



RUBY TUESDAY
135 St. Roberts Blvd
St. Robert, Missouri 65584

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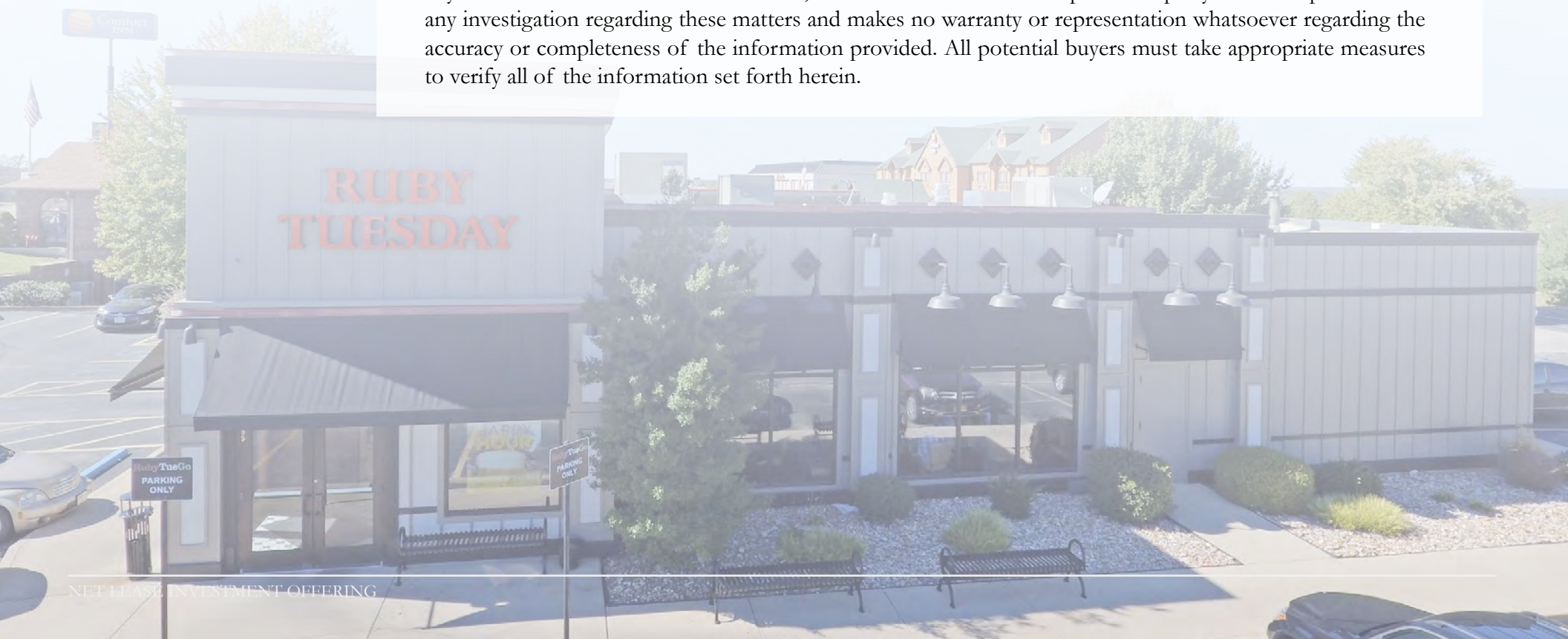


**DISCLAIMER
STATEMENT:**

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.

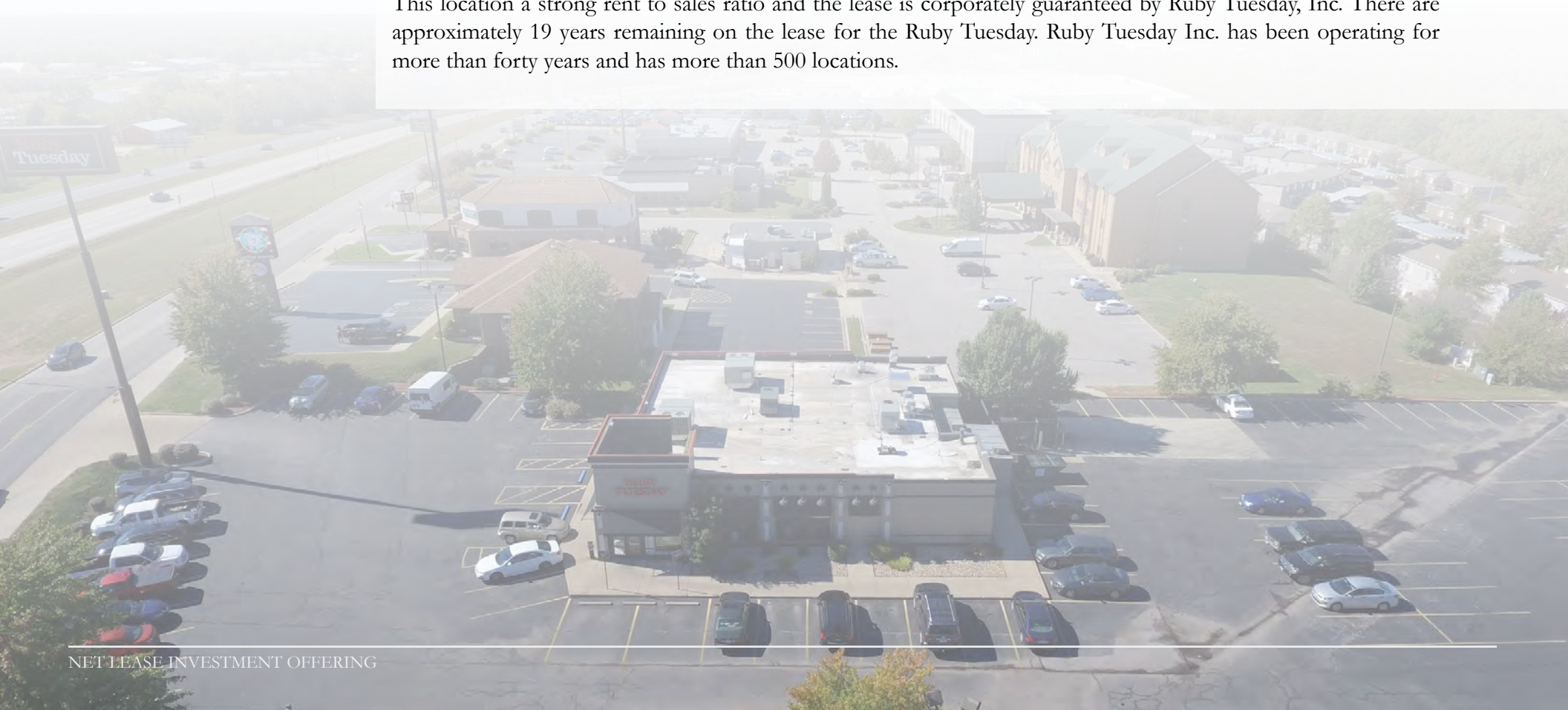


EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Ruby Tuesday property located in St. Roberts, Missouri. Ruby Tuesday recently signed a new twenty year lease, demonstrating their commitment to the location. Ruby Tuesday has a long and successful operating history at the location since 2001. The lease is absolute triple net and features zero landlord responsibilities and rental escalations every five years.

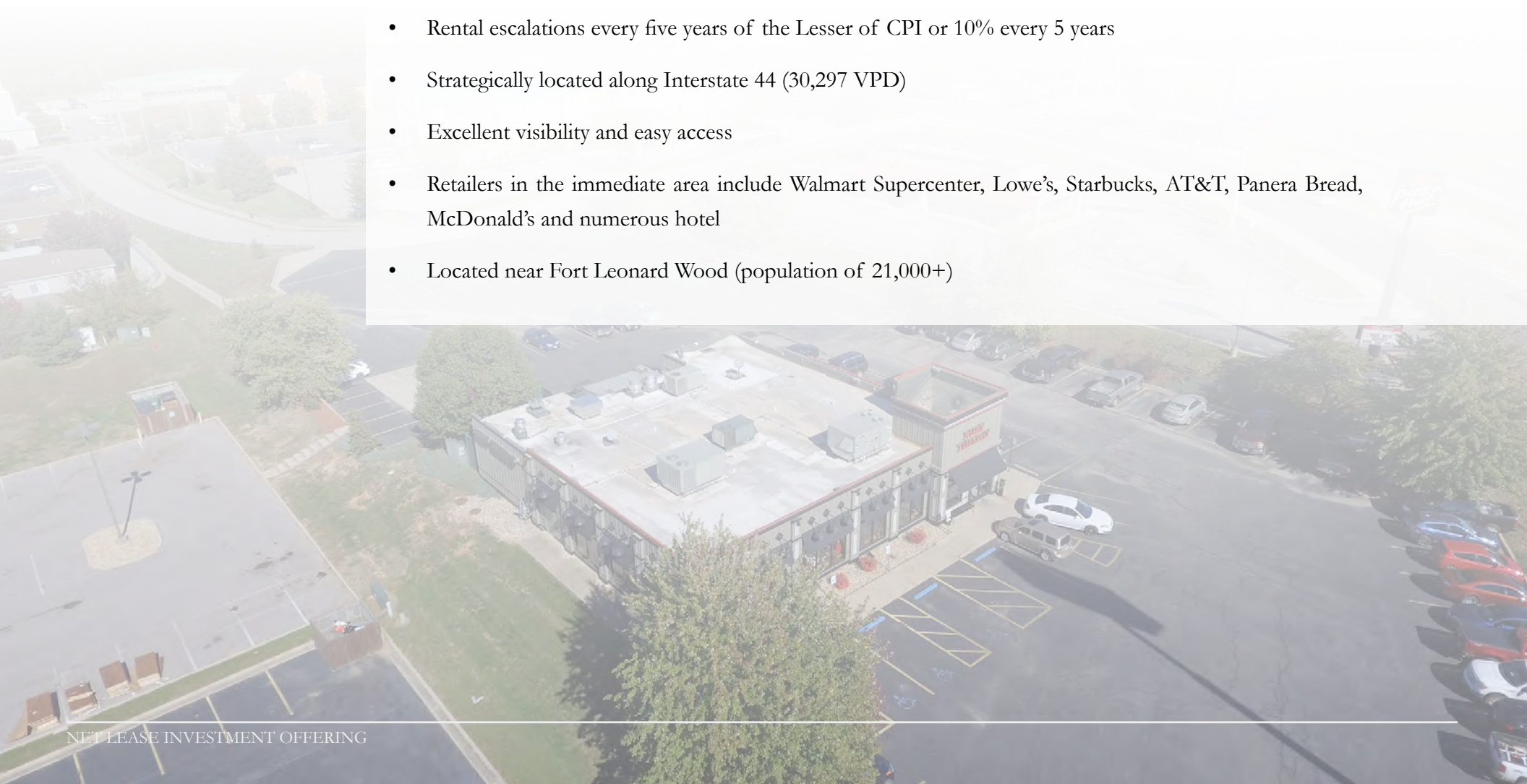
The 5,292 square foot restaurant is strategically located along Interstate 44 (30,297 VPD). The property has excellent visibility and easy access. Retailers in the immediate area include Walmart Supercenter, Lowe's, Starbucks, AT&T, Panera Bread, McDonald's and numerous hotels. Additionally, the property is located near Fort Leonard Wood. The post was founded in 1940 and currently has a population of 21,000+.

This location a strong rent to sales ratio and the lease is corporately guaranteed by Ruby Tuesday, Inc. There are approximately 19 years remaining on the lease for the Ruby Tuesday. Ruby Tuesday Inc. has been operating for more than forty years and has more than 500 locations.



**INVESTMENT
HIGHLIGHTS:**

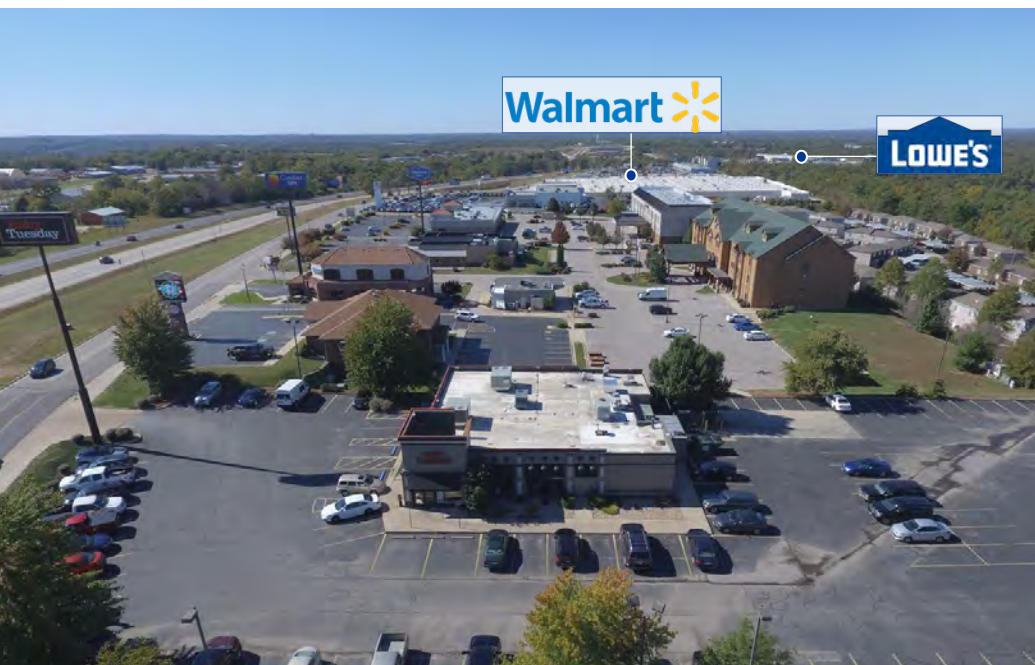
- Ruby Tuesday recently signed a new twenty year lease, demonstrating their commitment to the location
- Approximately 19 years remaining on the lease
- Ruby Tuesday has a long and successful operating history at the location since 2001
- Absolute triple net with zero landlord responsibilities
- Rental escalations every five years of the Lesser of CPI or 10% every 5 years
- Strategically located along Interstate 44 (30,297 VPD)
- Excellent visibility and easy access
- Retailers in the immediate area include Walmart Supercenter, Lowe's, Starbucks, AT&T, Panera Bread, McDonald's and numerous hotel
- Located near Fort Leonard Wood (population of 21,000+)



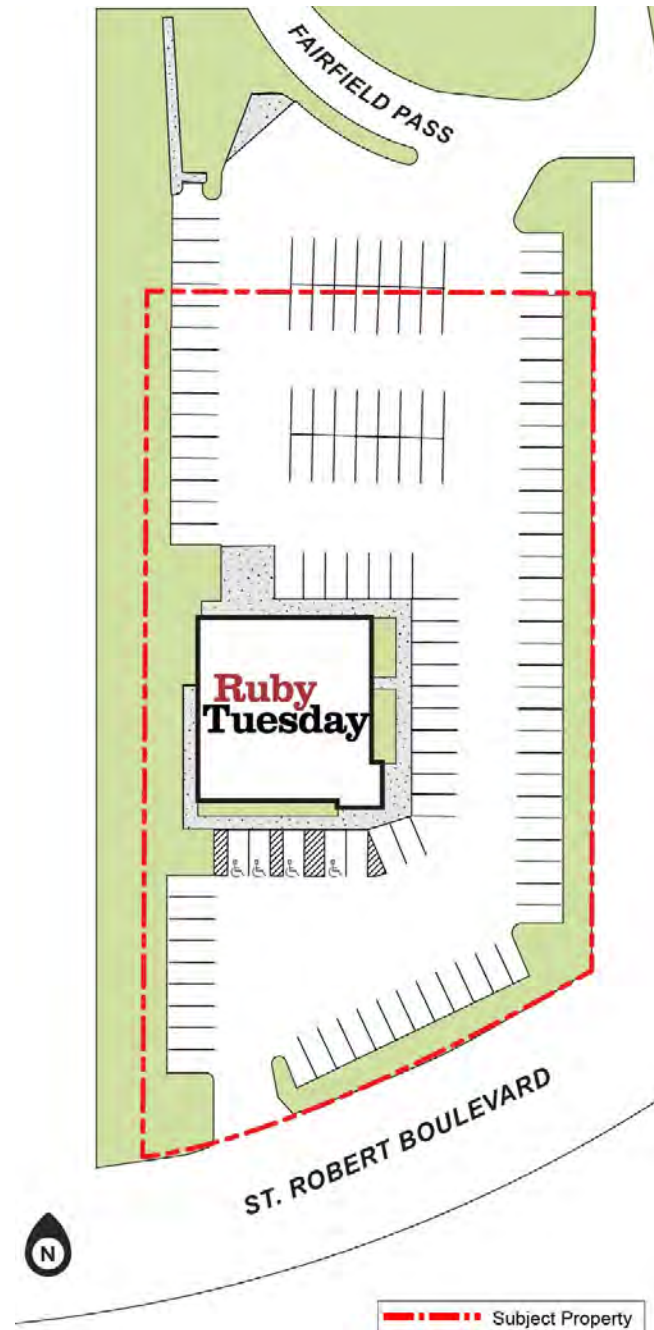
**PROPERTY
OVERVIEW:**

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:	5,641 SF
Land Size:	1.38 Acres











**Ruby
Tuesday**

**DEMOGRAPHIC
REPORT:**

Population	3-Mile	5-Mile	7-Mile
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Total Population	13,223	28,014	40,141
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Total Households	4,930	9,155	11,117
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Income	3-Mile	5-Mile	7-Mile
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Average Household Income	\$64,322	\$61,949	\$61,643
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MARKET OVERVIEW:

St. Robert, Missouri

St. Robert is a city in Pulaski County, Missouri, United States. The population was 4,340 at the 2010 census. It is a gateway community to the United States Army Maneuver Support Center of Excellence Fort Leonard Wood. The city is named after the local Catholic parish, whose patron saint Robert Bellarmine was an important early Jesuit.

Fort Leonard Wood is a United States Army training installation located in the Missouri Ozarks. The main gate is located on the southern boundary of St. Robert. The post was created in December 1940 and named in honor of General Leonard Wood (former Chief of Staff) in January 1941. The fort has a population of 21,000+. The post is two miles south of Interstate 44. St. Louis is a 2-hour drive to the east along I-44 and Springfield, Missouri, is a little more than an hour's drive to the west.



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

Ruby Tuesday



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