The 4,728 square foot restaurant is strategically located along Highway 78 (27,520 VPD), which is a primary east-west thoroughfare. The property has excellent visibility and easy access. Retailers in the immediate area include Walmart Supercenter, Home Depot, ALDI, CVS, Walgreens, Hobby Lobby and TJ Maxx. Additionally, the property is located near Walker Baptist Medical Center (267 beds).

There are approximately 19 years remaining on the Ruby Tuesday property. The lease is corporately guaranteed by Ruby Tuesday, Inc. Ruby Tuesday has been operating for more than forty years and has more than 500 locations.



**INVESTMENT
HIGHLIGHTS:**

- Ruby Tuesday recently signed a new twenty year lease, demonstrating their commitment to the location
- Approximately 19 years remaining on the lease
- Absolute triple net with zero landlord responsibilities
- Rental escalations every five years of the Lesser of CPI or 10% every 5 years
- Strategically located along Highway 78 (27,520 VPD) which is a primary east-west thoroughfare
- Excellent visibility and easy access
- Retailers in the immediate area include Walmart Supercenter, Home Depot, ALDI, CVS, Walgreens, Hobby Lobby and TJ Maxx
- Located near Walker Baptist Medical Center (267 beds)



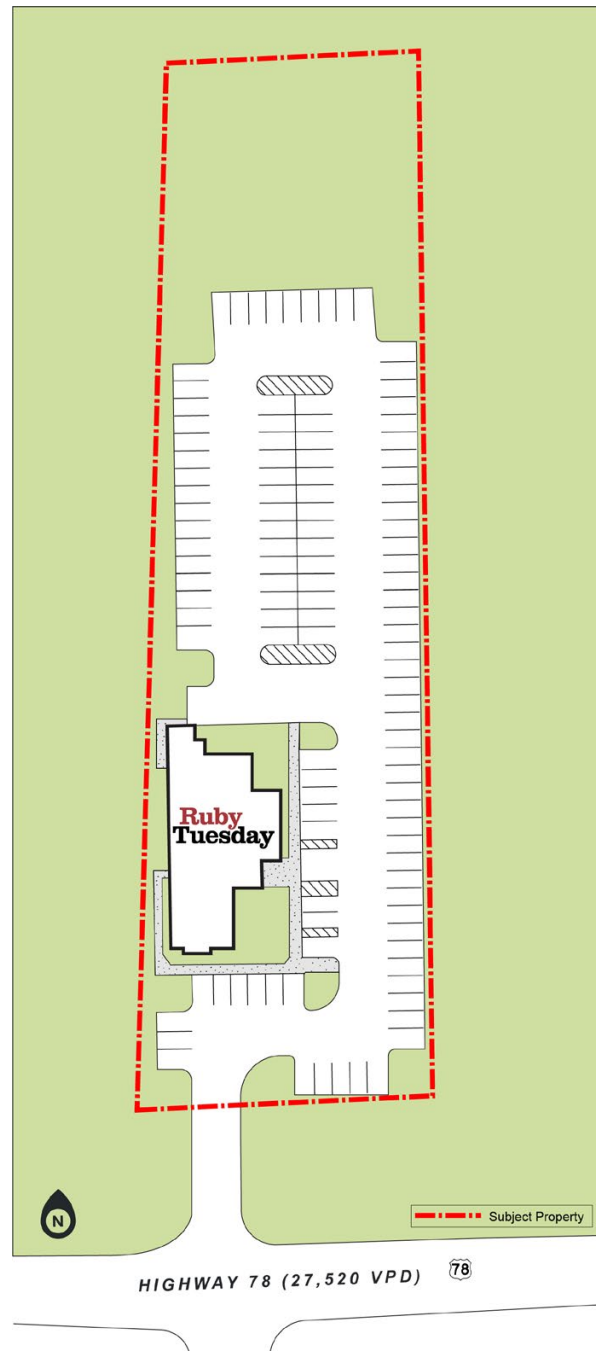
PROPERTY OVERVIEW:

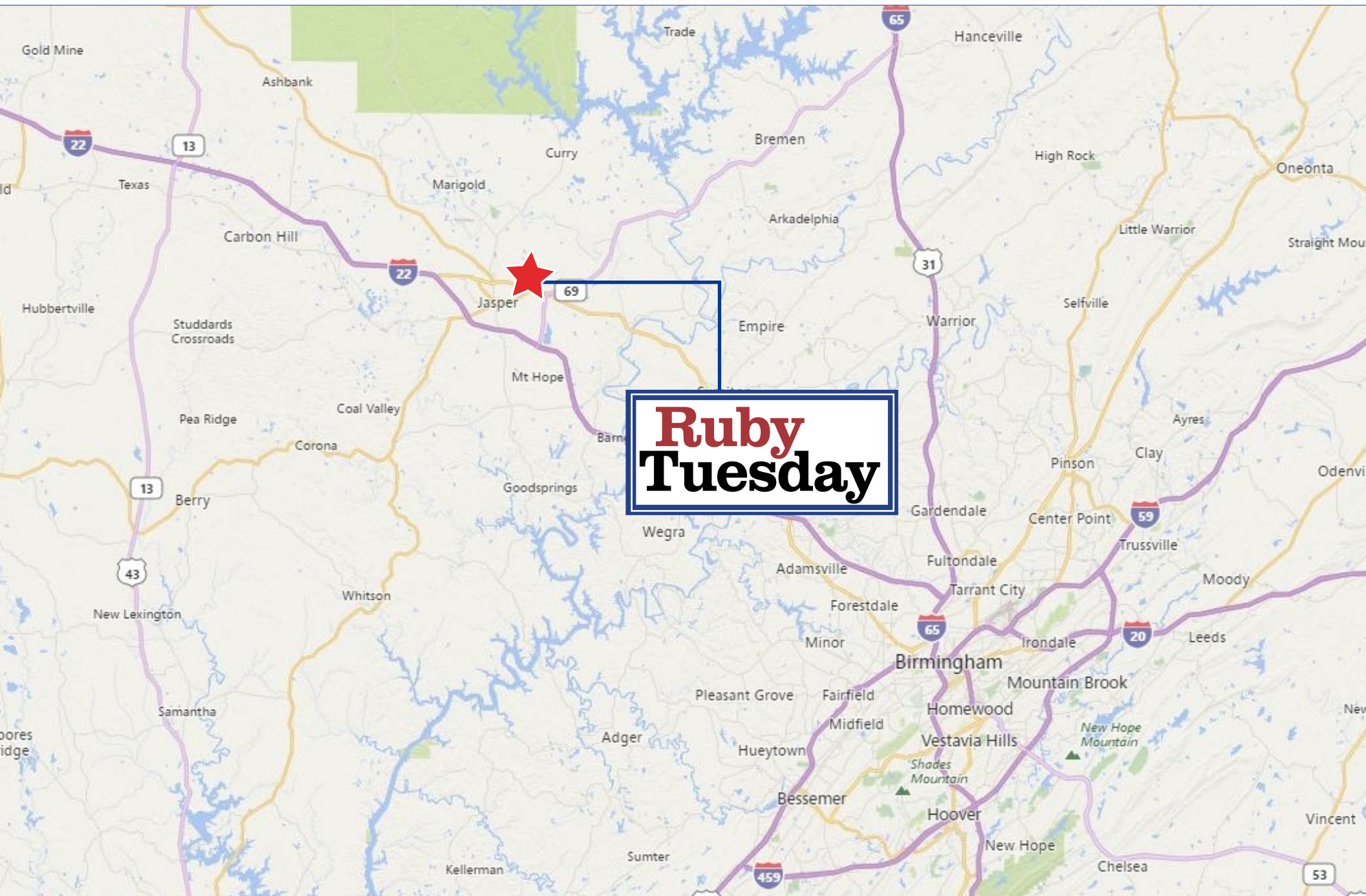
Price:	\$1,811,024
Cap Rate:	6.35%
Net Operating Income:	\$115,000
Rental Escalations:	Lesser of CPI or 10% every 5 years
Renewal Options:	Four 5-Year
Lease Expiration Date:	12/31/2037
Tenant:	Ruby Tuesday
Guaranty:	Ruby Tuesday, Inc.
Lease Type:	Absolute NNN
Building Size:	4,823 SF
Land Size:	1.72 Acres







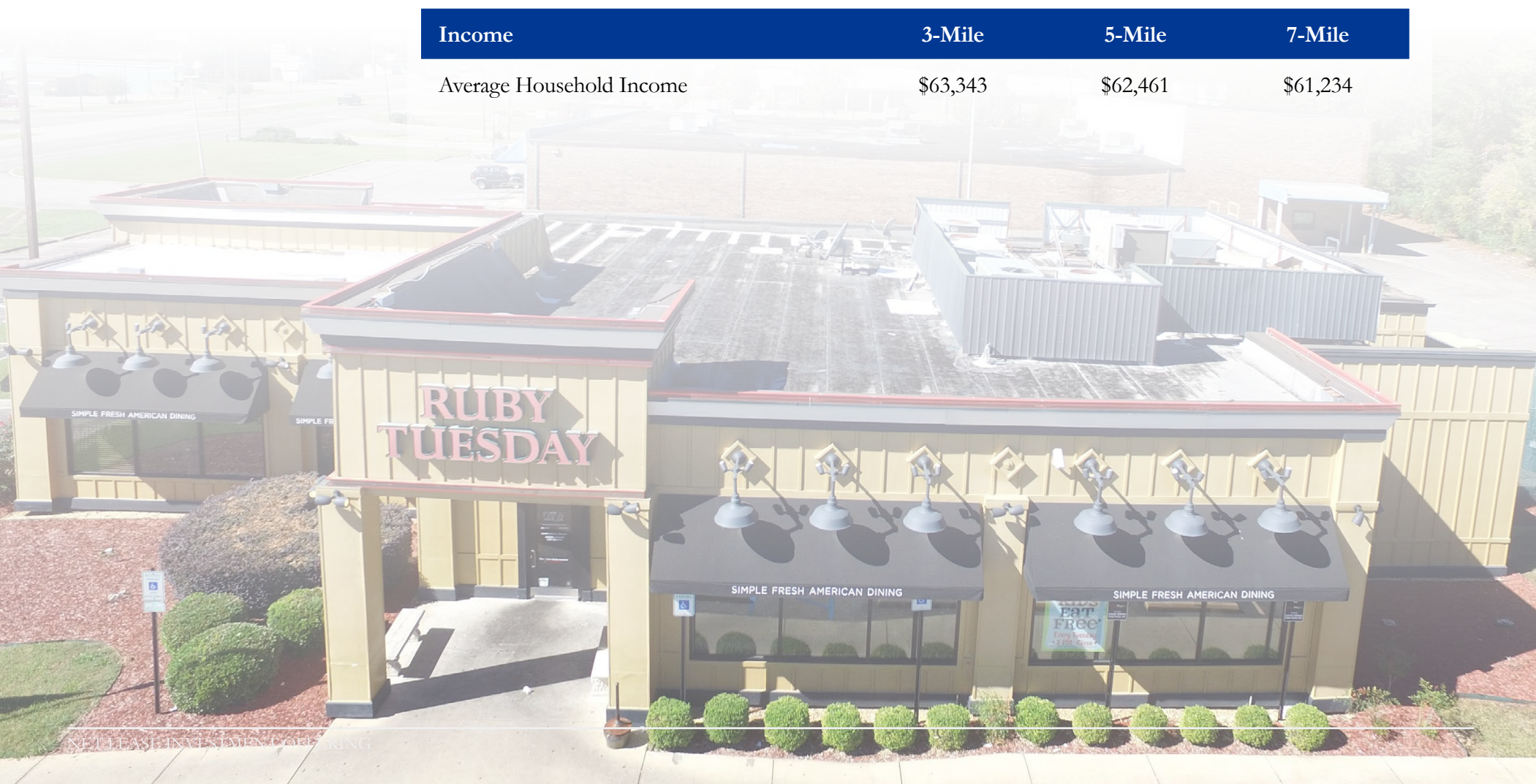




DEMOGRAPHIC REPORT:

Population	3-Mile	5-Mile	7-Mile
Total Population	13,368	19,954	27,046
Total Households	5,438	8,024	10,841

Income	3-Mile	5-Mile	7-Mile
Average Household Income	\$63,343	\$62,461	\$61,234



MARKET OVERVIEW:

Jasper, Alabama

Jasper is a city in and the county seat of Walker County, Alabama, United States. At the 2010 census, its population was 14,352. The City of Jasper was incorporated in 1887 with G. H. "Jake" Guttery serving as its first Mayor. Jasper serves as the county seat of Walker County and is located in the middle of the Warrior Coal Fields, the second largest in the nation. Jasper sits on or near the Bankhead Highway and the new Interstate 22.

Jasper has been home to many famous families such as the Bankheads which include United States Congressmen, United States Senators, and a Speaker of the House of Representatives during the administration of Franklin Roosevelt. This family along with Carl Elliott of Jasper, whose home here has been turned into a historical museum, Tom Bevill of Jasper & Carter Manasco of Townley make up more than a century (110 years 1887 - 1997) of continuous service by Walker Countians in the United States Congress.



TENANT OVERVIEW:

Ruby Tuesday

Ruby Tuesday Inc. 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 restaurant's name was derived from The Rolling Stones song, "Ruby Tuesday", which was popular during the time of the first restaurant's inception.

Ruby Tuesday's is fully committed to preparing and serving food of uncompromising freshness and quality - with signature choices like the premium Handcrafted Burgers and the bountiful, Create Your Own Garden Bar - and they are grateful that our restaurants are made possible by passionate employees who make it their business to delight each and every guest with an excellent dining experience. From their ongoing efforts to bring customers the best menu in casual dining and the best Handcrafted Burgers anywhere, to the gracious smiles and genuine hospitality that greet customers at the doors, Ruby Tuesday wants to make their Simple Fresh American Dining your favorite dining anywhere.

In October 2017, it announced that NRD Capital Management would be taking the company private through a \$146 million deal in early 2018.

Website:	www.rubytuesday.com
Type:	Private
Founded:	1972
Number of Locations:	500+
Headquarters:	Maryville, Tennessee

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